

March 22, 1978

Mr. William H. Parsons, Jr., President
Building Sciences, Inc.
1100 Equitable Towson Building
401 Washington Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
SE/corner of Greenside Drive
and Gibbons Boulevard - 8th
Election District
Martin E. Staehlin, Jr., et al -
Petitioners
NO. 74-64-RX (Item No. 20)

Dear Mr. Parsons:

I have this date passed my Order in the above referenced matter,
in accordance with the attached.

Very truly yours,

[Signature]
S. ERIC DI NENNA
Zoning Commissioner

SED/srl

Attachment

March 7, 1978

Mr. S. Eric DiNenna
Baltimore Co. Zoning Commissioner
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Property South East Corner
Greenside Drive and Gibbons
Boulevard - 8th Election Dist.

Dear Eric:

As you know I received approval of our zoning for the special
exception for our office building on the presently zoned
DR-16 property from your office on February 23, 1976. The
zoning was appealed and the appeal was dismissed on February
22, 1977. Thus the zoning has been effective on the property
for slightly more than one year.

I understand that the special exception becomes void if the
special exception is not exercised through development of
the property within two years of the special exception approval
date. Thus, I would have approximately nine more months to
develop the property before I lose my special exception
privilege unless I submit in writing that I desire an additional
three year extension.

Although I intend to develop the property this spring, I am
herein requesting extension of the special exception privilege
until February 22, 1982.

Respectfully yours,
BUILDING SCIENCES, INC.
[Signature]
William H. Parsons, Jr.
President

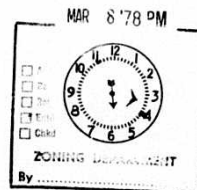
WHPJr/lw

MARTIN E. STAEHLIN, JR., et al

74-64-RX



building sciences



1100 equitable towson building, 401 washington avenue, towson, maryland 21204, 301/296-5737

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
SE/corner of Greenside Drive and Gib- ZONING COMMISSIONER
bons Boulevard - 8th Election District :
Martin E. Staehlin, Jr., et al -
Petitioners : OF
NO. 74-64-RX (Item No. 20) : BALTIMORE COUNTY

::: :::: :::: :::: :::: ::::

EXTENSION ORDER

It is hereby ORDERED by the Zoning Commissioner of Baltimore
County, this 22nd day of March, 1978, that the Special Exception for
an office building, granted February 22, 1977, be and the same is hereby
extended, in accordance with Section 502.3 of the Baltimore County Zoning
Regulations, for a period of three years, beginning February 22, 1979, and
ending February 22, 1982.

[Signature]
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE March 22, 1978
BY Shirley R. Gandy
ADMINISTRATIVE ASSISTANT

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Martin E. Staehlin, Jr., et al., legal owners 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 of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an... DR. 3.5... zone to an... DR. 16... zone; for the following reasons:

To erect a building suitable for an accounting office with living quarters above.

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 office building.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, printing, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: Martin E. Staehlin, Jr.
Legal Owner: Stephen P. Smith
Address: 1100 A 91717
Petitioner's Attorney: John W. Hession, III
Protestant's Attorney: Charles E. Kountz, Jr.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of July, 1973, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout 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 the 17th day of September, 1973, at 11:00 o'clock.

John W. Hession, III
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION SE/corner of Greenside Drive and Gibbons Boulevard - 8th Election District
Martin E. Staehlin, Jr., et al - Petitioners
NO. 74-64-RX (Item No. 20)
BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition filed by Martin E. Staehlin, Jr., et al, for a Reclassification from a D, R. 3.5 Zone to a D, R. 16 Zone and, additionally, a Special Exception for an office building. The subject property is located on the southeast corner of Greenside Drive and Gibbons Boulevard, in the Eighth Election District of Baltimore County, and contains 19,700 square feet of land, more or less.

Evidence on behalf of the Petitioner indicates that he proposes to convert the existing barn into an office building. It was indicated that said property adjoins the Valley Chevrolet property along Padonia Road. The Petitioner felt that the construction of Greenside Drive, the availability of water and sewer, and the close proximity of Valley Chevrolet, all indicate reasons for requesting the Reclassification.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the Comprehensive Zoning Map, as adopted on March 24, 1971, erred in classifying the subject property D, R. 3.5.

In the opinion of the Zoning Commissioner, the proposed use of the subject property would be an ideal buffer between existing commercial uses along Padonia Road, namely Valley Chevrolet, and the residential uses to the north.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of February, 1976, that the herein described property or area should be and the same is hereby reclassified from a D, R. 3.5

Zone to a D, R. 16 Zone and a Special Exception for an office building should be and the same is hereby GRANTED, from and after the date of this Order, subject to the following restrictions:

- The existing structure (barn) must be utilized.
- Any addition to said structure shall not exceed 6,000 square feet.
- Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

John W. Hession, III
Zoning Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION SE/corner of Greenside Drive and Gibbons Boulevard - 8th Election District
Martin E. Staehlin, Jr., et al - Petitioners
NO. 74-64-RX (Item No. 20)
BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

ORDER FOR APPEAL

Mr. Commissioner:

Please note an Appeal from your decision in the above entitled matter under date of February 23, 1976, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

John W. Hession, III
John W. Hession, III
People's Counsel

Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 17th day of March, 1976, a copy of the foregoing Order was mailed to John J. Brennan, Esquire, Layola Federal Building, 22 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III

RE: PETITIONS FOR RECLASSIFICATION AND SPECIAL EXCEPTION SE/corner of Greenside Drive and Gibbons Boulevard - 8th Election District
MARTIN E. STAHLIN, JR., et al, Petitioners
BEFORE THE COUNTY BOARD OF APPEALS FOR BALTIMORE COUNTY
Case No. 74-64-RX

OPINION

The Petition in this case originally involved a proposed reclassification of 0.45 acres of land from D.R. 3.5 to D.R. 16, with an accompanying request for a Special Exception for office use (See Section 1802.1, Baltimore County Zoning Regulations, 1975 Edition). While the matter was pending before this Board on appeal from the Order of the Zoning Commissioner below, the County Council for Baltimore County enacted a new Comprehensive Zoning Map for the Third Councilmanic District (see Bill No. 110-76) on which the classification of D.R. 16 was placed on the property. That portion of the case involving the reclassification is therefore moot (see Mayor-City Council of Rockville v. Dustin, 276 Md. 232) and the matter thus came on for hearing solely on the question of the requested Special Exception.

The Board heard the testimony of William H. Parsons, Jr., the present contract purchaser of the parcel and in essence the substituted Petitioner, and Todd R. Jaffe, the immediately adjacent property-owner/protestant. The Board may consider the agency evaluation comments concerning the case prepared by the Baltimore County Zoning Advisory Committee as evidence (see Section 22-23.2 of Title 22, Baltimore County Code, 1974 Supplement) and on the basis of the testimony and the agency comments finds that, with the exception hereafter treated, the conditions precedent contained in Section 502.1 of the Regulations have been met and, as hereinafter restricted, the Special Exception should be granted.

Because of the antiquity of the barn-structure on the lot and its architectural significance to the community, and the topography of the area, which positions Mr. Jaffe's home above, rather than beside, the site, the Board feels that it should exercise

Martin E. Staehlin, Jr., et al - #74-64-RX

2.

its authority to impose restrictions designed to harmonize the Petitioner's use with its surroundings. The parties have produced for the Board a site plan and a series of proposed restrictions which they feel will effect the desired compatibility. The Board has reviewed the proposals submitted and, in exercise of its independent judgment, concludes that they are adequate and should be incorporated in its Order.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 22nd day of February, 1977, by the County Board of Appeals, ORDERED:

- That the portion of the Petition requesting a reclassification of the property be and it is hereby DISMISSED.
- That the Special Exception for office use be and it is hereby GRANTED, subject, however, to the following restrictions, viz:
 - Petitioner shall develop, maintain and occupy the site in strict accordance with vehicular entrance, vehicular parking, landscaping, and building location information shown and contained on the four sheet site plan prepared by Building Sciences, Inc., under date of January 4, 1977, which site plan has been made a part hereof and included in the file of this case.
 - Petitioner shall retain and restore the existing fieldstone barn in accordance with the facade design shown and contained on the four sheet site plan prepared by Building Sciences, Inc., as aforesaid; any addition to the said existing fieldstone barn shall not exceed 6,000 net rentable square feet in area.
 - Petitioner shall install and maintain outdoor lighting on the site on standards which shall not exceed two (2) feet in height along the perimeter of the site, nor exceed eight (8) feet in height in the vehicle parking area, and all such outdoor lights must be "one-directional type lighting" and must radiate downwards.

Martin E. Staehlin, Jr., et al - #74-64-RX

3.

- Petitioner may erect and maintain one sign, and no more, displaying the name and address of the building, which shall be "free standing" and shall be located to the west of the building. Additionally, Petitioner may maintain one (1) small building directory sign. Both of said signs, the building name and location sign and the directory sign, shall conform to the representations shown on the four sheet site plan prepared by Building Sciences, Inc., as aforesaid. There shall be no other signs permitted on the roof, in the windows, or at any other place on the site.

Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Volter A. Reiter, Jr.
Volter A. Reiter, Jr., Chairman

John A. Miller
John A. Miller

William T. Hackett
William T. Hackett

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 13, 1973

John J. Brennan, Esquire
Loyola Federal Building
22 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
and Special Exception
Martin E. Staehlin, Jr., et al -
Petitioners
Item No. 20
Fifth Zoning Cycle

Dear Mr. Brennan:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These 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 with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the southeast corner of Gibbons Boulevard and Greenside Drive, in the Eighth District of Baltimore County. This property, which is zoned D.R. 3.5, is requesting a Reclassification to D.R. 16 with a Special Exception for an office and office building. The property is currently improved with an existing barn that is proposed to be razed. The property immediately to the south is used for parking in the residentially zoned area and said parking is in conjunction with the Valley Chevrolet dealership that is located on Padonia Road and Greenside Drive. The remainder of this area is developed with residential dwellings and curb and gutter does not exist along Gibbons Boulevard at this location.

John J. Brennan, Esquire
April 13, 1973
Page Two

After reviewing the plans submitted, this Committee is requesting revised site plans that reflect the correct alignment and curves of Gibbons Boulevard. The driveway that exists immediately above this site is also to be shown.

Should this Reclassification and Special Exception be granted, we recommend that the petition be restricted in such a way as to prohibit an entrance onto Gibbons Boulevard because of severe grade differentials and the horizontal and vertical curves of Gibbons Boulevard. Also, that the revised site plan be made subject to the approval of the Department of Traffic Engineering, Bureau of Engineering and the Office of Planning and Zoning.

This Petition for Reclassification and Special Exception is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Friday, June 1, 1973 in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1973 and October 15, 1973, will be forwarded to you well in advance of the date and time.

Very truly yours,
John J. Brennan
JOHN J. DILLON, JR.
Chairman
Zoning Advisory Committee

JJD:gc
Enclosure

cc: John Strong Smith
Smith, Teacher and Associates
10324 S. Delfield Road
Owings Mills, Maryland 21117

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLENWORTH H. DIVER, P. E. CHIEF

April 16, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #20 (April to October 1973 - Cycle V)
Property Owner: Martin E. Staehlin and Douglas M. Parks
Gibbons Boulevard and Greenside Drive
Present Zoning: D.R. 3.5
Proposed Zoning: Reclass. to D.R. 16
District: 8th No. Acres: 19,700 sq. ft.

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Greenside Drive is under construction as a 44-foot street on a 70-foot right-of-way. Gibbons Boulevard is under construction at its intersection with Greenside Drive with a tie-in to the existing paving. Gibbons Boulevard is to be a 30-foot curbed road section on a 50-foot right-of-way. Widening must be provided for the 50-foot right-of-way width.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Public drains are under construction at the intersection of Greenside Drive and Gibbons Boulevard.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Property Owner: Martin E. Staehlin and Douglas M. Parks
Page 2
April 16, 1973

Water:

Public water is existing in Gibbons Boulevard and under construction in Greenside Drive.

Sanitary Sewer:

Public sanitary sewer is available by a sewer extension, which is under construction to the intersection of Greenside Drive and Padonia Road.

Very truly yours,
Ellenworth H. Diver
ELLENWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:GDM:as

5-MB Key Sheet
59 NW 3 Post Sheet
NW 15 A Topo

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MELSER
DIRECTOR DEPUTY TRAFFIC ENGINEER

April 26, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 20 - Cycle Zoning V - April to Oct. 1973
Property Owner: Martin E. Staehlin & Douglas M. Parks
Gibbons Blvd. & Greenside
Reclass. to DR 16 & S.E. for offices - District 8

Dear Mr. DiNenna:

The subject petition is requesting a change from DR 3.5 to DR 16. This tract in itself, is insufficient in size to create serious capacity problems. However, should this area be developed into office buildings or other high trip density uses, serious capacity problems can be anticipated on an already over-taxed road system.

Very truly yours,
E. Richard Moore
E. Richard Moore
Assistant Traffic Engineer

CRM:nc

Baltimore County Fire Department



Towson, Maryland 21204
825-7310

J. Austin Deitz
Chief

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. ~~John J. Brennan~~ *Jack Dillon*, Chairman
Zoning Advisory Committee

Re: Property Owner: Martin E. Staehlin and Douglas M. Parks

Location: Gibbons Boulevard and Greenside Drive

Item No. Reclassification Zoning Agenda Tuesday, April 10, 1973
20

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____

- () 4. EXCEEDS the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *John J. Brennan* Noted and Approved: *Paul H. Rische*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/25/72

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 9, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPT. OF HEALTH AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on reclassification, Zoning Advisory Committee Meeting, April 4, 1973, are as follows:

Property Owner: Martin E. Staehlin & Douglas M. Parks
Location: Gibbons Blvd. and Greenside Drive
Present Zoning: D.R. 3.5
Proposed Zoning: Reclass to D.R. 16
District: 8
No. Acres: 19,700 sq. ft.

Metropolitan water is available. Public sanitary sewer must be extended prior to issuance of building permit.

Very truly yours,

James H. DeWitt
James H. DeWitt, Director
EAU OF ENVIRONMENTAL SERVICES

HVB:ms

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: April 26, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of:

Re: Item 20
Property Owner: Martin E. Staehlin and Douglas M. Parks
Location: Gibbons Boulevard and Greenside Drive
Present Zoning: D.R. 3.5
Proposed Zoning: Reclass to D.R. 16

District: 8
No. Acres: 19,700 square feet

Dear Mr. DiNenna:

No adverse effect on student population.

WNP/ml

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

H. EMELIE PARKS, President
EUGENE C. WESS, Vice-President
MRS. ROBERT L. JERNEY

MANUEL M. ST. SAUS
JOSEPH N. MCDONNAN
ALVIN LOROCK
JOSEPH A. WHEELER, Superintendent

T. DAVANIL WILLIAMS, JR.
RICHARD W. TRACY, M.D.
MRS. RICHARD W. TRACY



May 17, 1973

Mr. S. Eric Dinenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Dinenna:

Comments on Item #20, V Zoning Cycle, April to October 1973, are as follows:

Property Owner: Martin E. Stahlin and Douglas M. Parks
Location: SEC Gibbons Boulevard and Greenside
Present Zoning: D.R.3.5
Proposed Zoning: Reclassification to D.R.16 and Special Exception for offices
District: 8
No. Acres: 19,700 square feet

The site plan must be revised to indicate a traffic circulation pattern that will function along with the required size of parking spaces; the spaces shown will only accommodate a lot with a length of 16 feet.

If there is to be any light standards for the parking, it should be limited to 8 feet in height and in accordance with Section 409 of the Zoning Regulations.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project Planning Division
Office of Planning and Zoning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 456-3511 ZONING 456-3521

John J. Brennan, Esquire
Layton Federal Building
22 W. Pennsylvania Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 17th day of April 1973

S. Eric Dinenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner: Martin E. Stahlin, Jr., et al
Petitioner's Attorney: John J. Brennan
John J. Brennan & Associates
16534 E. Redfield Road
Covington, Mississippi 38437

Reviewed by: *John J. Brennan*
Chairman
Zoning Advisory Committee

The subject property is situated at an intersection of two streets, and the surrounding area, with the exception of three or four houses, consist of three-story apartment buildings, a large shopping center, Valley Chevrolet New Car Agency and many other forms of commercially used property. The subject lot is not suitable for the construction of an individual home because of its practical views; and without further commercializing the area, the within petition for an office building is without a doubt the only practical useage of this property.

As a matter of fact, the parking area for Valley Chevrolet, Inc. is immediately adjacent to the property which is the subject of this petition.

It is the intention of the owner to erect a two-story building. The first floor to accomodate the certified public accountant offices, and the second floor to consist of an apartment for himself and his family to occupy. Such a proposed useage is definitely in conformity with the surrounding area and will not affect the value of the very few residential homes from a dollar standpoint, nor from an aesthetic viewpoint. There will be no other offices within the building except those of the applicant, and no one other than the applicant will occupy the second floor.

Respectfully,

John J. Brennan
John J. Brennan, Esq.
Attorney for the Petitioner

Brennan & Brennan
ATTORNEYS AT LAW
TOWSON & BALTIMORE, MD.
TOWSON BUILDING 204
BALTIMORE 407-0104

THIS AGREEMENT, made this 28th day of December, 1976, by and between WILLIAM H. PARSONS, JR. (hereinafter "Parsons"), Purchaser and TODD R. JAFFE (hereinafter "Jaffe"), Protestant.

RECITALS

WHEREAS, Parsons is the proposed Purchaser of a certain parcel of land in Baltimore County, Maryland being designated herein as the Old Barn parcel of the Douglas Parks parcel located on Gibbons Boulevard and Greenside Drive; and,

WHEREAS, the said parcel is presently zoned D.R.16 which will permit, by way of special exception, the construction of an office building; and,

WHEREAS, Parsons desires to finalize the purchase of the said parcel for the purpose of converting the old stone barn located on said parcel to an office use and to add to the existing stone barn an addition containing approximately 6,000 square feet with appurtenant parking facilities, which use and addition has been approved by the Zoning Commissioner for Baltimore County, Maryland; and,

WHEREAS, Jaffe has taken an appeal from the decision of the Baltimore County Zoning Commissioner; and,

WHEREAS, Parsons and Jaffe have had a number of meetings for the purpose of resolving their differences with respect to the development of the said parcel and that as a result of the meetings between Parsons and Jaffe they have come to certain agreements.

NOW, THEREFORE, this Agreement, witnesseth, that in consideration of the sum of one dollar (\$1.00), the receipt of which is hereby mutually acknowledged, and for other good and valuable considerations the parties agree as follows:

1. The pertinent portions of this Agreement between the parties shall be incorporated in the final order of the Board of Zoning Appeals for Baltimore County, Maryland.

2. Parsons agrees to landscape the said parcel as shown on the landscape plan prepared by *Building Sciences, Inc.* dated the 4th day of January, 1977. *1977 JAN 7 1977*

3. Parsons agrees that perimeter outdoor lighting will be supplied from lighting standards which shall be located inside of the perimeter landscape screening, shall be located on lighting standards which shall not exceed 2 feet in height on the perimeter of the parcel and shall not exceed 8 feet in height in the parking lot area. In addition, all lighting standards must be one directional type lighting and must radiate light downwards.

4. Parsons agrees that there will only be one sign displaying the name and address of the building. This sign shall be free standing and shall be located on the west side of the building. In addition to the one sign displaying the name and address of the building, Parsons shall be permitted to have one small building directory sign. The building location sign shall conform to the sign shown on the building blueprint prepared by Building Sciences, Inc. dated the 4th day of January, 1977. There shall be no other signs permitted on the roof, the windows or any other place whatsoever and all leases affecting the premises shall contain a restrictive covenant prohibiting signs, except as permitted by this Agreement.

5. Ingress and egress to the parking lot of the building will be as shown on the blueprint prepared by Building Sciences, Inc. dated the 4th day of January, 1977. *1977 JAN 7 1977*

6. Parsons agrees to retain and restore the existing field stone wall and any addition to the existing barn shall be limited to 6,000 net rentable square feet.

7. Jaffe agrees to dismiss his appeal to the decision of the Baltimore County Zoning Commissioner dated the 22nd day of March, 1976.

Witness our hands and seals this 6th day of January, 1977.

WITNESS:

William H. Parsons, Jr.
WILLIAM H. PARSONS, JR. (SEAL)
Todd R. Jaffe
TODD R. JAFFE (SEAL)

W. LEE THOMAS, P.A.
ATTORNEYS AT LAW
SUITE 304
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

AREA CODE 301
306-6777

June 11, 1976

Eric S. Dinenna, Esquire
Zoning Commissioner
Office of Zoning
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification and Special Exception
S/E Corner - Greenside Drive & Gibbons Blvd.
8th Election District
#74-64-X (Item #20)

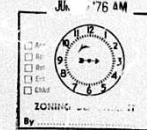
Dear Mr. Dinenna:

I represent Mr. Douglas M. Parks, the owner and contract seller of the land referred to above. Will you please enter my appearance on his behalf on Case No. 74-64-RX.

Very truly yours,
W. Lee Thomas
W. Lee Thomas

WLT:gs

cc: Baltimore County Board of Appeals
Mr. Douglas M. Parks



DESCRIPTION OF 19,700 SQUARE FEET OF LAND, MORE OR LESS SOUTHEAST CORNER OF GIBBONS BOULEVARD AND GREENSIDE DRIVE

BEING parts of the following two parcels:

1. That land which by deed dated May 8, 1950 and recorded in Liber TFS 1541 Folio 78 was conveyed to Douglas M. Parks.
2. That land which by deed dated December 28, 1946 and recorded in Liber JWB 1525 Folio 537 was conveyed to G. Stinebaugh.

Both of the above conveyances recorded among the Land Records of Baltimore County.

BEGINNING at a point at the southwest end of a line connecting the east right-of-way line of Greenside Drive and the south right-of-way line of Gibbons Boulevard; thence leaving said point and binding on said connecting line, as shown on Baltimore County Plat #64-08-148-2.

- (1) North 59°-17'-40" East 35.36 feet; thence binding on the south right-of-way line of Gibbons Boulevard.
- (2) South 88°-12'-20" East 174.00 feet; thence binding on part of the first line of that land which by deed dated November 18, 1904 and recorded at 4301/311 was conveyed into Edward J. Coniff.
- (3) South 39°-55'-30" West 63.00 feet; thence binding on part of the second line of said Coniff land.
- (4) South 140°-00'-00" East 68.75 feet; thence binding on part of the northernmost outline of Parcel "A" Parks Property said Parcel being recorded in Plat Book 35 Page 21
- (5) North 85°-17'-34" West 161.58 feet; thence continuing on the same bearing.
- (6) North 85°-17'-34" East 87.00 feet to a point in the east right-of-way line of Greenside Drive as shown on aforementioned right-of-way plat the following two courses and distances
- (7) By a curve to the left said curve having a radius of 2,899.19 feet for an arc distance of 32.00 feet
- (8) North 05°-47'-40" West 65.25 feet

CONTAINING 19,700 square feet of land, more or less

SUBJECT to slope easement shown on aforementioned right-of-way plat

This description is for zoning purposes only and is not intended for conveying of land

P.M. 589
1.30.73

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		300 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: _____					Revised Plans: Change in outline or description _____ Yes _____ No					
Previous case: _____					Map # _____					

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#74-64-RX

District: 84 Date of Posting: 8-30-73
Posted for: Hearing Monday, Sept. 19, 1973 @ 11:00 A.M.
Petitioner: Martin E. Staehlin, Jr.
Location of property: SE corner of Greenwald Drive and Gibbons Blvd.
Location of Signs: 2 Posted on Gibbons Blvd. 2 Posted on Greenwald Dr.
Remarks: _____
Posted by: M. H. Hess Date of return: 9/6/73
Signature

Appeal
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#74-64-RX

District: 84 Date of Posting: 4-29-76
Posted for: _____
Petitioner: Martin E. Staehlin, Jr.
Location of property: SE corner of Greenwald Drive & Gibbons Blvd.
Location of Signs: 1 Sign Posted on SE corner of Greenwald Drive & Gibbons Blvd.
Remarks: _____
Posted by: M. H. Hess Date of return: 5-6-76
Signature

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 31683

March 19, 1976 ACCOUNT 01-662

AMOUNT \$75.00

RECEIVED FROM: John W. Hess, Jr., Esquire, People's Counsel
FOR: Cost of Filing of an Appeal & Posting of Property
on Case No. 74-64-RX (Item No. 20)
SE/corner of Greenwald Drive and Gibbons Boulevard -
8th Election District - 500.00
Martin E. Staehlin, Jr., et al - Petitioners

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 31636

DATE March 26, 1976 ACCOUNT 01-662

AMOUNT \$70.00

RECEIVED FROM: Mr. & Mrs. Todd R. Jaffe
FOR: Cost of Filing of an Appeal on Case No. 74-64-RX
(Item No. 20)
SE/corner of Greenwald Drive and Gibbons Boulevard -
8th Election District - 200.00
Martin E. Staehlin, Jr., et al - Petitioners

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 8340

DATE May 3, 1973 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER
Messrs. Brennan & Brennan
325 Eastern Ave.
Baltimore, Md. 21221
Fees for Reclassification and Special Exception
for Martin E. Staehlin, et al 500.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 33369

DATE May 5, 1976 ACCOUNT 01-662

AMOUNT \$5.00

RECEIVED FROM: Mr. & Mrs. Todd R. Jaffe
FOR: Cost of Posting Property of Martin E. Staehlin, Jr.,
et al, for an Appeal Hearing
SE/corner of Greenwald Drive and Gibbons Boulevard -
8th Election District
Case No. 74-64-RX (Item No. 20) 500.00

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 12411

DATE Sept. 17, 1973 ACCOUNT 01-662

AMOUNT \$150.72

WHITE - CASHIER DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER
Martin E. Staehlin, Jr.
1310 Bulaway Valley Road
Towson, Md. 21204
Advertising and posting of property
#74-64-RX 150.72

TIMONIUM HEIGHTS
7-15
EX ZONING DR-35

TIMONIUM HEIGHTS 7-15-EX ZONING DR-35

UNDER CONSTRUCTION
GREENSIDE DRIVE

PROPOSED
PVG 08-0534

PROPOSED
PVG 08-0534

STA 0+25 TO GREENSIDE DR.
STA 0+00 TO GIBBONS BLVD.

200' TO EX. SEAN N.W.

PROPOSED PAVG
PVG 08-0534

SEE PVG 08-0534 FOR PROPOSED
STREET IMPROVEMENT

EX. DRG

EX. DRG

50' R/W
PROPOSED

GIBBONS BOULEVARD

EX. PAVING

3 54'-10 1/2" E-174.00'

EX. 12" WATER
PVG 08-0534

ONE WAY ONLY

7 SPACES

PROPOSED OFFICE BUILDING
STORIES

8 SPACES

ONE WAY ONLY

4.65' (14' 11") W-27.00'

N 05° 47' 40" W-101.00'

420 425

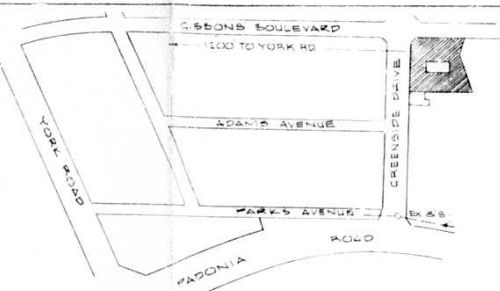
DOUGLAS M PARKS
EXIST ZONING DR-35
WITH SPECIAL EXCEPTION
TO PERMIT PARKING
EXIST USE - PARKING AREA
FOR VALLEY CHEVROLET

EXIST ZONING DR-35
EXIST USE - AUTO AGENCY

EDWARD J CONIER
4251/311
EXIST ZONING DR-35
EXIST USE - RESIDENTIAL

314' 00" C.O.E.
08-75

PARKING AREAS AND DRIVES TO BE
OUTLINED WITH CONTINUOUS CURBS



VICINITY MAP
SCALE 1"=200'

EXISTING ZONING - DR 35
EXISTING USE - NONE
PROPOSED ZONING DR-35 WITH SPECIAL EXCEPTION
FOR OFFICE BUILDING
PROPOSED USE - 2 STORY OFFICE BLDG
AREA OF TRACT - 10,100 SQ. FT.
AREA OF BLDG - 3040 SQ. FT.
PARKING REQ'D - 10 (3040/300) + (3000/300)
PARKING PROVIDED - 10
PROPOSED PAVING - MACADAM
PUBLIC WATER & SEWER IS AVAILABLE
SCREENING - 4 HIGH COMPACT EVERGREENS
BEARINGS AND DISTANCES FROM DEEDS AND
RIGHT OF WAY PLATS
CONTOURS FROM BALTO. CO. AERIAL PHOTOGRAPHY
EXISTING BARN TO BE RAZED



Item 20
If Cycle

PLAT TO ACCOMPANY PETITIONS FOR RECLASSIFICATION & SPECIAL EXCEPTION	
DOUGLAS M PARKS PROPERTY	
GREENSIDE DR. & GIBBONS BLVD 5/2 ELECTION DIST. - BALTIMORE CO., MD.	
PREPARED BY SMITH, TEACHER & ASSOCIATES 10324 - S. DOLFIELD RD COWINGS MILLS, MD. 21117 SCALE: 1"=20'-0"	DATE: JAN 30, 1973





TIMONIUM HEIGHTS
7-15
EX. ZONING DR-3.5

TIMONIUM HEIGHTS 7-15-EX. ZONING DR-3.5

GREENSIDE DRIVE

STA 0+25 TO GREENSIDE DR.
STA 0+00 GIBBONS BLVD.

PROP 27' 50"
PVG 66-0331

PROP 12' WATER
PVG 66-0331

PROP 44' PVG
PVG 66-0331

400' TO EX SAN M

PROP F.H. 9' 5" 011 5-352 GREENSIDE DR.

GIBBONS BOULEVARD

SEE PAVG 66-0331 FOR PROPOSED IMPROVEMENT

EX. PAVING

EX. 12" WATER
PVG 66-0331

EXIT ONLY

ONE WAY ONLY

1ST FLR 1420'

WALKWAY

1ST FLR 1800'

PROPOSED OFFICE BUILDING
2 STORIES

7 SPACES

ONE WAY ONLY

ENTRANCE ONLY

EX. BARN TO BE RAZED

NO. 100' 10" 100'

27' 00'

2' 15'

2' 15'

2' 15'

2' 15'

2' 15'

2' 15'

2' 15'

2' 15'

2' 15'

DOUGLAS M PARKS
EXIST ZONING DR-3.5
WITH SPECIAL EXCEPTION
TO PERMIT PARKING
EXIST USE PARKING AREA
FOR VALLEY CHEVROLET

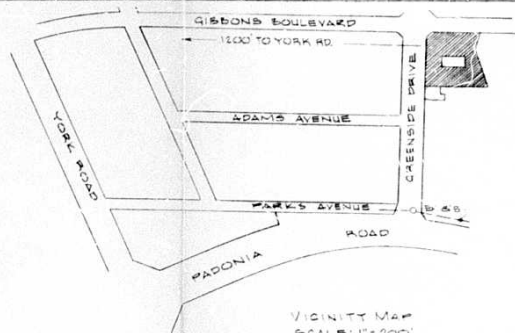
EXIST ZONING DR-3.5
EXIST USE AUTO AGENCY

EDWARD J. CONIFF
4301/311
EXIST ZONING DR-3.5
EXIST USE RESIDENTIAL

314' 00" 00' E
66' 15'

PARKING AREAS AND DRIVES TO BE
OUTLINED WITH BITUMINOUS CURBS

EXISTING ZONING DR-3.5
EXISTING USE NONE
PROPOSED ZONING DR-3.5 WITH SPECIAL EXCEPTION
FOR OFFICE BUILDING
PROPOSED USE 2 STORY OFFICE BLDG
AREA OF TRACT 10,700 SQ. FT.
AREA OF BLDG 7,000 SQ. FT.
PARKING REQ'D IS (3200/300) = 10.67/100
PARKING PROVIDED IS
PROPOSED PAVING MACADAM
PUBLIC WATER & SEWER IS AVAILABLE
SCREENING 4 HIGH COMPACT EVERGREENS
FEARINGS AND DISTANCES FROM PEERS AND
RIGHT OF WAY PLATS
CONTOURS FROM BALTO. CO. AERIAL PHOTOGRAPHY
EXISTING BARN TO BE RAZED



VICINITY MAP
SCALE 1" = 200'

MAP	30
SHEET	1
DATE	1/25/73
BY	SMITH, TEACHER & ASSOCIATES
FOR	DOUGLAS M PARKS
PROJECT	RECLASSIFICATION & SPECIAL EXCEPTION

old Plat

old Plat

PLAT TO ACCOMPANY PETITIONS FOR
RECLASSIFICATION & SPECIAL EXCEPTION

DOUGLAS M PARKS
PROPERTY

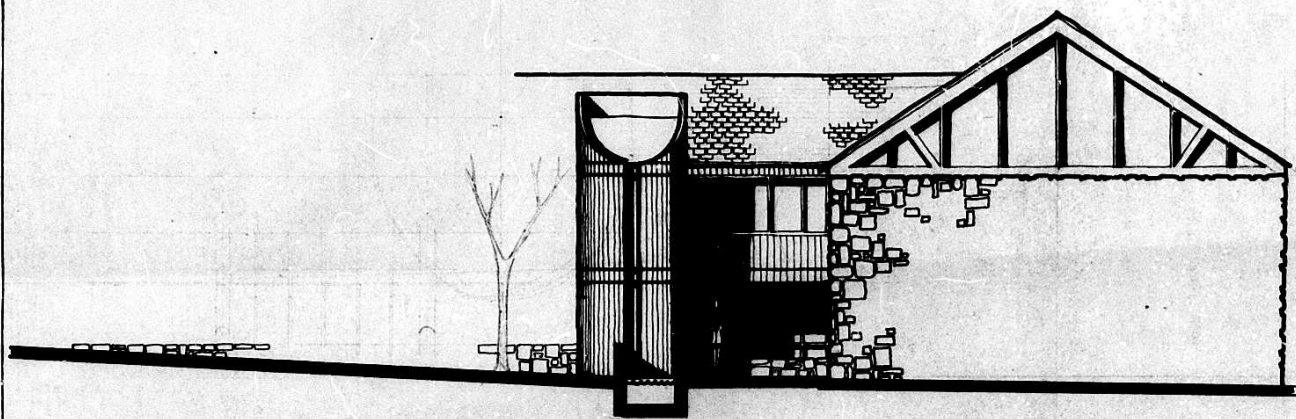
GREENSIDE DR. & GIBBONS BLVD
31 ELECTION DIST. - BALTIMORE CO., MD.

PREPARED BY

SMITH, TEACHER & ASSOCIATES
10324 G. DOLFIELD RD
OWINGS MILLS, MD. 21117

SCALE 1" = 20' 0" DATE: JAN 25, 1973

REV 2/27/73



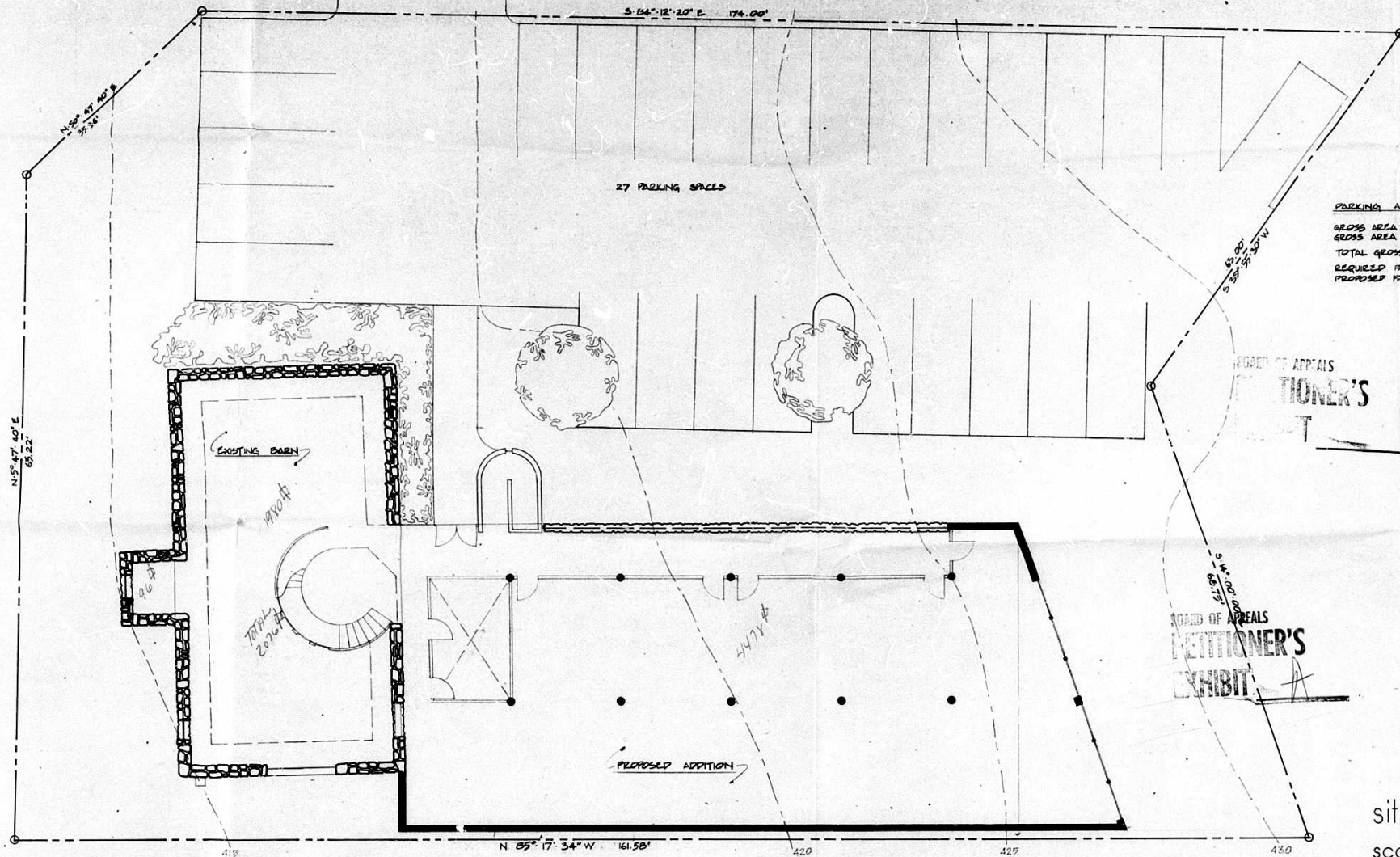
PARTIAL NORTH ELEVATION SKETCH

SCALE: $\frac{3}{16}" = 1'-0"$

7/11/75



GIBBONS BOULEVARD



PARKING ANALYSIS

GROSS AREA OF 1 ST FLOOR	5305'
GROSS AREA OF 2 ND FLOOR	6435'
TOTAL GROSS AREA	11730'
REQUIRED PARKING BY ZONING	51 SPACES
PROPOSED PARKING	27 SPACES

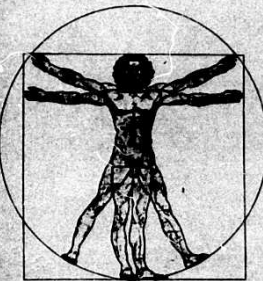
BOARD OF APPEALS
PETITIONER'S
EXHIBIT

BOARD OF APPEALS
PETITIONER'S
EXHIBIT



site plan

scale: 1/8" = 1'-0"

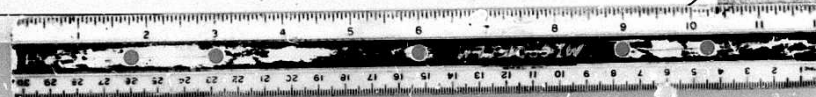


padonia office building

building sciences, inc
suite 1100
equitable building
401 washington ave
towson, maryland
(301) 296 5737

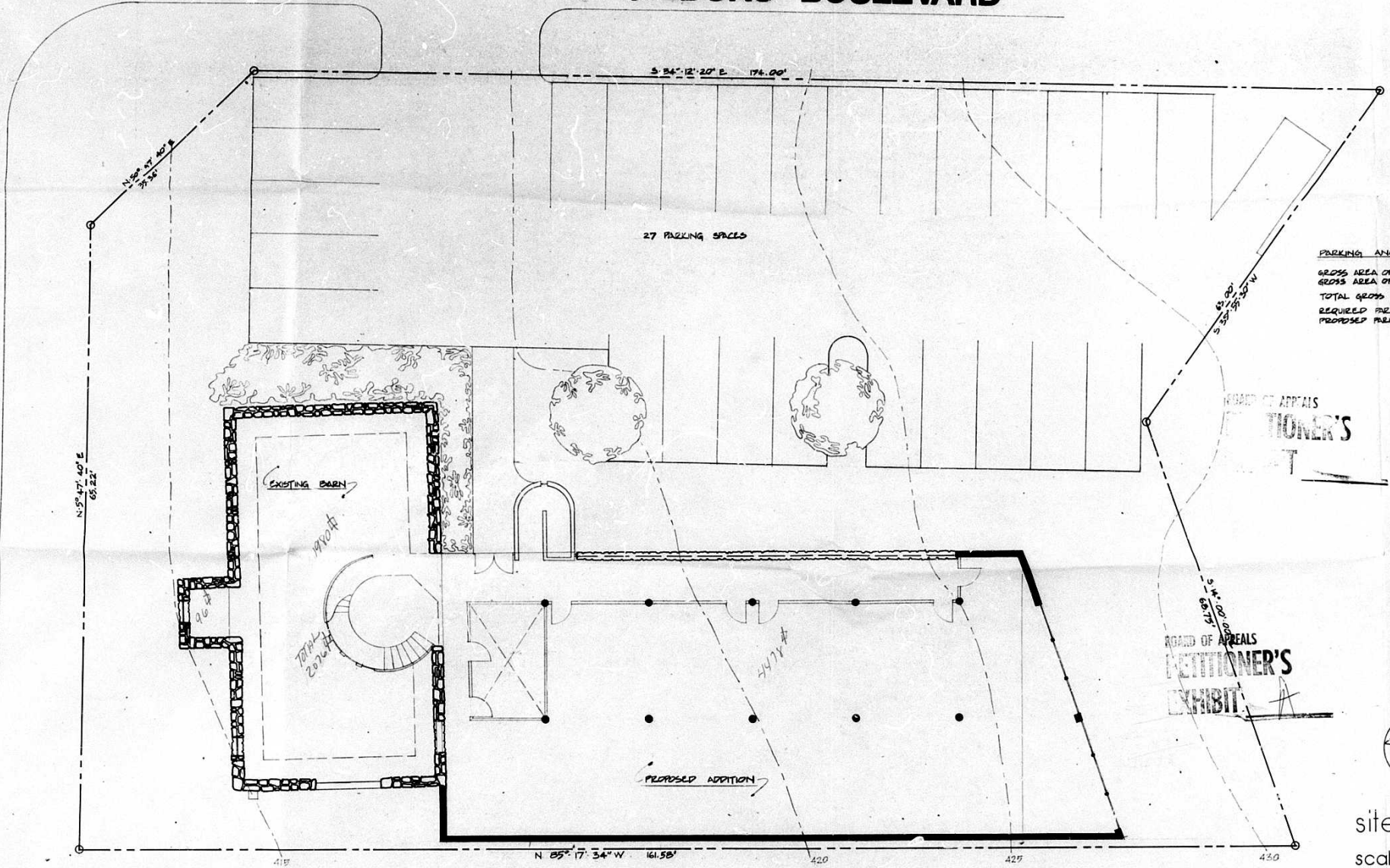
project no
scale 1/8" = 1'-0"
date 7/11/75
drawn by

sheet number



GREENSPRING DRIVE

GIBBONS BOULEVARD

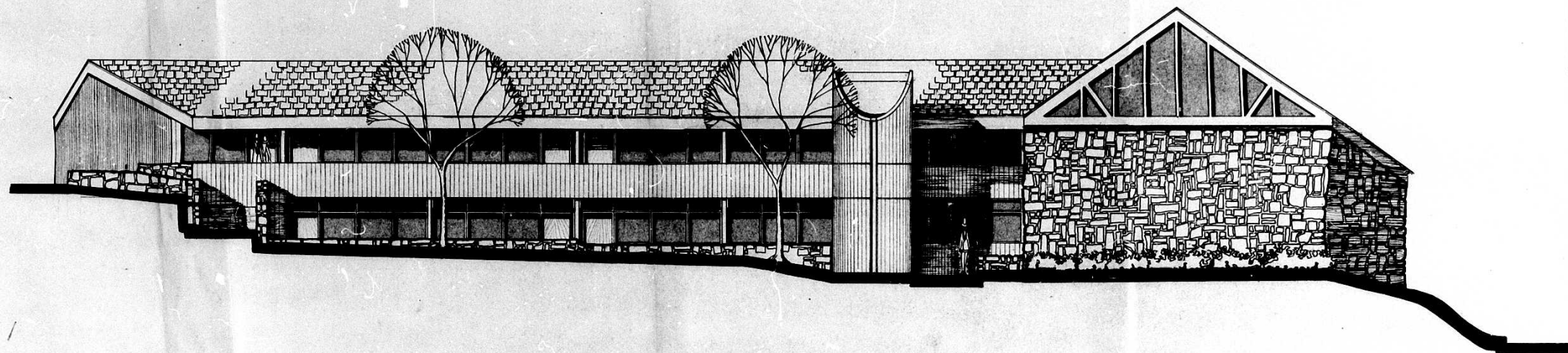


PARKING ANALYSIS

GROSS AREA OF 1 ST FLOOR	5305'
GROSS AREA OF 2 ND FLOOR	6435'
TOTAL GROSS AREA	11730'
REQUIRED PARKING BY ZONING	51 SPACES
PROPOSED PARKING	27 SPACES



padonia office building



NORTH ELEVATION Scale $\frac{3}{16}" = 1'-0"$
BUILDING SCIENCES, INC



HILLSIDE BARN * EXECUTIVE OFFICES
BUILDING SCIENCES, INC. ARCHITECTS

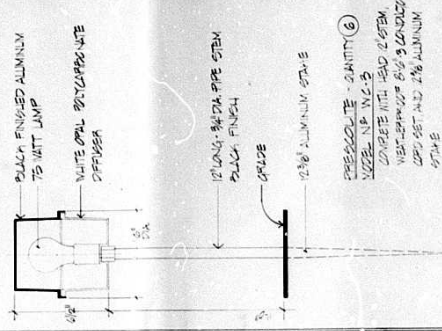
[illegible]

DATE	
JOB No.	76-001
TITLE	

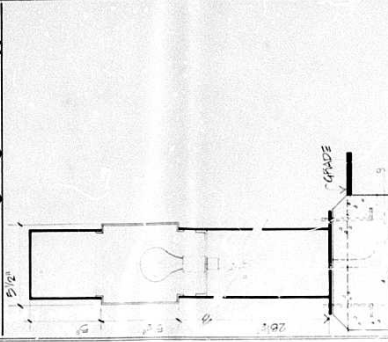
SHEET A-1

FIRST FLOOR OFFICE AREA		SECOND FLOOR OFFICE AREA		TOTAL NUMBER OF OFFICES REQUIRED	
PLAN	1000 SQ FT	PLAN	1000 SQ FT	PLAN	2000 SQ FT
SECTION	9000 SQ FT	SECTION	9000 SQ FT	SECTION	18000 SQ FT
					18000 SQ FT = 16 OFFICES
					2000 SQ FT = 2 OFFICES
					24 OFFICES

Parking Requirement Tabulation



Outdoor Lighting Bollard type-a

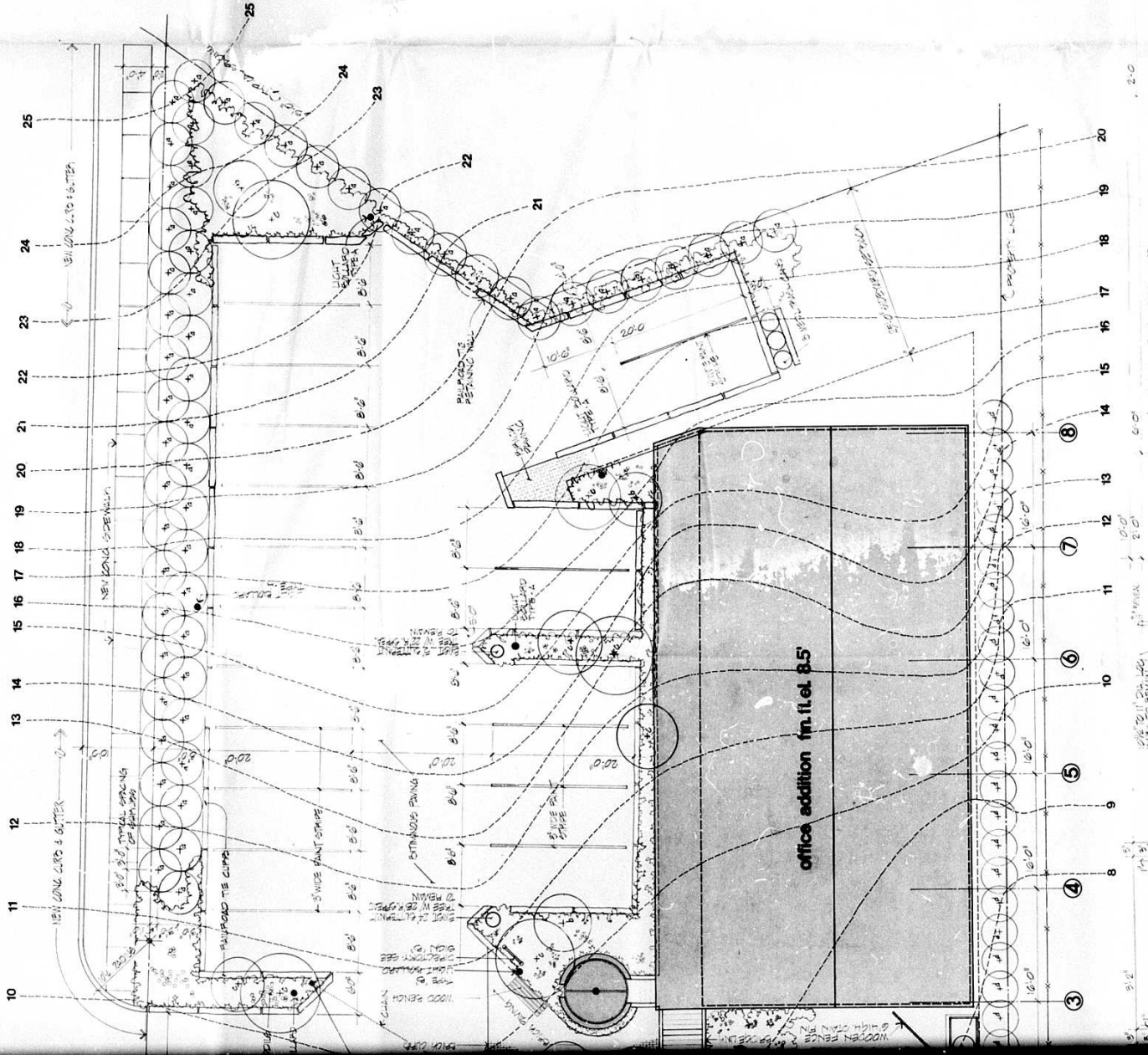


Outdoor Lighting Bollard type.b

[illegible]

Landscape Data

Gibbons Blvd.



hillside barn * executive offices

directory

elevation

section

elevation

HILLSIDE BARN * EXECUTIVE OFFICES

BUILDING SCIENCES, INC. ARCHITECTS

REVISIONS

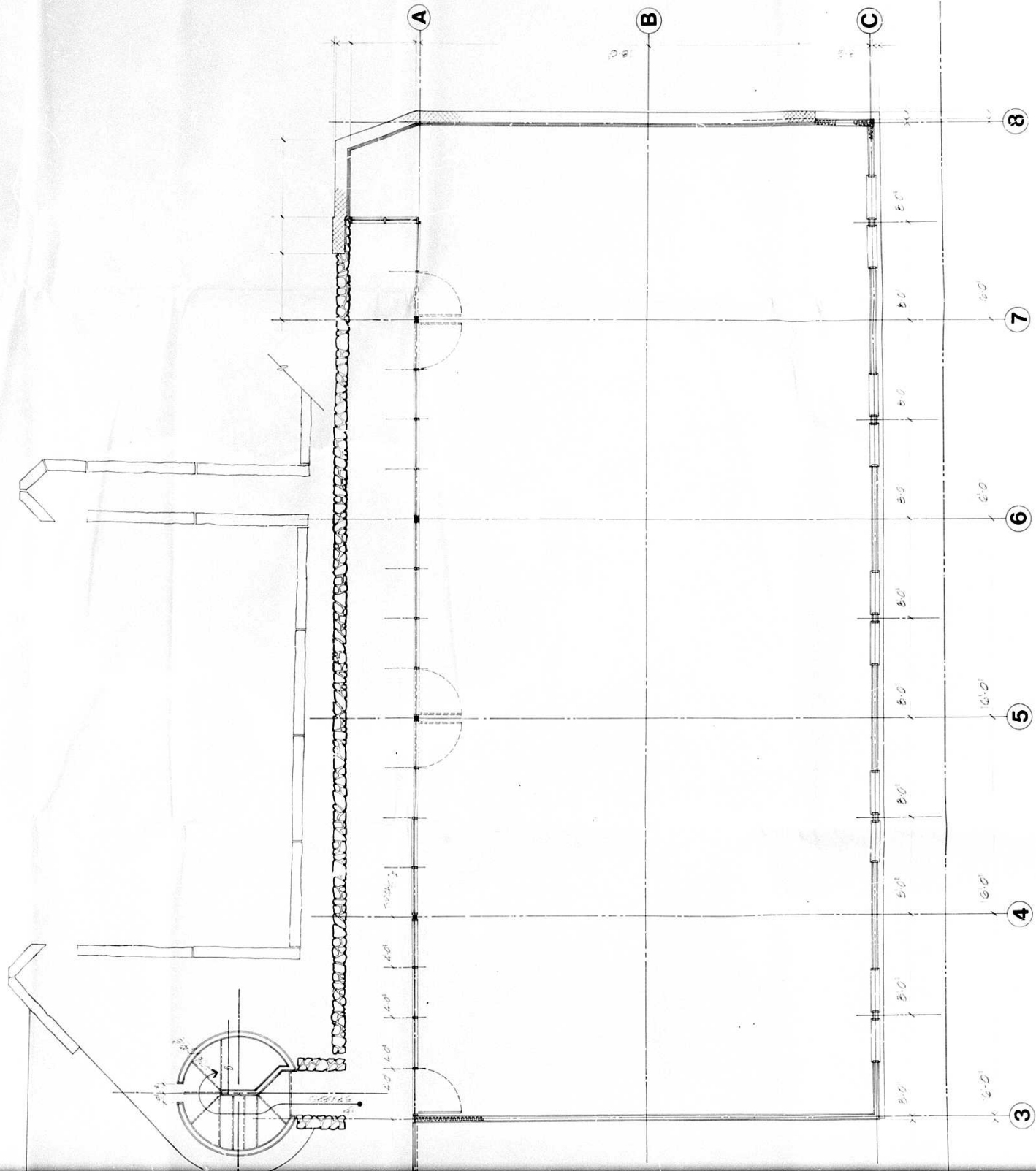
NUMBER	REMARKS
1	JAN 2-77 E.C.N.N.G.

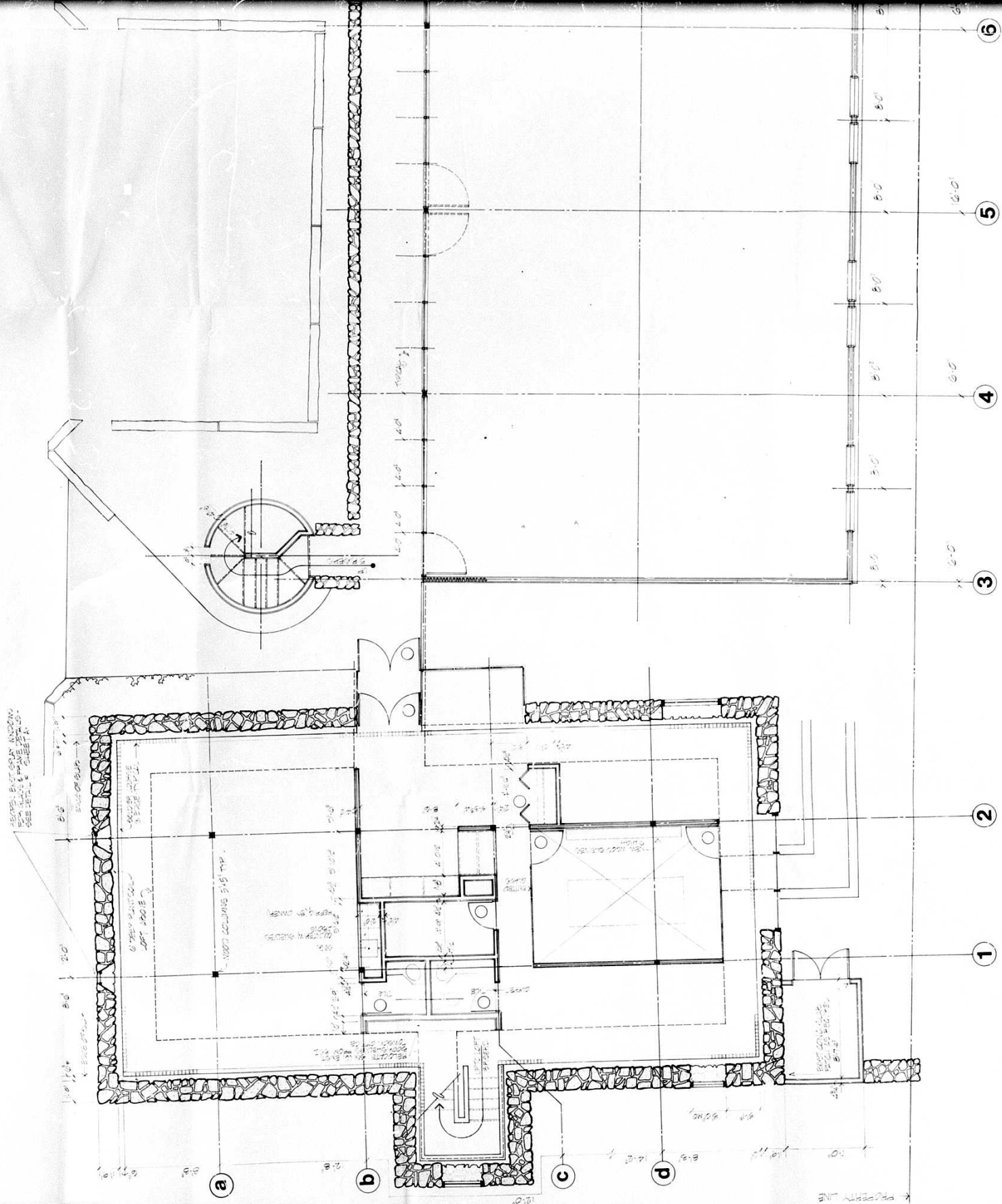
DATE

JOB No. 76-001

TITLE

SHEET
A-2





First Floor Plan

HILLSIDE BARN * EXECUTIVE OFFICES

ARCHITECTS

BUILDING SCIENCES, INC.

REVISIONS

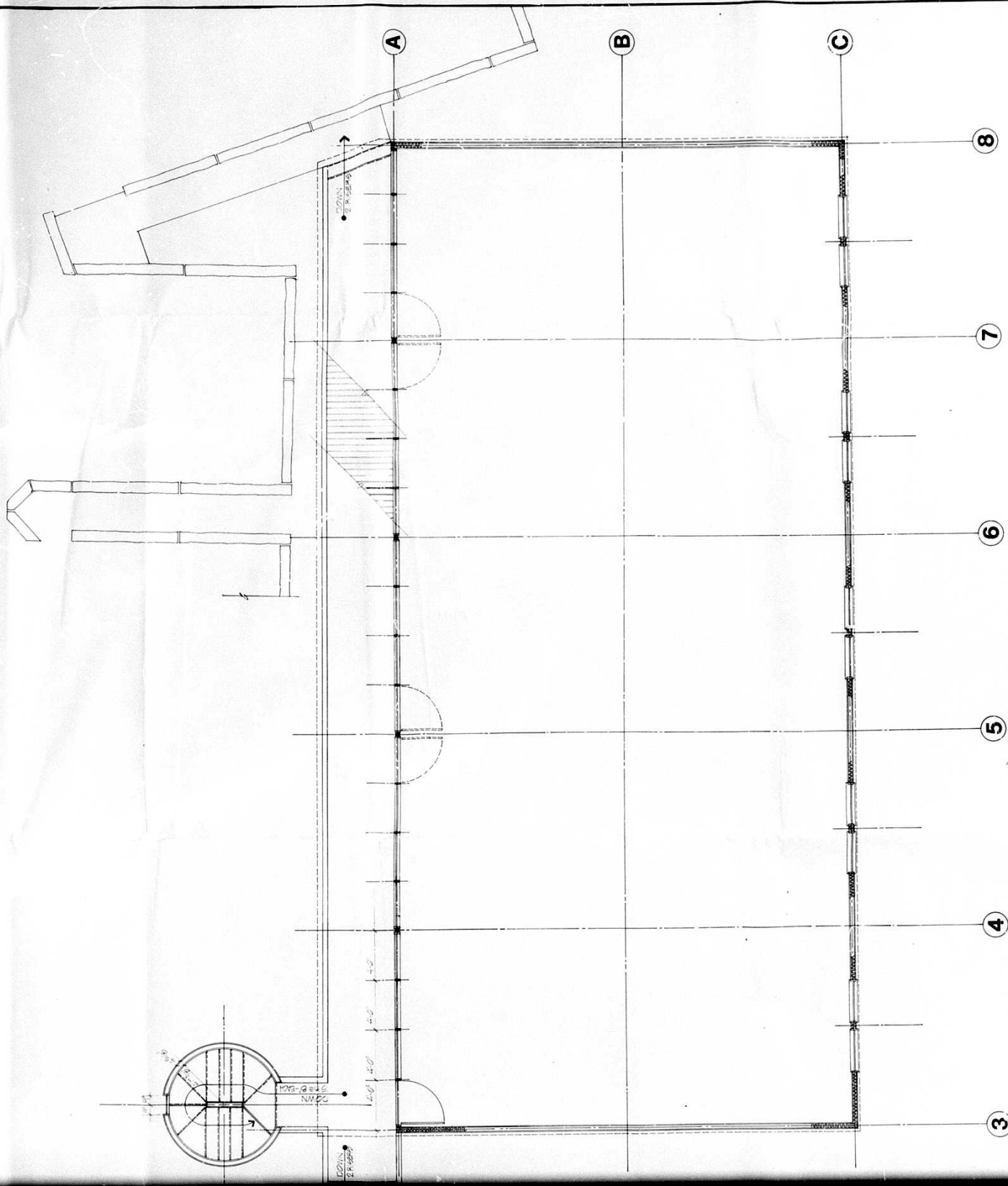
NUMBER	REMARKS
1	ISSUED FOR PERMITTING

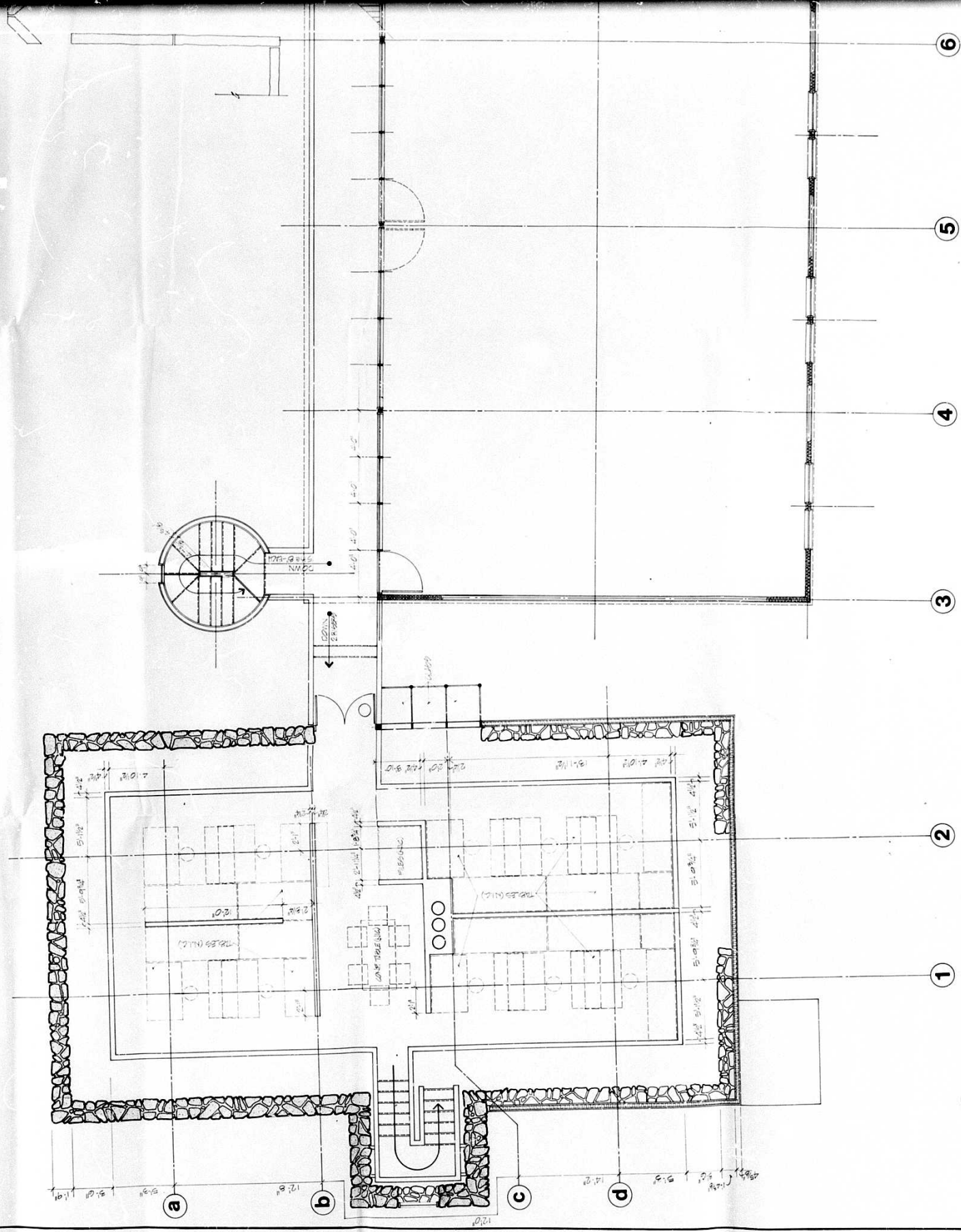
DATE

JOB No. 76-001

TITLE

SHEET
A-3





Second Floor Plan
SCALE 1/4"=1'-0"

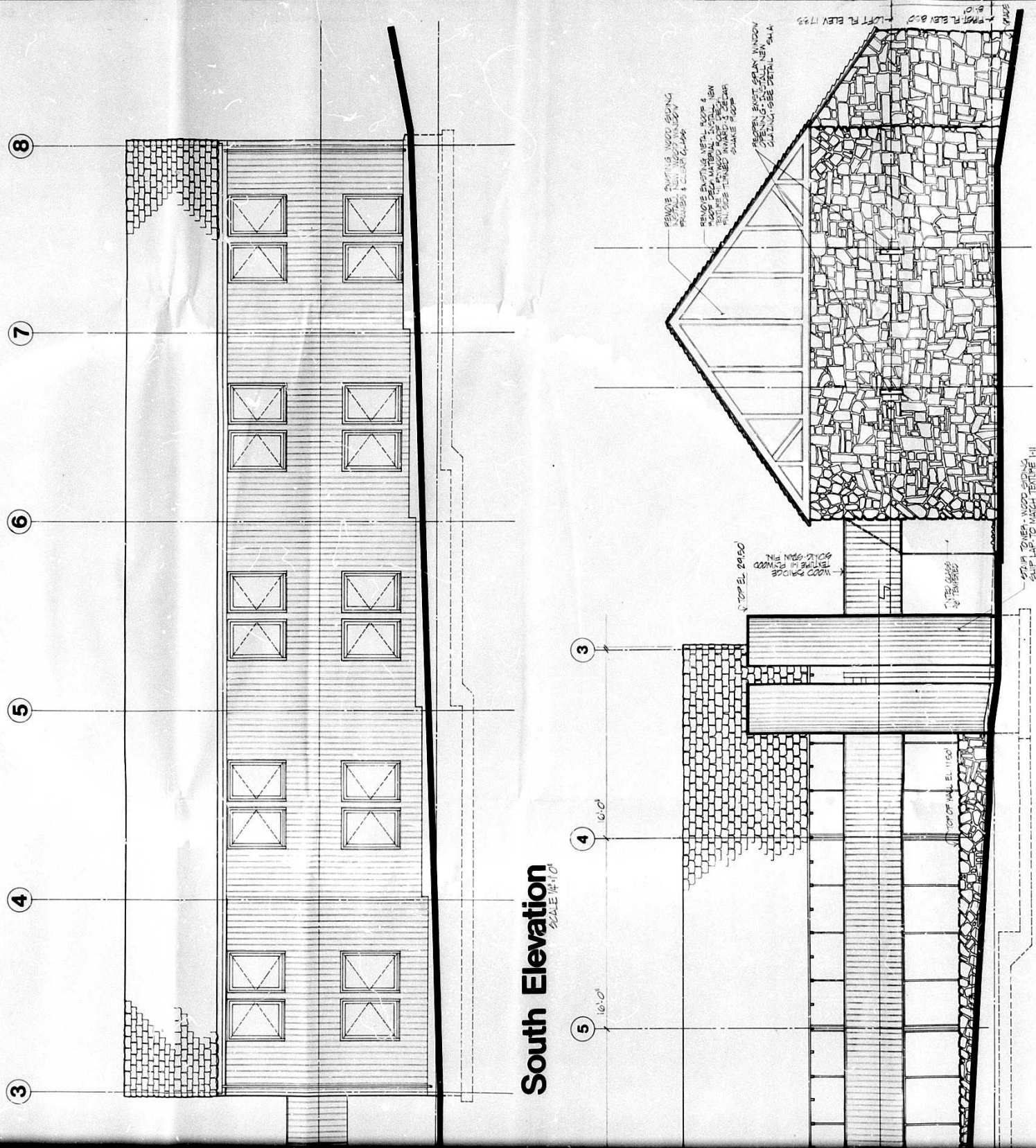


N * EXECUTIVE OFFICES ARCHITECTS

[illegible]

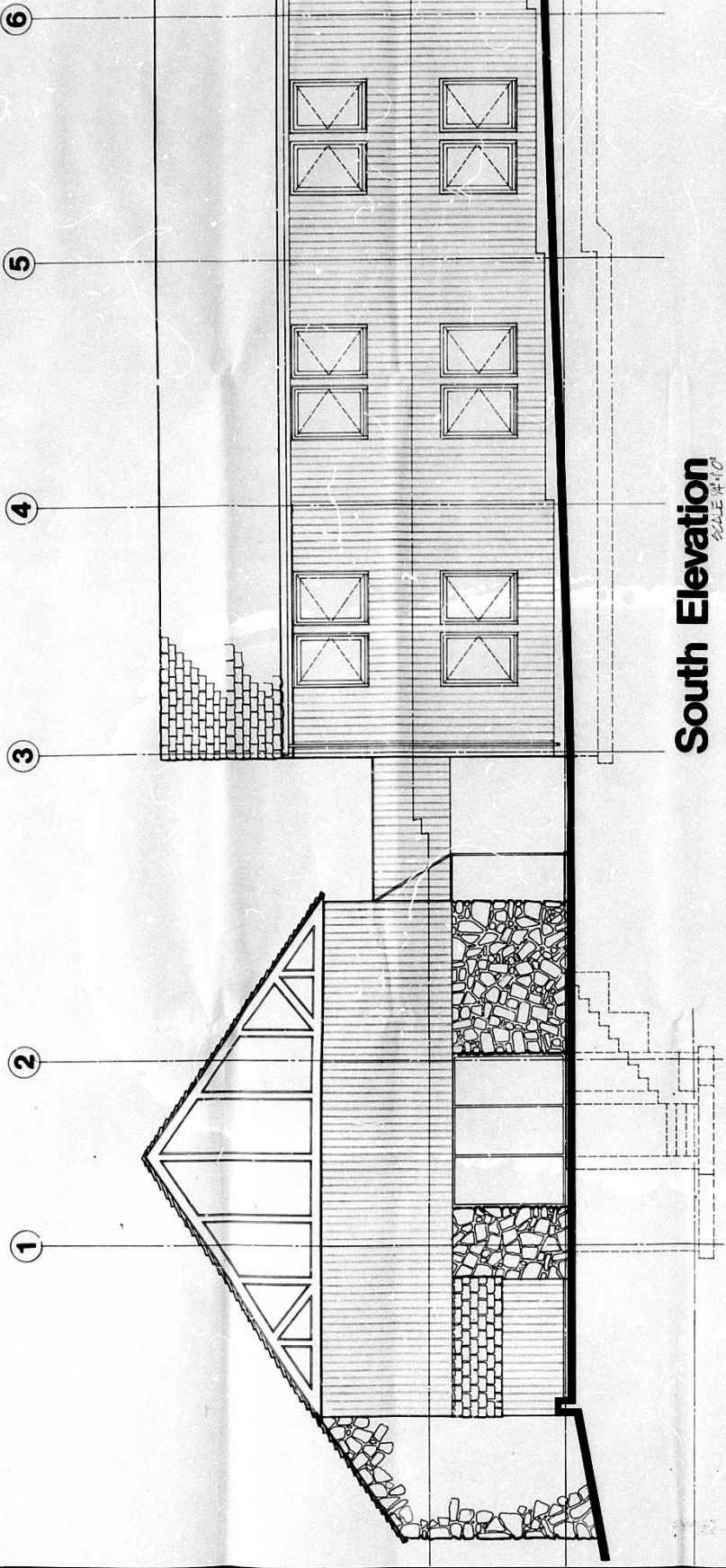
DATE	
JOB No. 76-001	
TITLE	

SHEET A-4

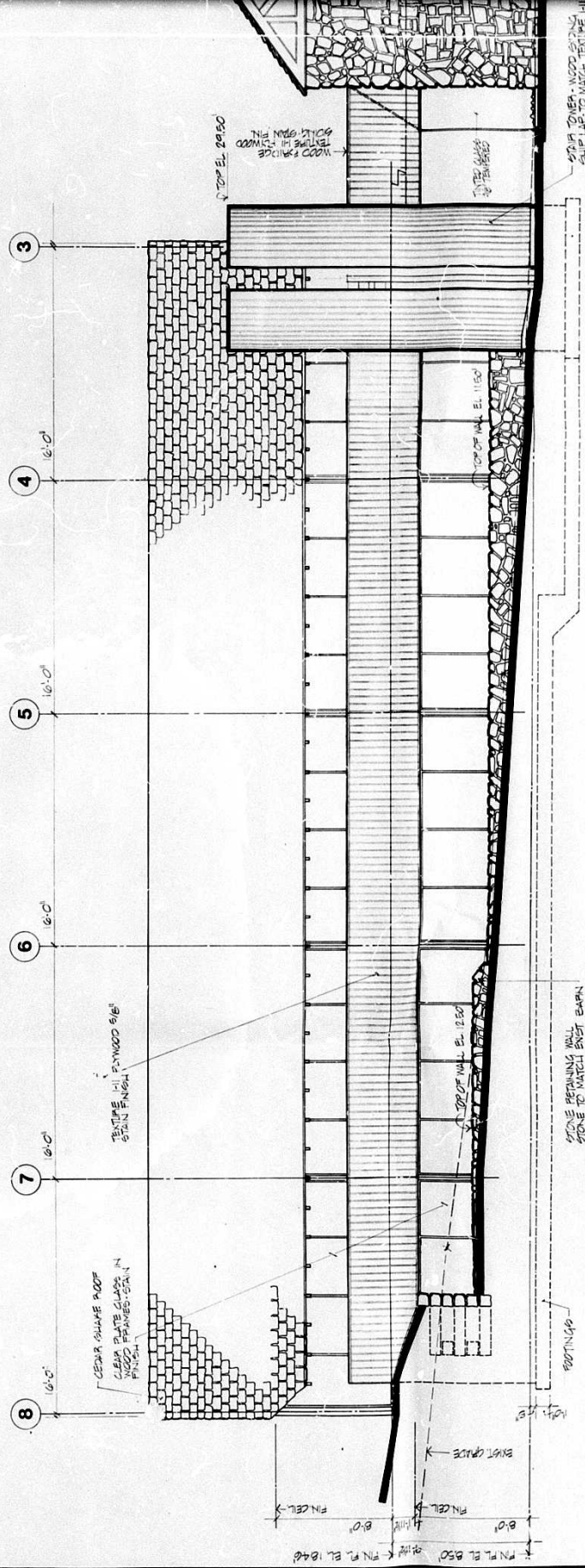


South Elevation

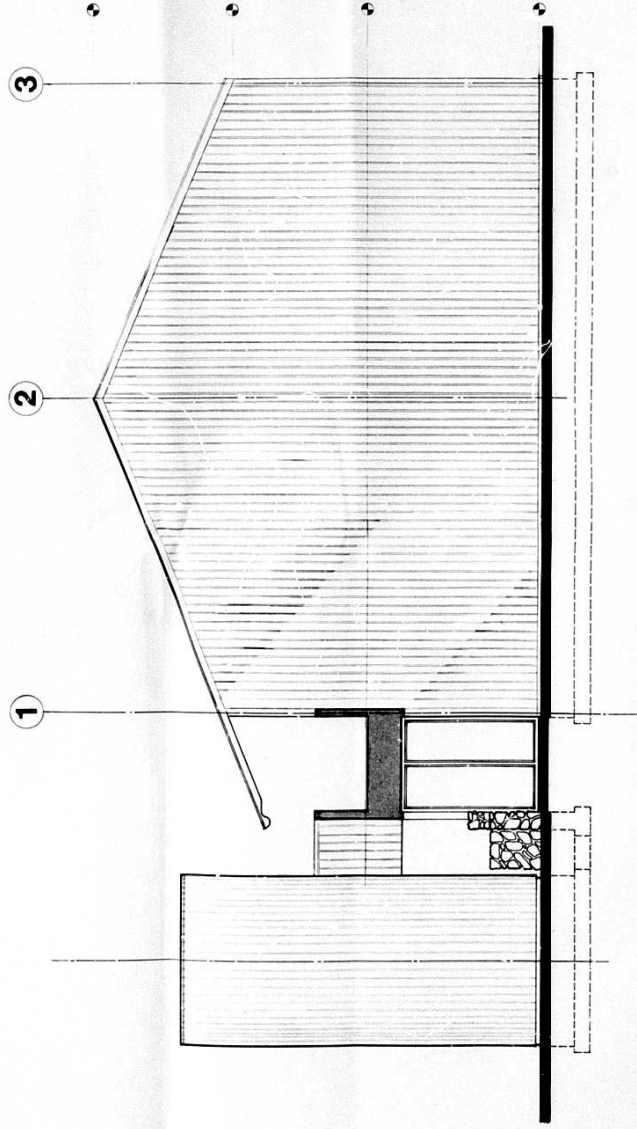
$$K_{\Delta E} = 1/4 = 0.25$$

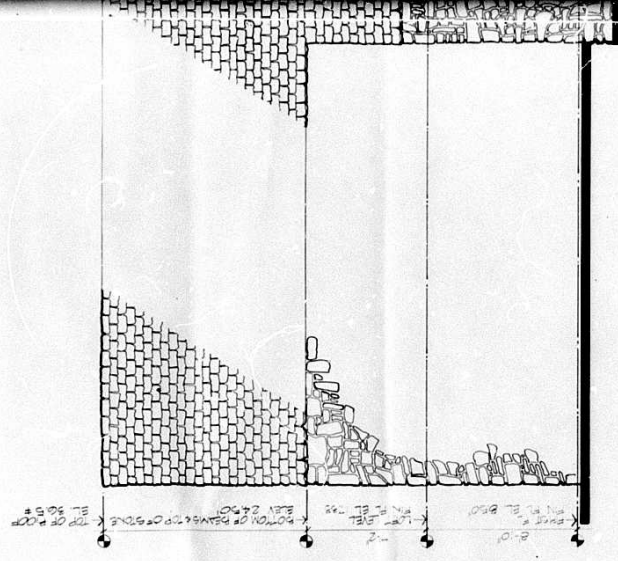
South Elevation
SCALE 1/4"=1'-0"



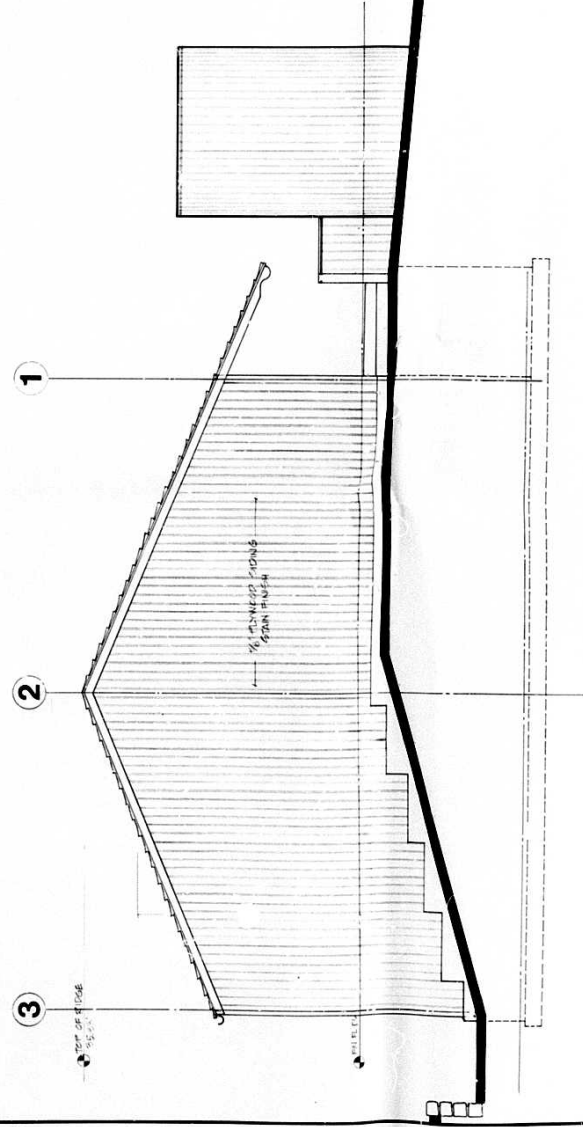
North Elevation
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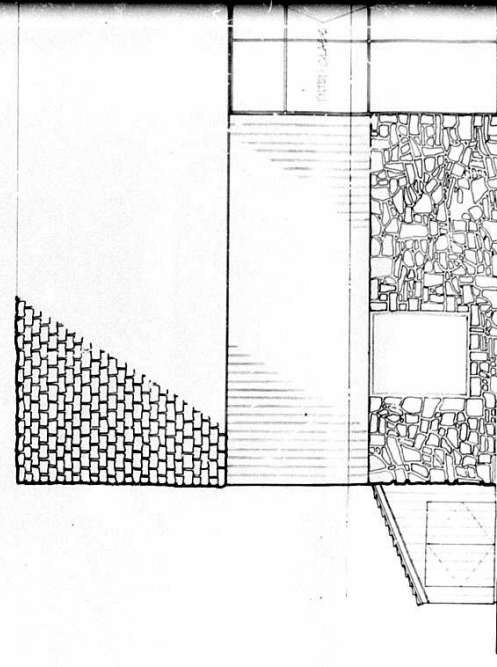
West Elevation - Addition
SCALE 1/4"=1'-0"



West Elevation - Barn
SCALE 1/4"=1'-0"



East Elevation - Addition
SCALE 1/4"=1'-0"



East Elevation - Barn
SCALE 1/4"=1'-0"