

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **G. & B. ASSOCIATES**, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an **R-6** zone to an **R-A** zone; for the following reasons: Because of error in the original zoning of the subject tract, it is not being suitable for continued residential use, and because of change in circumstances as a result of reclassifications, special exceptions and variations in neighboring land uses since the adoption of the map.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a **medical office building**.

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

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

G. & B. ASSOCIATES
By: *George H. Greenstein*
George H. Greenstein
ACTING DIRECTOR Legal Owner

Contract purchaser

Address: **320 Church Lane**
Baltimore, Maryland 21208

W. Lee Thomas Petitioner's Attorney
Protestant's Attorney

Address: **600 Nottingham Bldg.**
Towson, Maryland 21294

ORDERED By the Zoning Commissioner of Baltimore County, this **5th** day of **February**, 1968, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on **Monday, 10 AM 11:00 AM**, day of **March**, 1968, at 1:00 o'clock **P.M.**

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING

DATE: 4/12/68

BY: [Signature]

ADMINISTRATIVE ASSISTANT

G. & B. ASSOCIATES, INC., 68-205-RX
N.W. of Slade Ave. 450' SW of Reisterstown Road

68-205-RX

February 14, 1968

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

W. Lee Thomas Esq.,
600 Nottingham Building
Towson, Maryland 21204

SUBJECT: Reclassification from R-6 to R-A, and Special Exception for a medical office building, for the G & B Associates, located N/W/S of Slade Avenue, S/W of Reisterstown Road 3rd District (Item 95, February 6, 1968)

Dear Sirs:

The Zoning Advisory Committee has reviewed the subject petition and has the following comments to offer:

BUREAU OF ENGINEERING:

Water - Existing 8" water in Slade Avenue
Sewer - Existing 8" sanitary sewer in Slade Avenue
Adequacy of existing utilities to be determined by developer or his engineer.
Roads - Upon construction of the Milford Mill Road relocation by the State Roads Commission, Slade Avenue will be improved on the existing S/W as a 22' cross-section adjacent to this site, and will be posted for one-way traffic in a westerly direction.

HEALTH DEPARTMENT:

Since public water and sewer are available to the subject site this office has no comment.

PROJECT PLANNING DIVISION:

The private drive will not connect with Irving Place. The plans should be revised to indicate a turn around at the north easternmost corner of the property.

STATE ROADS COMMISSION:

The entrance must be of the depressed curb type with 36" transitions. Either the R/W line or the parking setback line must be curbed with 8" x 22" concrete curb. The entrance will be subject to State Roads approval and permit.

ZONING ADMINISTRATION DIVISION:

If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Bureau of Traffic Engineering
Bureau of Fire Prevention
Building Engineer
Bureau of Education
Industrial Development

Very truly yours,

James E. Myers
JAMES E. MYERS, Acting Supervisor

Berylle Brown-Sur, of Eng.; Milton Greenstein, Health Dept.; Albert V. Quisby, Project Planning Division; John Myers, State Roads Com.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Ross, Zoning Commissioner Date: February 29, 1968

FROM: George E. Gavelis, Director of Planning

SUBJECT: Petition #68-205-RX, Northwest side of Slade Avenue 450 feet Southwest of Reisterstown Road, Petition for Reclassification from R-6 to R-A, Petition for Special Exception for a Medical Office Building, G & B Associates, et al - Petitioners.

3rd District

HEARING: Monday, March 11, 1968. (1:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

Under an earlier petition, No. 66-361-RXA, R.A. zoning and a special exception for office use were granted for property northeasterly from the subject site; the subject property does not abut the property reclassified under the earlier petition.

We did not oppose the earlier petition because the property then under consideration would partially front on relocated Milford Mill Road - which is to serve as a connector to the Northwest Expressway - and was a proper terminus for prospective transitional (R.A.) zoning along proposed Milford Mill Road between commercial zoning on Reisterstown Road and the R-6 zoning on Slade Avenue lying southwesterly from the point where Slade and Milford Mill would merge. Our comment, (submitted by the Deputy Director of Planning) was in part that "the subject proposal could well be an appropriate final transition from the commercial zoning to the R-6 zoning on the southwest side of the subject property." (Emphasis added.)

The present request, however, concerns property clearly beyond the logical area of transition. Further, it fronts on a road that is not proposed to be widened beyond local-street capacity - which, in fact, is intended to remain a local residential street to serve cottage-density development. Intensification of use along Slade Avenue beyond the point of its coincidence with Milford Mill Road would have an adverse impact upon the neighborhood.

In view of the above considerations, we are opposed to the subject petition.



For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 17 day of April, 1968, that the herein described property or area should be and the same is hereby reclassified from an R-6 zone to an RA zone and a Special Exception for a medical office building should be and the same is granted, from and after the date of this Order, subject to the following conditions:

1. A masonry type wall at least four feet high shall be erected on the east property line for a distance of 117' in a southerly direction from Irving Place.
2. All lights shall be so arranged not to reflect on neighboring property.
3. The parking area shall be of a durable and dustless surface and shall be properly drained.
4. The site plan is subject to approval by the Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Hardesty
Deputy Zoning Commissioner

RE: PETITION FOR SPECIAL EXCEPTION AND RECLASSIFICATION BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

AMENDED ORDER

Condition no. 4 of the Order, dated April 17, 1968, is hereby amended to read as follows:

"The site plan is subject to approval by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning."

This Amended Order is made pursuant to the provisions of the Zoning Law of Baltimore County, as amended.

Edward D. Hardesty
Deputy Zoning Commissioner

ORDER RECEIVED FOR FILING

DATE: 4/16/68

BY: [Signature]

ADMINISTRATIVE ASSISTANT



DESCRIPTION
0.634 ACRE PARCEL, NORTHWEST SIDE OF SLADE AVENUE, NO. 116-118 SLADE AVENUE, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Existing Zoning: "R-6"
Proposed Zoning: "R-A With Special Exception For Medical Office Building"

Beginning for the same at a point on the southwest side of Slade Avenue, 40 feet wide, at a distance of 450 feet, more or less, as measured southwesterly along the northwest side of said Slade Avenue from its intersection with the southwest side of Reisterstown Road, running thence, binding on the northwest side of said Slade Avenue, the two following courses and distances (1) S 54° 14' 40" W - 53.23 feet, and (2) S 93° 18' 10" W - 47.56 feet, thence leaving said Slade Avenue and running for the six following courses and distances (3) N 37° 22' 30" W - 236.00 feet, (4) N 53° 18' 10" E - 47.58 feet, (5) N 54° 14' 40" E - 403.23 feet, and (6) S 37° 22' 30" E - 116.8 feet, more or less, (7) S 54° 14' 40" W - 50 feet, more or less, and (8) S 37° 22' 30" E 100 feet, more or less, to the place of beginning.

Containing 0.634 of an acre of land, more or less.

PPK:impl J.O. #66189 January 16, 1968



Water Supply ■ Sewerage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports



STATE ROADS COMMISSION
300 - 41 PLEASANT STREET
BALTIMORE, MD. 21201

June 27, 1968

Mr. Edward D. Hardesty
Deputy Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Re: Petition for Special Exception & Reclassification N/W/S of Slade Avenue (Route 890) 450' S.W. of Reisterstown Road, 3rd District G & B Associates, Inc. Pet. No. 68-205-RX

Dear Mr. Hardesty:

On February 14, 1968 this office made comments at the Zoning Advisory Committee meeting pertaining to the subject petition. The comments are as follows:

"The entrance must be of a depressed curb type with 36" transitions. Either the Right of Way line, or the parking setback line, must be curbed with a 8" x 22" concrete curb. The entrance will be subject to State Roads approval and permit."

We have received a copy of your order which omitted any reference to our comments. Therefore, it is requested that the order be amended subjecting the site plan to the approval of the State Roads Commission.

Thank you for your cooperation.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

By: John E. Myers
Asst. Development Engineer

CLJ:JEM:bk



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21284

Your Petition has been received and accepted for filing this

6th day of February, 1968.

John G. Rose
JOHN G. ROSE
Zoning Commissioner

Petitioner: S & S Associates
Petitioner's Attorney: M. Lee Thomas, Esq.

Reviewed by *James E. Sledge*
Chairman of Advisory Committee

TELEPHONE 823-3000 EXT. 297

INVOICE No. 53041 DATE: March 22, 1968

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21284

To: Messrs. Sledge, Mueller, Thomas & Nelson
600 Washington Building
Towson, Md. 21284

Advertising and posting of property for S & S Associates
600-205-21

4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND

QUANTITY	DETAILED DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
	Advertising and posting of property for S & S Associates 600-205-21	6.25	62.50

CERTIFICATE OF PUBLICATION

TOWSON, MD. FEB. 23 1968

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time before the 11th day of March 1968, the first publication appearing on the 2nd day of February 1968.

THE JEFFERSONIAN
L. L. ...
Manager

Cost of Advertisement: \$.....

OFFICE OF ORIGINAL THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue CATONVILLE, MD.

February 27, 1968.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was published in THE BALTIMORE COUNTIAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for one week before the 27th day of Feb., 1968, that is to say the same was inserted in the issue of February 27, 1968.

THE BALTIMORE COUNTIAN
By *Paul T. Morgan*
Editor and Manager

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: 2-24-68

Posted for: *John G. Rose, Zoning Commissioner*

Petitioner: *S & S Associates*

Location of property: *North side of Slide Avenue, near intersection with Heisterstown Road*

Location of Sign: *On the Slide Ave. (S. 1/2) ...*

Remarks:

Posted by: *J. G. Rose* Date of return: *2-24-68*

INVOICE No. 51793 DATE: Feb. 19, 1968

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21284

To: Messrs. Sledge, Mueller, Thomas & Nelson
600 Washington Bldg.
Towson, Md. 21284

Petition for Reclassification & Special Exception for S & S Associates
600-205-21

4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION

ZONING: FORM 202 TO R.A. Zone.

Petition for Special Exception for a Medical Office Building.

LOCATION: Northwest side of Slide Avenue 620 feet from the Southwest side of Heisterstown Road.

DATE & TIME: MONDAY, MARCH 11, 1968 at 1:00 P.M.

PUBLIC HEARING: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore, will hold a public hearing.

Present Zoning: R.A.

Proposed Zoning: R.A.

Petition for Special Exception for a Medical Office Building.

All that parcel of land in the Third District of Baltimore County, beginning for the same at a point on the northwest side of Slide Avenue, 40 feet wide, at a distance of 150 feet, more or less, as measured southwesterly along the northwest side of said Slide Avenue from its intersection with the southwest side of Heisterstown Road, running thence, thence along the northwest side of said Slide Avenue, the two following courses and distances: (1) S 54 degrees 14' 47" W - 53.23 feet and (2) S 53 degrees 12' 30" W - 47.56 feet, thence leaving said Slide Avenue and running for the site following courses and distances: (3) S 27 degrees 22' 30" W - 216.00 feet, (4) N 53 degrees 18' 19" E - 47.56 feet, (5) N 54 degrees 14' 47" E - 103.23 feet, and (6) S 27 degrees 22' 30" W - 116.8 feet, more or less, (7) S 54 degrees 14' 47" W - 50 feet, more or less, and (8) S 27 degrees 22' 30" E 100 feet, more or less, to the place of beginning.

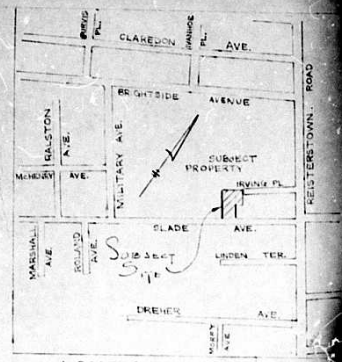
Containing 0.434 of an acre of land, more or less.

Being the property of G & B Associates, et al as shown on plat plan filed with the Zoning Department.

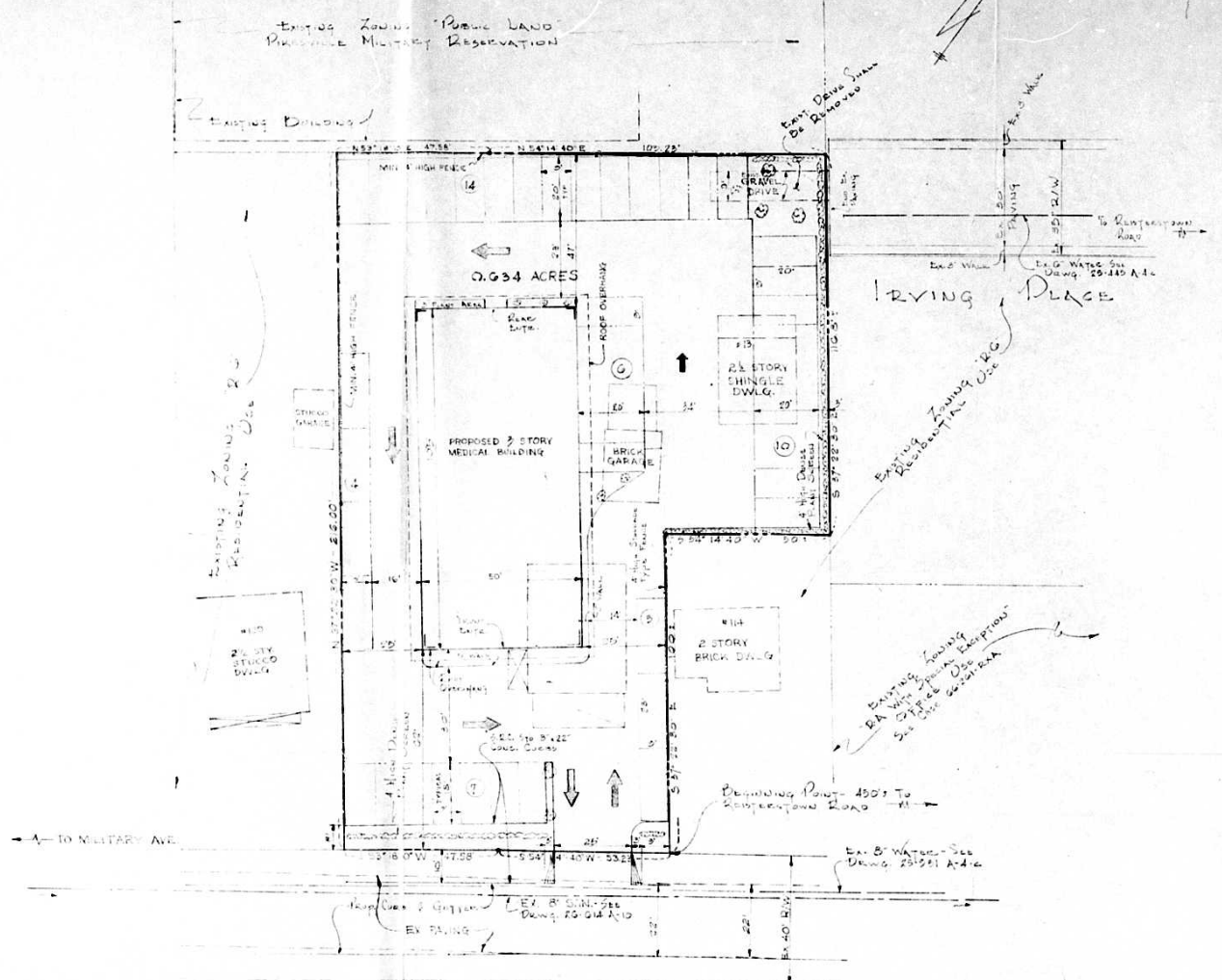
Hearing Date: Monday, March 11, 1968, at 1:00 P.M.

Public Hearing: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF JOHN G. ROSE
ZONING COMMISSIONER OF BALTIMORE COUNTY
Feb. 22,



LOCATION PLAN - SCALE 1" = 50'



SLADE AVENUE

- GENERAL NOTES
- Total Area of Prop. Equals 0.634 Acres
 - Existing Zoning of Tract - R-2
 - Existing Use of Tract - Residential Use
 - Proposed Zoning of Tract - P.D.G. With Special Exception
 - Proposed Use of Tract - Medical Office Building
 - Total Number of Spaces To Building Equals 5
 - A. Ground Floor or Basement - 10 Mechanical Areas & Spaces
 - B. Second & Third Floors - 10 Medical Offices
 - Off-street Parking Requirements:
 - A. Total Area 2nd & 3rd Floors Equals 10,500 Sq. Ft.
 - B. Required Parking Equals 30 Cops. (35 x 15)
 - C. Required Parking Equals 44 Cops. (30 x 20)
 - Existing Structures On Site Shall Be Removed

Plan To Accompany Petition
 RECLASSIFICATION & Special Exception
 OF PROPERTY AT
 110 SLADE AVENUE
 Election District 5
 JAN. 1, 1968
 BENTON COUNTY, MO.
 Revised: MAR. 3, 1968

MATZ, CHILDS & ASSOCIATES
 1020 CHASE BLDG. ST. LOUIS, MO.
 DRAWN BY: TENGEL BY: CHENBY
 G.C.B. E.L.S. J.C. E.L.S.



8/7/69

To: Baltimore County Dept. of Public Works
County Office Building
Towson, Maryland 21284

RE: Comm. Bldg. App. #475-69 (9948)
Medical Offices
N/S 4116 Slade Avenue - 450' plus or minus S/W
of Reisterstown Rd.
District #3

Dear Mr. Meier:

Regarding your letter of July 21st, 1969 in which comments and recommendations were issued on the above project, our response are as follows:

1 - Office of Planning and Zoning

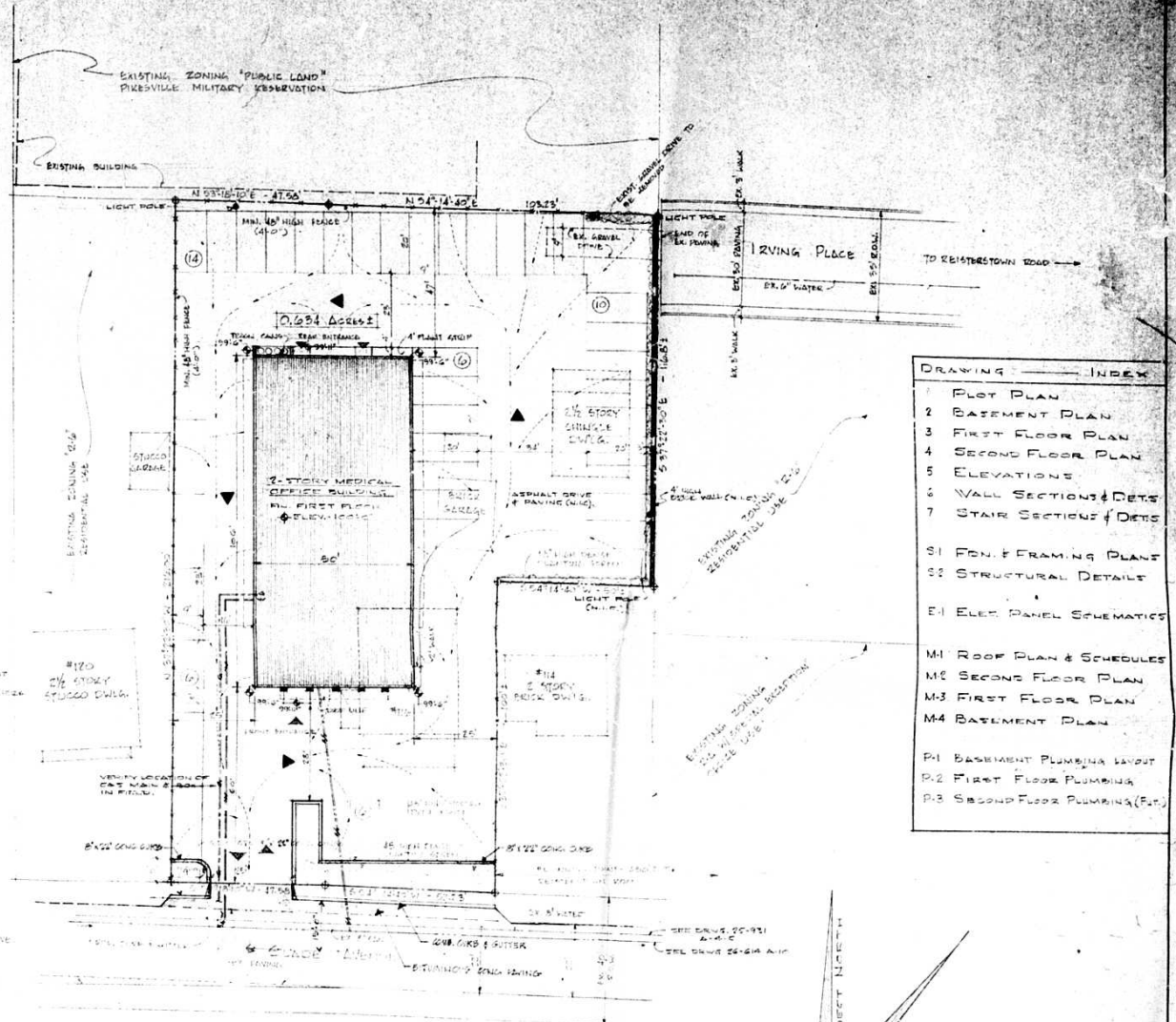
- a. We show a 4' 0" high screen fence on the North, set 4' back property lines in accordance with the official guidelines for off street parking, article 45.
- b. Our parking was figured on sq. ft. of building. We have 5300 sq. ft. / floor which would have a required parking of 177 / floor equals 34 Total. We are providing 42 (Total) stalls @ 9' 0" x 20' typical stall.
- c. The 2' 0" Planting Buffer strip is indicated on our Plat.
- d. We have indicated the proposed type of lighting fixture and standard for Parking Area. It will be directed to the parking Area.

2 - State Roads Commission

- a. We have now provided curb and gutter 15' from the center line of Slade Ave., per your recommendations.
- b. We have now provided for a concrete curb to line the South perimeter of the Parking Area, per your recommendations.
- c. We have now provided that the shoulder area be paved w/ Bituminous concrete per your recommendations.

I trust that our response will satisfy all your comments and recommendations. If there are any questions please contact us.

Respectfully
William J. Marchese
Architect
John J. Baitch
Architect



DRAWING INDEX	
1	PLOT PLAN
2	BASEMENT PLAN
3	FIRST FLOOR PLAN
4	SECOND FLOOR PLAN
5	ELEVATIONS
6	WALL SECTIONS & DETS
7	STAIR SECTIONS & DETS
S1	FOUND. & FRAMING PLANS
S2	STRUCTURAL DETAILS
E1	ELECT. PANEL SCHEMATICS
M1	ROOF PLAN & SCHEDULES
M2	SECOND FLOOR PLAN
M3	FIRST FLOOR PLAN
M4	BASEMENT PLAN
P1	BASEMENT PLUMBING LAYOUT
P2	FIRST FLOOR PLUMBING
P3	SECOND FLOOR PLUMBING (E.T.)

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE 8/18/69
ZONING COMMISSIONER
DATE 9/1/69
Zoning File 6P-205X

LEGEND --
 4'-0" SURFACE ELEVATION BASED ON 1st FLOOR ELEV. +100.00
 DIRECTIONAL SURFACE DRAINAGE TO SLADE AVENUE
 NEW SALINARIY DRIVE
 NEW WATER LINE
 NEW GAS LINE

SITE PLAN
 1. 45' SETBACK FROM NORTH PROPERTY LINE TO BUILDING
 2. 15' SETBACK FROM WEST PROPERTY LINE TO BUILDING (BY OWNER)
 3. 15' SETBACK FROM SOUTH PROPERTY LINE TO BUILDING
 4. 15' SETBACK FROM EAST PROPERTY LINE TO BUILDING
 5. INFORMATION FOR THIS PLOT PLAN WAS TAKEN FROM A TOPOG. SURVEY MADE ON 116 SLADE AVENUE, ELEVATION PLOT 2, BALTIMORE COUNTY, MARYLAND, PREPARED BY MATS, CLUDE & ATTER, 1010 CHESAPEAKE DRIVE, BALTIMORE, MARYLAND, 21204, J.C. NO. 26189, DATED JAN. 16, 1968.
 6. VERIFY ELEVATIONS AND LOCATE UTILITIES IN FIELD PRIOR TO STARTING WORK.
 7. SITE IMPROVEMENTS: PARKING LOT, DRIVE, DRIVEWAY AND SITE IMPROVEMENTS NOT INDICATED.
 8. VERIFY PROPERTY LINE AND ESTABLISH BENCH MARK IN FIELD.

NICHOLAS J. MARCHESE - A.I.A.
 REGISTERED ARCHITECT
 1652-B
 BOARD OF EXAMINERS AND REGISTRATION
 STATE OF MARYLAND

THIS PROJECT BUILDING OR STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE BALTIMORE COUNTY BUILDING CODE.
[Signature]

MEDICAL OFFICE BUILDING for DR. GREENSTEIN AND BAITCH
 BALTIMORE, MARYLAND

AMERICAN MEDICAL BUILDING GUILD, INC.

DATE	3-3-69
APPROVED	DATE 6-10-69
REVISED	DATE

PROJECT NO. 6901
DRAWING NO. 1