

MEMORANDUM

DATE: November 27, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0055-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 24, 2017. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: / Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(99 Shawan Road)
8th Election District
3rd Council District
GFV Shawan Office, LLC
Verizon Maryland, LLC
Legal Owners

Petitioners

*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0055-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by GFV Shawan Office, LLC, and Verizon Maryland, LLC, legal owners of the subject property (“Petitioners”). The Petition seeks variance relief from Section 450 of the Baltimore County Zoning Regulations (“B.C.Z.R.”) as follows: (1) To allow a wall-mounted enterprise sign with a sign area/face of 674 sq. ft. in lieu of the maximum allowable sign area/face of 624 sq. ft. (Sign No. 1); (2) To allow wall-mounted enterprise signs with sign areas/faces of 674 sq. ft., 306 sq. ft. and 259 sq. ft. in lieu of the maximum allowable sign area/face of 150 sq. ft. (Sign Nos. 1, 2, & 3); (3) To allow a wall-mounted enterprise sign to extend a maximum of 4 ft. above the eaves or parapet, whichever is higher, at the top of the wall to which it is attached (Sign Nos. 1 and 2); (4) To allow freestanding directional signs with sign areas/faces of 17 sq. ft. and 12 sq. ft. in lieu of the maximum allowable sign area/face of 8 sq. ft. (Sign Nos. 4, 5, 6, 7, 8, 9, 10 and 11); (5) To allow freestanding directional signs with a sign height of 8 ft. in lieu of the maximum allowable height of 6 ft. (Sign Nos. 12 and 13); and (6) To allow a percentage of the company name or logo of a freestanding directional sign of 33 % in lieu of the maximum allowable percentage of 30 % of the total sign area (Sign Nos. 4, 5, 6, 7 and 8). A two-sheet site plan was marked as Petitioners’ Exhibit 1A & 1B.

ORDER RECEIVED FOR FILING

Date 10/24/17

By SEN

Valek Zarski, Gerard Wit and Arthur Goldberg appeared in support of the petition. David H. Karceski, Esq. represented GFV Shawan Office, LLC Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee ("ZAC") comment was received from the Department of Planning (DOP). That agency did not oppose the request.

The site is approximately 23 acres in size and zoned ML-IM. The subject property was originally developed in the 1970s as a call center for Bell-Atlantic, which later became known as Verizon. The original building on the site is being reused and redeveloped, and when complete it will be a 7-story (376,542 sq. ft.) commercial office building that will be the world headquarters of McCormick spice company. This case concerns the signage proposed for the site, coloring renderings of which were submitted as Exhibit 1B.

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

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

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

This large parcel has an irregular shape which renders it unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to provide signage which is appropriate for this corporate campus. Finally, I find that the variances can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety and general welfare. There was no opposition to the requests and the DOP visited the site and opined the proposed signs would comply with the Hunt Valley/Timonium Master Plan.

ORDER RECEIVED FOR FILING

Date

10/24/17

By

sen

THEREFORE, IT IS ORDERED, this 24th day of **October, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 450 of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows: (1) To allow a wall mounted enterprise sign with a sign area/face of 674 sq. ft. in lieu of the maximum allowable sign area/face of 624 sq. ft. (Sign No. 1); (2) To allow wall mounted enterprise signs with sign areas/faces of 674 sq. ft., 306 sq. ft. and 259 sq. ft. in lieu of the maximum allowable sign area/face of 150 sq. ft. (Sign Nos. 1, 2, & 3); (3) To allow a wall mounted enterprise sign to extend a maximum of 4 ft. above the eaves or parapet, whichever is higher, at the top of the wall to which it is attached (Sign Nos. 1 and 2); (4) To allow freestanding directional signs with sign areas/faces of 17 sq. ft. and 12 sq. ft. in lieu of the maximum allowable sign area/face of 8 sq. ft. (Sign Nos. 4, 5, 6, 7, 8, 9, 10 and 11); (5) To allow freestanding directional signs with a sign height of 8 ft. in lieu of the maximum allowable height of 6 ft. (Sign Nos. 12 and 13); and (6) To allow a percentage of the company name or logo of a freestanding directional sign of 33 % in lieu of the maximum allowable percentage of 30 % of the total sign area (Sign Nos. 4, 5, 6, 7 and 8), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

ORDER RECEIVED FOR FILING

Date

10/24/17

By

sen

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date

10/24/17

By

sln



PETITION FOR ZONING HEARING(S)

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

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

Address 10 Schilling Road, 99 Shawan Road which is presently zoned ML-IM

Deed References: 37855-2210 10 Digit Tax Account # 2 5 0 0 0 1 3 9 8 9

Property Owner(s) Printed Name(s) GFV Shawan Office LLC; Verizon Maryland, LLC

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

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

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

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

3. ☒ a Variance from Section(s)

SEE ATTACHED SHEET

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

David H. Karceski Esquire

Name- Type or Print

Signature Venable LLP

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

Mailing Address

City

State

21204

410-494-6285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

SEE ATTACHMENT NO. 2 & ATTACHMENT NO. 3

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

David H. Karceski Esquire

Name - Type or Print

Signature Venable LLP

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

Mailing Address

City

State

21204

410-494-6285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

CASE NUMBER

2018-0055-A

Filing Date

8/16/17

Do Not Schedule Dates:

ORDER RECEIVED FOR FILING

Reviewer JF

Date

10/24/17

REV. 10/4/11

By

Sen

GFV SHAWAN OFFICE, LLC

ATTACHMENT No. 1 TO PETITION FOR VARIANCE

1. Variance from Section 450.4 Attachment 1.5(a)(V) to allow a wall-mounted enterprise sign with a sign area/face of 674 square feet in lieu of the maximum allowable sign area/face of 624 square feet. (Sign No. 1).
2. Variance from Section 450.4 Attachment 1.5(a)(IX) to allow a single wall-mounted enterprise with a sign area/face of 674 square feet, 306 square feet, and 259 square feet in lieu of the maximum allowable sign area/face of 150 square feet. (Sign Nos. 1, 2, and 3).
3. Variance from Section 450.5.B.9.b to allow a wall-mounted enterprise sign to extend a maximum of 4 feet above the eaves or parapet, whichever is higher, at the top of the wall to which it is attached. (Sign Nos. 1 and 2).
4. Variance from Section 450.4 Attachment 1.3(a)(V) to allow freestanding directional signs with a sign areas/faces of 17 square feet and 12 square feet in lieu of the maximum allowable sign area/face of 8 square feet. (Sign Nos. 4, 5, 6, 7, 8, 9, 10, and 11).
5. Variance from Section 450.4 Attachment 1.3(a)(VII) to allow freestanding directional signs with a sign height of 8 feet in lieu of the maximum allowable height of 6 feet. (Sign Nos. 12 and 13).
6. Variance from Section 450.4 Attachment 1.3(a)(IX) to allow a percentage of the company name or logo of a freestanding directional sign of 33% in lieu of the maximum allowable percentage of 30% of the total sign area. (Sign Nos. 4, 5, 6, 7, and 8).

GFV SHAWAN OFFICE, LLC

ATTACHMENT No. 2 TO PETITION FOR VARIANCE

Counsel Br →

Legal Owners (Petitioners):

GFV Shawan Office, LLC
c/o Greenfield Partners, LLC
2 Post Road W
Westport, CT 06880

By: _____

Michael Bradley

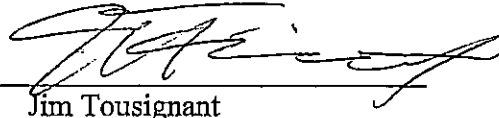
Title: Senior Vice-President

GFV SHAWAN OFFICE, LLC

ATTACHMENT No. 3 TO PETITION FOR VARIANCE

Legal Owners (Petitioners):

Verizon Maryland, LLC
c/o Verizon Legal Department
600 Hidden Ridge
Irving, TX 75038

By: 
Jim Tousignant

Title: Director, Verizon Global Real Estate
Tel: (908) 559-1813

**DESCRIPTION TO ACCOMPANY PETITION
FOR ZONING HEARING FOR VARIANCES**

FOR McCORMICK WORLD HQ

**PARCEL 562, "99 SHAWAN ROAD COMMERCIAL CONDO"
BALTIMORE COUNTY, MARYLAND
8TH ELECTION DISTRICT; 3RD COUNCILMANIC DISTRICT**

JULY 24, 2017

Beginning at the point located on the northern side of Schilling Road having a 70 foot width of the right-of-way, said point being located southwesterly 350 feet, more or less, from the intersection of centerlines of Schilling Road with York Road, thence running the following courses and distances:

1. South 68° 17' 10" West, 538.54 feet; thence,
2. North 22° 11' 58" West, 73.20 feet; thence,
3. North 60° 22' 20" West, 853.96 feet; thence
4. Along the curve to the right having a radius of 889.01 feet, 32.88 feet; thence,
5. North 06° 12' 13" West, 99.37 feet; thence,
6. North 05° 08' 45" West, 360.55 feet; thence,
7. North 84° 45' 40" East, 1,026.72 feet; thence,
8. North 87° 51' 15" East, 127.11 feet; thence,
9. South 04° 04' 42" East, 174.97 feet; thence,
10. South 29° 30' 21" East, 126.00 feet; thence,
11. South 29° 25' 54" West, 117.78 feet; thence,
12. South 65° 57' 50" East, 31.60 feet; thence,
13. Along the curve to the right having a radius of 187.97 feet, 163.43 feet; thence,
14. Along the curve to the right having a radius of 418.06 feet, 202.50 feet; thence,
15. South 11° 36' 15" West, 63.42 feet; thence,
16. Along the curve to the left having a radius of 81.32 feet, 47.35 feet; thence,
17. South 21° 42' 50" East, 55.44 feet to the point of beginning.

Containing 1,009,198 square feet or 23.168 acres, more or less.

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





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 5199645

Sold To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave Ste 500
TOWSON, MD 21204-5304

Bill To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave Ste 500
TOWSON, MD 21204-5304

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

Sep 28, 2017

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: # 2018-0055-A
99 Shawan Road
N/s Schilling Road at a distance of 350 ft. from intersection of Schilling and York Roads
8th Election District - 3rd Councilmanic District
Legal Owner(s) GFV Shawan Office, LLC, c/o Greenfield Partners, LLC

Variance: 1. To allow a wall-mounted enterprise sign with a sign area/face of 674 sq. ft. in lieu of the maximum allowable sign area/face of 624 ft. (Sign No. 1). 2. To allow a single wall-mounted enterprise with a sign area/face of 674 sq. ft., 306 sq. ft. and 259 sq. ft. in lieu of the maximum allowable area/face of 150 sq. ft. (Signs Nos. 1, 2, & 3). 3. To allow a wall-mounted enterprise sign to extend a maximum of 4 ft. above the eaves or parapet, whichever is higher, at the top of the wall to which it is attached (Sign Nos. 1 and 2). 4. To allow freestanding directional signs with sign areas/faces of 17 sq. ft. and 12 sq. ft. in lieu of the maximum allowable sign area/face of 8 sq. ft. (Sign Nos. 4, 5, 6, 7, 8, 9, 10, and 11). 5. To allow freestanding directional signs with a sign height of 8 ft. in lieu of the maximum allowable height of 6 ft. (Sign Nos. 12 and 13). 6. To allow a percentage of the company name or logo of a freestanding directional sign of 33% in lieu of the maximum allowable percentage of 30% of the total sign area. (Sign Nos. 4, 5, 6, 7, and 8).

Hearing: Friday, October 20, 2017 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

9/102 September 28 5199645

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

CERTIFICATE OF POSTING

2018-0055-A

RE: Case No.: _____

Petitioner/Developer: _____

GFV Shawan Office, LLC. c/o Greenfield Partners, LLC

October 20, 2017

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

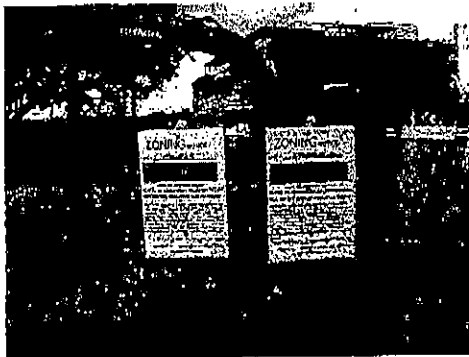
Ladies and Gentlemen:

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

99 Shawan Road

September 30, 2017

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



Sincerely,

September 30, 2017

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

CASE # **2018-0055-A**

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

ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204
DATE AND TIME: Friday, October 20, 2017 at 11:00 a.m.

REQUEST: Variance 1. To allow a wall-mounted enterprise sign with a sign area/face of 674 sq. ft. in lieu of the maximum allowable sign area/face of 624 ft. (Sign No. 1); 2. To allow a single wall-mounted enterprise with a sign area/face of 674 sq. ft., 306 sq. ft. and 259 sq. ft. in lieu of the maximum allowable sign area/face of 150 sq. ft. (Sign Nos. 1, 2, & 3) 3. To allow a wall-mounted enterprise sign to extend a maximum of 4 ft. above the eaves or parapet, whichever is higher, at the top of the wall to which it is attached. (Sign Nos. 1

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

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

HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # **2018-0055-A** (Continued)

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

**ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204**

DATE AND TIME: Friday, October 20, 2017 at 11:00 a.m.

REQUEST: and 2). 4. To allow freestanding directional signs with sign area/face of 17 sq. ft. and 12 sq. ft. in lieu of the maximum allowable sign area/face of 8 sq. ft. (Sign Nos. 4, 5, 6, 7, 8, 9, 10, and 11). 5. To allow freestanding directional signs with a sign height of 8 ft. in lieu of the maximum allowable height of 6 ft. (Sign Nos. 12 and 13). 6. To allow a percentage of the company name or logo of a freestanding directional sign of 33% in lieu of the maximum allowable percentage of 30% of the total sign area. (Sign Nos. 4, 5, 6, 7, and 8).

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

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

HANDICAPPED ACCESSIBLE



September 7, 2017
KEVIN KAMENETZ
County Executive

NOTICE OF ZONING HEARING

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

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

CASE NUMBER: 2018-0055-A

99 Shawan Road

N/s Schilling Road at a distance of 350 ft. from intersection of Schilling and York Roads

8th Election District – 3rd Councilmanic District

Legal Owners: GFV Shawan Office, LLC, c/o Greenfield Partners, LLC

Variance 1. To allow a wall-mounted enterprise sign with a sign area/face of 674 sq. ft. in lieu of the maximum allowable sign area/face of 624 ft. (Sign No. 1). 2. To allow a single wall-mounted enterprise with a sign area/face of 674 sq. ft., 306 sq. ft. and 259 sq. ft. in lieu of the maximum allowable sign area/face of 150 sq. ft. (Sign Nos. 1, 2, & 3). 3. To allow a wall-mounted enterprise sign to extend a maximum of 4 ft. above the eaves or parapet, whichever is higher, at the top of the wall to which it is attached. (Sign Nos. 1 and 2). 4. To allow freestanding directional signs with sign areas/faces of 17 sq. ft. and 12 sq. ft. in lieu of the maximum allowable sign area/face of 8 sq. ft. (Sign Nos. 4, 5, 6, 7, 8, 9, 10, and 11). 5. To allow freestanding directional signs with a sign height of 8 ft. in lieu of the maximum allowable height of 6 ft. (Sign Nos. 12 and 13). 6. To allow a percentage of the company name or logo of a freestanding directional sign of 33 % in lieu of the maximum allowable percentage of 30 % of the total sign area. (Sign Nos. 4, 5, 6, 7, and 8).

Hearing: Friday, October 20, 2017 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
GFV Shawan Office, LLC Michael Bradley, 2 Post Rd., W, Westport CT 06880

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, SEPTEMBER 30, 2017 .**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 28, 2017 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6285

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2018-0055-A

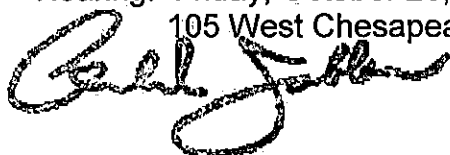
99 Shawan Road

N/s Schilling Road at a distance of 350 ft. from intersection of Schilling and York Roads
8th Election District – 3rd Councilmanic District

Legal Owners: GFV Shawan Office, LLC, c/o Greenfield Partners, LLC

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Hearing: Friday, October 20, 2017 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
99 Shawan Road; N/S Schilling Road, 350' from	*	
intersection with Schilling & York Roads	*	OF ADMINISTRATIVE
8 th Election & 3 rd Councilmanic Districts	*	
Legal Owner(s): GFV Shawan Office LLC	*	HEARINGS FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	2018-055-A

* * * * *

ENTRY OF APPEARANCE

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

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

RECEIVED

AUG 28 2017

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of August, 2017, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

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

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

For Newspaper Advertising:

Case Number: 2018-0055-A

Property Address: 99 Shawan Road

Property Description: _____

Legal Owners (Petitioners): GFV SHAWAN OFFICE, LLC

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Lukasevich

Company/Firm (if applicable): Venable LLP

Address: 210 W. Pennsylvania Ave.

Ste. 500

Towson, MD 21204

Telephone Number: _____

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

№ 157170

Date: 8/16/17

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

Total: 500.00

Rec From: VENABLE

For: Case # 2014-0058-A
99 Showers Rd

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
8/17/2017 8/16/2017 10:35:34 3
REG M503 WALKIN CAM
>>RECEIPT # 738252 8/16/2017 DFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 157170
Recpt Tot \$500.00
\$500.00 CK \$0.00 CA
- Baltimore County, Maryland

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

October 12, 2017

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

GFV Shawan Office LLC
c/o Greenfield Partners LLC
Michael Bradley
2 Post Road
Westport CT 06880

Verizon Maryland LLC
c/o Verizon Legal Department
Jim Tousignant
600 Hidden Ridge
Irving TX 75038

RE: Case Number: 2018-0055 A, Address: 10 Schilling Road, 99 Shawan 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 August 16, 2017. 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 that reads "W. Carl Richards, Jr." The signature is stylized and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw
Enclosures

c: People's Counsel
David H Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

Date: 8/23/17

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2018-0055 A

*BE Variance
Cofy Shuman Office LLC,
2 Post Road 11*

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

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
me
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

DATE: September 11, 2017

SUBJECT: Zoning Advisory Committee Meeting
For September 11, 2017
Item No. 2018-0055-A, 0066-SPH, 0068-A, 0069-A, 0070-A and 0071-A

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

* * * * *

VKD: CEN
cc: file

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-055

DATE: 9/28/2017

INFORMATION:

Property Address: 99 Shawan Road
Petitioner: GFV Shawan Office, LLC
Zoning: ML-IM
Requested Action: Variance

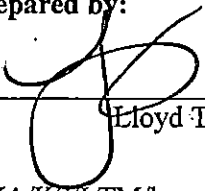
The Department of Planning has reviewed the petition for variance for wall mounted signs as listed on the attachment submitted in support of the petition.

A site visit was conducted on September 1, 2017. The site is within the Hunt Valley/Timonium Master Plan area which was adopted by County Council on October 19, 1998. The plan speaks to design quality where in it states: "design quality controls can help assure that the HV/T area continues to provide an attractive, desirable environment in which to work, live and shop, and to help maintain its important status in the county as a major economic development area (Hunt Valley/Timonium Master Plan, Page 27). These design quality controls are also reflected in the Comprehensive Manual of Development Policies. The Department recommends sign proposal meets the design intent of the Hunt Valley/Timonium Master Plan.

The Department has no objection to granting the petitioned zoning relief.

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

Prepared by:



Lloyd T. Moxley

AVA/KS/LTM/ka

Deputy Director:



Jeff Mayhew

c: Wally Lippincott
David H. Karceski, Esquire, Venable LLP
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: August 25, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0055-A
Address 2 Post Road 11
(GFV Shawan Office, LLC Property)

Zoning Advisory Committee Meeting of **August 28, 2017.**

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

Reviewer: Steve Ford Date: 8-25-2017

Case No.: 2018-0055-A

Exhibit Sheet

Petitioner/Developer

Protestant

Sen
10/24/17

No. 1	Plan 1A > two-sheet 1B	
No. 2	Zarski CV	
No. 3	My Neighborhood map	
No. 4	Vicinity photos	
No. 5	highlighted sign visibility Plan	
No. 6	Rendering of bldg	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

CASE NAME 99 SHAWAN RD.
CASE NUMBER 2013-55-A
DATE 10/20/17

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
------	---------	------------------	----------

[illegible]

CHECKLIST**Comment
Received****Department****Support/Oppose/
Conditions/
Comments/
No Comment**9-11DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NC8-25DEPS
(if not received, date e-mail sent _____)NC

FIRE DEPARTMENT

9-28PLANNING
(if not received, date e-mail sent _____)No object. WC8-23

STATE HIGHWAY ADMINISTRATION

No object.

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: 9-28-17

SIGN POSTING

Thompson per
June 10-13Date: 9-30-17by SSG Black(Nelle Thompson will get to us 10-16)

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 08 Account Number - 2500013989							
Owner Information									
Owner Name:		GFV SHAWAN OFFICE LLC			Use: Principal Residence:		COMMERCIAL CONDOMINIUM NO		
Mailing Address:		C/O GREENFIELD PARTNERS LLC 2 POST RD W WESTPORT CT 06880-			Deed Reference:		/37855/ 00220		
Location & Structure Information									
Premises Address:		99 SHAWAN RD COCKEYSVILLE MD 21030-1301 CONDO UNIT: OFFICE			Legal Description:		OFFICE UNIT 99 SHAWAN RD SS AKA 10 SCHILLING RD 99 SHAWAN ROAD COMMERCIAL CONDO		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0042	0015	0562		0000				2017	0031/0721
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
		343,606 SF				19.6519 AC		06	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
		OFFICE BUILDING							
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2017		07/01/2018	
Land:		8,877,500		8,877,500					
Improvements		4,912,300		6,024,700					
Total:		13,789,800		14,902,200		14,160,600		14,531,400	
Preferential Land:		0						0	
Transfer Information									
Seller: VERIZON MARYLAND MERGE CO				Date: 08/09/2016		Price: \$15,000,000			
Type: ARMS LENGTH IMPROVED				Deed1: /37855/ 00220		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

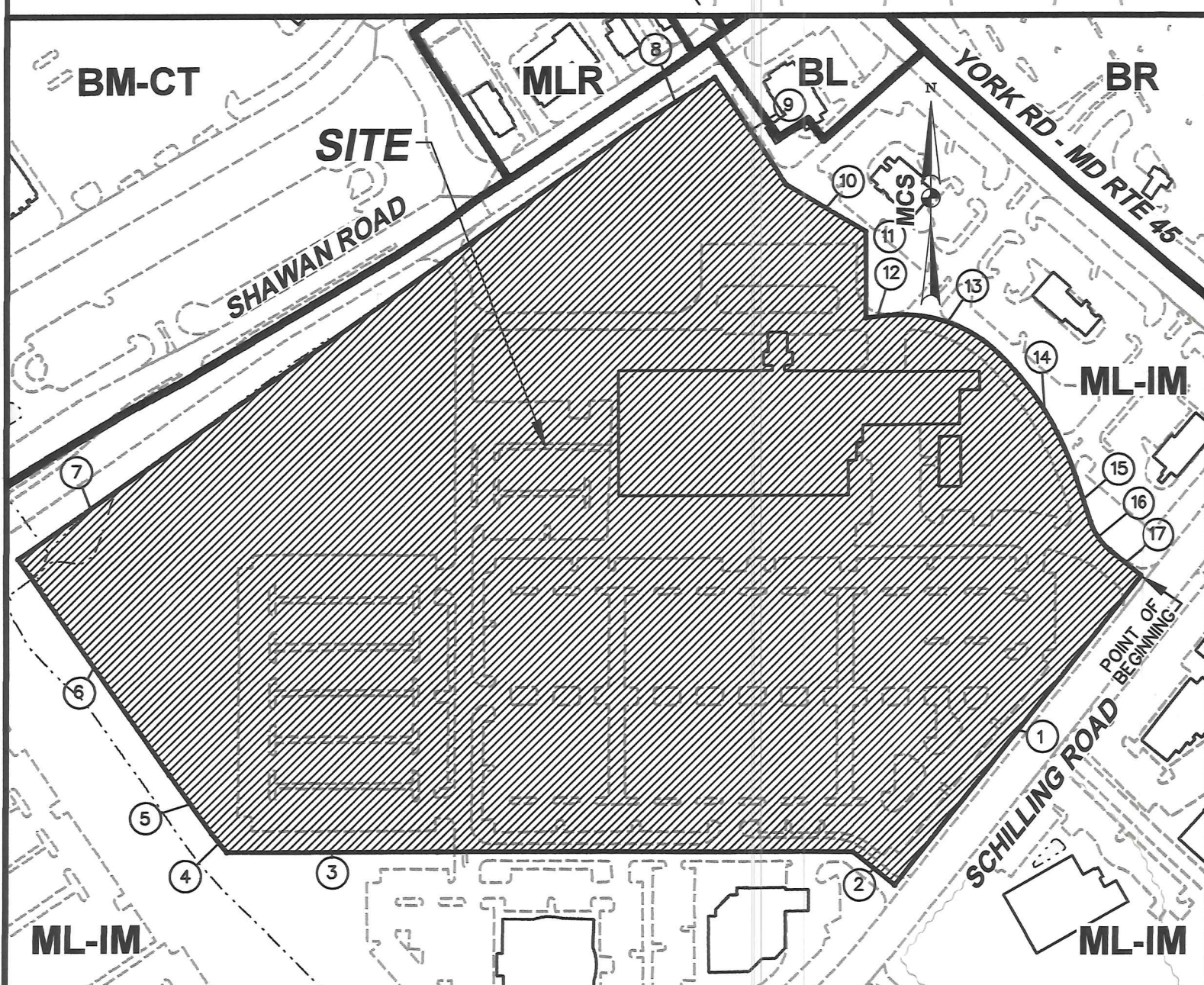
Homeowners' Tax Credit Application Status: No
Application

Date:

LEGEND	
RIGHT-OF-WAY LINE	---
PROPERTY LINE	---
EX. EASEMENT	---
ZONING LINE	---
EX. CONCRETE CURB & GUTTER	---
EX. EDGE OF PAVING	---
EX. CONCRETE	---
TO BE REMOVED DESIGNATION	(TBR)
EX. BUILDING	---
EX. SIGN	---
EX. FENCE	---
EX. INDEX CONTOURS	---
EX. INTERMEDIATE CONTOURS	---
"EXISTING" DESIGNATION	EX.
PR. EASEMENT	---
PR. CONCRETE CURB & GUTTER	---
PR. CONCRETE	---
PR. SIGN	---
PR. BOLLARD	---
PR. PARKING COUNT	---
"PROPOSED" DESIGNATION	PR.

PROPERTY OUTLINE METES & BOUNDS

- S88°17'10"W - 538.54'
- N22°11'58"W - 73.20'
- N60°22'20"W - 853.96'
- R-889.01', L-32.88'
- N08°12'13"W - 99.37'
- N05°08'45"W - 360.55'
- N84°45'40"E - 1,026.72'
- N87°51'15"E - 127.11'
- S04°04'42"E - 174.97'
- S29°30'21"E - 126.00'
- S29°25'54"W - 117.78'
- S65°57'50"E - 316.00'
- R-187.97', L-163.43'
- R-418.06', L-202.50'
- S11°36'15"W - 63.42'
- R-81.32', L-47.35'
- S21°42'50"E - 55.44'



PROPERTY BOUNDARY MAP

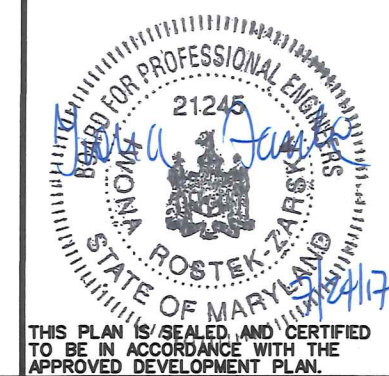
SCALE: 1" = 200'
(ZONING MAP #42 B2)

BLDG

Baltimore Land Design Group Inc.

Consulting Engineers

230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21031
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, WLONA ROSTEK-ZARSKA, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21245, EXPIRATION DATE: JUNE 9, 2018.

NOTE: THIS PLAN IS INTENDED FOR ZONING PURPOSES ONLY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

DEVELOPER
GFV SHAWAN OFFICE, LLC
CO GREENFIELD PARTNERS, LLC
2 POST ROAD WEST
WESTPORT, CT 06880
PHONE (203) 354-5000

REVISIONS			
DATE	NO.	DESCRIPTION	BY

PAI NO. 08-0643

PLAN TO ACCOMPANY PETITION FOR ZONING HEARING FOR VARIANCES
McCORMICK WORLD HQ

99 SHAWAN ROAD & 10 SCHILLING ROAD
COCKEYSVILLE, MARYLAND 21030

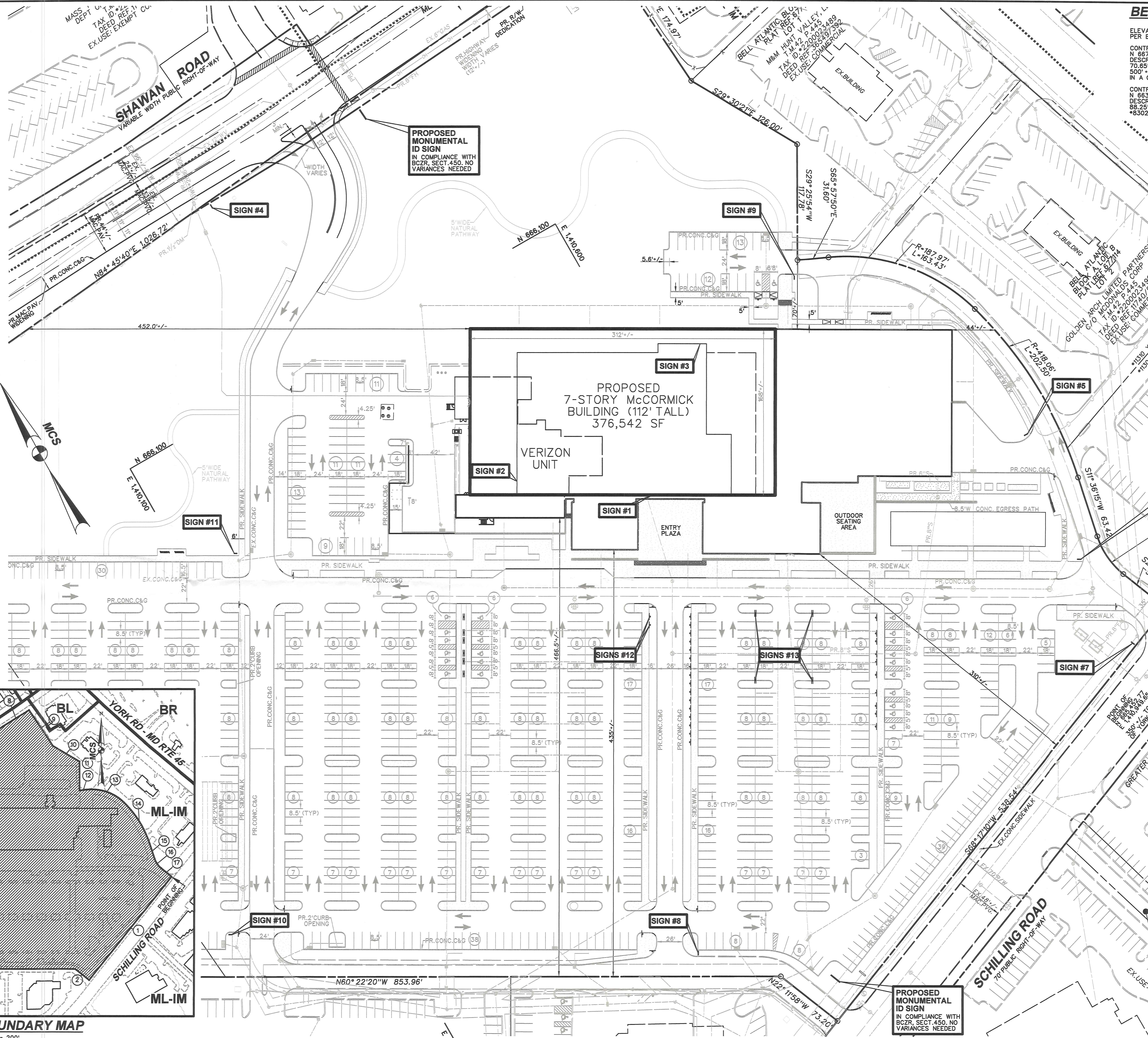
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'

ELECTION DISTRICT: 08, C3
DATE: JULY 24, 2017

DRAWING NO.

V-1

SHEET 1 OF 2

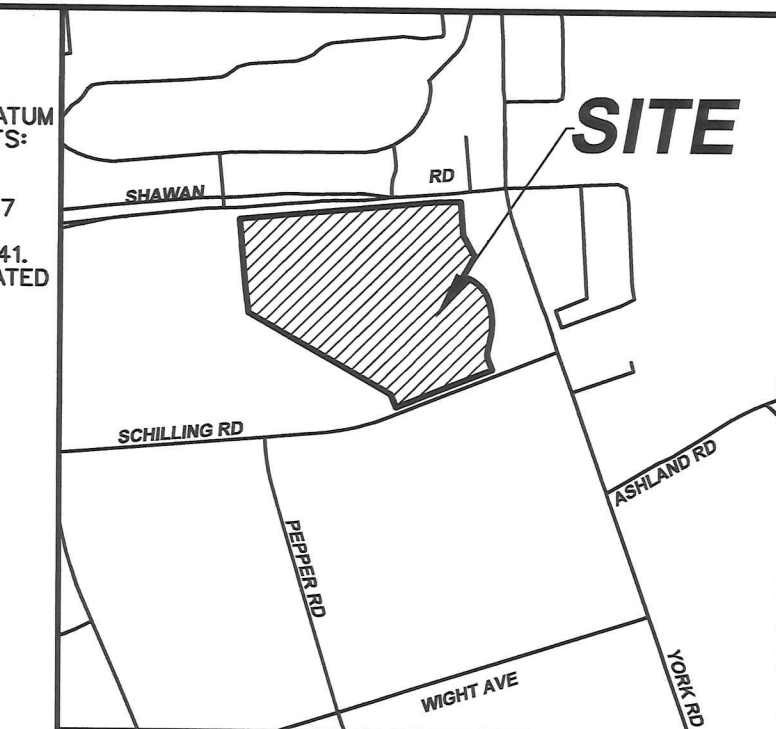


BENCH MARK

ELEVATIONS ARE BASED ON NAVD 88 DATUM
PER BALTIMORE COUNTY CONTROL POINTS:

CONTROL POINT LR28 AZ-MK:
N 867,295.58; E 1,408,636.78; EL. 345.47
DESCRIPTION: 2" DIAMETER BRASS CAP
70.65' SOUTH EAST FROM LIGHT POLE #41.
500' +/- TO INTERNATIONAL CIRCLE. LOCATED
IN A GRASS ISLAND.

CONTROL POINT 770:
N 863,540.82; E 1,412,024.35; EL. 274.78
DESCRIPTION: CAPPED PIPE
88.25' SOUTH EAST FROM UTILITY POLE
#830250. LOCATED IN A GRASS ISLAND.



VICINITY MAP

SCALE: 1" = 1,000'

SITE DATA

- AREA OF TRACT: 1,009,198 SF OR 23.168 AC

- OWNERS:
GFV SHAWAN OFFICE, LLC
C/O GREENFIELD PARTNERS, LLC
2 POST ROAD WEST
WESTPORT, CT 06880
PHONE (203) 354-5000

- VERIZON MARYLAND MERGE CO.
P.O. BOX 635
BASKING RIDGE, NJ 07920

- NOTE:
VERIZON MARYLAND MERGE CO. IS THE LEGAL OWNER OF CONDOMINIUM UNIT
"VERIZON UNIT" ONLY AS SHOWN AND INDICATED ON PLAT 31 / 722 "PLAT
OF CONDOMINIUM OF 99 SHAWAN ROAD COMMERCIAL CONDOMINIUM PHASE 1
VERIZON UNIT AND OFFICE UNIT"

- TAX MAP REFERENCES:
T.M. 42; G.15; P.562; TAX ID. #2500014244;
PLAT 31/722 - "99 SHAWAN ROAD COMMERCIAL CONDO"
T.M. 42; G.15; P.562; TAX ID. #2500013988;
PLAT 31/721 - "99 SHAWAN ROAD COMMERCIAL CONDO"
T.M. 42; G.15; P.562; TAX ID. #2500013988; DEED: 37855/220
PLAT 31/721 - "99 SHAWAN ROAD COMMERCIAL CONDO"

- ELECTION DISTRICT: 8 COUNCILMANIC DISTRICT: 3
- EXISTING ZONING: ML-IM, MAP #42 B2
- EXISTING USE: INDUSTRIAL OFFICE BUILDING
PROPOSED USE: GENERAL OFFICE BUILDING / VERIZON OPERATION CENTER

- CENSUS TRACT: 408400
TRANSPORTATION ZONE: 658
ZIP CODE: 21031
WATERSHED: LOCH RAVEN RESERVOIR

- MINIMUM SETBACK REQUIREMENT:
FRONT: 25 FT OR 50 FT PER SECTION 238.1 OF BCZR
SIDE & REAR: 50 FT PER SECTION 238.2 OF BCZR

- BUILDING HEIGHT:
PERMITTED: UNLIMITED
PROPOSED: 112'

- F.A.R. ALLOWED - 2.0 MAX.
PROPOSED F.A.R. - 379,986 SF / 1,009,198 SF - 0.38

- THERE ARE NO EXISTING OR PROPOSED WELL OR SEPTIC AREAS.

- PUBLIC WATER AND SANITARY SEWER FACILITIES EXIST.

- THERE ARE NO KNOWN WETLANDS REQUIRING REGULATION, CRITICAL AREAS,
ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS
MATERIALS ON SITE.

- THERE ARE NO HISTORIC BUILDINGS ON THIS PROPERTY.

- FLOOD MAP INFORMATION:
PREMISES IS SHOWN ON MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP,
BALTIMORE COUNTY, MARYLAND, UNINCORPORATED AREAS, PANEL 235 OF 560,
COMMUNITY PANEL NUMBER 240000235F, MAP REVISED SEPTEMBER 26, 2008"
AND IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE OF FLOODPLAIN).

- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- "BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING" HAS
CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC, WATER OR
SEWER DEFICIENT AREAS.

PARKING REQUIREMENTS

- PARKING SPACES REQUIRED:
- GENERAL OFFICE
347,031 SF @ 3.3 PS / 1,000 SF = 1,146 PS
 - LOADING DOCK AREA:
4,862 SF MAX. 2 EMPLOYEES ON THE LARGEST SHIFT = 2PS
 - MECHANICAL AREA:
9,639 SF @ 0.0 PS / 1,000 SF = 0 PS
 - VERIZON SPACE:
14,890 SF MAX. 4 EMPLOYEES ON THE LARGEST SHIFT = 4PS

TOTAL PARKING SPACES REQUIRED: 1,152 PS
TOTAL PARKING SPACES PROVIDED: 1,193 PS (INCL. 24 HDPC)

ZONING HISTORY

CASE #R-1960-4848
REZONING CLASSIFICATION FROM B-R TO M-L, R-20 TO M-L, AND R-1 TO M-L ZONE
WAS GRANTED ON FEBRUARY 9, 1960 AND JULY 14, 1960 BY BOARD OF APPEALS.

ZONING VARIANCE REQUESTS

THE FOLLOWING REQUESTS ARE FOR VARIANCES FROM BALTIMORE
COUNTY ZONING REGULATIONS (BCZR)

- SECTION 450.4 ATTACHMENT 1.5(a)(V) TO PERMIT SIGN AREA/FACE
OF 673.3752 SF IN LIEU OF THE MAX. ALLOWED AREA/FACE
OF 624 SF (SIGNS #1)
- SECTION 450.4 ATTACHMENT 1.5(a)(IX) TO PERMIT SINGLE SIGN
AREA/FACE OF 673.3752 SF, 305,9028 SF, 258,438 SF IN LIEU OF
THE MAX. ALLOWED AREA/FACE OF 150 SF (SIGNS #1, #2, #3)
- SECTION 450.5.B.9.b TO ALLOW WALL-MOUNTED SIGN TO EXTEND
3,168' FT AND 2,236' FT ABOVE EYES OR PARAPET, WHICHEVER IS HIGHER,
AT TOP OF WALL TO WHICH IT IS ATTACHED (SIGNS #1 AND #2)
- SECTION 450.4 ATTACHMENT 1.3(a)(V) TO PERMIT SIGN AREA/FACE
OF 16,333.3 SF AND 11,750 SF IN LIEU OF THE MAX. ALLOWED AREA/FACE
OF 8 SF (SIGNS #4, #11)
- SECTION 450.4 ATTACHMENT 1.3(a)(VII) TO PERMIT SIGN HEIGHT OF
8 FT IN LIEU OF THE MAX. ALLOWED HEIGHT OF 6 FT. (SIGNS #12 AND #13)
- SECTION 450.4 ATTACHMENT 1.3(a)(IX) TO PERMIT PERCENTAGE OF
COMPANY NAME OR LOGO OF THE SIGN AREA OF 32.65% IN LIEU OF
THE MAX. ALLOWED PERCENTAGE OF 30% (SIGNS #4-#8)

BUILDING PERMIT #928724
DEMOLITION PERMIT #917008

THE COORDINATE SYSTEM OF ALL DRAWINGS IS
BASED ON THE NORTH AMERICAN DATUM OF 1983.
THE ELEVATION SYSTEM OF ALL DRAWINGS IS
BASED ON THE NORTH AMERICAN VERTICAL
DATUM OF 1988.
HORIZ: NAD 83/91; VERT: NAVD 88



SOUTH ELEVATION

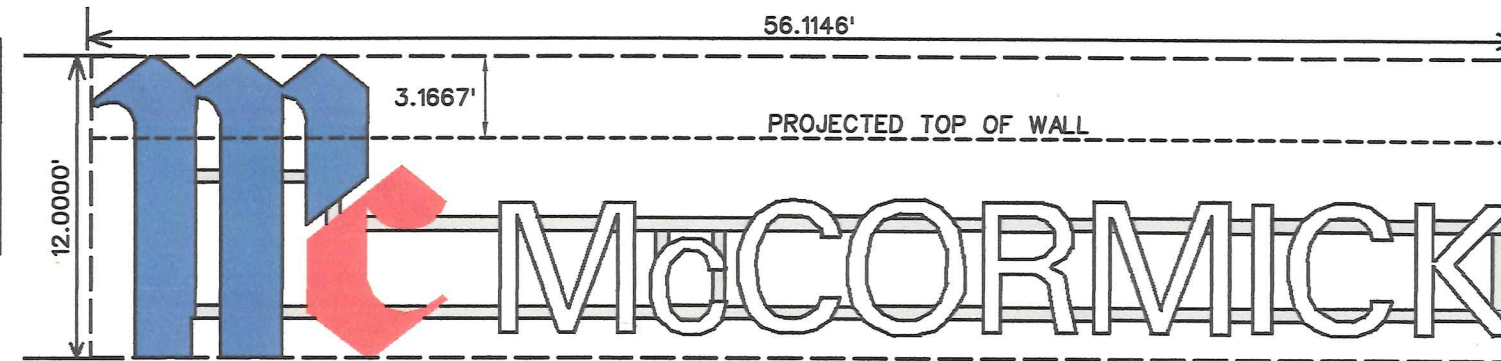


WEST ELEVATION

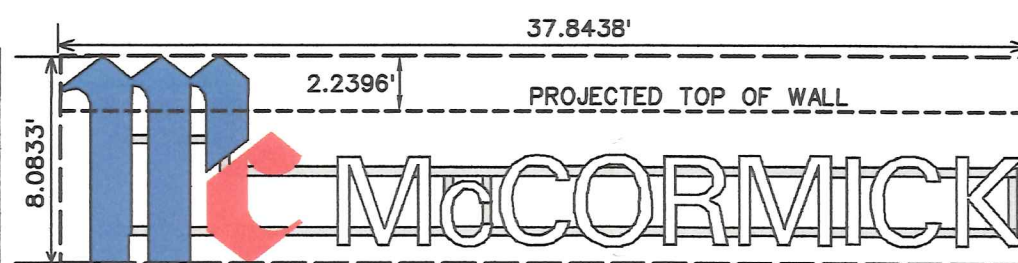


NORTH ELEVATION

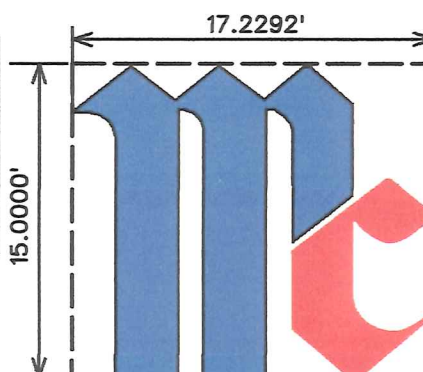
1	SOUTH ELEVATION
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	WALL-MOUNTED
FACE AREA:	12.0000' x 56.1146' = 673.3752 SF
QUANTITY:	1
HEIGHT:	N/A
ILLUMINATION:	YES



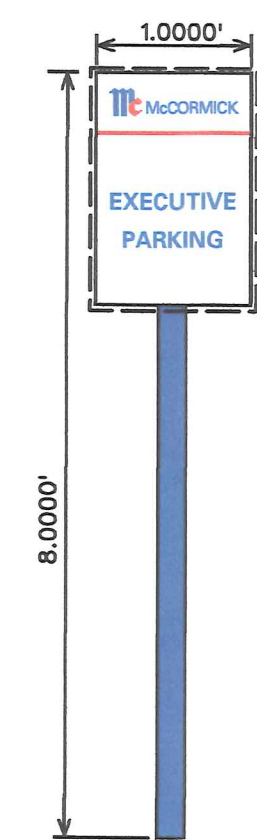
2	WEST ELEVATION
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	WALL-MOUNTED
FACE AREA:	8.0833' x 37.8438' = 305.9028 SF
QUANTITY:	1
HEIGHT:	N/A
ILLUMINATION:	YES



3	NORTH ELEVATION
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	WALL-MOUNTED
FACE AREA:	15.0000' x 17.2292' = 258.438 SF
QUANTITY:	1
HEIGHT:	N/A
ILLUMINATION:	YES



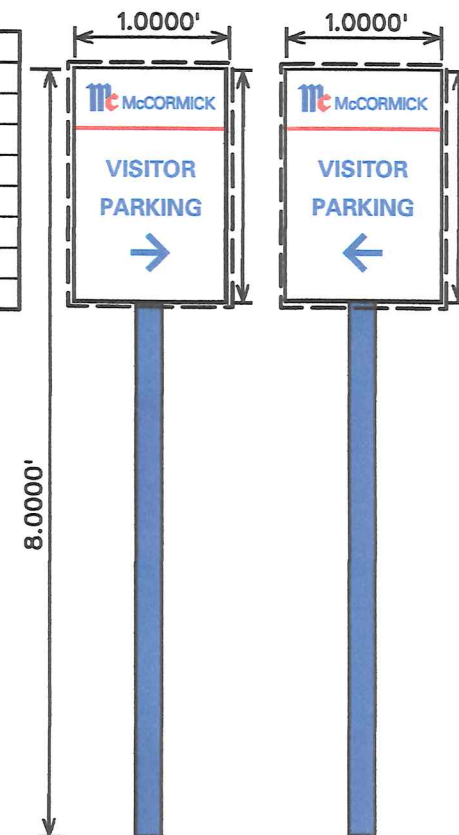
12	PARKING SIGN
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA: (BOXED)	1.0000' x 1.5000' = 1.5000 SF
QUANTITY:	2
HEIGHT:	8.0000'
ILLUMINATION:	NO



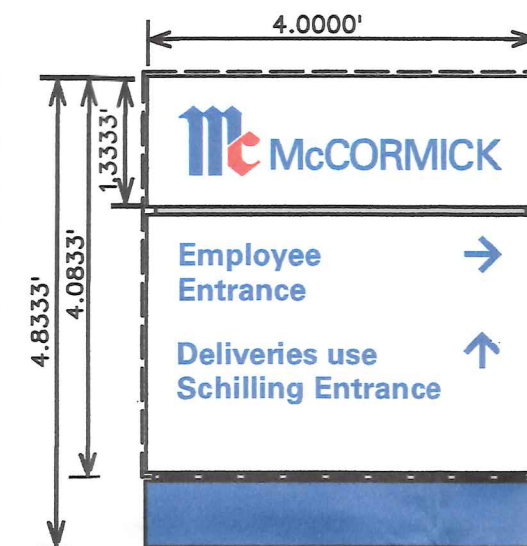
- I. ENTERPRISE SIGN ON THE BUILDING FACADES
- AREA / FACE OF ENTERPRISE SIGNS ON SINGLE FACADE:
 - SOUTH FACADE (LENGTH = 312')
MAXIMUM AREA / FACE ALLOWED: 2 x 312' = 624 SF
AREA / FACE PROPOSED:
SIGN #1 = 673.3752 SF (VARIANCE IS REQUESTED)
 - WEST FACADE (LENGTH = 168')
MAXIMUM AREA / FACE ALLOWED: 2 x 168' = 336 SF
AREA / FACE PROPOSED:
SIGN #2 = 305.9028 SF (VARIANCE IS REQUESTED)
 - NORTH FACADE (LENGTH = 312')
MAXIMUM AREA / FACE ALLOWED: 2 x 312' = 624 SF
AREA / FACE PROPOSED:
SIGN #3 = 258.4380 SF (VARIANCE IS REQUESTED)
 - NUMBER OF ENTERPRISE SIGNS:
 - NUMBER OF SIGNS PERMITTED:
THREE (3) ON PREMISES, NO MORE THAN TWO ON EACH FACADE.
 - NUMBER OF ENTERPRISE SIGNS PROPOSED:
SIGNS ON SOUTH FACADE: 1 (SIGN #1)
SIGNS ON WEST FACADE: 1 (SIGN #2)
SIGNS ON NORTH FACADE: 1 (SIGN #3)
TOTAL NUMBER OF PROPOSED ENTERPRISE SIGNS: 3
 - AREA / FACE OF SINGLE SIGN:
 - MAX. AREA / FACE ALLOWED: 150 SF
 - AREA / FACE PROPOSED:
SIGN #1: 673.3752 SF > 150 SF (VARIANCE IS REQUESTED)
SIGN #2: 305.9028 SF > 150 SF (VARIANCE IS REQUESTED)
SIGN #3: 258.4380 SF > 150 SF (VARIANCE IS REQUESTED)

- II. DIRECTIONAL FREESTANDING SIGNS
- AREA / FACE OF DIRECTIONAL SIGN:
 - MAX. AREA / FACE ALLOWED: 8 SF / SIGN
 - AREA / FACE PROPOSED:
SIGNS #4 TO #8 = 16.3333 SF > 8 SF (VARIANCE IS REQUESTED)
SIGNS #9 TO #11 = 11.7501 SF > 8 SF (VARIANCE IS REQUESTED)
SIGNS #12 TO #13 = 1.5000 SF < 8 SF ALLOWED
 - PERCENT OF LOGO AREA:
 - PERCENT OF LOGO AREA ALLOWED: 30%
 - PERCENT OF LOGO AREA PROPOSED:
SIGNS #4 TO #8: 32.65% > 30% (VARIANCE IS REQUESTED)
SIGNS #9 TO #11: 30%
SIGNS #12 TO #13: 30%
 - STRUCTURAL TYPE ALLOWED: WALL-MOUNTED; FREESTANDING
STRUCTURAL TYPE PROPOSED: FREESTANDING
 - HEIGHT OF DIRECTIONAL SIGN:
 - MAX. HEIGHT ALLOWED: 6 FT
 - HEIGHT PROPOSED:
SIGNS #4 - #11 = 4.8333 FT < 6 FT
SIGNS #12 & #13 = 8.0000 FT > 6 FT (VARIANCE IS REQUESTED)

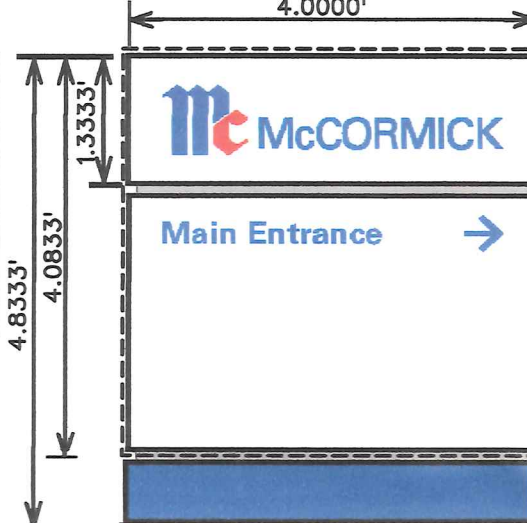
13	PARKING SIGN
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA: (BOXED)	1.0000' x 1.5000' = 1.5000 SF
LOGO AREA:	1.0000' x 0.3854' = 0.3854 SF
% OF LOGO AREA:	0.3854 / 1.5000 = 25.7%
QUANTITY:	4
HEIGHT:	8.0000'
ILLUMINATION:	NO



4	LARGE WAYFINDING SIGN
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA: (BOXED)	4.0000' x 4.0833' = 16.3333 SF
LOGO AREA:	4.0000' x 1.3333' = 5.3332 SF
% OF LOGO AREA:	5.3332 / 16.3333 = 32.65%
QUANTITY:	1
HEIGHT:	4.8333'
ILLUMINATION:	NO



8	LARGE WAYFINDING SIGN
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA: (BOXED)	4.0000' x 4.0833' = 16.3333 SF
LOGO AREA:	4.0000' x 1.3333' = 5.3332 SF
% OF LOGO AREA:	5.3332 / 16.3333 = 32.65%
QUANTITY:	1
HEIGHT:	4.8333'
ILLUMINATION:	NO



5	LARGE WAYFINDING SIGN
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA: (BOXED)	4.0000' x 4.0833' = 16.3333 SF
LOGO AREA:	4.0000' x 1.3333' = 5.3332 SF
% OF LOGO AREA:	5.3332 / 16.3333 = 32.65%
QUANTITY:	1
HEIGHT:	4.8333'
ILLUMINATION:	NO



9	SMALL WAYFINDING SIGN
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA: (BOXED)	3.0000' x 3.9167' = 11.7501 SF
LOGO AREA:	3.0000' x 1.1667' = 3.5001 SF
% OF LOGO AREA:	3.5001 / 11.7501 = 30%
QUANTITY:	1
HEIGHT:	4.8333'
ILLUMINATION:	NO



6	LARGE WAYFINDING SIGN
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA: (BOXED)	4.0000' x 4.0833' = 16.3333 SF
LOGO AREA:	4.0000' x 1.3333' = 5.3332 SF
% OF LOGO AREA:	5.3332 / 16.3333 = 32.65%
QUANTITY:	1
HEIGHT:	4.8333'
ILLUMINATION:	NO



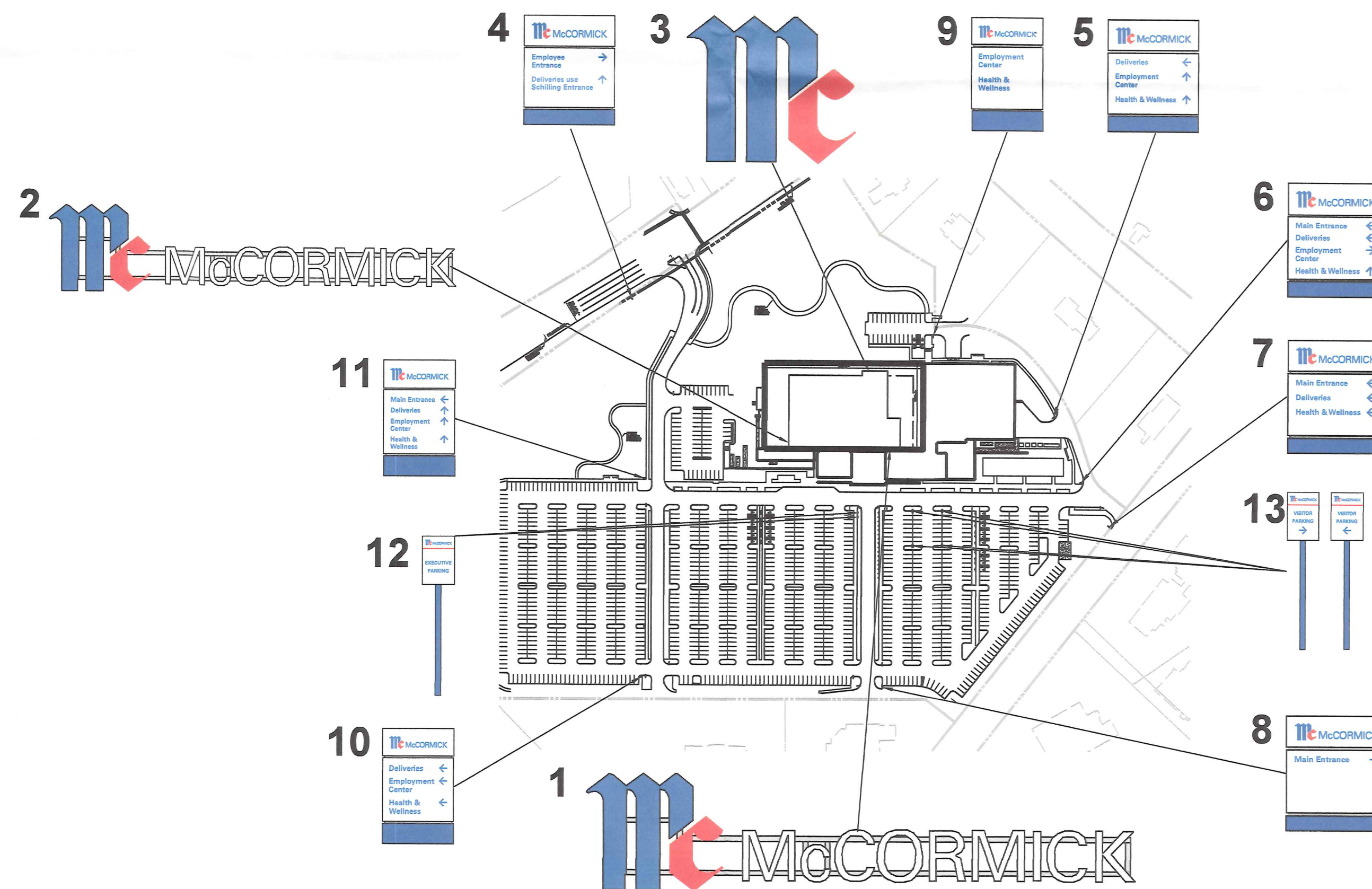
10	SMALL WAYFINDING SIGN
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA: (BOXED)	3.0000' x 3.9167' = 11.7501 SF
LOGO AREA:	3.0000' x 1.1667' = 3.5001 SF
% OF LOGO AREA:	3.5001 / 11.7501 = 30%
QUANTITY:	1
HEIGHT:	4.8333'
ILLUMINATION:	NO



7	LARGE WAYFINDING SIGN
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA: (BOXED)	4.0000' x 4.0833' = 16.3333 SF
LOGO AREA:	4.0000' x 1.3333' = 5.3332 SF
% OF LOGO AREA:	5.3332 / 16.3333 = 32.65%
QUANTITY:	1
HEIGHT:	4.8333'
ILLUMINATION:	NO



11	SMALL WAYFINDING SIGN
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA: (BOXED)	3.0000' x 3.9167' = 11.7501 SF
LOGO AREA:	3.0000' x 1.1667' = 3.5001 SF
% OF LOGO AREA:	3.5001 / 11.7501 = 30%
QUANTITY:	1
HEIGHT:	4.8333'
ILLUMINATION:	NO



THE COORDINATE SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN DATUM OF 1983. THE ELEVATION SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
HORZ: NAD 83/91 VERT: NAVD 88

PAI NO. 08-0643

DEVELOPER
GFV SHAWAN OFFICE, LLC
CO GREENFIELD PARTNERS, LLC
2 POST ROAD WEST
WESTPORT, CT 06880
PHONE (203) 354-5000

REVISIONS			
DATE	NO.	DESCRIPTION	BY

PLAN TO ACCOMPANY PETITION FOR
ZONING HEARING FOR VARIANCES
McCORMICK WORLD HQ

99 SHAWAN ROAD & 10 SCHILLING ROAD
COCKEYSVILLE, MARYLAND 21030

BALTIMORE COUNTY, MARYLAND
SCALE: N/A

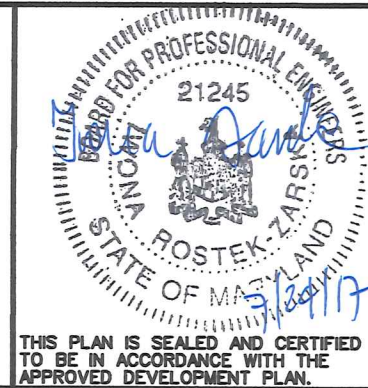
ELECTION DISTRICT: 08, C3
DATE: JULY 24, 2017

DRAWING NO.

V-2

SHEET 2 OF 2

BLDG
Baltimore Land Design Group Inc.
Consulting Engineers
230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21031
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM



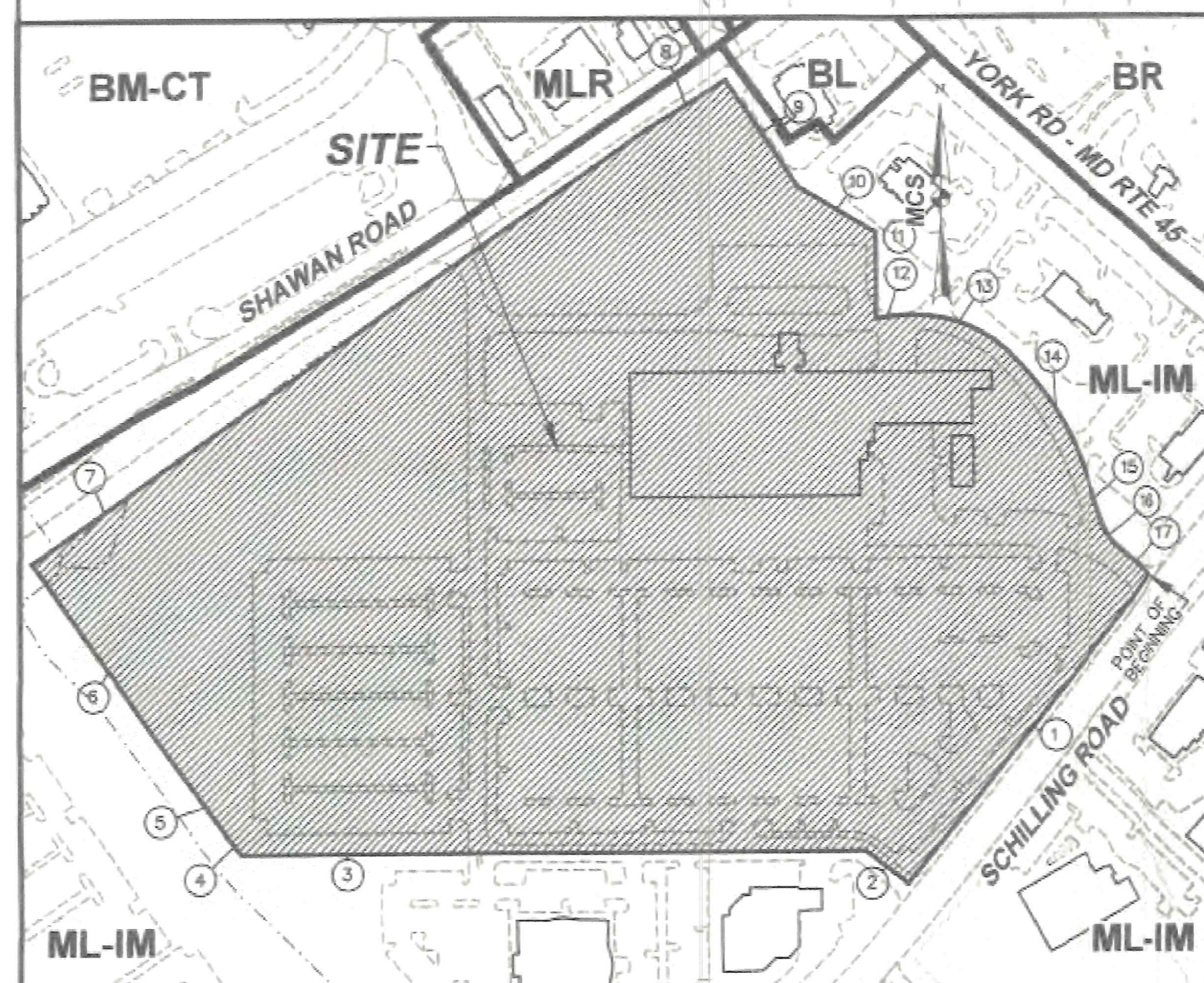
PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, WLONA ROSTEK-ZARSKA, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21245, EXPIRATION DATE: JUNE 9, 2018.

LEGEND	
RIGHT-OF-WAY LINE	---
PROPERTY LINE	---
EX. EASEMENT	---
ZONING LINE	---
EX. CONCRETE CURB AND GUTTER	---
EX. EDGE OF PAVING	---
EX. CONCRETE	---
TO BE REMOVED DESIGNATION	(TBR)
EX. BUILDING	---
EX. SIGN	---
EX. FENCE	---
EX. INDEX CONTOURS	---
EX. INTERMEDIATE CONTOURS	---
"EXISTING" DESIGNATION	EX.
PR. EASEMENT	---
PR. CONCRETE CURB & GUTTER	---
PR. CONCRETE	---
PR. SIGN	---
PR. BOLLARD	---
PR. PARKING COUNT	---
"PROPOSED" DESIGNATION	PR.

PROPERTY OUTLINE METES & BOUNDS

- S68°17'10"W - 538.54'
- N22°11'58"W - 73.20'
- N60°22'20"W - 853.96'
- R-889.01', L-32.88'
- N06°12'13"W - 99.37'
- N05°08'45"W - 360.55'
- N84°45'40"E - 1,026.72'
- N87°51'15"E - 127.11'
- S04°04'42"E - 174.97'
- S29°30'21"E - 126.00'
- S29°25'54"W - 117.78'
- S65°57'50"E - 31.80'
- R-187.97', L-163.43'
- R-418.06', L-202.50'
- S11°36'15"W - 63.42'
- R-81.32', L-47.35'
- S21°42'50"E - 55.44'



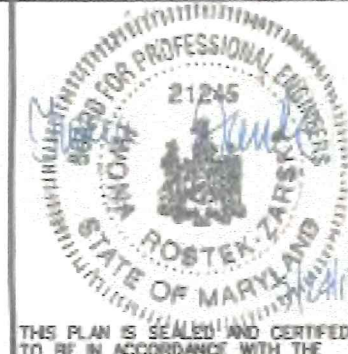
PROPERTY BOUNDARY MAP
SCALE: 1" = 200'
(ZONING MAP: 42 B2)

BLDG

Baltimore Land Design Group Inc.

Consulting Engineers

230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21031
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, MEOWNA ROSTEK-ZARSKA, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21245, EXPIRATION DATE: JUNE 9, 2018.

NOTE: THIS PLAN IS INTENDED FOR ZONING PURPOSES ONLY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

DEVELOPER
GFV SHAWAN OFFICE, LLC
CO GREENFIELD PARTNERS, LLC
2 POST ROAD WEST
WESTPORT, CT 06880
PHONE (203) 354-5000

REVISIONS			
DATE	NO.	DESCRIPTION	BY

PAI NO. 08-0643

PLAN TO ACCOMPANY PETITION FOR
ZONING HEARING FOR VARIANCES

MCCORMICK WORLD HC

99 SHAWAN ROAD & 10 SCHILLING ROAD
COCKEYSVILLE, MARYLAND 21030

PETITIONER'S EXHIBIT 1A

ELECTION DISTRICT: 08, C3
DATE: JULY 24, 2017

SHEET 1 OF 2

BENCH MARK

ELEVATIONS ARE BASED ON NAVD 88 DATUM
PER BALTIMORE COUNTY CONTROL POINTS:
CONTROL POINT LR28 AZ-MG:
N 887,388.581 E 1,408,636.781 EL. 345.47
DESCRIPTION: 2" DIAMETER BRASS CAP,
70.85" SOUTH EAST FROM LIGHT POLE #41,
500' +/- TO INTERNATIONAL CIRCLE LOCATED
IN A GRASS ISLAND.
CONTROL POINT 770:
N 663,540.82 E 1,412,024.35 EL. 274.78
DESCRIPTION: CAPPED PIPE
88.25" SOUTH EAST FROM UTILITY POLE
#830250, LOCATED IN A GRASS ISLAND.



SITE DATA

- AREA OF TRACT: 1,009,198 SF OR 23.168 AC
- OWNERS:
GFV SHAWAN OFFICE, LLC
C/O GREENFIELD PARTNERS, LLC
2 POST ROAD WEST
WESTPORT, CT 06880
PHONE (203) 354-5000
VERIZON MARYLAND MERGE CO.
P.O. BOX 635
BASKING RIDGE, NJ 07920
VERIZON MARYLAND LLC
C/O VERIZON LEGAL DEPARTMENT
600 HIDDEN RIDGE, HOE03H29
IRVING, TEXAS 75038
NOTE: VERIZON MARYLAND LLC
VERIZON-MARYLAND MERGE CO. IS THE LEGAL OWNER OF CONDOMINIUM UNIT
"VERIZON UNIT" ONLY AS SHOWN AND INDICATED ON PLAT 317/722 "PLAT
OF CONDOMINIUM OF 99 SHAWAN ROAD COMMERCIAL CONDOMINIUM PHASE 1
VERIZON UNIT AND OFFICE UNIT"
- TAX MAP REFERENCES:
T.M. 421 G.151 P.562 TAX ID: *2500014244;
PLAT 317/722 - "99 SHAWAN ROAD COMMERCIAL CONDO"
T.M. 421 G.151 P.562 TAX ID: *2500013988;
PLAT 317/721 - "99 SHAWAN ROAD COMMERCIAL CONDO"
T.M. 421 G.151 P.562 TAX ID: *2500013989; DEED 37855/220
PLAT 317/721 - "99 SHAWAN ROAD COMMERCIAL CONDO"
- ELECTION DISTRICT: 8; COUNCILMANIC DISTRICT: 3
- EXISTING ZONING: ML-M, MAP #42 B2
- EXISTING USE: INDUSTRIAL OFFICE BUILDING
PROPOSED USE: GENERAL OFFICE BUILDING / VERIZON OPERATION CENTER
- CENSUS TRACT: 408400
TRANSPORTATION ZONE: 656
ZIP CODE: 21031
WATERSHED: LOCH RAVEN RESERVOIR
- MINIMUM SETBACK REQUIREMENT:
FRONT: 25 FT OR 50 FT PER SECTION 238.1 OF BCZR
SIDE & REAR: 30 FT PER SECTION 238.2 OF BCZR
- BUILDING HEIGHT:
PERMITTED: UNLIMITED
PROPOSED: 112'
- F.A.R. ALLOWED - 2.0 MAX.
PROPOSED F.A.R. - 379,986 SF / 1,009,198 SF - 0.38
- THERE ARE NO EXISTING OR PROPOSED WELL OR SEPTIC AREAS.
- PUBLIC WATER AND SANITARY SEWER FACILITIES EXIST.
- THERE ARE NO KNOWN WETLANDS REQUIRING REGULATION, CRITICAL AREAS,
NICHOLSON SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS
MATERIALS ON SITE.
- THERE ARE NO HISTORIC BUILDINGS ON THIS PROPERTY.
- FLOOD MAP INFORMATION:
PREMISES IS SHOWN ON MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP
BALTIMORE COUNTY, MARYLAND, UNINCORPORATED AREAS, PANEL 235 OF 580,
COMMITTEE NUMBER 2400000235, MAP REVISION SEPTEMBER 26, 2008"
AND IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE OF FLOODPLAIN).
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- "BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING" HAS
CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC, WATER OR
TOPOGRAPHIC AREAS.

PARKING REQUIREMENTS

PARKING SPACES REQUIRED:
GENERAL OFFICE:
347,031 SF @ 3.3 PS / 1,000 SF - 1,146 PS
LOADING DOCK AREA:
4,982 SF MAX. 2 EMPLOYEES ON THE LARGEST SHIFT- 2PS
MECHANICAL AREA:
0,839 SF @ 0.0 PS / 1,000 SF - 0 PS
VERIZON SPACE:
14,890 SF MAX. 4 EMPLOYEES ON THE LARGEST SHIFT- 4PS

TOTAL PARKING SPACES REQUIRED: 1,152 PS
TOTAL PARKING SPACES PROVIDED: 1,193 PS (INCL. 24 HDGP)

ZONING HISTORY

CASE #R-1960-4846
REZONING CLASSIFICATION FROM B-R TO M-L, R-20 TO M-L AND R-L TO M-L ZONE
WAS GRANTED ON FEBRUARY 9, 1960 AND JULY 14, 1960 BY BOARD OF APPEALS.

ZONING VARIANCE REQUESTS

THE FOLLOWING REQUESTS ARE FOR VARIANCES FROM BALTIMORE
COUNTY ZONING REGULATIONS (BCZR)

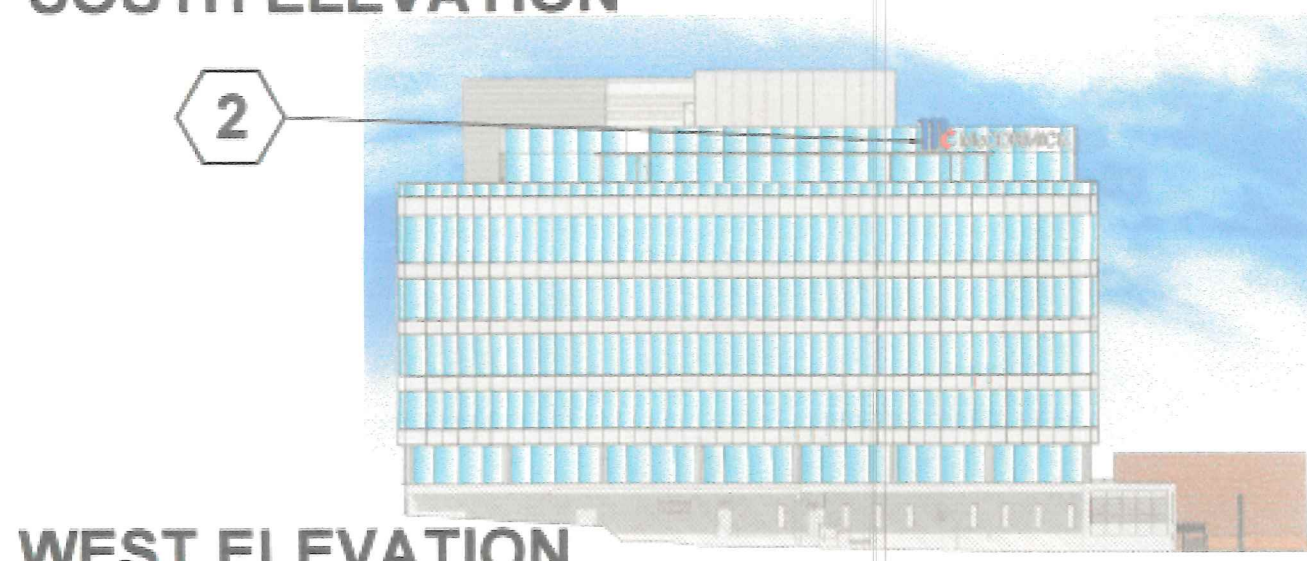
- SECTION 450.4 ATTACHMENT 1.3(a)(v) TO PERMIT SIGN AREA/FACE
OF 673,375.2 SF IN LIEU OF THE MAX. ALLOWED AREA/FACE
OF 624 SF (SIGN #1).
- SECTION 450.4 ATTACHMENT 1.5(a)(ix) TO PERMIT SINGLE SIGN
AREA/FACE OF 673,375.2 SF, 305,9028 SF, 258,438 SF IN LIEU OF
THE MAX. ALLOWED AREA/FACE OF 150 SF (SIGNS #1, #2, #3).
- SECTION 450.5.B.8.9 TO ALLOW WALL-MOUNTED SIGN TO EXTEND
1.587 FT AND 2.2396 FT ABOVE EYES OR PARAPET, WHICHEVER IS HIGHER,
AT TOP OF WALL TO WHICH IT IS ATTACHED (SIGNS #1 AND #2).
- SECTION 450.4 ATTACHMENT 1.3(a)(v) TO PERMIT SIGN AREA/FACE
OF 16,333.3 SF AND 11,750.1 SF IN LIEU OF THE MAX. ALLOWED AREA/FACE
OF 8 SF (SIGNS #4 AND #5).
- SECTION 450.4 ATTACHMENT 1.3(a)(vi) TO PERMIT SIGN HEIGHT OF
6 FT IN LIEU OF THE MAX. ALLOWED HEIGHT OF 6 FT. (SIGNS #2 AND #3).
- SECTION 450.4 ATTACHMENT 1.3(a)(ix) TO PERMIT PERCENTAGE OF
COMPANY NAME OR LOGO OF THE SIGN AREA OF 32.65% IN LIEU OF
THE MAX. ALLOWED PERCENTAGE OF 30% (SIGNS #4 AND #5).

BUILDING PERMIT #B926724
GRADING PERMIT #B927143
DEMOLITION PERMIT #B917008

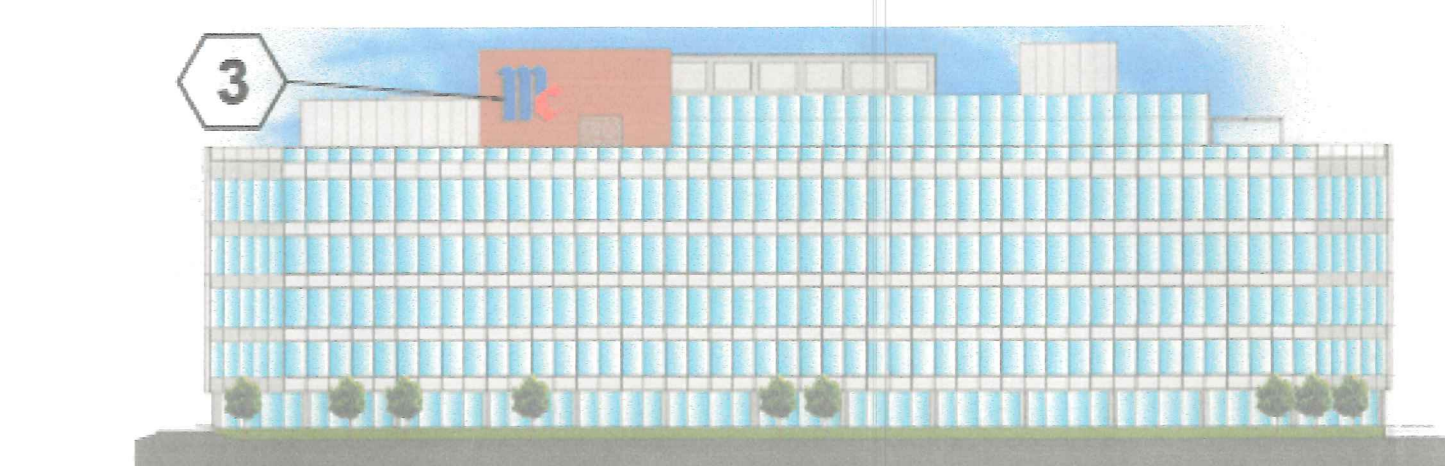
THE COORDINATE SYSTEM OF ALL DRAWINGS IS
BASED ON THE NORTH AMERICAN DATUM OF 1983.
THE ELEVATION SYSTEM OF ALL DRAWINGS IS
BASED ON THE NORTH AMERICAN VERTICAL
DATUM OF 1988.
HORIZ: NAD 83/91; VERT: NAVD 88



SOUTH ELEVATION



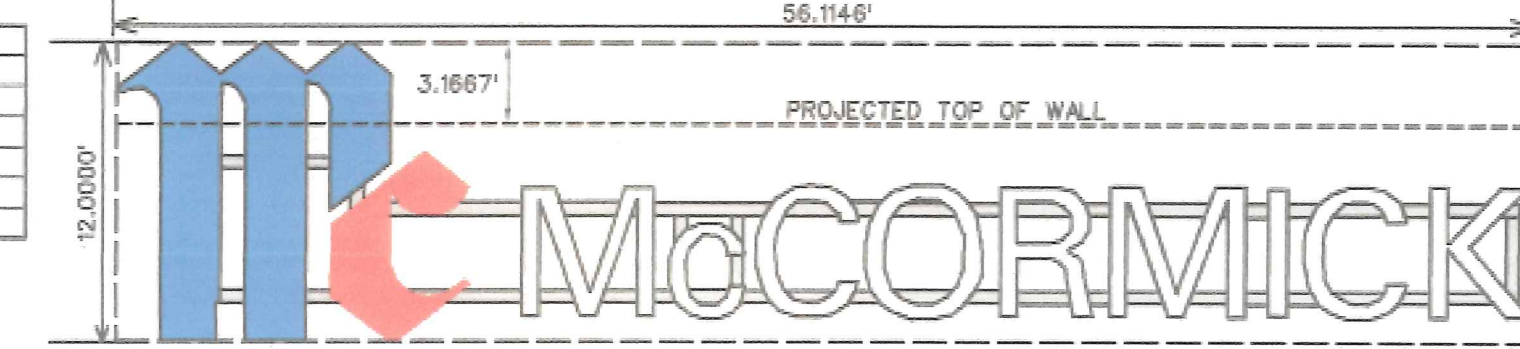
WEST ELEVATION



NORTH ELEVATION

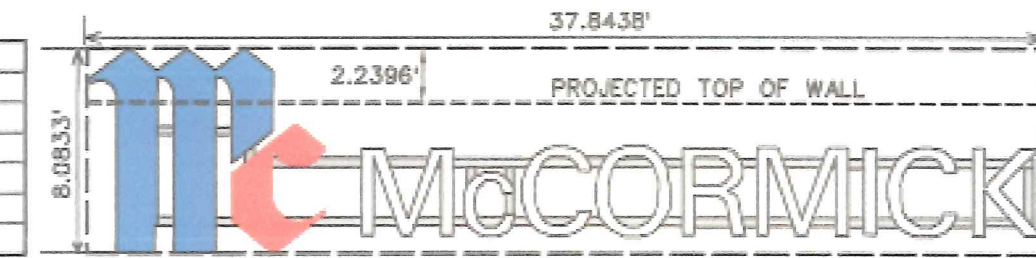
1

CLASS:	ENTERPRISE
STRUCTURAL TYPE:	WALL-MOUNTED
FACE AREA:	12,000' x 56.1146' = 673,375.2 SF
QUANTITY:	1
HEIGHT:	N/A
ILLUMINATION:	YES



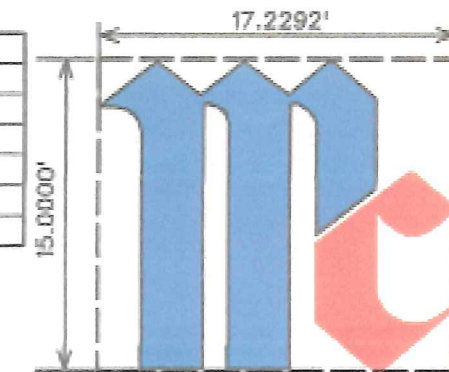
2

CLASS:	ENTERPRISE
STRUCTURAL TYPE:	WALL-MOUNTED
FACE AREA:	8,083.3' x 37.8438' = 305,902.8 SF
QUANTITY:	1
HEIGHT:	N/A
ILLUMINATION:	YES



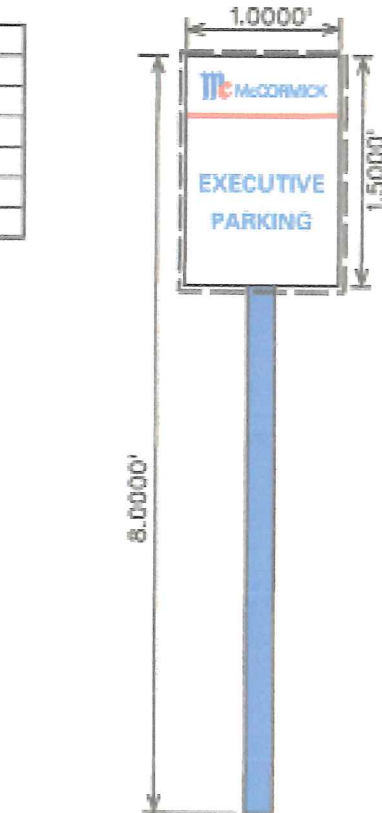
3

CLASS:	ENTERPRISE
STRUCTURAL TYPE:	WALL-MOUNTED
FACE AREA:	15,000' x 17.2292' = 258,438 SF
QUANTITY:	1
HEIGHT:	N/A
ILLUMINATION:	YES



12

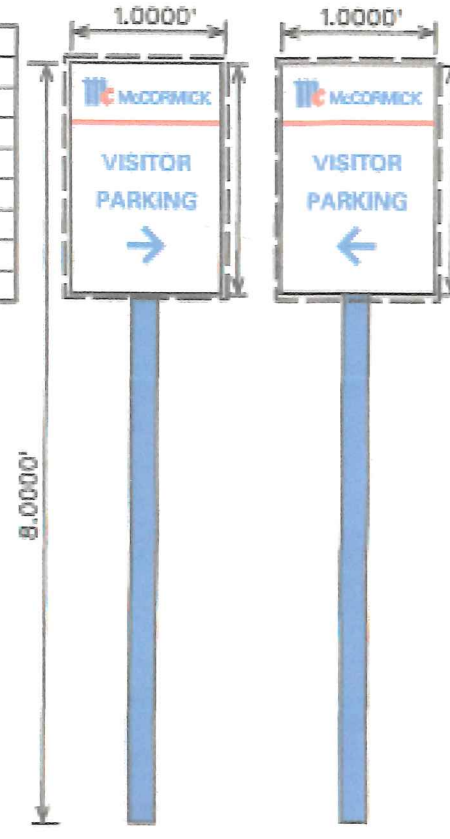
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA (BOXED):	1,000' x 1,500' = 1,500 SF
QUANTITY:	2
HEIGHT:	8,000'
ILLUMINATION:	NO



- I. ENTERPRISE SIGN ON THE BUILDING FACADES**
- AREA / FACE OF ENTERPRISE SIGNS ON SINGLE FACADE:
 - SOUTH FACADE (LENGTH = 312')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 312' = 624 SF
 - AREA / FACE PROPOSED: SIGN #1 = 673,375.2 SF (VARIANCE IS REQUESTED)
 - WEST FACADE (LENGTH = 168')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 168' = 336 SF
 - AREA / FACE PROPOSED: SIGN #2 = 305,902.8 SF < 336 SF
 - NORTH FACADE (LENGTH = 312')
 - MAXIMUM AREA / FACE ALLOWED: 2 x 312' = 624 SF
 - AREA / FACE PROPOSED: SIGN #3 = 258,438 SF < 624 SF
 - NUMBER OF ENTERPRISE SIGNS:
 - NUMBER OF SIGNS PERMITTED: THREE (3) ON PREMISES, NO MORE THAN TWO ON EACH FACADE.
 - NUMBER OF ENTERPRISE SIGNS PROPOSED:
 - SIGNS ON SOUTH FACADE: 1 (SIGN #1)
 - SIGNS ON WEST FACADE: 1 (SIGN #2)
 - SIGNS ON NORTH FACADE: 1 (SIGN #3)
 - TOTAL NUMBER OF PROPOSED ENTERPRISE SIGNS: 3
 - AREA / FACE OF SINGLE SIGN:
 - MAX. AREA / FACE ALLOWED: 150 SF
 - AREA / FACE PROPOSED:
 - SIGN #1: 673,375.2 SF > 150 SF (VARIANCE IS REQUESTED)
 - SIGN #2: 305,902.8 SF > 150 SF (VARIANCE IS REQUESTED)
 - SIGN #3: 258,438 SF > 150 SF (VARIANCE IS REQUESTED)

13

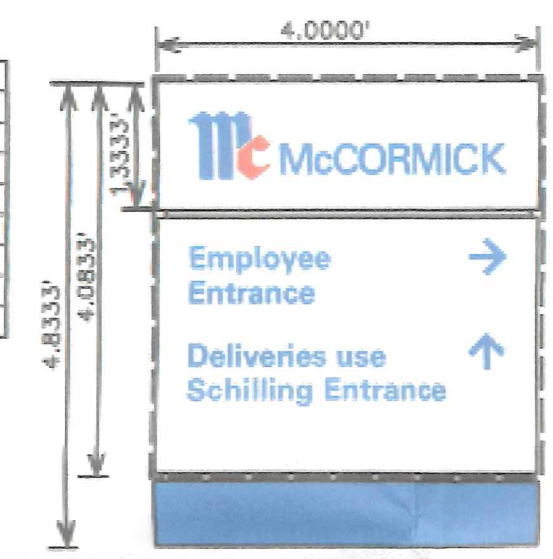
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA (BOXED):	1,000' x 1,500' = 1,500 SF
LOGO AREA:	1,000' x 0.3854' = 385.4 SF
% OF LOGO AREA:	0.3854 / 1,500 = 25.7%
QUANTITY:	4
HEIGHT:	8,000'
ILLUMINATION:	NO



- II. DIRECTIONAL FREESTANDING SIGNS**
- AREA / FACE OF DIRECTIONAL SIGN:
 - MAX. AREA / FACE ALLOWED: 8 SF / SIGN
 - AREA / FACE PROPOSED:
 - SIGNS #4 TO #8 = 16,333.3 SF > 8 SF (VARIANCE IS REQUESTED)
 - SIGNS #9 TO #11 = 11,750.1 SF > 8 SF (VARIANCE IS REQUESTED)
 - SIGNS #12 TO #13 = 1,500 SF < 8 SF ALLOWED
 - PERCENT OF LOGO AREA:
 - PERCENT OF LOGO AREA ALLOWED: 30%
 - PERCENT OF LOGO AREA PROPOSED:
 - SIGNS #4 TO #8: 32.65% > 30% (VARIANCE IS REQUESTED)
 - SIGNS #9 TO #11: 30%
 - SIGNS #12 TO #13: 30%
 - STRUCTURAL TYPE ALLOWED: WALL-MOUNTED; FREESTANDING
 - HEIGHT OF DIRECTIONAL SIGN:
 - MAX. HEIGHT ALLOWED: 6 FT
 - MAX. HEIGHT PROPOSED:
 - SIGNS #4 - #11 = 4,833.3 FT < 6 FT
 - SIGNS #12 & #13 = 8,000 FT > 6 FT (VARIANCE IS REQUESTED)

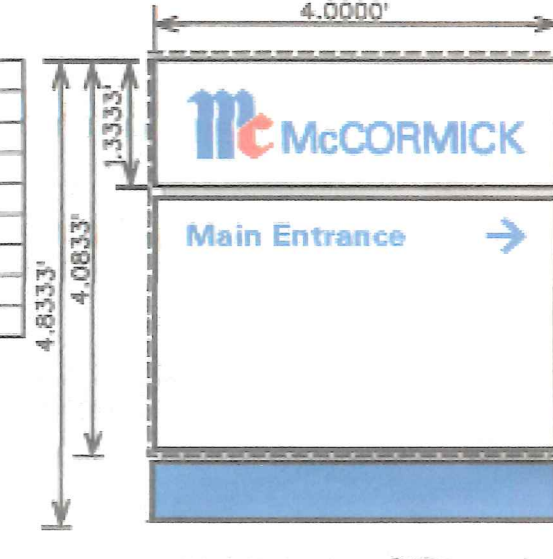
4

CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA (BOXED):	4,000' x 4.0833' = 16,333.3 SF
LOGO AREA:	4,000' x 1.3333' = 5,333.2 SF
% OF LOGO AREA:	5,333.2 / 16,333.3 = 32.65%
QUANTITY:	1
HEIGHT:	4,833.3'
ILLUMINATION:	NO



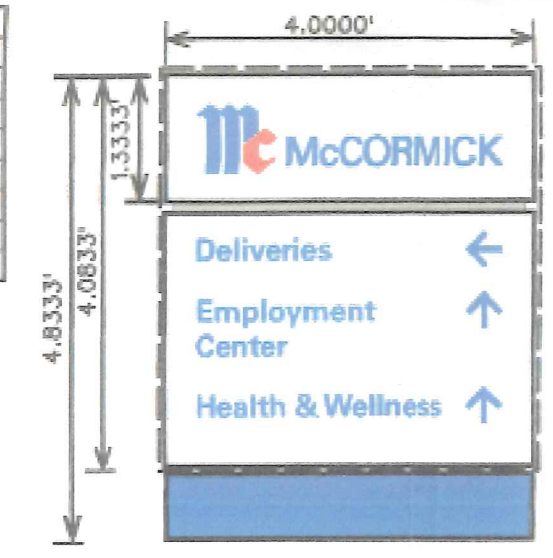
8

CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA (BOXED):	4,000' x 4.0833' = 16,333.3 SF
LOGO AREA:	4,000' x 1.3333' = 5,333.2 SF
% OF LOGO AREA:	5,333.2 / 16,333.3 = 32.65%
QUANTITY:	1
HEIGHT:	4,833.3'
ILLUMINATION:	NO



5

CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA (BOXED):	4,000' x 4.0833' = 16,333.3 SF
LOGO AREA:	4,000' x 1.3333' = 5,333.2 SF
% OF LOGO AREA:	5,333.2 / 16,333.3 = 32.65%
QUANTITY:	1
HEIGHT:	4,833.3'
ILLUMINATION:	NO



9

CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA (BOXED):	3,000' x 3.9167' = 11,750.1 SF
LOGO AREA:	3,000' x 1.1667' = 3,500.1 SF
% OF LOGO AREA:	3,500.1 / 11,750.1 = 30%
QUANTITY:	1
HEIGHT:	4,833.3'
ILLUMINATION:	NO



6

CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA (BOXED):	4,000' x 4.0833' = 16,333.3 SF
LOGO AREA:	4,000' x 1.3333' = 5,333.2 SF
% OF LOGO AREA:	5,333.2 / 16,333.3 = 32.65%
QUANTITY:	1
HEIGHT:	4,833.3'
ILLUMINATION:	NO



10

CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA (BOXED):	3,000' x 3.9167' = 11,750.1 SF
LOGO AREA:	3,000' x 1.1667' = 3,500.1 SF
% OF LOGO AREA:	3,500.1 / 11,750.1 = 30%
QUANTITY:	1
HEIGHT:	4,833.3'
ILLUMINATION:	NO



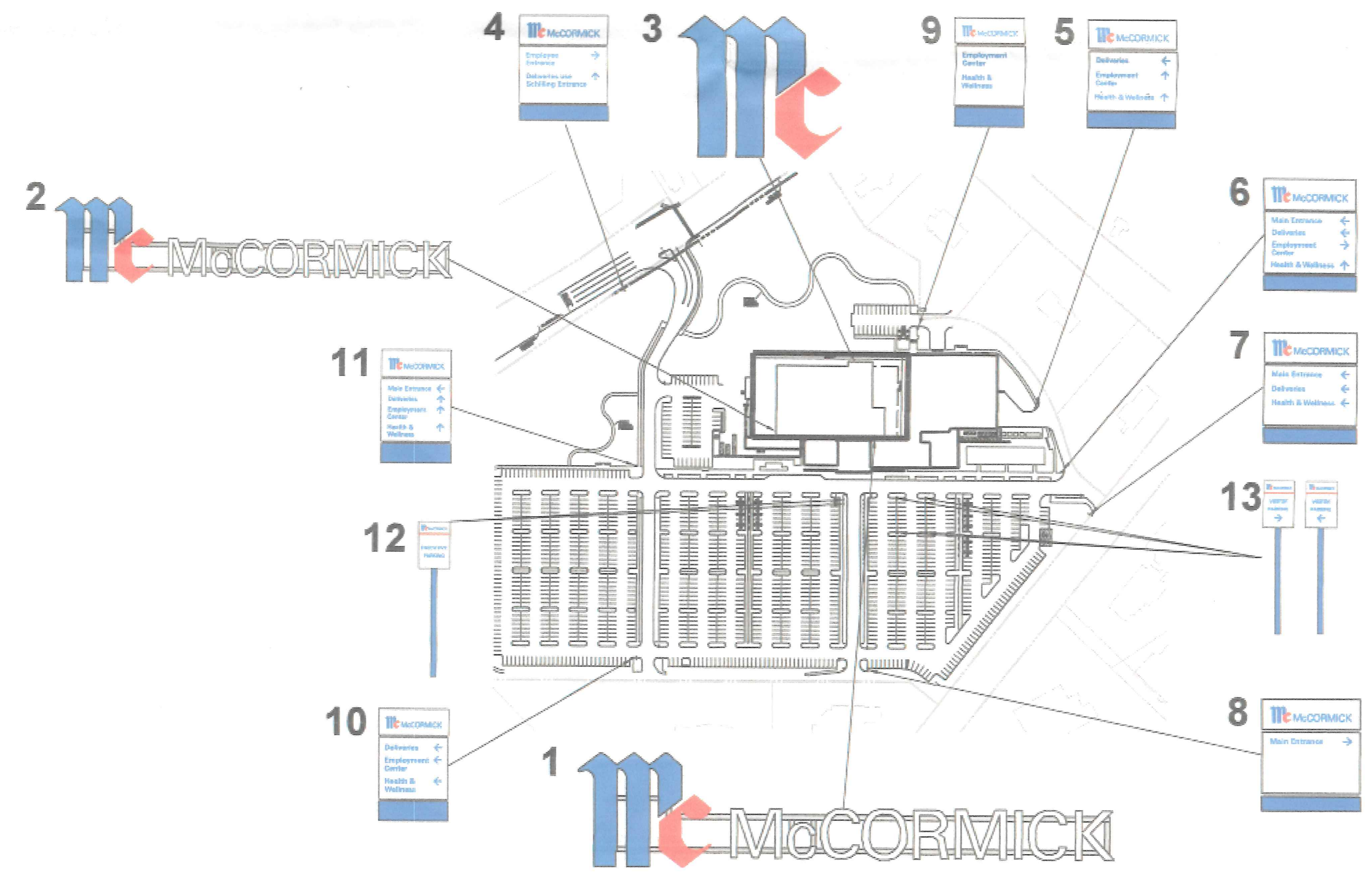
7

CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA (BOXED):	4,000' x 4.0833' = 16,333.3 SF
LOGO AREA:	4,000' x 1.3333' = 5,333.2 SF
% OF LOGO AREA:	5,333.2 / 16,333.3 = 32.65%
QUANTITY:	1
HEIGHT:	4,833.3'
ILLUMINATION:	NO



11

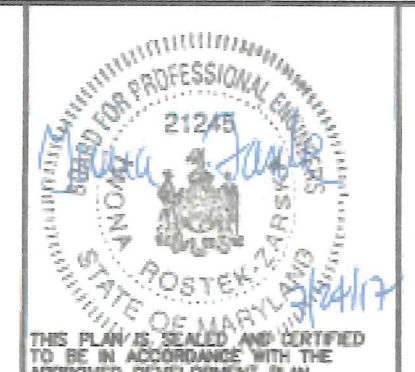
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA (BOXED):	3,000' x 3.9167' = 11,750.1 SF
LOGO AREA:	3,000' x 1.1667' = 3,500.1 SF
% OF LOGO AREA:	3,500.1 / 11,750.1 = 30%
QUANTITY:	1
HEIGHT:	4,833.3'
ILLUMINATION:	NO



PETITIONER'S EXHIBIT **18**

ALL DRAWINGS IS AN DATUM OF 1983. LL DRAWINGS IS AN VERTICAL.

BLDG
Baltimore Land Design Group Inc.
Consulting Engineers
230 SCHILLING CIRCLE, SUITE 364 • TRUST VALLEY, MARYLAND 21031
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM



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

DEVELOPER
GFV SHAWAN OFFICE, LLC
CO GREENFIELD PARTNERS, LLC
2 POST ROAD WEST
WESTPORT, CT 06880
PHONE (203) 354-5000

REVISIONS			
DATE	NO.	DESCRIPTION	BY

PAI NO. 08-0643

PLAN TO ACCOMPANY PETITION FOR ZONING HEARING FOR VARIANCES
McCORMICK WORLD HQ
99 SHAWAN ROAD & 10 SCHILLING ROAD
COCKEYSVILLE, MARYLAND 21030

BALTIMORE COUNTY, MARYLAND
SCALE: N/A

ELECTION DISTRICT: 08, C3
DATE: JULY 24, 2017

DRAWING NO.
V-2
SHEET 2 OF 2

Walenty Zarski

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

Education

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

Summary of Qualifications

- Engineer with over 30 years of experience in site development engineering, planning and management for various commercial, industrial, institutional and residential projects.
- Background in design, budget management, cost estimating, project scheduling, project coordination with the design team, design and construction supervision, obtaining regulatory land-use approvals and permits, bidding procedures.
- Experience in developing innovative and the most cost effective design solutions.
- Strengths in design and analysis of site planning, water and wastewater systems, close and open channel drainage systems, roads, site grading, and erosion and sediment control.

Work Experience

September 1999 – present

Project Manager, Baltimore Land Design Group, Inc.,
Hunt Valley, Maryland.

Responsible for various tasks related to management, design and coordination of civil engineering projects.

Engineering tasks include: general site planning and design; design of erosion and sediment control, utilities, roads and storm water drainage systems; grading studies; earth quantity take-offs; construction cost analysis; obtaining plan approvals and construction permits; preparation of construction drawings.

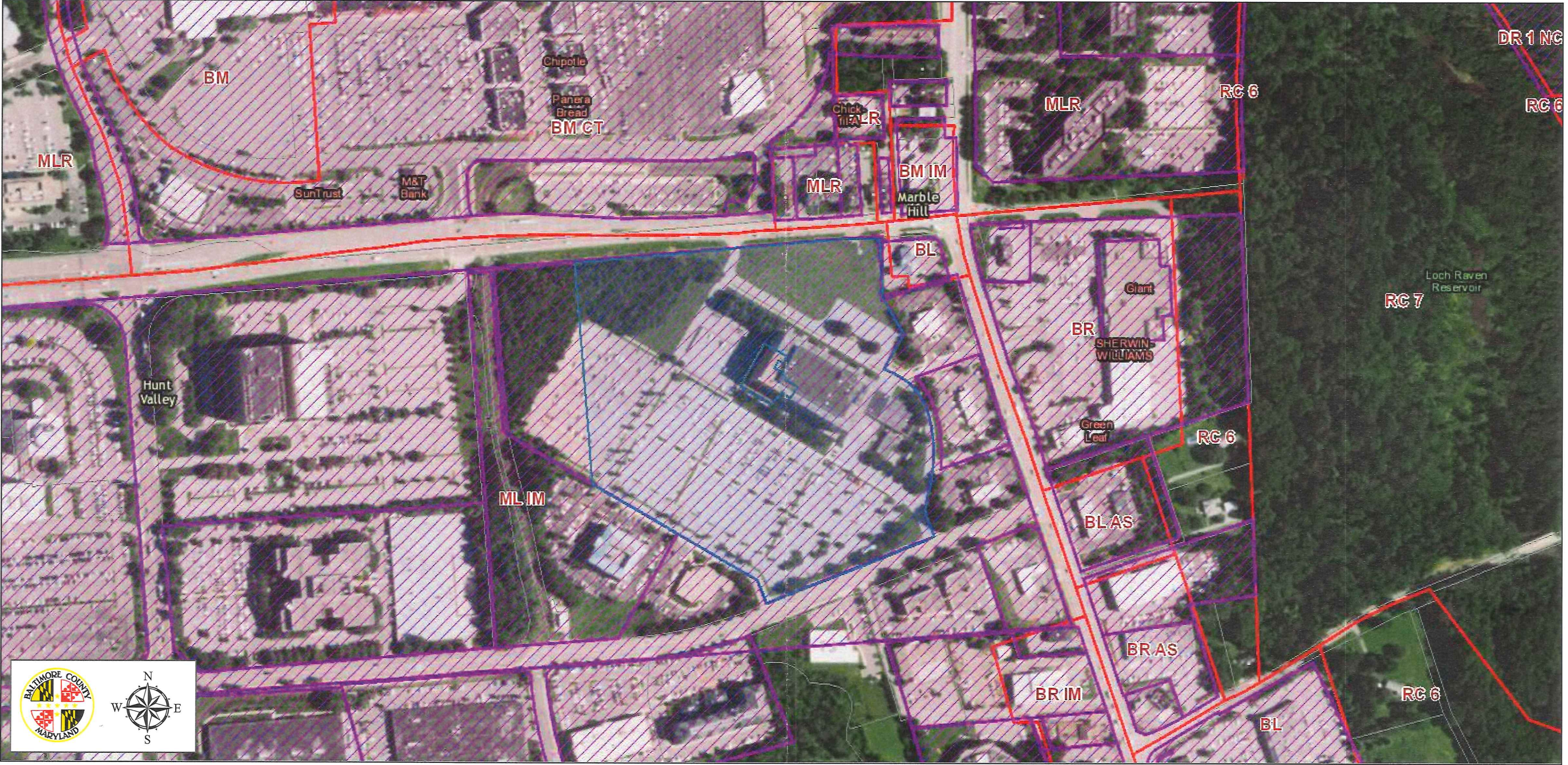
April 1986 - September 1999

Senior Associate and Project Manager, George William
Stephens, Jr. and Associates, Inc., Towson, Maryland.

Responsible for overall engineering tasks related to management, design, budgeting and scheduling of the civil engineering projects, and preparation of proposals for the new projects. Supervised engineering staff and handled employees' evaluations.

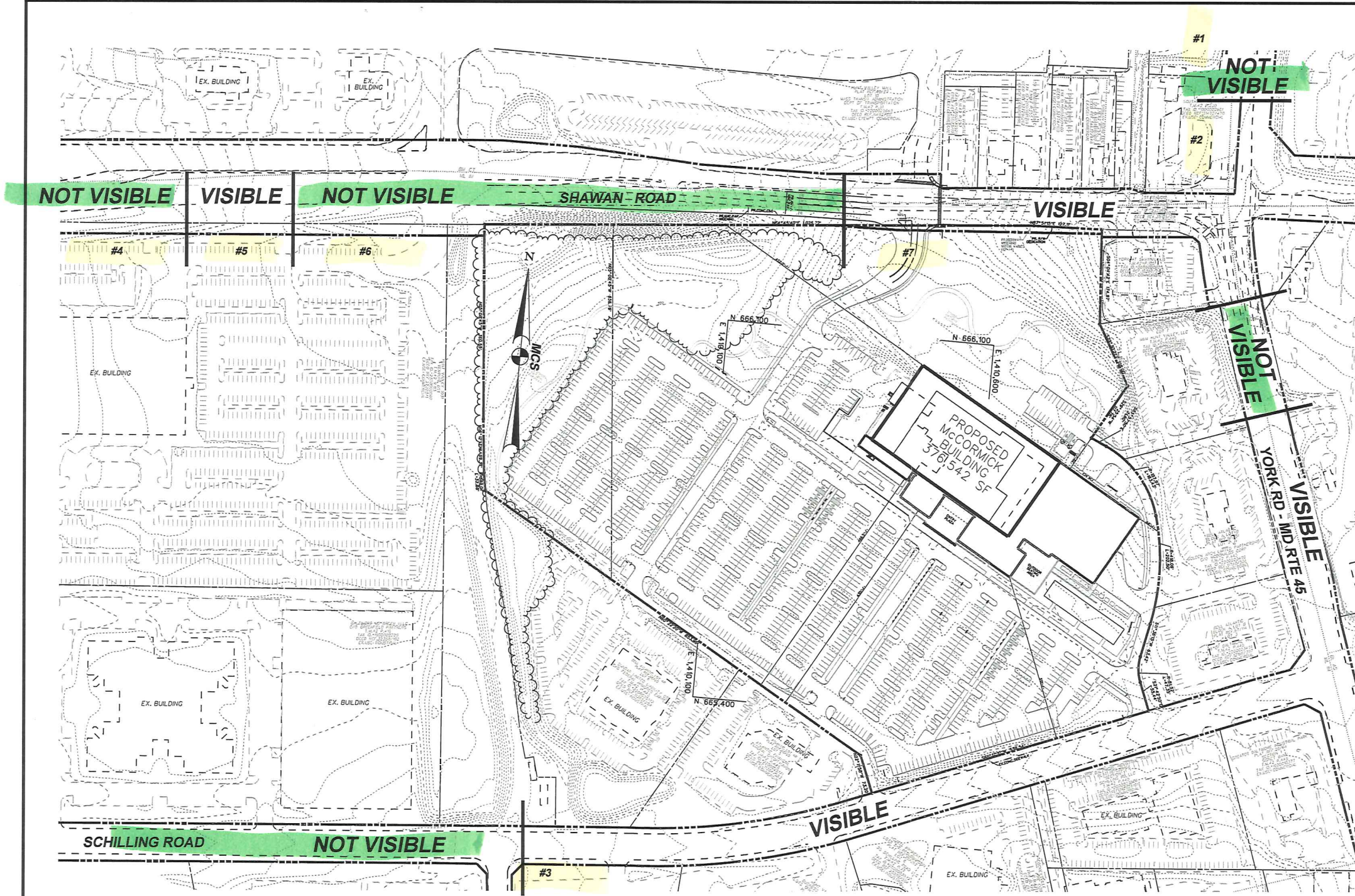
Engineering tasks included: comprehensive site planning and design; erosion and sediment control; grading studies; utilities; road plans; earth quantity take-offs; project scheduling and budgeting; assistance in bidding and contracting construction work; preparation of contract documents; specification writing; expediting issuance of construction permits.

Baltimore County - My Neighborhood



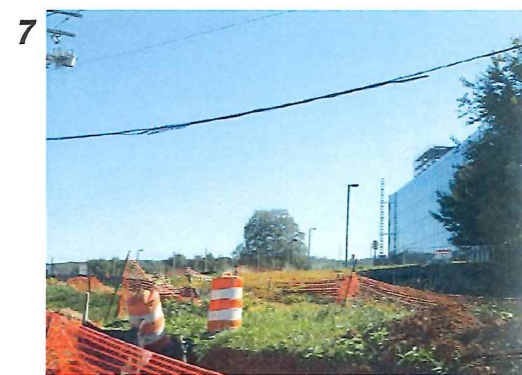
October 16, 2017

- Legend
- House Numbers
 - Zoning History Cases
 - Zoning
 - Property
 - County Boundary



PETITIONER'S EXHIBIT **4**

SYSTEM OF ALL DRAWINGS IS
NORTH AMERICAN DATUM OF 1983.
SYSTEM OF ALL DRAWINGS IS
NORTH AMERICAN VERTICAL
VERT: NAVD 88



BLDG
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WESTPORT, CT 06880
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REVISIONS			
DATE	NO.	DESCRIPTION	BY

PLAN TO ACCOMPANY PETITION FOR
ZONING HEARING FOR VARIANCES -
SIGN VISIBILITY PHOTOS EXHIBIT
McCORMICK WORLD HQ
99 SHAWAN ROAD & 10 SCHILLING ROAD
COCKEYSVILLE, MARYLAND 21030

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'

ELECTION DISTRICT: 08, C3
DATE: OCTOBER 17, 2017

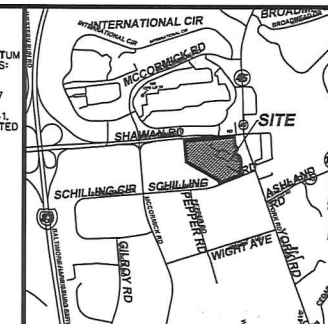
DRAWING NO.
SV-2
SHEET 2 OF 2

BENCH MARK

ELEVATIONS ARE BASED ON NAVD 88 DATUM
PER BALTIMORE COUNTY CONTROL POINTS:

CONTROL POINT LR28 AZ-MK:
N 667,295.58; E 1,408,636.78; EL. 245.47
DESCRIPTION: CAPED PIPE
70.65' SOUTH EAST FROM LIGHT POLE #41
500' +/- TO INTERNATIONAL CIRCLE, LOCATED
IN A GRASS ISLAND.

CONTROL POINT 770:
N 663,540.82; E 1,412,024.35; EL. 274.78
DESCRIPTION: CAPED PIPE
88.25' SOUTH EAST FROM UTILITY POLE
#830250, LOCATED IN A GRASS ISLAND.



VICINITY MAP

SCALE: 1" = 1,000'

SITE DATA

1. AREA OF TRACT: 1,009,198 SF OR 23.168 AC
2. OWNERS:
GFV SHAWAN OFFICE, LLC
C/O GREENFIELD PARTNERS, LLC
2 POST ROAD WEST
WESTPORT, CT 06880
PHONE: (203) 354-5000
VERIZON MARYLAND, LLC
C/O VERIZON LEGAL DEPARTMENT
600 HIDDEN RIDGE, HOE03H29
IRVING, TEXAS 75038
NOTE:
VERIZON MARYLAND, LLC IS THE LEGAL OWNER OF CONDOMINIUM UNIT
"VERIZON UNIT" ONLY AS SHOWN AND INDICATED ON PLAT: 31 / 722 "PLAT
OF CONDOMINIUM OF 99 SHAWAN ROAD COMMERCIAL CONDOMINIUM PHASE 1
VERIZON UNIT AND OFFICE UNIT"
3. TAX MAP REFERENCES:
T.M. 42: G.15: P.562: TAX ID: #2500014244;
PLAT: 31/722 - "99 SHAWAN ROAD COMMERCIAL CONDO"
T.M. 42: G.15: P.562: TAX ID: #2500013988;
PLAT: 31/721 - "99 SHAWAN ROAD COMMERCIAL CONDO"
T.M. 42: G.15: P.562: TAX ID: #2500013989; DEED: 37855/2220
PLAT: 31/721 - "99 SHAWAN ROAD COMMERCIAL CONDO"
4. ELECTION DISTRICT: B; COUNCILMANIC DISTRICT: 3
5. EXISTING ZONING: ML-M, MAP #42 B2
6. EXISTING USE: INDUSTRIAL OFFICE BUILDING
PROPOSED USE: GENERAL OFFICE BUILDING / VERIZON OPERATION CENTER
7. CENSUS TRACT: 408400
TRANSPORTATION ZONE: 656
ZIP CODE: 21081
WATERSHED: LOCH RAVEN RESERVOIR
8. MINIMUM SETBACK REQUIREMENT:
FRONT: 25 FT OR 50 FT PER SECTION 238.1 OF BCZR
SIDE & REAR: 30 FT PER SECTION 238.2 OF BCZR
9. BUILDING HEIGHT:
PERMITTED: UNLIMITED
PROPOSED: 112'
10. F.A.R. ALLOWED: 2.0 MAX.
PROPOSED F.A.R.: 379,986 SF / 1,009,198 SF = 0.38
11. THERE ARE NO EXISTING OR PROPOSED WELL OR SEPTIC AREAS.
12. PUBLIC WATER AND SANITARY SEWER FACILITIES EXIST.
13. THERE ARE NO KNOWN WETLANDS REQUIRING REGULATION, CRITICAL AREAS,
ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS
MATERIALS ON SITE.
14. THERE ARE NO HISTORIC BUILDINGS ON THIS PROPERTY.
15. FLOOD MAP INFORMATION:
PREMISES IS SHOWN ON MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP,
BALTIMORE COUNTY, MARYLAND, UNINCORPORATED AREAS, PANEL 235 OF 580,
COMMUNITY PANEL NUMBER 240100235F, MAP REVISED SEPTEMBER 26, 2008"
AND IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE OF FLOODPLAIN).
16. THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
17. "BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING" HAS
CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC, WATER OR
SEWER DEFICIENT AREAS.

PETITIONER'S EXHIBIT 5

THE COORDINATE SYSTEM OF ALL DRAWINGS IS
BASED ON THE NORTH AMERICAN DATUM OF 1983.
THE ELEVATION SYSTEM OF ALL DRAWINGS IS
BASED ON THE NORTH AMERICAN VERTICAL
DATUM OF 1988.
HORIZ: NAD 83/91; VERT: NAVD 88

PAI NO. 08-0643

BLDG

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Consulting Engineers

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COCKEYSVILLE, MARYLAND 21030

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 800'

ELECTION DISTRICT: 08, C3
DATE: OCTOBER 17, 2017

DRAWING NO.

SV-1

SHEET 1 OF 2

CURTAIN WALL

WOOD FENCE

COMPOSITE WOOD
RAINSCREEN

COMPOSITE WOOD
RAINSCREEN

METAL PANEL

POTENTIAL TENANT
SIGNAGE LOCATION

COMPOSITE WOOD
RAINSCREEN

EXISTING FIELDSTONE
TO REMAIN

RAINSCREEN

SCHEMATIC EXTERIOR MATERIALS 10 SCHILLING ROAD

April 2016

PETITIONER'S EXHIBIT

STUDIOS
architecture

