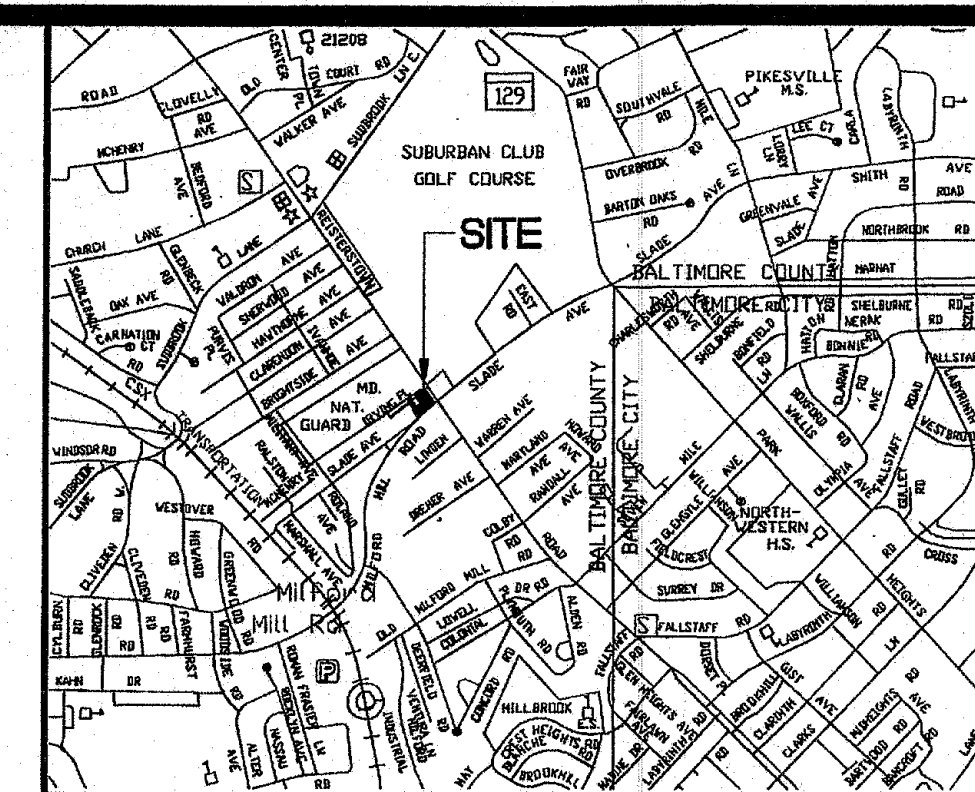
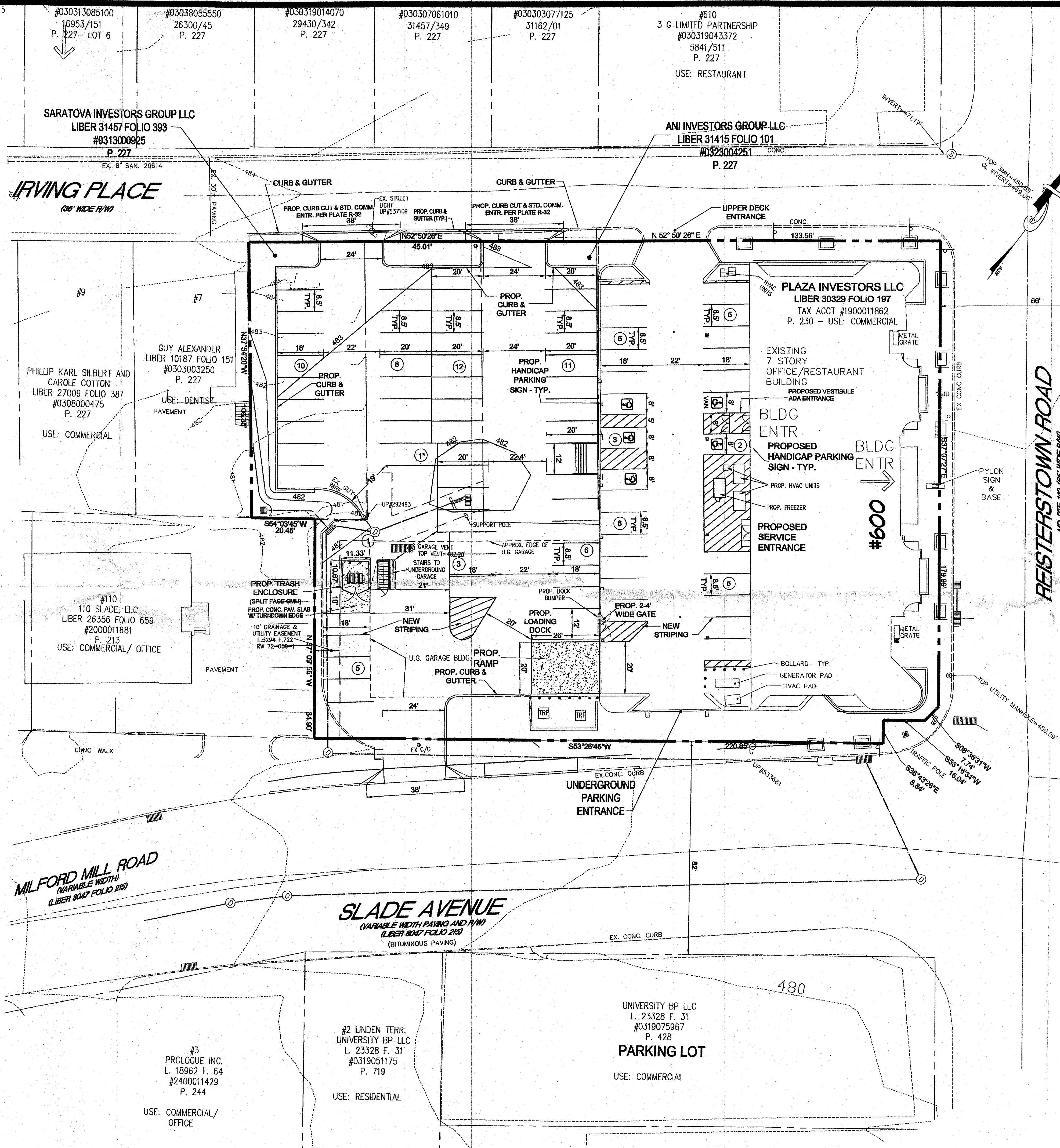


CONSTRUCTION NOTES

- CONTRACTOR SHALL MEET ALL EXISTING IMPROVEMENTS SMOOTHLY FOR LINE, GRADE AND FINISH.
- ALL WORK SHOWN ON THESE PLANS SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS AND OF THE MARYLAND STATE HIGHWAY ADMINISTRATION AND THE BALTIMORE COUNTY PLUMBING CODE, UNLESS OTHERWISE NOTED.
- IT 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 TO PERFORM SUCH WORK. THE COST OF SUCH WORK SHALL BE INCLUDED IN THE BASE BID.
- CONTRACTOR SHALL MAINTAIN TRAFFIC IN REGISTERSTOWN ROAD, IRVING PLACE, SLADE AVENUE AND MILFORD MILL ROAD AT ALL TIMES DURING CONSTRUCTION.
- 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 OR ORDERING ANY MATERIALS.
- 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 LOCATIONS ARE TAKEN FROM EXISTING RECORDS OR SITE PLANS AND DO NOT REPRESENT FIELD-VERIFIED LOCATIONS. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 A MINIMUM OF 5 WORKING DAYS PRIOR TO DIGGING. THE 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 LOCATION OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT COLBERT MATZ ROSENFELT, INC., THE OWNER/DEVELOPER AND THE OWNER OF THE UTILITY IMMEDIATELY. ANY DAMAGE OR DISRUPTION OF SERVICE SHALL BE AT THE EXPENSE OF THE CONTRACTOR. RELOCATION OF ANY SUCH DISCOVERED EXISTING UTILITIES, IF NECESSARY, SHALL BE AT THE EXPENSE OF THE OWNER. THE CONTRACTOR SHALL COORDINATE RELOCATION OF THESE FACILITIES, IF NECESSARY.
- CONTRACTOR SHALL PROTECT ALL EXISTING TREES OUTSIDE THE LIMIT OF DISTURBANCE AT ALL TIMES DURING CONSTRUCTION. WHERE NOTED, TREE PROTECTION FENCE SHALL BE ERRECTED AS SHOWN AROUND EACH TREE DESIGNATED FOR PROTECTION PRIOR TO BEGINNING ANY CONSTRUCTION.
- THE CONTRACTOR SHALL INSPECT THE SITE TO DETERMINE IF ANY TREES, PAVING, ETC. ARE TO BE REMOVED AS PART OF THIS PROJECT. SAID REMOVAL SHALL BE INCLUDED IN THE BASE BID. CONTRACTOR SHALL PROTECT ALL EXISTING TREES WHICH ARE NOT 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 TREES, PAVING, STRUCTURES, ETC. WITHIN CONSTRUCTION AREA UNLESS OTHERWISE NOTED ON THE PLAN. ALL DEMOLITION/REMOVED MATERIALS SHALL BE DISPOSED OF AT AN APPROVED LOCATION. THE CONTRACTOR SHALL OBTAIN RIGHTS OF WAY, OR ADJACENT PROPERTY SHALL BE REPAIRED IMMEDIATELY AT THE EXPENSE OF THE CONTRACTOR.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY COLBERT MATZ ROSENFELT, INC. OF ANY DEVIATION FROM THIS PLAN PRIOR TO ANY CHANGE BEING MADE. ANY DEVIATION FROM THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM COLBERT MATZ ROSENFELT, INC. WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE COMPLETION OF THIS PROJECT, UNLESS DIRECTED OTHERWISE. LIGHTING SHALL BE IN ACCORDANCE WITH THE LATEST LIGHTING PLAN.
- PREFORMED ELASTOMERIC COMPRESSION JOINT MATERIAL SHALL BE INSTALLED AT ALL MEETINGS OF EXISTING AND/OR PROPOSED CONCRETE CONSTRUCTION, INCLUDING CURBS, PAVING AND SIDEWALKS, AND AS NOTED HEREON.
- CONTRACTOR SHALL PROVIDE ALL PAVEMENT MARKINGS AND SIGNAGE FOR HANDICAP PARKING SPACES INDICATED ON 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 HANDICAPPED SYMBOLS SHALL BE BLUE. ALL OTHER PAVEMENT MARKINGS TO BE TRAFFIC WHITE AND SHALL BE APPLIED IN TWO COATS. PAVEMENT MARKINGS TO MEET SHA STANDARD FOR TRAFFIC PAINT.
- CONTRACTOR SHALL PLACE MINIMUM 4 INCHES TOPSOIL IN ALL LANDSCAPE AREAS. TOPSOIL SHALL MEET MDOT STD. 920.01 AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.
- EARTHWORK: ALL EARTHWORK SHALL BE AS DIRECTED BY GEOTECHNICAL ENGINEER OR AS OUTLINED IN THE GEOTECHNICAL REPORT. IF NO GEOTECHNICAL REPORT IS AVAILABLE AND NO GEOTECHNICAL ENGINEER IS ENGAGED FOR THIS PROJECT, ALL EXCAVATED AREAS SHALL BE BACKFILLED AND COMPACTED TO 90 PERCENT DENSITY AS DETERMINED BY ASTM D-1557 (MODIFIED PROCTOR). ANY AREAS TO BE PAVED WHICH EXHIBIT UNSTABLE SUBGRADE CONDITIONS SHALL BE EXCAVATED TO BEARING SOIL, REFIRED AND COMPACTED. ONLY SUITABLE MATERIAL SHALL BE USED AS FILL AND PLACEMENT OF ALL FILL MATERIAL SHALL BE IN 8 IN THICK LOOSE COURSES AND COMPACTION UNDER PAVING SURFACE SHALL BE TO A MINIMUM OF 95 PERCENT DENSITY AS DETERMINED BY ASTM D-1557. COMPACTION WITHIN BUILDING AREAS AND UNDER ALL UTILITY STRUCTURES SHALL BE TO A MINIMUM OF 95 PERCENT DENSITY AS DETERMINED BY ASTM D-1557.
- 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 HAVE SMOOTH, STRAIGHT EDGES. STRIP, MILL AS NEEDED AND RESURFACE EXISTING PAVING AS NEEDED TO PROVIDE SMOOTH TRANSITION.
- THE TOPS OF ALL VALVE BOXES, VAULTS, INLETS, MANHOLES AND OTHER PROPOSED UTILITY STRUCTURES SHALL BE SET TO FINISH GRADE.
- CONTRACTOR SHALL PROVIDE A MINIMUM OF 1 FOOT OF PROTECTIVE FILL OVER ALL STORM DRAIN PIPES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL GRADE ALL AREAS WITHIN THE LIMITS OF CONSTRUCTION AND SHALL WARP ALL PAVING AS NECESSARY TO ENSURE POSITIVE DRAINAGE IN THE DIRECTION INDICATED ON THE PLAN. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS BETWEEN CONVENTIONAL AND REVERSE SLOPE CURB SO AS TO CREATE POSITIVE DRAINAGE AT ALL TIMES.
- CONTRACTOR SHALL COORDINATE ANY ADJUSTMENT AND/OR RELOCATION OF SIGNAL, UTILITY AND/OR LIGHT POLES AND/OR STRUCTURES WITH PROPER UTILITY COMPANY. BRACING OF POLES TO BE PROVIDED DURING CONSTRUCTION AS NEEDED. SAID RELOCATION AND/OR POLE BRACING TO BE COORDINATED WITH OWNER OF UTILITY, OWNER'S ENGINEER AND COLBERT MATZ ROSENFELT, INC. ALL SUCH RELOCATION, ADJUSTMENT AND/OR POLE BRACING SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL PROVIDE FULL TRENCH COMPACTION FOR ALL SITE UTILITIES, UNLESS OTHERWISE NOTED.
- THE TOP ELEVATION OF ALL EXISTING WATER METERS, VALVES, FIRE HYDRANTS, HANDBOXES, MANHOLES AND OTHER UTILITIES WITHIN THE WORK AREA WHICH ARE INTENDED TO REMAIN SHALL BE ADJUSTED AS NECESSARY TO MATCH PROPOSED GRADE SMOOTHLY AND FLUSH WITH SURFACE SO AS TO NOT CREATE ANY TRIPPING HAZARD OR OTHER IMPEDIMENT TO PEDESTRIAN PASSAGE. CONTRACTOR SHALL COORDINATE ADJUSTMENTS WITH THE OWNER OF EACH EXISTING UTILITY PRIOR TO MAKING ANY ADJUSTMENTS TO THE UTILITY.
- FILTER CLOTH SHALL BE MIRAFI 140S OR APPROVED EQUAL. RIPRAP SHALL MEET ALL REQUIREMENTS OF THE MARYLAND SOIL CONSERVATION SERVICE AND THE MARYLAND STATE HIGHWAY ADMINISTRATION.
- CONCRETE WHEEL STOPS SHALL BE TYPE I, IN ACCORDANCE WITH MD SHA STD. MD 634.04.
- TOPOGRAPHY WITHIN LIMITS OF FIELD RUN TOPO AND PROPERTY BOUNDARY SHOWN ON THESE PLANS IS BASED ON SURVEY PREPARED BY COLBERT MATZ ROSENFELT. TOPOGRAPHY (OUTSIDE TOPO LIMITS) IS TAKEN FROM GIS, PUBLIC RECORDS AND SITE PLANS AND DOES NOT REPRESENT A FIELD SURVEY. ALL PROPERTY BOUNDARY INFORMATION IS TAKEN FROM RECORDED DEEDS AND PLATS AND DOES NOT REPRESENT A FIELD SURVEYED BOUNDARY.



VICINITY MAP
SCALE: 1"=2000'

BENCHMARK DATA

COORDINATE AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE MARYLAND COORDINATE SYSTEM NAD83/91 DATUM AND ARE BASED ON THE FOLLOWING

STATION	NORTHING	EASTING	ELEVATION
BALT. CO. GIS - 517	619584.88	1391533.13	489.54'
BALT. CO. GIS - 518	619537.27	1390712.57	487.71'

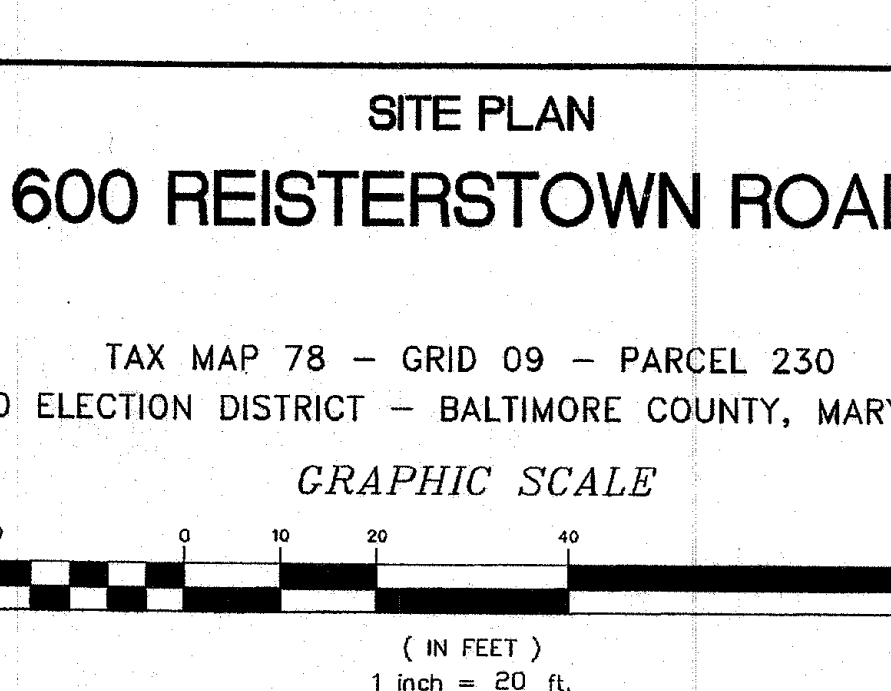
- GENERAL NOTES**
- OWNER/DEVELOPER: PLAZA INVESTORS LLC
104 CHURCH LANE SUITE 100
BALTIMORE, MARYLAND 21208
 - SITE DATA:
MAP: 0078, PARCEL 0230
TAX ACCOUNT NO. 1900011862
DEED REFERENCE: 30329 / 197
SITE AREA: 39,818 SQ. FT. (0.91 ACRES)
EXISTING USE: PLAZA
PROPOSED USE:
 - ZONING AND DEVELOPMENT HISTORY:
-SEE GRD-3 FOR ZONING LETTER DATED FEB. 3, 2000.
 - OFF STREET PARKING CALCULATIONS:
-SEE PARKING TABULATION CHART ON GRD-3
 - ALL PARKING SPACES ARE DURABLE, DUST-FREE AND PERMANENTLY STRIPED.
 - ZONING, RO, OR AND BL
ZONING MAP NO.: 78-B2
 - F.A.R. CALCULATION - BUILDING: 59,180 SQ. FT.
SITE AREA: 39,818 SQ. FT.
PROPOSED FAR- 0.67
MAX. PERMITTED FAR- 3.0
 - SITE IS NOT IN THE CRITICAL AREA, HAS NO HISTORIC BUILDINGS AND IS NOT IN A 100-YEAR FLOOD PLAIN.
 - PREVIOUS COMMERCIAL PERMITS: B728619, B732894, B750873, B769270, E730833, E743142, E752109, P729776
 - ALL SIGNS WILL MEET THE REQUIREMENTS OF SEC. 450, BCZR.
 - UPPER DECK TO BE RESTRIPTED AT A LATER DATE.

STORMWATER MANAGEMENT NOTE

THE SUBJECT SITE IS EXEMPT FROM THE REQUIREMENTS OF STORMWATER MANAGEMENT IN ACCORDANCE WITH SECTION 1.2 (2.) OF THE 2000 STORMWATER DESIGN MANUAL, VOLUME 1 & 2.

DRAWING LIST

NO.	DESCRIPTION	DATE
GRD-1	SITE GRADING PLAN	
GRD-2	SITE DETAILS	
GRD-3	SITE NOTES	
S-1	RAMP DETAILS	



Colbert Matz Rosenfelt, Inc.

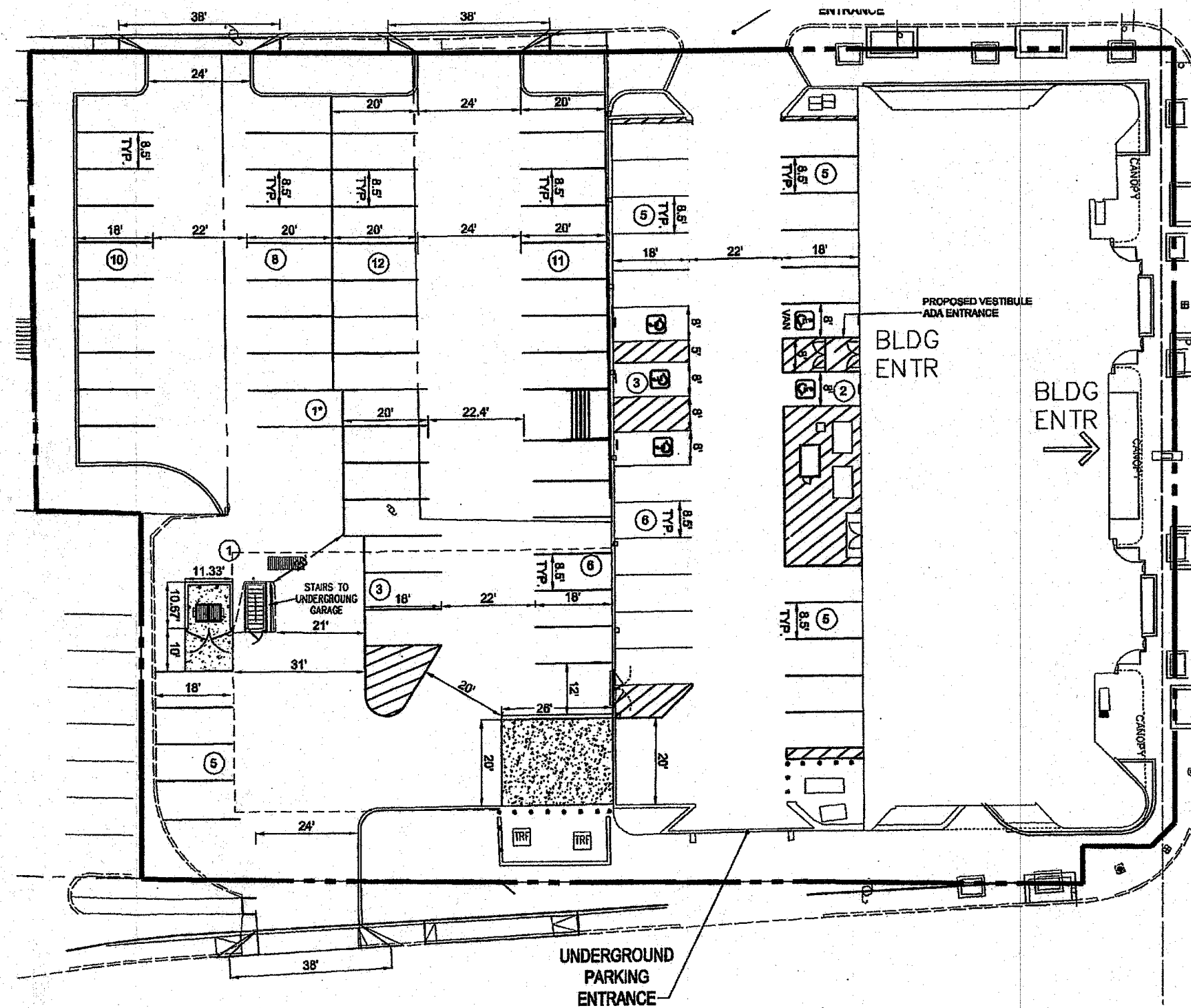
Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

Professional Certification

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.

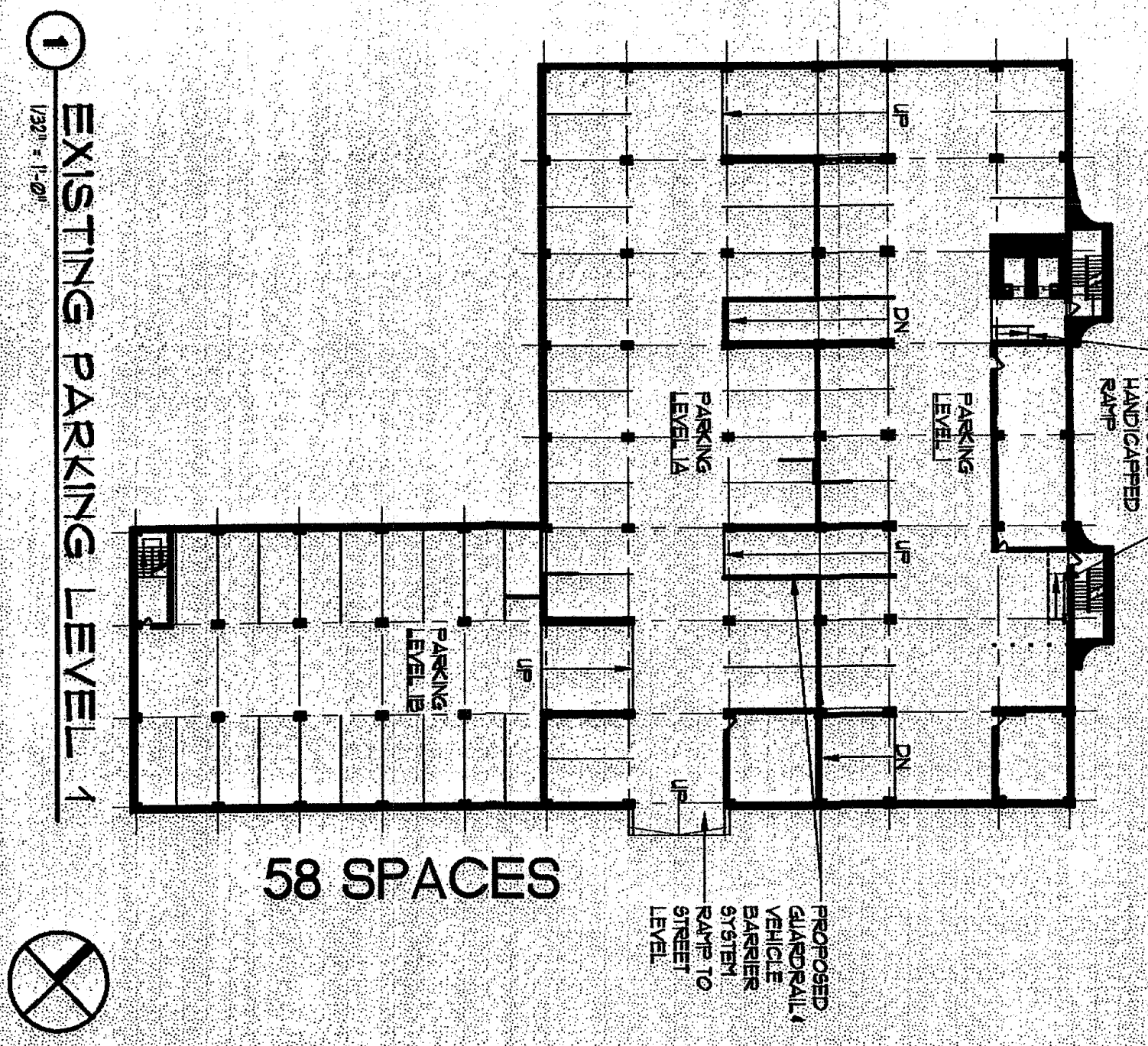
License No. 132203 Expiration Date: 11-2-14

NO.	DATE	REVISIONS	BY	SHEET 1 OF 4
5	9/03/14	ISSUE FOR PERMIT & CONSTRUCTION	KML	FILE: 2010285.1 BASE.dwg DRAWING NUMBER: GRD-1
4	8/27/14	REV STEPS & PARKING PER CLIENT DIR.	KML	
3	5/12	REV GRD, ADD NOTES, DUMPSTER, ADJ RAMP		
2	3/12	REV PER DRP		

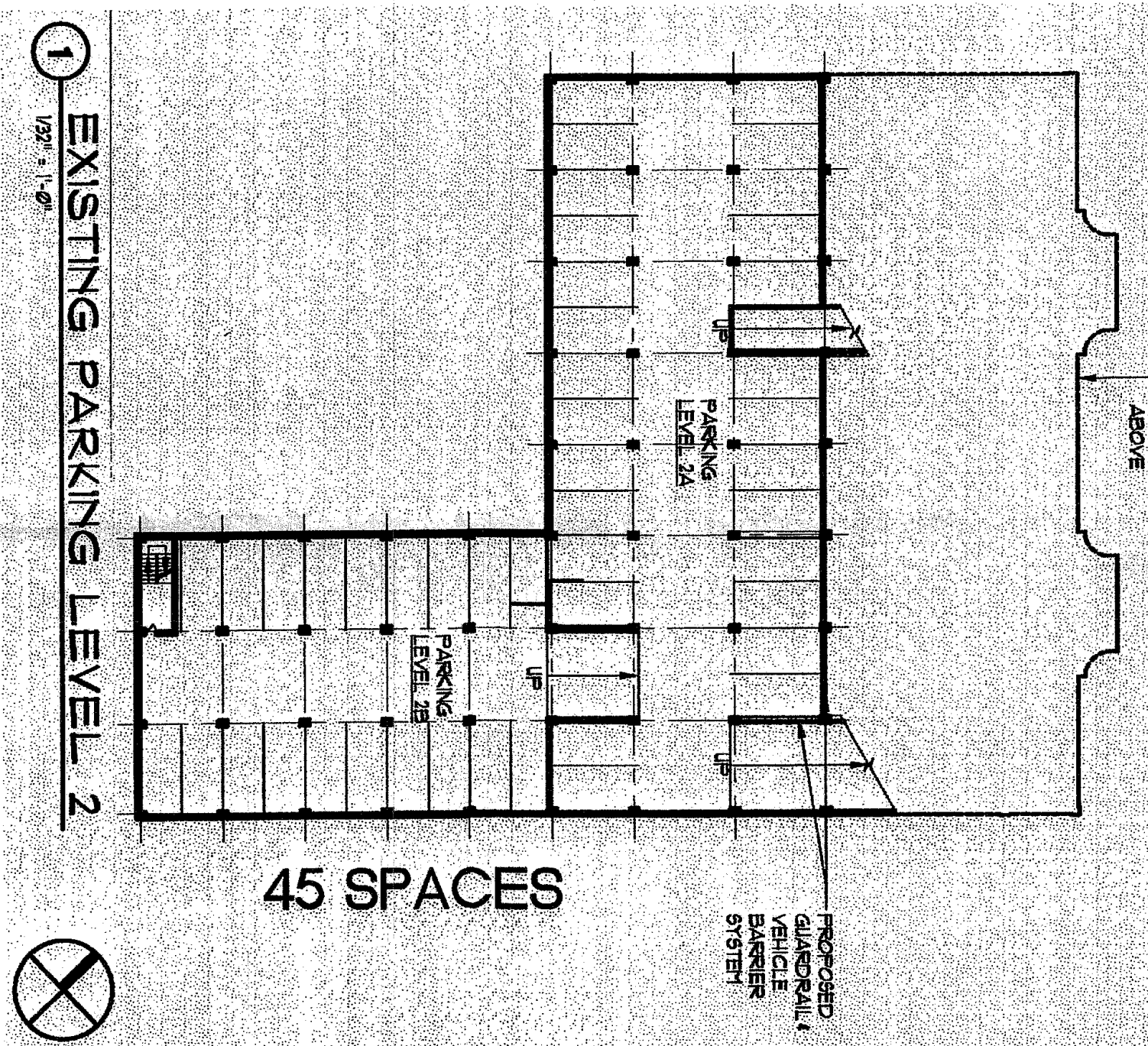


SURFACE PARKING PLAN
83 SPACES

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 site 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,

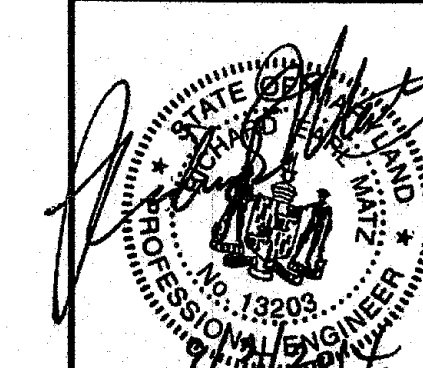
John J. Sullivan, Jr.

John J. Sullivan, Jr.
Planner II
Zoning Review

SITE NOTES

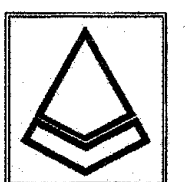
600 REISTERSTOWN ROAD

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: 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

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600 Reisterstown Rd., 3rd Election District

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Ms. Susana Iannicelli
February 3, 2000
Page 2

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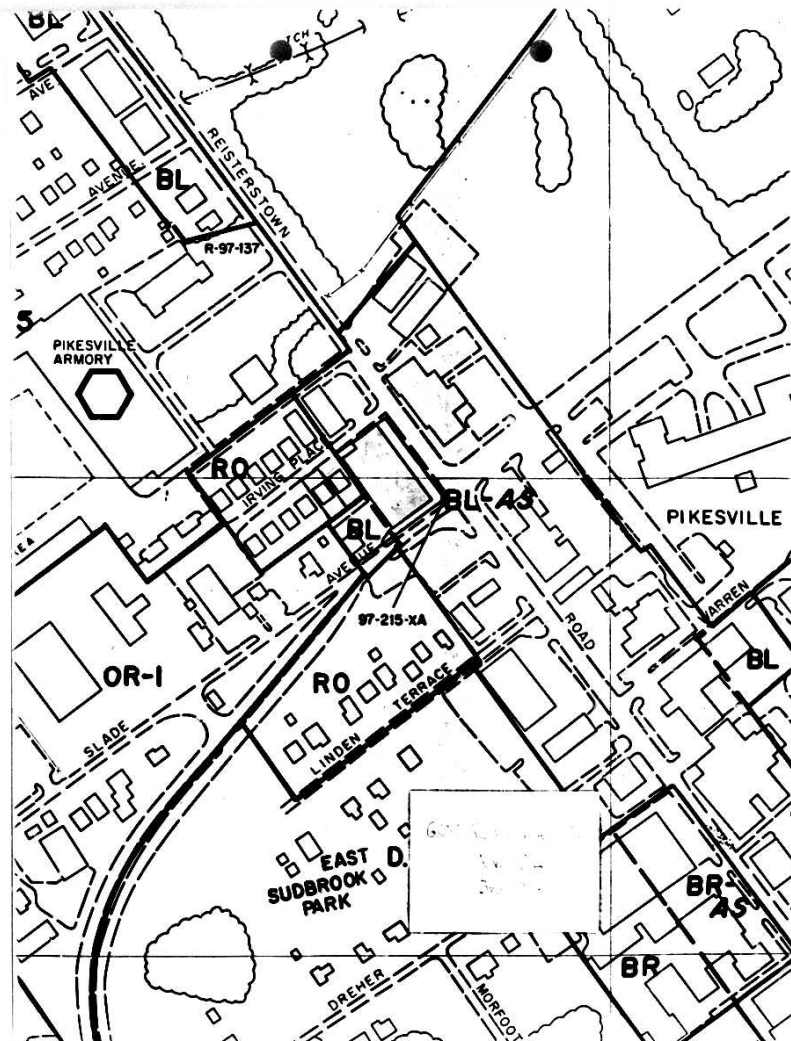
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I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:kew



FEB 19 1974

74-232A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Ing Co.

I, or we, Pikesville Plaza Building Co., 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 for a Variance from Section 403.2b(1) to permit a total of 172 parking spaces in lieu of the required 218 spaces.
(A variance of 46 parking spaces).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Strict compliance with the Zoning Regulations will cause practical difficulty and unreasonable hardship.
2. And the requested variance is in strict harmony with the spirit and intent of the Regulations and will in no way harm or injure the public health, safety and general welfare of the area involved.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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.

PIKEVILLE PLAZA BUILDING CO.

By: James P. Nolan Legal Owner
600 Reisterstown Rd. at Slade Av.
Pikesville, Md. 21204

Protestant's Attorney

James P. Nolan
204 West Pennsylvania Ave.
Towson, Md. 21204
823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day of March, 1974, 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 and before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of April, 1974, at 10:00 o'clock.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE
NW/corner of Reisterstown Road and
Slade Avenue - 3rd District
Pikesville Plaza Building Company -
Petitioner
NO. 74-232-A (Item No. 149)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for a Variance to permit 172 parking spaces instead of the required 218 spaces for a professional building. The property in question is located on the northwest corner of Reisterstown Road and Slade Avenue, in the Third Election District of Baltimore County. Said property is improved with a seven story office building that includes several interior parking decks as well as hard surface parking.

Testimony was offered by the Petitioner's engineer, a real estate broker, who specializes in real estate in the Pikesville area, and the manager of the office structure.

Testimony indicated that the owners were experiencing difficulty in leasing office space due to the parking regulations which require that medical offices have a higher ratio of parking than professional offices. When the building was constructed, the developer did not foresee the need or demand for medical offices in this particular area. Since construction, it has become apparent that many medical specialists do not desire to be associated with any one hospital facility and, consequently, have placed unforeseen demands on office space in this particular area.

The majority of specialists have space requirements ranging from 1200 to 2000 square feet of floor area and require very few employees. The office space is normally used only three or four days a week, and patients are seen by appointment only placing less demand on the available parking than normal professional offices such as insurance or attorney's offices. The Petitioner's engineer has had occasion to visit the site six or eight times. The parking

was especially observed during these visits, and at no time was the parking spaces more than one-half to three quarters full.

Without reviewing all testimony but based on all testimony received at the hearing, it is the opinion of the Deputy Zoning Commissioner that the developer is experiencing practical difficulties in leasing to medical specialists, and that with certain restrictions, the Variance can be granted without interfering with the health, safety and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner this 7th day of May, 1974, that the herein Petitioned for Variance to permit a total of 172 parking spaces in lieu of the required 218 spaces, should be and the same is GRANTED, from and after the date of this Order, subject to the following restrictions:

1. All medical office space with the exception of one general practitioner being leased to specialists.
2. There shall be no increase in the area or type of restaurant presently existing as a result of the granting of this Variance.
3. Approval of a site plan by the State Highway Administration, Department of Public Works and the Office of Planning and Zoning.

James E. Dyer
Deputy Zoning Commissioner of
Baltimore County

WILLIAM D. FRIMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



April 5, 1974

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 149, Zoning Advisory Committee Meeting, March 5, 1974, are as follows:

Property Owner: Pikesville Plaza Building Co.
Location: NW/S of Slade Avenue, 232 feet W of Reisterstown Road
Existing Zoning: B.L. and D.K.16
Proposed Zoning: Variance to permit a total of one hundred and seventy-two (172) parking spaces instead of the required two hundred and eighteen (218) spaces
No. of Acres: 0.93
District: 3rd

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planning Specialist II
Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 401 PLANNING 464-3211 ZONING 464-3351

MCA

MCA ENGINEERING CORPORATION
ENGINEERS
SURVEYORS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 823-0900

DESCRIPTION

0.93 ACRE PARCEL, NORTHWEST SIDE OF SLADE AVENUE, SOUTHWEST SIDE OF REISTERSTOWN ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for a Parking Variance

Beginning for the same at the intersection of the northwest side of Slade Avenue, 40 feet wide, with the southwest side of Reisterstown Road, 66 feet wide, said place of beginning being the beginning of the land conveyed to Pikesville Plaza Building Co. by deed recorded among the Land Records of Baltimore County in Liber O.T.G. 5080, page 627, running thence binding on said land and on said northwest side of Slade Avenue, (1) S 54° 14' 40" W 245.00 feet, thence still binding on said land two courses: (2) N 37° 22' 30" W 84.69 feet, and (3) N 55° 59' 58" E 20 feet, more or less, thence binding reversely on the second line of the land conveyed to Pikesville Plaza Building Co. by deed recorded among said Land Records in Liber O.T.G. 5194, page 893, (4) N 37° 18' 50" W 107.10 feet, thence binding on the south-east side of Irving Place, 40 feet wide, (5) N 52° 41' 10" E 45.00 feet, thence binding reversely on the last line of said last mentioned land, (6) S 37° 18' 50" E 108.14 feet, thence again binding on the outlines of said first mentioned land, two courses: (7) N 55° 59' 50" E 45 feet, more or less, and (8) N 37° 18' 50" W 109.17 feet, more or less, thence again binding on said southeast side of Irving Place, (9) N 52° 41' 10" E 134.75 feet, thence binding on said southwest side of Reisterstown Road, (10) S 37° 18' 50" E

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

MCA
MCA ENGINEERING CORPORATION

2.

198.00 feet, to the place of beginning.

Containing 0.93 of an acre of land, more or less.

CAE:impl

J.O. 170027

February 5, 1974



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

OFFICE OF ZONING COMMISSIONER

S. ERIC DINENNA
Zoning Commissioner
JAMES E. DYER
Deputy Zoning Commissioner

May 7, 1974

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

RE: Petition for Variance
NW/corner of Reisterstown Road and
Slade Avenue - 3rd District
Pikesville Plaza Building Company -
Petitioner
NO. 74-232-A (Item No. 149)

Dear Mr. Nolan:

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

Very truly yours,

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

TEJ/mc

Attachments

cc: Edwin J. Cerveney, Esquire
803 Stoneligh Road
Baltimore, Maryland 21212

111 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
823-7510

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 Co.

Location: NW/S of Slade Avenue, 232 feet W of Reisterstown Road
Item No. 149 Zoning Agenda March 5, 1974

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 100 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 _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. 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.
- (X) 6. The Fire Prevention Bureau has no comments at this time.

Reviewer: Inspector William B. ... Noted and Approved: Paul H. Reincke
Planning Group Special Inspection Division Deputy Chief
Fire Prevention Bureau

mls
4/16/73

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 11, 1974

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

RE: Variance Petition
Item 149
Pikesville Plaza Building Co. -
Petitioner

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 at the intersection of the southwest side of Reisterstown Road and the northwest side of Slade Avenue and is presently improved by a seven (7) story office building and parking garage. It was the subject of an earlier hearing (Case No. 74-113-SPH) to permit off street parking in a residential zone.

The petitioner is requesting a Variance to permit one hundred and seventy-two (172) parking spaces instead of the required two hundred and eighteen (218).

This petition is accepted for filing on the date of the enclosed filing certificate. Notice

James D. Nolan, Esq.,
Re: Item 149
Page 2
March 11, 1974

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,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: MCA
1020 Cromwell Bridge Road
Baltimore, Md. 21204

BALTIMORE COUNTY, MARYLAND



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

March 8, 1974

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 149, Zoning Advisory Committee Meeting
March 5, 1974, are as follows:

Property Owner: Pikesville Plaza Building Co.
Location: NW/4 Slade Ave., 232' W of Reisterstown Rd.
Present Zoning: R.L. and D.R.16
Proposed Zoning: Variance to permit 172 parking spaces
instead of required 218 spaces.
No. Acres: 0.93
District: 3

Metropolitan water and sewer are available.

A moratorium was placed on new sewer connections in the Jones Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on Nov. 13, 1973; therefore approval may be withheld for this connection.

Very truly yours,

Thomas R. Devlin
Thomas R. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mn

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

March 7, 1974

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

Re: Item 149
Z.A.C. Meeting, March 5, 1974
Property Owner: Pikesville Plaza
Building Co.
Location: NW/4 of Slade Ave., 232'
W. of Reisterstown Road (Rte 140)
Proposed Zoning: Variance to permit
a total of one hundred seventy-two
(172) parking spaces instead of
required 218.
No. of Acres: 0.93
District: 3rd

Dear Sir:

It is our opinion that the lack of sufficient parking will cause problems that could be extended onto Reisterstown Road and Slade Ave., thereby interfering with the normal flow of traffic.

Reisterstown Road is heavily traveled. The 1972 average daily traffic count for this section is ... 24,600 vehicles.

Slade Avenue is planned to be reconstructed as a connection into the proposed Northwest Expressway.

Any traffic problems at the subject location would be highly undesirable.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
John E. Meyers
by John E. Meyers

CL:JEM/bk

P.O. Box 117 / 300 West Preston Street, Baltimore, Maryland 21203

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 4, 1974

FROM: William D. From, Director of Planning

SUBJECT: Petition 74-232-A. Northwest corner of Reisterstown Road and Slade Avenue
Petition for Variance for Off-Street Parking
Petitioner - Pikesville Plaza Building Company

2ND DISTRICT

HEARING: Wednesday, April 10, 1974 (10:00 A.M.)

The staff of the Office of Planning has reviewed the subject petition and feels the granting of this request would not be inconsistent with the 1980 Guideplan - the official County work plan.

William D. From
William D. From
Director of Planning

WDF:NEG:rv



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 27, 1974

JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

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

RE: Variance Petition
Item 149
Pikesville Plaza Building Co. -
Petitioner

Dear Mr. Nolan:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(s) of the Zoning Advisory Committee.

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,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: MCA
1020 Cromwell Bridge Road
Baltimore, Md. 21204

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

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

March 22, 1974

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

Re: Item #219 (1973-1974)

Property Owner: Pikesville Plaza Building Co.
NW/4 of Slade Avenue, 232' W. of Reisterstown Rd.
Existing Zoning: R.L. & D.R. 16
Proposed Zoning: Variance to permit a total of 172
parking spaces instead of the required 218 spaces
No. of Acres: 0.93 District: 3rd

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.

General:

The comments supplied for this property in connection with Item #54 (1973-1974) remain valid and applicable to this Item #219 (1-73-1974). Those comments are referred to for your consideration.

Very truly yours,

Ellsworth R. Diver
ELLSWORTH R. DIVER, P.E.
Chief, Bureau of Engineering

END:RAN:PH:iss

cc: G. Reiser

C-SU Key Sheet
26 & 27 NW 20 Pos. Sheets
NW 7 & 8 Topo
78 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. KILZER
DEPUTY TRAFFIC ENGINEER

April 10, 1974

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

Re: Item 149 - ZAC - March 5, 1974
Property Owner: Pikesville Plaza Building Company
NW/4 Slade Avenue, 232 feet W of Reisterstown Road
Variance to permit a total of 172 parking spaces instead of the required 218 spaces
District 3

Dear Mr. DiNenna:

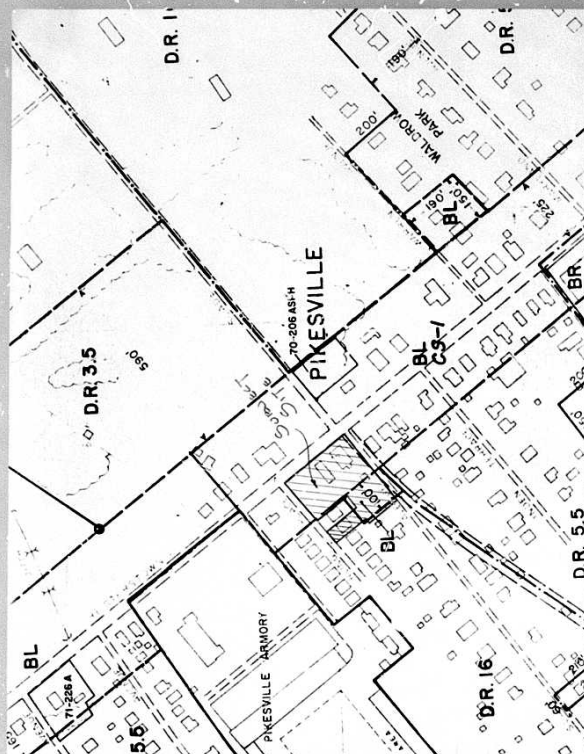
The subject petition is requesting a variance to permit 172 spaces instead of 218 spaces. The granting of this variance can only create parking problems on the surrounding streets surrounding this use.

Very truly yours,

Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/pk

(74-232-A)
JED

[illegible]

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 22, 1976

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 week, one time ~~sixteen weeks~~ before the 10th day of April, 1976, the first publication appearing on the 23rd day of March.

1976.

THE JEFFERSONIAN
H. Lusk Shuman
Manager.

Cost of Advertisement, \$ _____

1-Sign 74-232-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: MARCH 23, 1974

Pos'ed for: PERMIT FOR VARIANCE

Petitioner: PENNSYLVANIA PLAZA BUILDING CO.

Location of property: NW COR. OF REISTERSTOWN RD AND SHAW AVE.

Location of Sign: SHAW AVE. SECTOR W/OF REISTERSTOWN RD

Remarks:

Posted by: John R. P. 1766 Date of return: MARCH 29, 1974
Signature

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Testing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <u>AJC</u>									
Previous case:									
Revised Plans: Change in outline or description _____								Yes _____ No _____	
Map J _____									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 21 day of
FEB. 1978. Item # 4


Eric DiNenno
Zoning Commissioner

Petitioner Preswille, Paul G Submitted by NEWTON WILLIAMS

Petitioner's Attorney JOHN A. NEWMAN Reviewed by N.B.S.

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

Item 149

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

Baltimore County Office of Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted
for filing this 9th day of March 1974.

Eric D. Vienna
S. ERIC VIENNA
Zoning Commissioner

Petitioner Pikeville Plaza Building Co.
Petitioner's Attorney James D. Nolan Reviewed by James D. Nolan
OO: MCA

BALTIMORE COUNTY, MARYLAND		No. 13149
OFFICE OF FINANCE - REVENUE DIVISION		
MISCELLANEOUS CASH RECEIPT		
DATE <u>March 14, 1974</u> ACCOUNT <u>01-662</u>		
AMOUNT <u>\$25.00</u>		
DISTRIBUTION		
WHITE - CASHIER	PINK - AGENCY	YELLOW - CUSTOMER
Messrs. Solan, Plimhoff & Williams		
204 W. Penna. Ave.		
Towson, Md. 21204		
Petition for Vacation for Pikeville Plaza Bldg. Co.		
#74-232-A REG-8 9.76 REG-15 25.00 CASH		

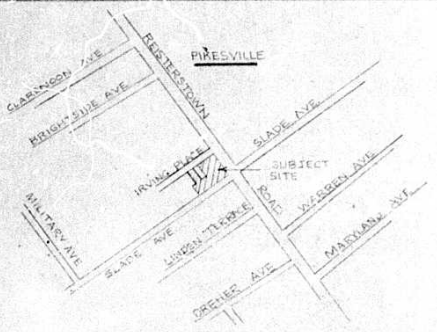
BALTIMORE COUNTY, MARYLAND		No. 14705
OFFICE OF FINANCE - REVENUE DIVISION		
MISCELLANEOUS CASH RECEIPT		
DATE <u>April 10, 1974</u> ACCOUNT <u>01-669</u>		
AMOUNT <u>\$69.75</u>		
DISTRIBUTION		
WHITE - CASHIER	PINK - AGENCY	YELLOW - CUSTOMER
James D. Solan, Esq.		
204 W. Penna. Ave.		
Towson, Md. 21204		
Advertising and posting of property for Pikeville Plaza		
Building Co. #74-130-A REG-14 40 69.75 REG		



SCALE: 1" = 200'



9-16 NE

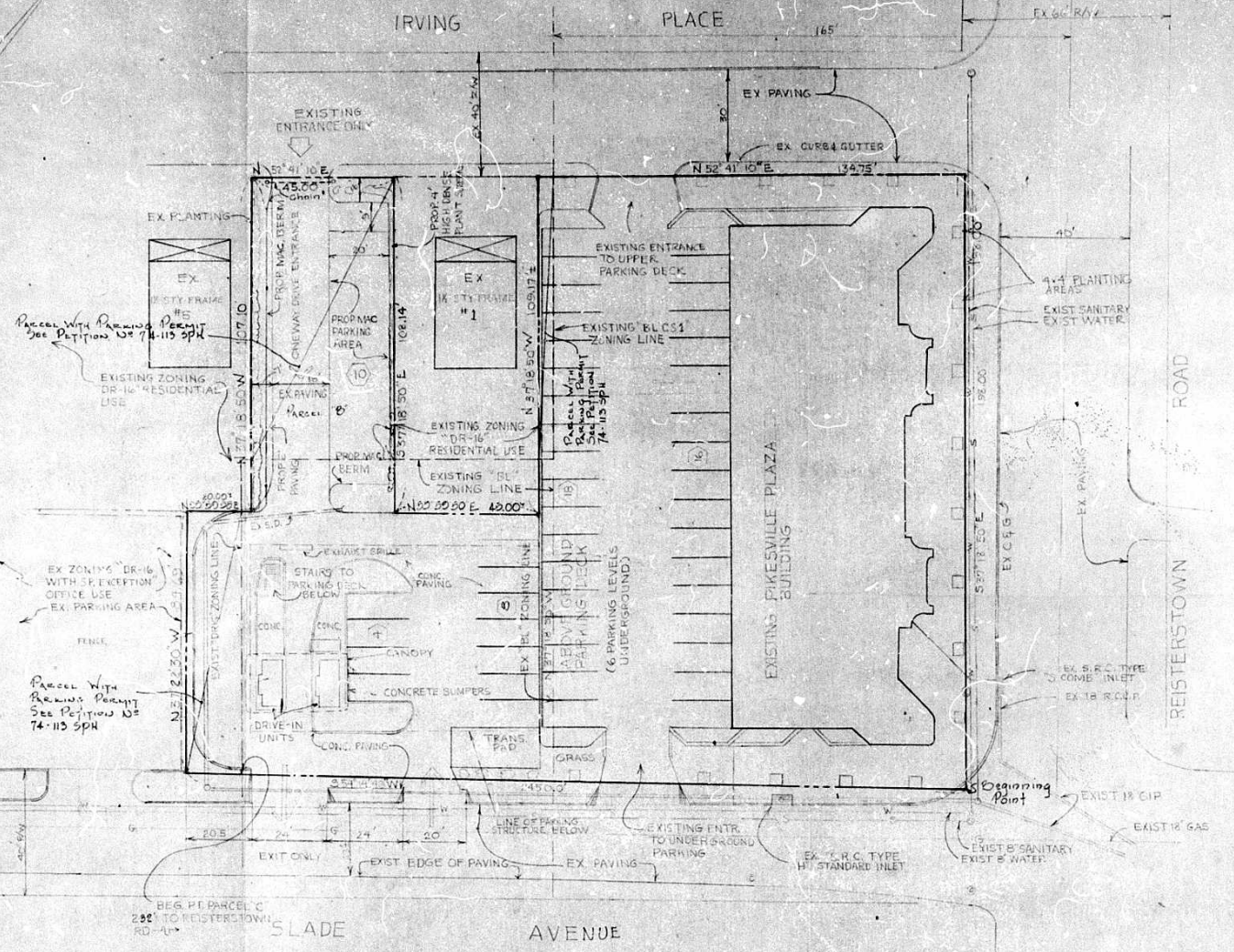
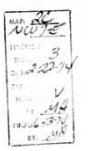


LOCATION PLAN
Scale 1"=50'

GENERAL NOTES

1. Total Area of Site Equals 0.92 Acres ±
2. Existing Zoning of Site "BL" & "DR-16" with Parking Permit
3. Existing Use of Site: 7 Story Office Bldg. & Parking Garage (BL Area) & Off-Street Parking (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 (BL Area)
6. Off-Street Parking Data:
 A. Total Office Area: 277,775 Sq. Ft. (7,752 Sq. Ft. (0.0755 Acres) of which 2,200 Sq. Ft. is for Medical Offices & 2,550 Sq. Ft. for General Offices; Medical Offices Require 25 Spaces & General Offices Require 5 Spaces)
 B. Office Area Ground Floor: 72,508 Sq. Ft. Requiring 26 Spaces
 C. Retail Floor Area (Drug Store): 389 Sq. Ft. Requiring 3 Spaces
 D. Restaurant Floor Area: 1219 Sq. Ft. Requiring 25 Spaces
 E. Total Spaces Required Equals: 218 Spaces
 F. Total Spaces Existing Equals: 172 Spaces
 G. Total Parking On Site Equals: 172 Spaces
7. Petitioner is requesting a Variance to Section 403.2 b(2) of the Zoning Code to Permit a Total of 172 Parking Spaces instead of the Required 218. (A Variance of 46 Parking 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 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 7:30 PM daily & at Noon on Saturdays.

PLAT TO ACCOMPANY PETITION
FOR
A PARKING VARIANCE
AT
PIKESVILLE PLAZA BUILDING
REISTERSTOWN ROAD AND SLADE AVENUE
Scale: 1"=20'
Elect District No. 2
FEB 1, 1974
Butler County, Pa.



RET EX #1

