

CONTRACTOR SHALL MEET ALL EXISTING IMPROVEMENTS SMOOTHLY FOR LINE, GRADE AND FINISH.

2. ALL WORK SHOWN ON THESE PLANS SHALL BE COMPLETED IN ACCORDANCE WITH ALL CITY ORDINANCES, STANDARDS AND SPECIFICATIONS OF THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS AND OF THE MARYLAND STATE HIGHWAY ADMINISTRATION AND THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS. THE CONTRACTOR SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF COMPLETING THE PROJECT. THE COST OF SUCH WORK SHALL BE INCLUDED IN THE BASE BID.

4. CONTRACTOR SHALL MAINTAIN TRAFFIC IN REISTERSTOWN ROAD, INVIOLAGE, SLACK CREEK, AND MILFORD MILL ROAD AT ALL TIMES DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL NOTE THAT IN CASE OF DISCREPANCY BETWEEN ANY SCALED DIMENSIONS AND THE FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN. ALL QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY AND MUST BE VERIFIED BEFORE FINALIZING BIDS.

6. THE LOCATIONS OF EXISTING AND PROPOSED UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES AND DO NOT REPRESENT FIELD-VERIFIED LOCATIONS. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 A MINIMUM OF 5 BUSINESS DAYS PRIOR TO ANY UTILITY LOCATIONS. CONTRACTOR SHALL CONFIRM TO HIS OWN SATISFACTION THE LOCATION OF ALL UTILITIES PRIOR TO PLACEMENT OF ANY MATERIALS. IF ANY CONFLICT IS FOUND BETWEEN UNDERGROUND UTILITIES AND THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL CONTACT COLBERT MATZ ROSENFIELD, INC., THE OWNER/DEVELOPER AND THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY SUCH DISCOVERED EXISTING UTILITIES, IF NECESSARY, SHALL BE AT THE EXPENSE OF THE OWNER. THE CONTRACTOR SHALL COORDINATE THE RELOCATION OF THESE FACILITIES, IF NECESSARY.

7. CONTRACTOR SHALL PROTECT ALL EXISTING TREES OUTSIDE THE LIMIT OF DISTURBANCE AT ALL TIMES DURING CONSTRUCTION. TREES NOTED, AND PROTECTED, AND NOTED FOR PROTECTION ARE SHOWN AROUND EACH TREE DESIGNATED FOR PROTECTION PRIOR TO BEGINNING ANY CONSTRUCTION.

8. THE CONTRACTOR SHALL DETERMINE IF ANY TREES, PAVING, ETC. ARE TO BE REMOVED AS PART OF THIS PROJECT. SAIL REMOVAL SHALL BE INCLUDED IN THE BASE BID.

9. SCHEDULED FOR REMOVAL OR DEMOLITION. COST OF REPAIR TO ANY DAMAGED EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE BASE BID. THE CONTRACTOR SHALL CLEAR THE PROJECT SITE OF ALL EXISTING MATERIALS AND STRUCTURES PRIOR TO THE START OF CONSTRUCTION AREA UNLESS OTHERWISE NOTED ON THE PLAN. ALL DEMOLITION/REMOVED MATERIALS SHALL BE DISPOSED OF AT THE EXPENSE OF THE OWNER. THE CONTRACTOR SHALL REPAIR RIGHTS OF WAY, OR ADJACENT PROPERTY SHALL BE REPAIRED IMMEDIATELY AT THE EXPENSE OF THE CONTRACTOR.

10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE CONTRACTOR, COLBERT MATZ ROSENFIELD, INC., OF ANY DEVIATION FROM THIS PLAN PRIOR TO ANY CHANGE BEING MADE. ANY DEVIATION FROM THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM COLBERT MATZ ROSENFIELD, INC. SHALL BE AT THE CONTRACTOR'S RISK. PRIOR TO THE COMPLETION OF THIS PROJECT, UNLESS DIRECTED OTHERWISE, LIGHTING SHALL BE IN ACCORDANCE WITH THE LATEST LIGHTING STANDARDS.

11. PREFORMED ELASTOMERIC COMPRESSION JOINT MATERIAL SHALL BE INSTALLED AT ALL MEETINGS OF EXISTING AND/OR PROPOSED PAVEMENT COURSES, CURBS, SIDEWALKS, AND AS NOTED HEREON.

12. CONTRACTOR SHALL PROVIDE ALL PAVEMENT MARKINGS AND PAINT FOR THE PROJECT. THE CONTRACTOR SHALL FOLLOW THE DETAILS OF THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE CODES AND THE DETAILS SHOWN ON THESE PLANS. PAVEMENT MARKINGS TO MEET SHA STANDARD FOR TRAFFIC PAINT. ALL PAINTED HANDCAPPED PARKING SPACES SHALL BE PAINTED WITH A WHITE SURFACE TO BE TRAFFIC WHITE AND SHALL BE APPLIED IN TWO COATS. PAVEMENT MARKINGS TO MEET SHA STANDARD FOR TRAFFIC PAINT.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL LANDSCAPE AREAS. TOPSOIL SHALL MEET MDSHA STD. 92.001 AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.

14. THE CONTRACTOR SHALL BE DIRECTED BY GEOTECHNICAL ENGINEER OR AS OUTLINED IN THE GEOTECHNICAL REPORT. IF NO GEOTECHNICAL REPORT IS PROVIDED, THE CONTRACTOR SHALL ENGAGE AN ENGINEER IS ENGAGED FOR THIS PROJECT, ALL EXCAVATED AREAS SHALL BE BACKFILLED AND COMPACTED TO 90 PERCENT DENSITY AS DETERMINED BY ASTM D 1557. ALL EXCAVATED AREAS SHALL BE PAVED WHICH EXHIBIT UNSTABLE SUBGRADE CONDITIONS SHALL BE EXCAVATED TO BEARING SOIL, REFINED AND COMPACTED. OR SUITABLE MATERIAL SHALL BE PLACED IN 8 IN THICK LOOSE COURSES AND COMPACTED. COMPACTION UNDER PARKING SURFACE SHALL BE TO A MINIMUM OF 95 PERCENT DENSITY AS DETERMINED BY ASTM D 1557. ALL EXCAVATED AREAS UNDER AND ALL UTILITY STRUCTURES SHALL BE TO A MINIMUM OF 95 PERCENT DENSITY AS DETERMINED BY ASTM D 1557.

17. CONTRACTOR SHALL PLACE SURFACE COURSE OVERLAY 5 FEET BEYOND LIMITS OF REPLACEMENT PAVING, UNLESS DIRECTED OTHERWISE BY THE ENGINEER IN THE FIELD. ALL OVERLAYS SHALL BE SMOOTH, AND SHALL BE 1/2 INCH THICK. THE CONTRACTOR SHALL RESURFACE EXISTING PAVING AS NEEDED TO PROVIDE SMOOTH TRANSITION.

18. THE LOCATION OF ALL VALVE BOXES, VAULTS, INLETS, MANHOLES AND OTHER PROPOSED UTILITY STRUCTURES SHALL BE SET TO FINISH GRADE.

19. CONTRACTOR SHALL PROVIDE A MINIMUM OF 1 FOOT OF PROTECTIVE FILLS OVER ALL STORM DRAIN PIPES DURING CONSTRUCTION.

20. THE CONTRACTOR SHALL GRADE ALL AREAS WITHIN THE LIMITS OF CONSTRUCTION AND SHALL WARP ALL PAVING AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE TO THE DRAINAGE ADJACENT TO THE PLAN. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS BETWEEN CONVENTIONAL AND REVERSE SLOPE CURB SO AS TO CREATE POSITIVE DRAINAGE AT ALL TIMES.

21. THE CONTRACTOR SHALL PROVIDE ALL ADJUSTMENT AND/OR RELOCATION OF SIGNAL, UTILITY AND/OR LIGHT POLES AND/OR STRUCTURES WITH PROPER UTILITY COMPANY. BRACING OF POLES SHALL BE PROVIDED FOR ALL POLES. THE CONTRACTOR SHALL RELOCATION AND/OR POLE BRACING TO BE COORDINATED WITH OWNER OF UTILITY, OWNER'S ENGINEER AND COLBERT MATZ ROSENFIELD, INC. ALL POLE BRACING SHALL BE INCLUDED IN BASE BID.

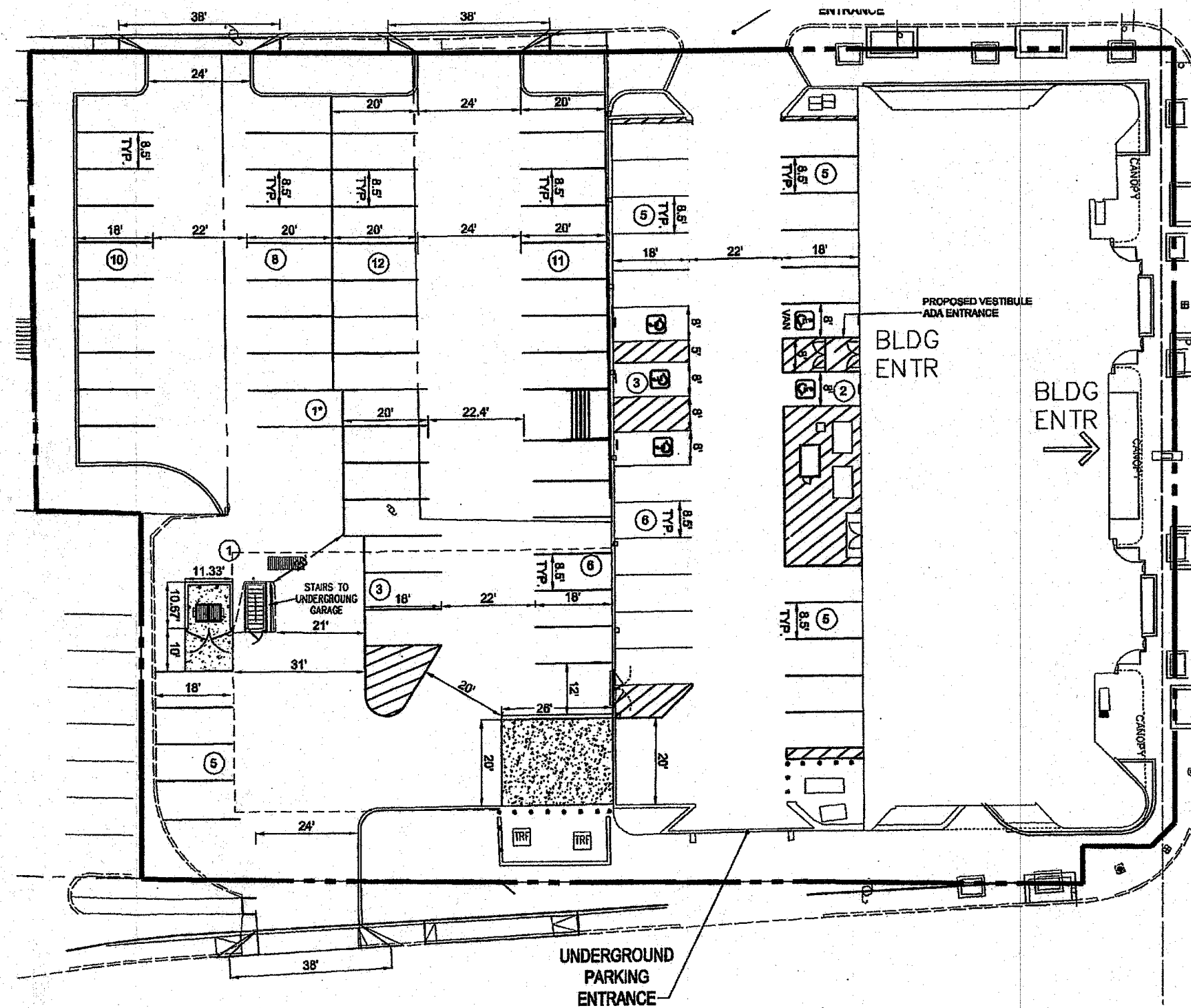
22. CONTRACTOR SHALL PROVIDE FULL TRENCH COMPACTION FOR ALL SITE UTILITIES, UNLESS OTHERWISE NOTED.

23. CONTRACTOR SHALL PROVIDE EXISTING UTILITY METERS, VALVES, FIRE HYDRANTS, HANDBOXES, MANHOLES AND OTHER UTILITIES WITHIN THE WORK AREA WHICH ARE INTENDED TO REMAIN SHALL BE ADJUSTED AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE SMOOTHLY HAZARD OR OTHER IMPEDIMENT TO PEDESTRIAN PASSAGE. CONTRACTOR SHALL COORDINATE ADJUSTMENTS WITH THE OWNER PRIOR TO EXISTING UTILITY PRIOR TO MAKING ANY ADJUSTMENTS TO THE UTILITY.

24. FILTER CLOTH SHALL BE MIRAFI 140S OR APPROVED EQUAL. CONTRACTOR SHALL MAINTAIN EXISTING UTILITY AND SOIL CONSERVATION SERVICE AND THE MARYLAND STATE HIGHWAY ADMINISTRATION.

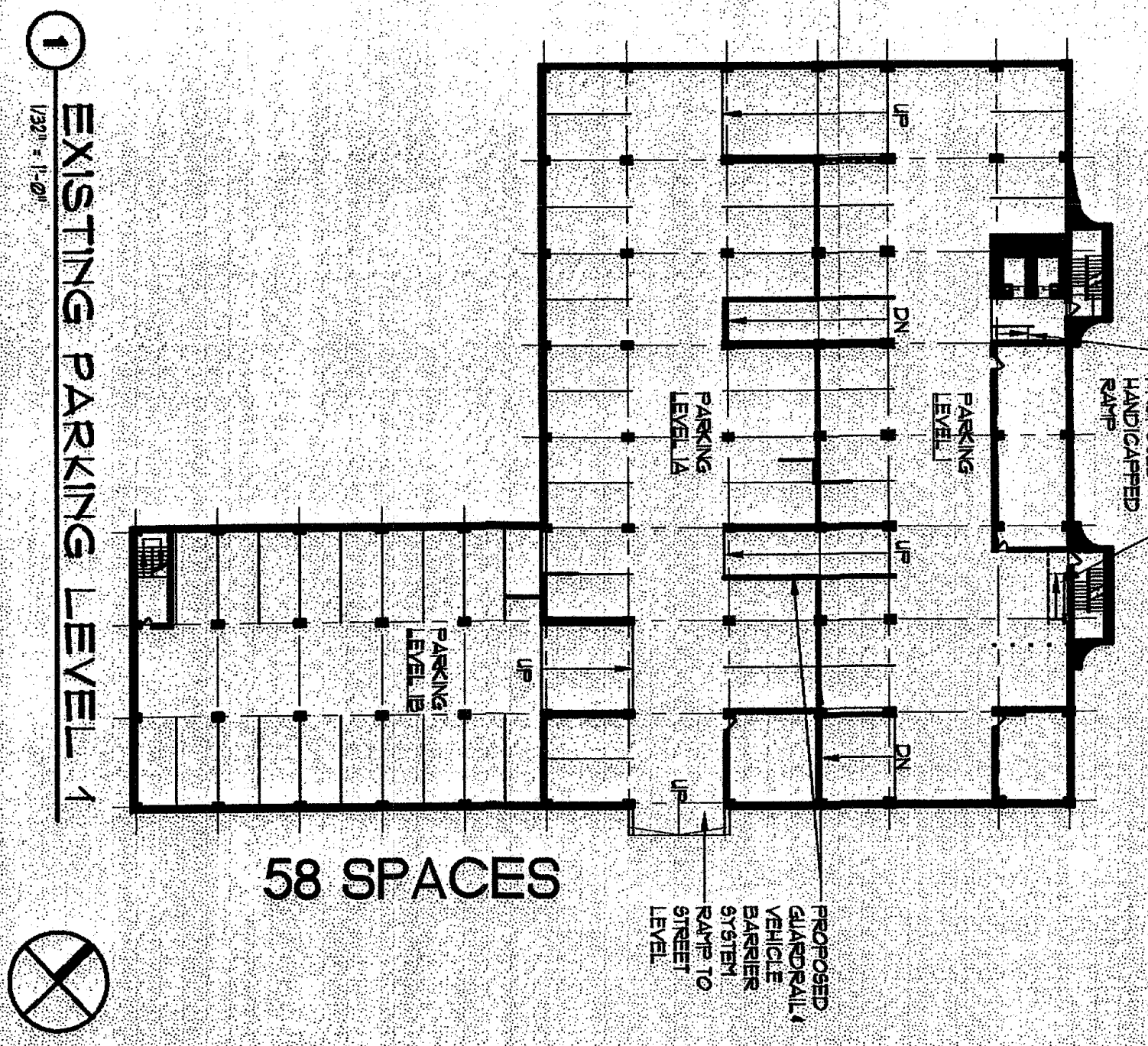
25. CONCRETE WHEEL STOPS SHALL BE TYPE 1 IN ACCORDANCE WITH MD SHA STD. 634.04.

26. THE CONTRACTOR SHALL MAINTAIN THE EXISTING TOPOGRAPHY WITHIN LIMITS OF FIELD RUN TOPO AND PROPOSED BOUNDARY SHOWN ON THESE PLANS IS BASED ON SURVEYED ELEVATION BY CONTRACTOR. POSITIVE DRAINAGE TO THE RIGHT (OUTSIDE TOPO LIMITS) IS TAKEN FROM GIS, PUBLIC RECORDS AND SITE PLANS AND DOES NOT REPRESENT A FIELD SURVEY. ALL POSITIVE DRAINAGE BOUNDARY SHOWN ON THESE PLANS IS BASED ON DEEDS AND PLATS AND DOES NOT REPRESENT A FIELD SURVEYED BOUNDARY.

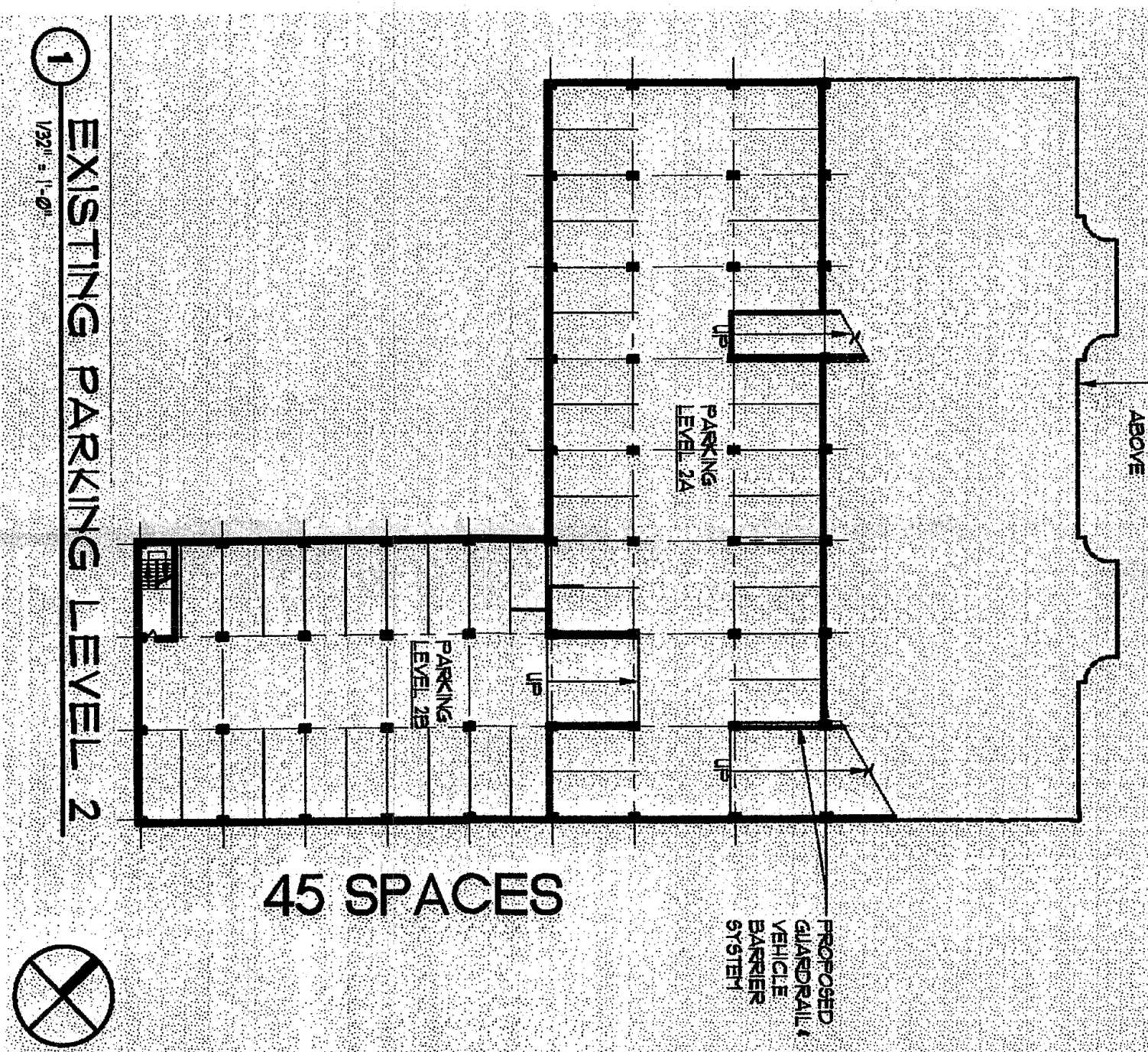


SURFACE PARKING PLAN
83 SPACES

Pikesville Plaza - Parking Tabulation:			
USE	AREA (Sq Ft)	PARKING REQUIREMENT	REQUIREMENT
Office (floors 2-7)	51,160	3.37 / 1,000 sq ft of gross floor area	168.56 parking spaces
Restaurant * (1st floor)	8,000	5 / 1,000 sq ft of gross floor area	40 parking spaces
* for the restaurant use this calculation is based on parking requirement for standard restaurants in the Pikesville Revitalization Area. To apply this requirement, the project must have an investment of \$100,000 and the work must be done within 6 months.			
TOTAL PARKING SPACES REQUIRED (#s are rounded up):			209 parking spaces
NUMBER OF SPACES GRANTED (PER VARIANCE 74-232-A IN LIEU OF 218 REQ'D):			172 parking spaces
TOTAL PROVIDED:			188 SPACES



58 SPACES



45 SPACES

UNDER BUILDING PARKING PLANS



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 3, 2000

Column Financial, Inc., its successors and/or assigns
c/o Donaldson, Lufkin & Jenerette
277 Park Avenue, 10th Floor
New York, NY 10172
Attn: Susana Iannicelli

Dear Ms. Iannicelli:

RE: Pikesville Plaza Building Co., Norwest Corner Reisterstown Rd. and Slade Ave.,
600 Reisterstown Rd., 3rd Election District

Your letter to Arnold Jablon, Director of Permits and Development Management has been referred to me for reply. The zoning of this site per the 1"-200' scale zoning map #NW, 7-E (high-lighted copy enclosed) is Business Local-Automotive Service (BL-A) along Reisterstown Road with a depth of approximately 130 feet +/- with the rear portion split Business Local (BL) and Residential Office (RO). The use of this 7 story professional office building is permitted as of right in the business zones.

This site has been the subject of numerous zoning hearings, which are listed as follows:

- #68-50-RXA Special Exception for an automotive service station and a variance from Section 405.2.B, paragraph 5 granted by the Board of Appeals
- #74-113-SPH A Special Hearing to approve a use permit for commercial parking in a residential zone granted by the Zoning Commissioner on December 12, 1973
- #74-232-A A Variance to allow 172 parking spaces in lieu of the required 218 spaces for a professional building granted by the Deputy ZC May 7, 1974.
- #95-296-A A Variance to permit a setback of 95 feet from the RO zone for a roof mounted wireless transmitting and receiving facility in lieu of required 200 feet granted by Zoning Commissioner on March 30, 1995.
- #96-319-SPH A Special Hearing to allow massage services as accessory to an existing beauty salon granted by the Deputy Zoning Commissioner May 20, 1996.
- #96-320-SPH A Special Hearing to approve an amendment to the site plan to allow 161 parking spaces in lieu of me 172 spaces granted in case #74-232-A and to permit 12 of those spaces to be utilized for the storage and parking of ambulances and limousines and a Special Exception to permit a Service Garage use on the subject property granted by the Deputy Zoning Commissioner on April 10, 1996
- #97-59-A A Variance to permit a setback of 71 feet from an RO zone in lieu of the required 200 feet for a roof mounted wireless transmitting and receiving facility and to amend the previously approved sit plan in case #95-296-A to reflect this proposed improvements granted by the Deputy Zoning Commissioner on September 17, 1996.

Original occupancy certificates are no longer available. A review of files in the Code Enforcement Office found no current violations.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

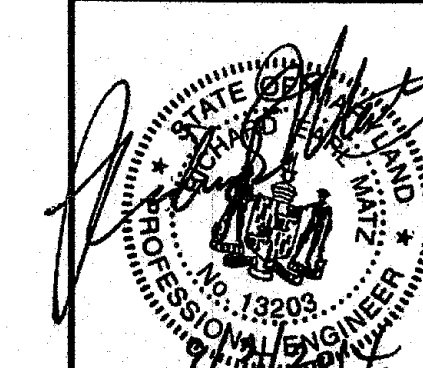
John J. Sullivan, Jr.

John J. Sullivan, Jr.
Planner II
Zoning Review

SITE NOTES

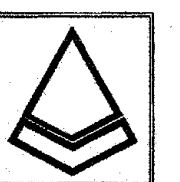
600 REISTERSTOWN ROAD

TAX MAP 78 - GRID 09 - PARCEL 230
3RD ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND



Colbert Matz Rosenfelt, Inc.

Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



Professional Certification		SCALE: AS NOTED	
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.		DATE: 5/18/12	
License No. 9202		JOB NO.: 2010-285.1	
Expiration Date: Nov 2, 2014		DESIGNED: REM/KL	
		DRAWN: AKC/KL	
		CHECKED:	
		FILE: 2010285.1 BASE.dwg	
		DRAWING NUMBER: GRD-3	
1	9/03/14	ISSUE FOR PERMIT & CONSTRUCTION	KML
NO.	DATE	REVISIONS:	BY
			SHEET 3 OF 4



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 3, 2000

Column Financial, Inc., its successors and/or assigns
c/o Donaldson, Lufkin & Jenerette
277 Park Avenue, 10th Floor
New York, NY 10172
Attn: Susana Iannicelli

Dear Ms. Iannicelli:

RE: Pikesville Plaza Building Co., Norwest Corner Reisterstown Rd. and Slade Ave.,
600 Reisterstown Rd., 3rd Election District

Your letter to Arnold Jablon, Director of Permits and Development Management has been referred to me for reply. The zoning of this site per the 1"=200' scale zoning map #NW, 7-E (high-lighted copy enclosed) is Business Local-Automotive Service (BL-As) along Reisterstown Road with a depth of approximately 130 feet +/- with the rear portion split Business Local (BL) and Residential Office (RO). The use of this 7 story professional office building is permitted as of right in the business zones.

This site has been the subject of numerous zoning hearings, which are listed as follows:

- #68-50-RXA Special Exception for an automotive service station and a variance from Section 405.2.B, paragraph 5 granted by the Board of Appeals
- #74-113-SPH A Special Hearing to approve a use permit for commercial parking in a residential zone granted by the Zoning Commissioner on December 12, 1973
- #74-232-A A Variance to allow 172 parking spaces in lieu of the required 218 spaces for a professional building granted by the Deputy ZC May 7, 1974.
- #95-296-A A Variance to permit a setback of 95 feet from the RO zone for a roof mounted wireless transmitting and receiving facility in lieu of required 200 feet granted by Zoning Commissioner on March 30, 1995.
- #96-319-SPH A Special Hearing to allow massage services as accessory to an

Ms. Susana Iannicelli
February 3, 2000
Page 2

existing beauty salon granted by the Deputy Zoning
Commissioner May 20, 1996

- #96-320-SPH A Special Hearing to approve an amendment to the site plan to allow 161 parking spaces in lieu of the 172 spaces granted in case #74-232-A and to permit 12 of those spaces to be utilized for the storage and parking of ambulances and limousines and a Special Exception to permit a Service Garage use on the subject property granted by the Deputy Zoning Commissioner on April 10, 1996
- #97-59-A A Variance to permit a setback of 71 feet from an RO zone in lieu of the required 200 feet for a roof mounted wireless transmitting and receiving facility and to amend the previously approved sit plan in case #95-296-A to reflect this proposed improvements granted by the Deputy Zoning Commissioner on September 17, 1996.

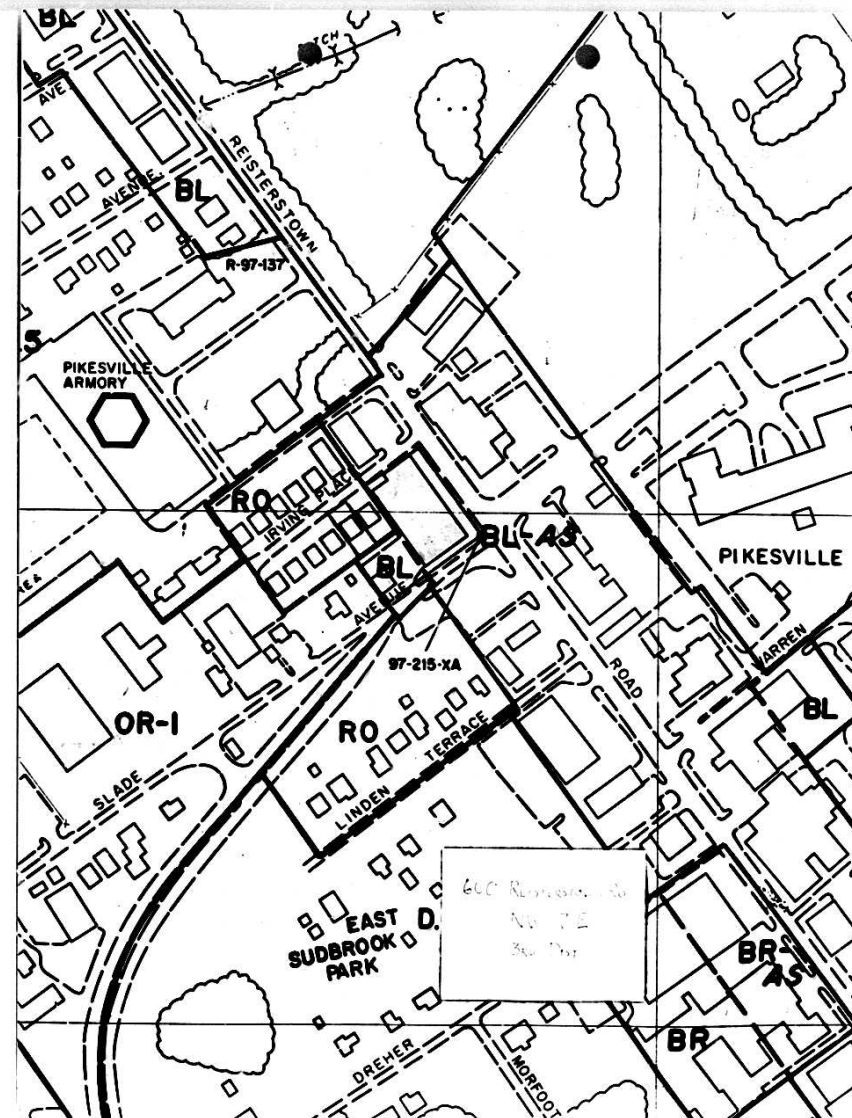
Original occupancy certificates are no longer available. A review of files in the Code Enforcement Office found no current violations.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:kew



PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Pikesville Plaza Building, sole 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 for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a use permit for the use of land in a residential zone for a parking area to meet the parking requirements of Section 400.2b(3) of the Baltimore County Zoning Regulations, all as shown on the zoning plat and description filed herewith; the said use permit being in the interest of the public and in conformity with the letter and the spirit of the Regulations.

see attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing 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.

PIKESVILLE PLAZA BUILDING CO.
Contract Purchaser
By James D. Nolan Legal Owner
Address 600 Reisterstown Road at Slade Ave.
Pikesville, Maryland 21208
James D. Nolan
Petitioner's Attorney
204 West Pennsylvania Avenue
Towson, Maryland 21204
Telephone: 823-7800

ORDERED BY the Zoning Commissioner of Baltimore County, this 18th day of September, 1973, "at 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 22nd day of October, 1973, at 11:00 o'clock A.M."

Zoning Commissioner of Baltimore County

(over)

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 823-0900

DESCRIPTION

341 SQUARE FEET, MORE OR LESS, PARCEL, PART OF PIKESVILLE PLAZA BUILDING, REISTERSTOWN ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

PARCEL "A"

Description for Parking Permit in a DR-16 Zone

Beginning for the same at the point of intersection on the southeast side of Irving Place, 40 feet wide, with the "BL-CS1" Zoning Line as shown on Baltimore County Zoning Map NW 7 E; said point of intersection being distant S 52° 41' 10" W 131 feet, more or less, as measured along said southeast side of Irving Place from the southwest side of Reisterstown Road, thence running and binding on the southeast side of Irving Place, (1) S 52° 41' 10" W 3.75 feet, more or less, to the southwest boundary line of the Pikesville Plaza Building, thence binding on said line, (2) S 37° 18' 50" E 91.0 feet more or less, to intersect the existing "BL" Zoning Line located 110 feet southeast of and running parallel to the center line of Irving Place, thence binding on said zoning line, (3) N 52° 41' 10" E 3.75 feet, more or less, to intersect the aforementioned "BL-CS1" Zoning Line, located 165 feet southwest of the center line of Reisterstown Road and running parallel thereto, thence binding on said zoning line in a northwesterly direction, (4) N 37° 18' 50" W 91.0 feet, more or less, to the place of beginning.

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

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 823-0900

Containing 341 square feet of land, more or less.

RLS:impl

J.O. 70027

July 25, 1973



MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 823-0900

DESCRIPTION

0.09 ACRE PARCEL, #3 IRVING PLACE, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

PARCEL "B"

Description for Parking Permit in a DR-16 Zone

Beginning for the same at a point on the southeast side of Irving Place, 40 feet wide, and distant S 52° 41' 10" W 179.75 feet, as measured along said southeast side of Irving Place, from the southwest side of Reisterstown Road, said beginning point being at the beginning of the land conveyed to Carlene V. Wise, et al as recorded among the Land Records of Baltimore County in Liber W.J.R. 3903, page 158, running thence binding on the outlines of said land four courses: (1) binding on the southeast side of said Irving Place S 52° 41' 10" W 45.00 feet, thence (2) S 37° 18' 50" E 91.0 feet, more or less, to intersect the existing "BL"- "DR-16" Zoning Line located 110' southeast of and running parallel to the center line of Irving Place, thence binding on said zoning line, (3) N 52° 41' 10" E 45 feet, more or less, and (4) N 37° 18' 50" W 91.00 feet, more or less to the place of beginning.

Containing 0.09 acres of land, more or less.

RLS:impl

J.O. #70027

July 25, 1973



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

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 823-0900

DESCRIPTION

1100 SQUARE FEET, MORE OR LESS, PARCEL, PART OF PIKESVILLE PLAZA BUILDING, REISTERSTOWN ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

PARCEL "C"

Description for Parking Permit in a "DR-16" Zone

Beginning for the same at the point of intersection on the northwest side of Slade Avenue, 40 feet wide, with the "BL" Zoning Line, as shown on Baltimore County Zoning Map NW 7 E, said point of intersection being distant S 54° 14' 40" W 232.0 feet, more or less, as measured along said northwest side of Slade Avenue from the southwest side of Reisterstown Road, thence running and binding on the northwest side of Slade Avenue, 13.0 feet, more or less, to the southwest boundary line of the Pikesville Plaza Building, thence binding on said line, (2) N 37° 22' 30" W 84.69 feet, thence (3) N 55° 59' 58" E 13.0 feet, more or less, to intersect the aforementioned zoning line located 265 feet southwest of the center line of Reisterstown Road and running parallel thereto, thence binding on said zoning line in a southeasterly direction (4) S 37° 18' 50" E 85 feet, more or less, to the place of beginning.

Containing 1100 square feet of land, more or less.

RLS:impl

J.O. 70027

July 25, 1973



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

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



October 16, 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 #56, Zoning Advisory Committee Meeting, September 11, 1973, are as follows:

Property Owner: Pikesville Plaza Building Company
Location: NW/S of Slade Avenue, SW/S of Reisterstown Road
Existing Zoning: B.L. and D.R.16
Proposed Zoning: Special Hearing to permit parking in a residential zone
No. of Acres: 0.09
District: 3

The site plan must be revised to show the following:

1. The drainage of the parking area.
2. If there are any medical offices the parking must be revised to reflect parking at a rate of 1 space for each 300 square feet.
3. A complete parking layout of all parking areas.

Very truly yours,

John L. Wimbley
Planning Specialist II
Project & Development Planning Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 26, 1973

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #74-113-SPH. South side of Irving Place 131 feet, more or less West of Reisterstown Road.
Petition for Special Hearing for Off-Street Parking in a residential zone.
Petitioner - Pikesville Plaza Building Company

3rd District

HEARING: Monday, October 29, 1973 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to make:

Much of the D.R. 16 zoning classification which exists on adjacent properties was created through the adoption of the Comprehensive Zoning Maps in 1971. The Planning Board made these recommendations to the County Council in anticipation that the uses would be converted to office uses.

If granted, any lighting standards should be limited to 8' in height.

William D. Fromm, Director
Office of Planning and Zoning

WDF:NEG:rw

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

JAN 30 1974

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts, that the public health, safety and general welfare of the locality involved not being adversely affected.

the above Special Hearing for Off-street Parking in a Residential Zone in accordance with the plat dated July 23, 1973, October 25, 1973, and November 27, 1973, by reason of as revised and approved on November 28, 1973, by John L. Wamblesy.

Planning Specialist II, for the Office of Planning and Zoning for Baltimore County, said plat having been filed as Exhibit "A" in this proceeding and which is incorporated by reference hereto as a part of this Order, should be granted

IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of December, 1973, that the herein Petition for Special Hearing should be and the same is granted, from and after the date of this order, to permit Off-street Parking in a Residential Zone, subject to the approval of a site plan by the State Highway Administration, Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1973, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 4, 1973

COUNTY OFFICE BUILDING
111 S. EIGHTH AVE.
TOWSON, MARYLAND 21204

JOHN J. DILLON, JR.
Chairman

MEMBERS:

BUREAU OF

TRAFFIC ENGINEERING

STATE BOARD COMMISSIONERS

BUREAU OF

HEALTH AND DEWATERING

PROJECT PLANNING

DEPARTMENT OF

PLANNING AND ZONING

PLANNING AND ZONING

PLANNING AND ZONING

James D. Nolan, Esq.,
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Special Hearing Petition
Item 56
Pikesville Plaza Building -
Petitioners

Dear Mr. Nolan:

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 southwest side of Irving Place, 131 feet west of Reisterstown Road, in the 3rd District of Baltimore County. This property, which is zoned DR 16, directly abuts the Pikesville Plaza Building construction which is currently completing its construction on the northwest corner of Reisterstown Road and Slade Avenue. This petition for a Special Hearing is to allow off street parking in the residential DR 16 zone.

This property, when it was developed, did not indicate any entrances or parking from Irving Place, which is a short residential street that dead-ends approx. 1/2 mile 350 feet west of Reisterstown Road.

This office reluctantly approved a site plan, allowing an entrance onto Irving Place after

James D. Nolan, Esq.
Item 56 - Pikesville Plaza Building
October 4, 1973

the petitioners removed a structure that was previously constructed at this location. This was done without the approval or review of the Zoning Advisory Committee or the Joint Sub-Division Planning Committee. Now the petitioner is requesting off street parking in this vicinity.

The Committee, in general, agrees with the Dept. of Traffic Engineering that Irving Place was never intended to become a commercial street; however, we are accepting this petition for filing and it will be scheduled for a hearing.

We are requiring a revised site plan to be submitted that was requested on a previous building permit but never received, with complete parking calculations and an up-to-date parking plan for the entire Pikesville Plaza.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJDjr:JJD

Enclosure

cc: Matz, Childs & Associates
1020 Crosswell Bridge Road
Baltimore, Md. 21204

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

Division of Engineering
ELLSWORTH N. DIVER, P. E., CHIEF

October 2, 1973

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

Re: Item #56 (1973-1974)

Property Owner: Pikesville Plaza Building Company
1/2 S of Slade Ave., SW/S of Reisterstown Rd.
Existing Zoning: B.L. and D.R. 16
Proposed Zoning: Special Hearing to permit parking in a residential zone
No. of Acres: 0.09 District: 3rd

Dear Mr. DiNenna:

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

General:

Baltimore County utilities and highway improvements are secured by Public Works Agreement #37105 executed in conjunction with the "Pikesville Plaza Building". It is noted that additional highway improvements remain to be accomplished along Irving Place, as required per Public Works Agreement #37105 and acknowledged by subsequent letter from Pikesville Plaza United Partnership dated October 3, 1971.

Very truly yours,

ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

Enclosure

cc: J. A. Deier

1-11 Rev Sheet
20 - 27 1/2" x 20 1/2" Sheets
10 1/2" x 10 1/2" Tape
70 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
Wm. T. MELSER
DEPUTY TRAFFIC ENGINEER

September 27, 1973

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

Re: Item 56 - ZAC - September 11, 1973
Property Owner: Pikesville Plaza Building Company
NW/S Slade Avenue, SW/S Reisterstown Road
Special Hearing to permit parking in a residential zone
District 3

Dear Mr. DiNenna:

No major traffic problems are anticipated by the request for parking in a residential zone, but it is strongly recommended that the entrance to this site on Irving Place be closed. Irving Place was never intended for commercial use and an effort should be made to prohibit commercial traffic on this street.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

Baltimore County Fire Department

J. Austin Deitz
Chief

TOWSON, Maryland 21204
832-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Pikesville Plaza Building Company

Location: NW/S of Slade Avenue, SW/S of Reisterstown Road

Item No. 56 Zoning Agenda Tuesday, September 11, 1973

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. _____ 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.
- () 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. Site plans are approved as drawn.
- () 6. _____
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *H. J. Deitz*
Planning Group
Special Inspection Division

Noted and
Approved: *Paul H. Reincke*
Deputy Chief
Fire Prevention Bureau

ms
4/16/73

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

September 18, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE 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 Item 56, Zoning Advisory Committee Meeting
September 11, 1973, are as follows:

Property Owner: Pikesville Plaza Building Company
Location: NW/S Slade Ave., SW/S Reisterstown Rd.
Present Zoning: B.L. and D.R. 16
Proposed Zoning: Special Hearing to permit parking in a residential zone
District: 3
No. Acres: 0.09

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:nnp

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 20, 1973

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

Z.A.C. Meeting of: September 11, 1973

Re: Item 56
Property Owner: Pikesville Plaza Building Company
Location: NW/S of Slade Avenue, SW/S of Reisterstown Road
Present Zoning: B.L. and D.R. 16
Proposed Zoning: Special Hearing to permit parking in a residential zone

District: 3
No. Acres: 0.09 acres

Dear Mr. DiNenna:

No bearing on student population.

WNP/nl

Very truly yours,
W. Neil Peterson
Field Representative

DR. EUGENE J. CLIFFORD, P.E.
EUGENE J. CLIFFORD, P.E.
AND ROBERT L. BERRY

MARCUS M. ROTHSCHILD
ALVIN L. LORICK
JOSHUA M. WHELAN, CLERK

T. HARVARD WILLIAMS, JR.
RICHARD W. TRACY, V.M.D.
WILLIAM W. HUGHES

CA x 2

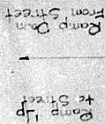


Scale: 1"=200'

N



MS 61-01 SW



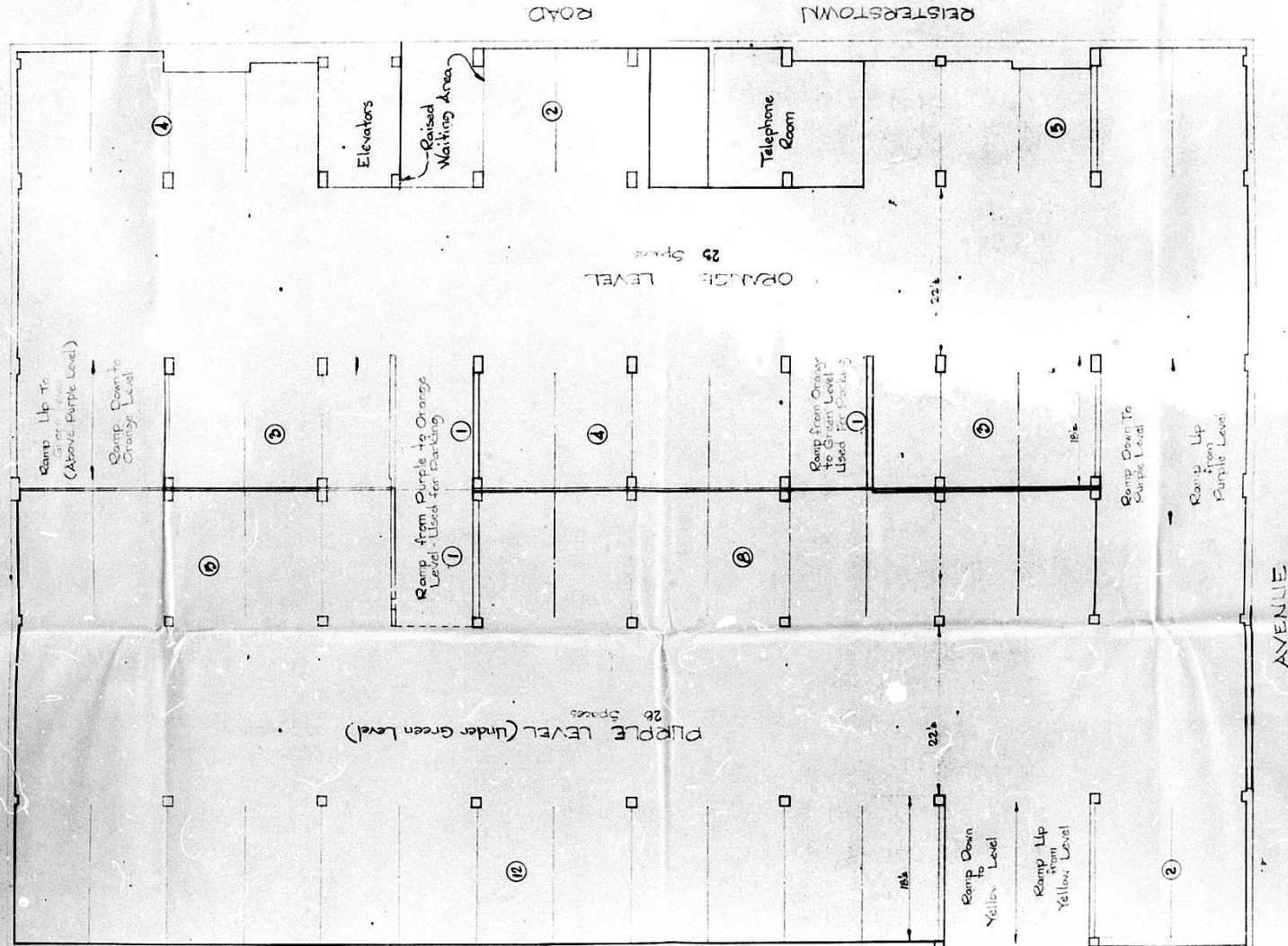
APPENDIX

Scale: 1/8" = 1'0"

PLANS APPROVED

S.O. 70027

1. Parking on Green Level = 24 Spaces.
1 car per Ramp = 15 Spaces.
2. Parking on Blue Level = 19 Spaces.
3. Parking on Orange Level = 21 Spaces.
2 cars per Ramp = 20 Spaces.
4. Total on these Levels = 64 Spaces.



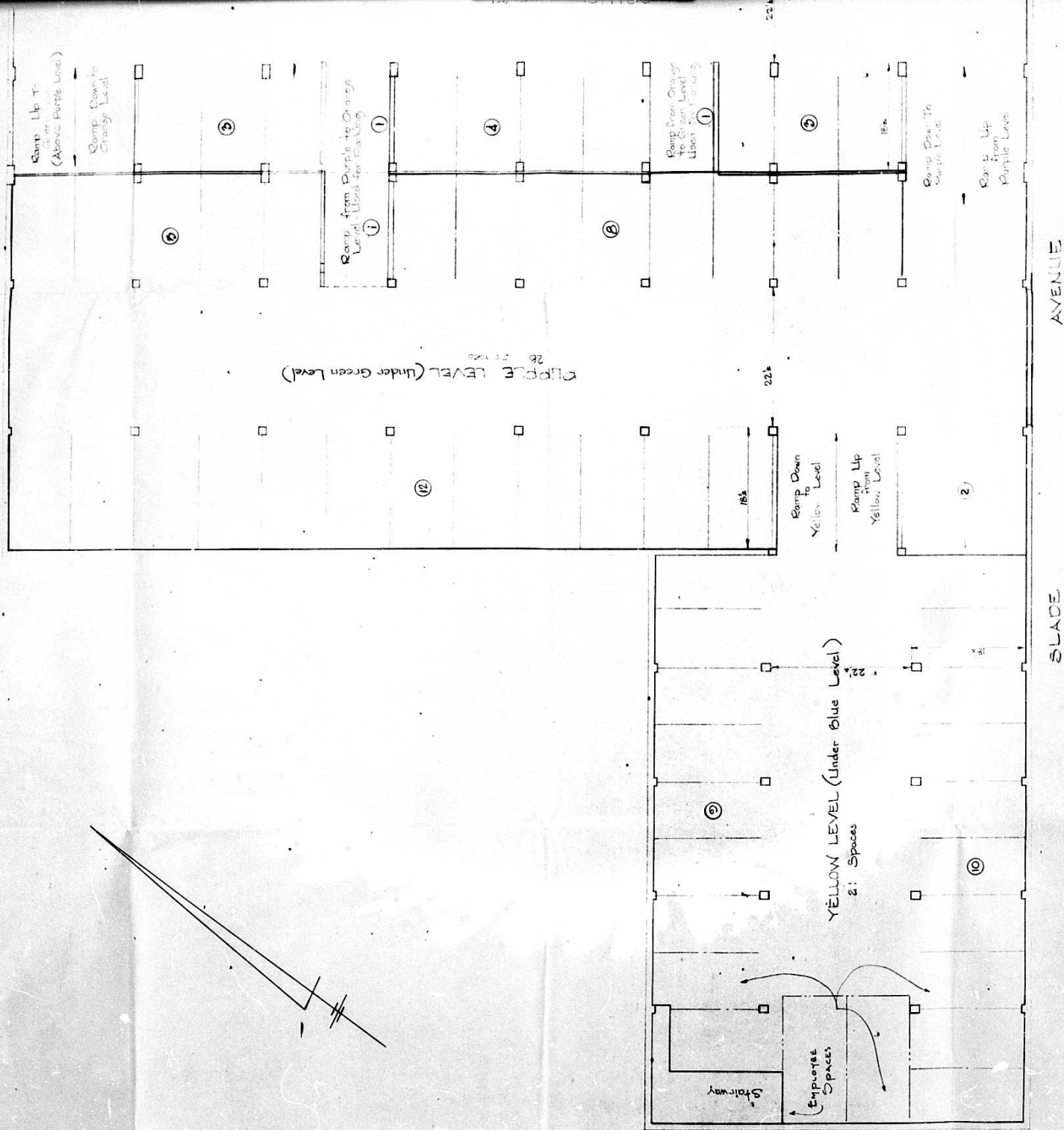
- Note:**
1. Parking on Purple Level - 27 Spaces + 1 in Green Level = 28 Spaces
 2. Parking on Yellow Level = 21 Spaces
 3. Total Parking These Levels = 48 Spaces
 4. Total Underground Parking All Levels = 116 Spaces

**PLAN OF
YELLOW & PURPLE
PARKING LEVELS**

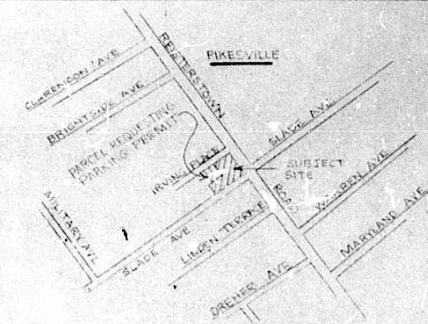
PIKESVILLE PLAZA BUILDING
at Clark Avenue
Baltimore County, Md.
Election District
Scale: 1/8" = 1'-0"
Revised: Nov. 27, 1973

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: *[Date]*

MCA ENGINEERING CORP.
1020 Greenleaf Road
Baltimore, Maryland 21204



IRVING PLACE



LOCATION PLAN
Scale 1"=500'

GENERAL NOTES

1. Total Area of Site Equals 0.22 Acres ±
2. Existing Zoning of Site "BL" & DR 16"
3. Existing Use of Site "7 Story Office Bldg. & Parking Garage (BL Area) & University (DR 16 Area)"
4. Proposed Zoning of Site "BL" & DR 16 With A Parking Permit"
5. Proposed Use of Site "Office Use (BL Area) & "Off Street Parking" (DR 16 Area)"
6. Area of Site Asking Parking Permit = 0.13 Acres ±"
7. Off-street Parking Data:
 - A. Total Office Area 224 Thru 1st Fls. = 58,762 Sq. Ft. (1979 Sq. Ft./Fl.) & Requires 118 Spaces.
 - B. Office Area Ground Floor = 7538 Sq. Ft. Requiring 25 Spaces.
 - C. Retail Floor Area (Drug Store) = 939 Sq. Ft. Requiring 5 Spaces
 - D. Restaurant Floor Area = 1219 Sq. Ft. Requiring 25 Spaces
 - E. Total Spaces Required Equals = 173 Spaces
 - F. Total spaces Existing Equals = 163 Spaces
 - G. Total spaces Proposed In "DR 16 Area" = 10 Spaces
 - H. Total Parking On Site Equals = 173 Spaces
8. All parking in Residential Zones will be for Passenger Vehicles Only
9. There will be no loading or unloading of Delivery Vehicles in that Area of the "BL" & DR 16 Zone
10. No Additional Loading will be provided in the Residential Area.
11. Hour of Operation will Conclude with those of the Office Building.
12. All Traffic will Exit to Slade Avenue.
13. The driveway at Erving Place will be chained at 7:30 PM daily & at Noon On Saturdays.

PLAT TO ACCOMPANY PETITION
FOR
PARKING PERMIT IN A RESIDENTIAL ZONE
VICINITY
PIKEVILLE PLAZA BUILDING
REISTERSTOWN ROAD AND SLADE AVENUE

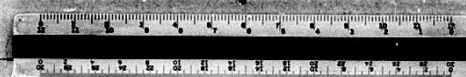


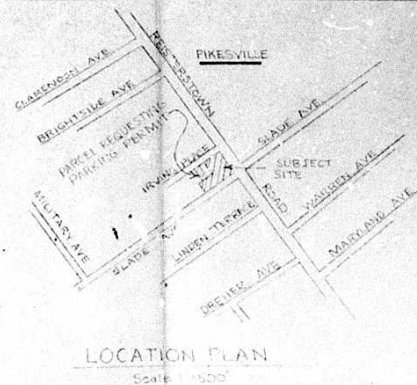
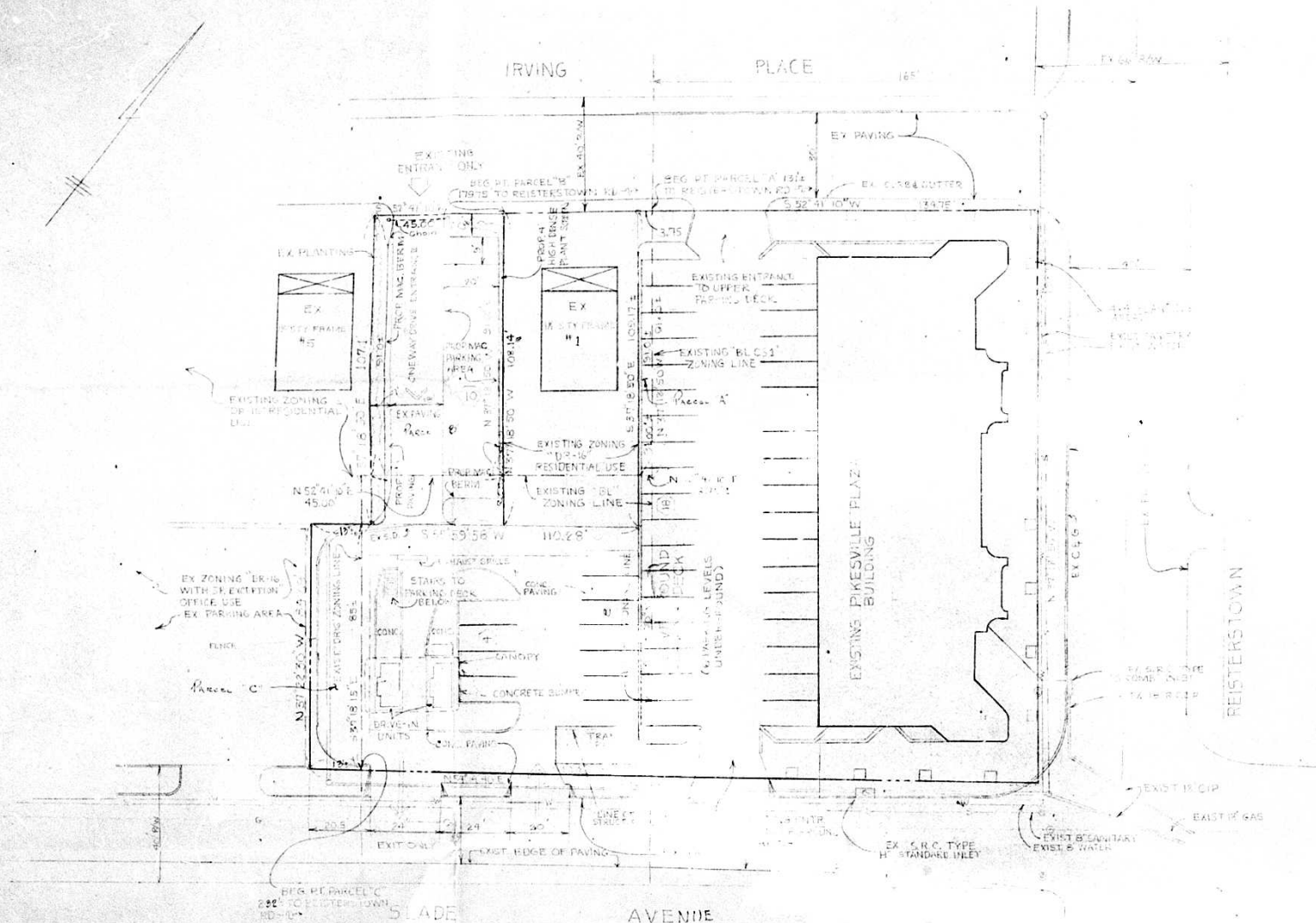
Scale: 1" = 20'

July 23, 1973
B. F. Moore Court, 181

REVISED 10/25/73

RAYZ, CHILDS & ASSOCIATES
1000 BRIDGEMAN ROAD
FARMERSBURG, MARYLAND 21044





GENERAL NOTES

1. Total Area of Site Equals 0.92 Acres ±
2. Existing Zoning is Site "BL" & DR 16
3. Existing Zoning is 17' Side, 25' Side, 8' Parking Garage
4. Existing Zoning is 17' Side, 25' Side, 8' Parking Garage
5. Existing Zoning is 17' Side, 25' Side, 8' Parking Garage
6. Existing Zoning is 17' Side, 25' Side, 8' Parking Garage
7. Existing Zoning is 17' Side, 25' Side, 8' Parking Garage
8. Existing Zoning is 17' Side, 25' Side, 8' Parking Garage
9. Existing Zoning is 17' Side, 25' Side, 8' Parking Garage
10. Existing Zoning is 17' Side, 25' Side, 8' Parking Garage
11. Existing Zoning is 17' Side, 25' Side, 8' Parking Garage
12. Existing Zoning is 17' Side, 25' Side, 8' Parking Garage

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 11-27-73

PLAT TO ACCOMPANY PETITION
FOR
PARKING PERMIT IN A RESIDENTIAL ZONE
VICINITY

PIKEVILLE PLAZA BUILDING
REISTERSTOWN ROAD AND SLADE AVENUE

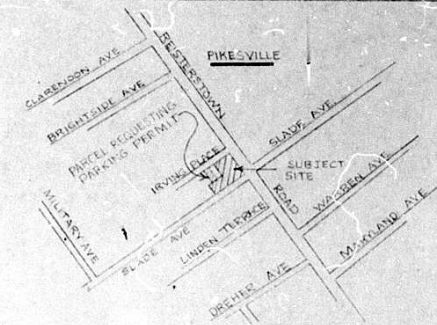
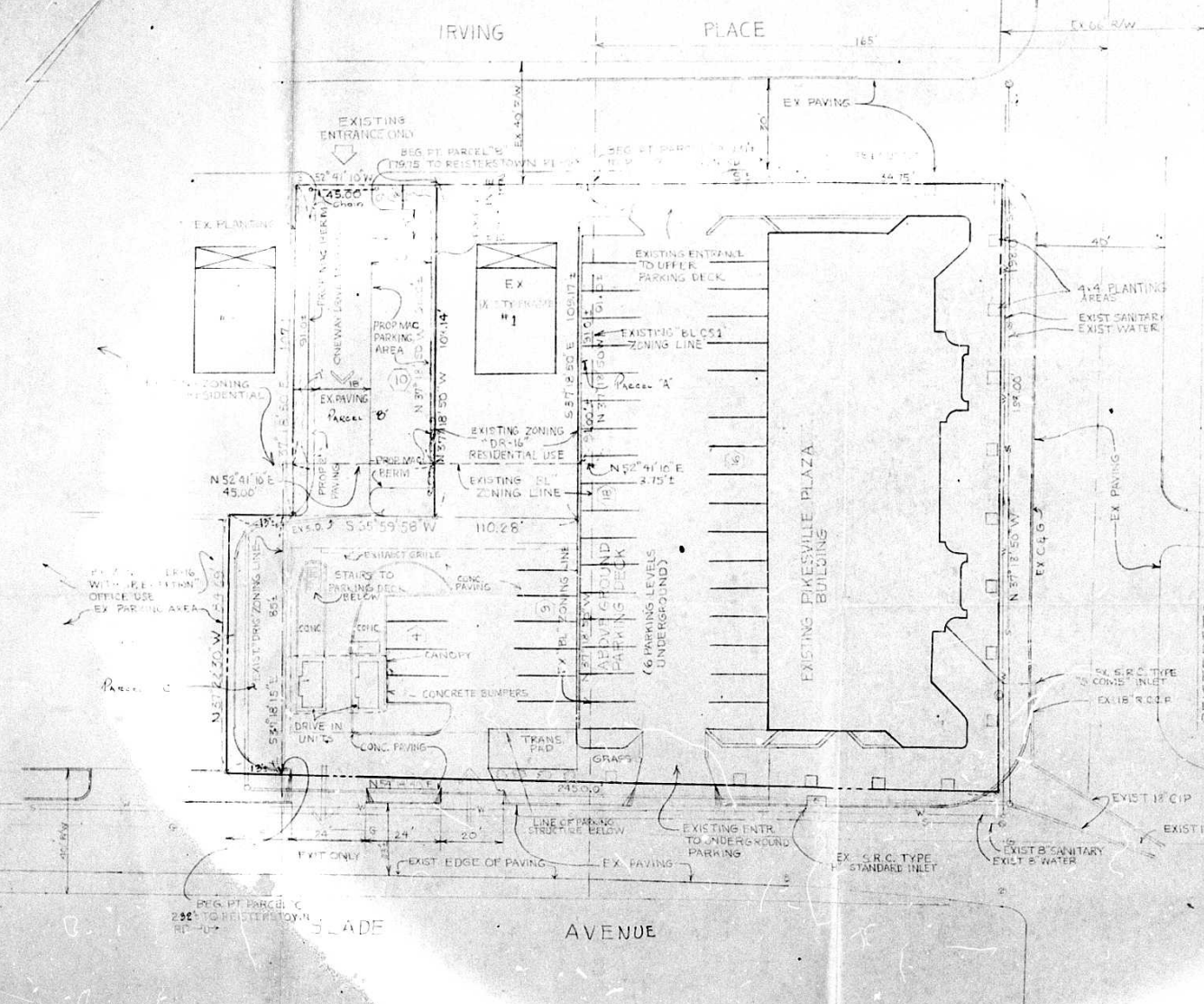
Scale: 1" = 20'
Elect District No. 3
July 23, 1973
Baltimore County, MD

Revised 10/29/73
Revised 11/27/73



MATZ, CHILDS & ASSOCIATES
1000 CHATELAIN DRIVE
BALTIMORE, MARYLAND 21204
7-630 CHILDS & ASSOCIATES





LOCATION PLAN
Scale 1"=500'

GENERAL NOTES

1. Total Area of Site Equals 0.23 Acres ±
2. Existing Zoning of Site is "DR-16"
3. Existing Use = Single-Family Office Bldg. & Parking Garage ("BL" Area) & Driveway ("A" Area)
4. Proposed Zoning of Site is "DR-16" With A Parking Permit
5. Proposed Use of Site is Office Bldg. ("BL Area") & "OS" Street Parking ("DR 16 Area")
6. Area of Site Asking Parking Permit = 0.12 Acres ±
7. OS Street Parking Data:
A. Total Office Area 212 Thru 7th Fls. = 58,782 Sq. Ft. (9797 Sq. Ft./Fl.) & Requires 118 Spaces
B. Office Area Ground Floor = 12,225 Sq. Ft. Requiring 25 Spaces
C. Retail Floor Area (Ground Floor) = 22,950 Sq. Ft. Requiring 55 Spaces
D. Restaurant Floor Area = 1,119 Sq. Ft. Requiring 25 Spaces
E. Total Spaces Required = 173 Spaces
F. Total Spaces Available = 163 Spaces
G. Total Spaces in "DR 16" Area = 10 Spaces
H. Total Parking Spaces Available = 173 Spaces
8. All parking in Residential Zone will be for Passenger Vehicles Only
9. There will be no loading or unloading of Delivery Vehicles in that Area of the Residential Zone
10. No Additional Lighting will be provided in the Residential Area.
11. Hours of Operation will coincide with those of the Office Building. All Traffic will Exit to Slade Avenue.
12. The driveway at Irving Place will be chained at 6:00 PM daily & at Noon on Saturdays.



PLAT TO ACCOMPANY PETITION
FOR
PARKING PERMIT IN A RESIDENTIAL ZONE
VICINITY

PIKESVILLE PLAZA BUILDING
REISTERSTOWN ROAD AND SLADE AVENUE

Scale: 1"=20' July 23, 1973
West District No. 3 Baltimore County, Md.

