

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Charles B. Marek, M.D., 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 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 an amendment to the previously approved Special Exception (Case No. 70-243-X).

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 of Baltimore County.

Charles B. Marek, M.D.
Contract Purchaser
Address: 1218 St. Andrews Way
Baltimore, Maryland 21239
Protestant's Attorney
Address: 809 Eastern Boulevard
Baltimore, Maryland 21221

ORDERED By the Zoning Commissioner of Baltimore County, this 1st day of November, 1975, 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 15th day of April, 1975, at 10:00 o'clock A.M.

James E. Dyer
Zoning Commissioner of Baltimore County

(over)

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Special Hearing
NW/corner of Belair and Perry View
Roads - 11th District
Charles B. Marek, M.D. -
Petitioner
NO. 75-119-SPH (Item No. 88)

Dear Mr. Romadka:

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

JED/mc

Attachments

cc: Mrs. John Buettner
Perry Hall Improvement Association
4206 Pennsylvania Avenue
Baltimore, Maryland 21236

RE: PETITION FOR SPECIAL HEARING : BEFORE THE
NW/corner of Belair and Perry View : DEPUTY ZONING
Roads - 11th District : COMMISSIONER
Charles B. Marek, M.D. - Petitioner :
NO. 75-119-SPH (Item No. 88) :
: FOR
: BALTIMORE COUNTY

AMENDED ORDER

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 15th day of April, 1975, that the Order dated March 5, 1975, passed in this matter, should be and the same is hereby AMENDED to read as follows:

"....to amend the previously granted Special Exception, Case No. 70-243-X,"

James E. Dyer
Deputy Zoning Commissioner for
Baltimore County

- The proposed structure shall be constructed of brick and shall, to the extent practical or reasonable, be constructed so as to blend in with other dwellings and structures in the area.
- 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

March 5, 1975

April 15, 1975

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Special Hearing
NW/corner of Belair and Perry
View Roads - 11th District
Charles B. Marek, M.D. -
Petitioner
NO. 75-119-SPH (Item No. 88)

Dear Mr. Romadka:

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

Very truly yours,
James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

cc: Mrs. John Buettner
Perry Hall Improvement Association
4206 Pennsylvania Avenue
Baltimore, Maryland 21236

RE: PETITION FOR SPECIAL HEARING : BEFORE THE
NW/corner of Belair and Perry View : DEPUTY ZONING
Roads - 11th District : COMMISSIONER
Charles B. Marek, M.D. - Petitioner :
NO. 75-119-SPH (Item No. 88) :
: OF
: BALTIMORE COUNTY

This Petition represents a Special Hearing request to clarify whether or not the Petitioner's previously approved Special Exception may include an office building of greater size than indicated on site plans presented at the aforesaid Special Exception hearing.

The site in question is located on the northeast corner of Belair and Perry View Roads, in the Eleventh Election District of Baltimore County.

Testimony established that the subject site is presently improved with an office use in a converted one and one-half story brick dwelling. The Petitioner now plans to enlarge said office use by constructing an additional three story medical center and accompanying parking area to meet the needs of the general area.

Area residents, while recognizing that the property lies within a D.R. 16 zoned strip paralleling the north side of Belair Road that was intended for office use, objected to the Petitioner's present plan. Basically, their objections were based on the three story height of the building which they felt would be out of character with other buildings and dwellings in the area, and the traffic problems that had been encountered by residents of Perry View Road.

At the close of the hearing, it was agreed that a decision would not be rendered until such time as the residents and the Petitioner had discussed the proposed improvements and attempted to resolve problems that were felt to exist.

A revised site plan dated January 11, 1975, was subsequently submitted. This plan reflected several revisions which included a direct two way entrance from Belair Road, revisions to the parking area, relocation and reduced height of the proposed office building, and a six foot high wood fence along the rear property line.

Without reviewing all the testimony and evidence in detail but based on said testimony and evidence, it is the opinion of the Deputy Zoning Commissioner that the presently proposed expansion to provide offices for a medical center would be of benefit to the health, safety and general welfare of the area, and would be in keeping with the uses proposed for the D.R. 16 zoned strip paralleling Belair Road. Said improvements, with the proposed revisions, would be in keeping with the requirements of Section 502.1 and, as such, can be permitted in conjunction with the previously approved Special Exception.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 5th day of March, 1975, that the herein requested approval to amend the previously granted Special Exception, Case No. 243-X, should be and the same is hereby GRANTED. Said approval is subject, however, to the following conditions:

- The parking area shall be expanded to provide parking at the front of the property with an entrance directly from Belair Road.
- The proposed structure shall be situated at least five feet west of the existing structure and shall not exceed the height of two stories or approximately twenty-four feet above grade elevation. Basement (below grade) offices are not intended to be prohibited by this restriction.
- A six foot high wood fence shall be constructed on the rear or north 49 degree 49 minute east 115.86 foot line.
- Parking adjacent to said rear line shall be provided with wheel stops and shall be clearly marked for head in parking only.

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
WILLIAM T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

November 25, 1974

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

Re: Item 88 - ZAC - October 29, 1974
Property Owner: Charles B. Marek, M.D.
Location: SE/C of Belair & Perry View Roads
Existing Zoning: D.R. 16
Proposed Zoning: SPECIAL HEARING to approve an amendment to the previously approved special exception (Case #70-243-X).
No. of Acres: 0.53
District: 11th

Dear Mr. DiNenna:

The existing building will generate approximately 50 trips per day and the proposed building would generate approximately 300 trips per day. Studies are presently being conducted in this corridor which tend to indicate that the land along Belair Road is presently over zoned in its relationship to the highway network.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Asso. Traffic Engineer

MSF/hza



November 29, 1974

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

Comments on Item #88 Zoning Advisory Committee Meeting, October 29, 1974, are as follows:

Property Owner: Charles B. Marek, M.D.
Location: SE/C of Belair and Perry View Roads
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to approve an amendment to the previously approved special exception (Case #70-243-X)
No. of Acres: 0.53
District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

All vehicles that use the parking area on site should be required to use the driveway on Perry View Road, at the rear of the property. The parking area must be paved, curbed and maintain the required 8 ft. parking setback.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3511 ZONING 484-3581

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 22, 1974

Robert J. Romadka, Esq.
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Special Hearing Petition
Item 88
Charles B. Marek, M.D. -
Petitioner

Dear Mr. Romadka:

The enclosed comments are to be included with the Zoning Advisory Committee comments sent you under the above referenced November 14, 1974 subject.

Very truly yours,

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

JBB:JD

Enclosures (5)

cc: E. F. Raphael & Associates
201 Courtland Avenue
Towson, Maryland 21204

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

JAMES B. BYRNES, III
Chairman

PLANNING
COUNTY ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PROTECTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PROJECT AND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT
COUNCIL
BOARD OF EDUCATION
OFFICE OF THE BUILDING ENGINEER

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

November 19, 1974

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

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

Re: Item #88 (1974-1975)
Property Owner: Charles B. Marek, M.D.
S/E corner of Belair and Perry View Roads
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to approve an amendment to the previously approved special exception (Case #70-243-X)
No. of Acres: 0.53 District: 11th

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:

Perry View Road, a County road, is improved as a 30-foot closed section roadway on a 50-foot right-of-way. Further highway improvements are not required. Highway right-of-way widening, consisting of a fill area for right distance at the intersection with Belair Road, and the construction of sidewalks along the frontage of this property on the northeast side of Perry View Road, will be required in connection with any grading or building permit application. The plan should be revised to indicate the proposed highway right-of-way widening.

Construction or reconstruction of sidewalk, curb and gutter, entrance, apron etc. will be the full responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through striping, 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.

Item #88 (1974-1975)
Property Owner: Charles B. Marek, M.D.
Page 2
November 19, 1974

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving the present dwelling. It appears that additional fire hydrant protection may be required in the vicinity.

Very truly yours,

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

END:RAN:FW:iss

cc: J. Somers
W. Munchel

C-24 Key Sheet
L-2 NE 29 Pos. Sheet
NE 11 V Topo
63 Tax Map

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., V.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

November 15, 1974

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

Dear Mr. Dinenna:

Comments on Item 88, Zoning Advisory Committee Meeting, October 29, 1974, are as follows:

Property Owner: Charles B. Marek, M.D.
Location: SE/C of Belair & Perry View Roads
Existing Zoning: D.R. 16
Proposed Zoning: SPECIAL HEARING to approve an amendment to the previously approved special exception (Case #70-243-X).

No. of Acres: 0.53
District: 11th

Metropolitan water and sewer are available.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Very truly yours,

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

HVB/mcd

CC--W.L. Phillips

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item 88

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Robert J. Romadka, Esq.
809 Eastern Blvd.
Baltimore, Md. 21221

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

Your Petition has been received and accepted for filing this 1st day of November 1974.

S. Eric Dinenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner Charles B. Marek, M.D.

Petitioner's Attorney Robert J. Romadka
cc: E. F. Raphael & Associates
201 Courtland Avenue
Towson, Md. 21204

Reviewed by *James B. Byrnes, III*
Chairman,
Zoning Advisory
Committee

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 23, 1974

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

Z.A.C. Meeting of: October 29, 1974

Re: Item 88
Property Owner: Charles B. Marek, M.D.
Location: SE/C of Belair & Perry View Roads
Present Zoning: D.R. 16
Proposed Zoning: Special Hearing to approve an amendment to the previously approved special exception (Case #70-243-X).

District: 11th
No. Acres: 0.53

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,
Wick Puzosch
W. Wick Puzosch
Field Representative

WNP/al

ENGLE PARK, MARYLAND
EUGENE C. HESS, JR., PRESIDENT
MR. ROBERT L. HENNEY

MARCUS M. BOYBANS
JOSEPH N. MCGOWAN
ALVIN LORECK

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, JR.
MR. RICHARD A. MURPHY

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

672-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Charles B. Marek, M.D.

Location: SE/C of Belair & Perry View Roads

Item No. 88 Zoning Agenda October 29, 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.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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.

() 5. 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.

Reviewed: *H. Kelly* Noted and Approved: *Paul H. Rincke*
Planning Office Deputy Chief
Special Inspection Division Fire Prevention Bureau

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

James B. Byrnes, III
Chairman

MEMBERS

ZONING ADMINISTRATION

HEALTH DEPARTMENT

BUREAU OF

FIRE PREVENTION

DEPARTMENT OF

TRAFFIC ENGINEERING

STATE HIGHWAY

ADMINISTRATION

BUREAU OF

ENGINEERING

PROJECT AND

DEVELOPMENT PLANNING

INDUSTRIAL

DEVELOPMENT

COMMISSION

BOARD OF EDUCATION

OFFICE OF THE

BUILDINGS ENGINEER

November 14, 1974

Robert J. Romadka, Esq.
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Special Hearing Petition

Item 88

Charles B. Marek, M.D. - Petitioner

Dear Mr. Romadka:

The Zoning Plans 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 northwest side of Belair Road and the northeast side of Perry View Road, in the Eleventh Election District of Baltimore County. This property is presently improved with an existing 1-1/2 story brick dwelling which was granted a Special Exception for office use (Case No. 70-243-X). Residential uses exist both to the northwest and northeast of the site as well as the southwest of the site across Perry View Road.

The petitioner is requesting a Special Hearing to amend the aforementioned Special Exception and proposes to make a substantial addition to the existing dwelling to be used for a medical office. A single point of ingress and egress is indicated on Perry View Road, with off street parking provided for 21 vehicles.

MICROFILMED

Robert J. Romadka, Esq.
Item 88
November 14, 1974

Page 2

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 30 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 Plans Advisory Committee

JBB:JD

Enclosure

cc: E. F. Raphael & Associates
201 Courtland Avenue
Towson, Maryland 21204

MICROFILMED

CERTIFICATE OF PUBLICATION

ROSEDALE, MD. Nov. 14, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., one time before the 14th day of December 1974, the publication appearing on the 14th day of November 1974.

THE OBSERVER
John A. Buehler
Advertising Mgr.

Cost of Advertisement \$24.00

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 14, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., one time before the 14th day of December 1974, the first publication appearing on the 14th day of November 1974.

THE JEFFERSONIAN
B. L. Smith
Manager

Cost of Advertisement \$.....

MICROFILMED

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		SDO 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: <i>JB</i>			Revised Plans:		Change in outline or description		Yes		No	
Previous case:			Map #							

MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th Date of Posting: 11-14-74
Posted for: Hearing, Dec. 4, 1974, 9:00 A.M.
Petitioner: Charles B. Marek
Location of property: 1111 Co. of Belair Rd. & Perry View Rd.
Location of Sign: 1 Sign, Belair Rd. & Perry View Rd.
Remarks: Mark H. Hens
Posted by: Mark H. Hens Date of return: 11-21-74

MICROFILMED

Item 88

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Robert J. Romadka, Esq.
809 Eastern Blvd.
Baltimore, Md. 21221

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

Your Petition has been received and accepted for
filing this 1st day of November 1974.


S. ERIC DINENNA,
Zoning Commissioner

Petitioner Charles B. Marek, M.D.

Petitioner's Attorney Robert J. Romadka Reviewed by James B. Byrnes II
cc: E. F. Raphael & Associates
201 Courtland Avenue
Towson, Md. 21204

Chairman,
Zoning Advisory
Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 16th day of

OCT. 1974. Item # _____


S. ERIC DINENNA,
Zoning Commissioner

Petitioner MAREK Submitted by _____

Petitioner's Attorney ROMADKA Reviewed by JBR

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

*An Amendment To The
Previously Approved
SPECIAL EXCEPTION
(CASE NO. 70-543-X)*

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

No. 17104

DATE Nov. 13, 1974 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

Robert J. Romadka, Esq.
809 Eastern Blvd.
Essex, Md. 21221
Petition for Special Hearing for Charles B. Marek, M.D.
#75-119-SPE 14 25.00

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

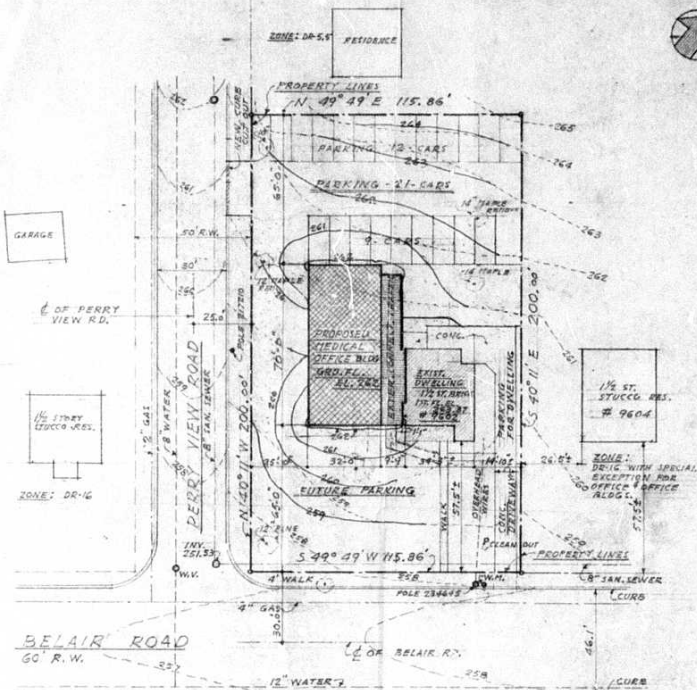
No. 17172

DATE Dec. 4, 1974 ACCOUNT 01-662

AMOUNT \$59.55

WHITE - CASHIER DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

Charles B. Marek, M.D.
3300 The Alameda
Baltimore, Md. 21218
Advertising and posting of property - #75-119-SPE
3 59.55



PLOT & LOCATION PLAN

SCALE 1" = 30'-0"

NOTES:

1. STORM SEWERAGE NOT EXISTING. THERE WILL BE NATURAL DRAINAGE AS AT PRESENT TIME
2. PROPOSED BLDG. HEIGHT 37'-0" MAX. (ABOVE GROUND)
3. EXISTING DWELLING & PROPOSED NEW BUILDING AREA IS 17.2% OF TOTAL LOT AREA (115.86' x 200.0')

ZONE: DL

ZONE DR.16 WITH SPECIAL EX. FOR OFFICE & OFFICE BLDGS.

TOTAL GROSS AREA, 6,120 SQ. FT. (3-STORY)

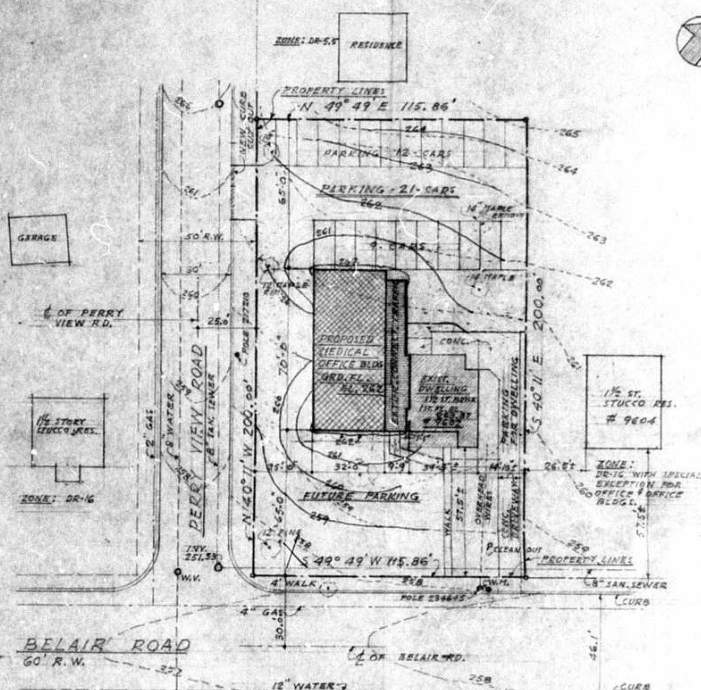
REQUIRED PARKING 21-CARS

SPECIAL HEARING
SPECIAL EXCEPTION FOR OFFICE AND
OFFICE BUILDINGS
FOR DR. CHARLES B. MAREK

9602 BELAIR ROAD
11TH ELECTION DISTRICT, BALTIMORE COUNTY, MD.

JOHN BUCINIKAS, ARCHITECT (MD. REGISTR. NO. 1187-A)
5015 SCHAUVE AVE., BALTIMORE, MD.

10-12-74



PLOT & LOCATION PLAN

SCALE 1" = 30'-0"

NOTES:

1. STORM SEWERAGE NOT EXISTING. THERE WILL BE NATURAL DRAINAGE AS AT PRESENT TIME
2. PROPOSED BLDG. HEIGHT 37'-0" MAX. (ABOVE GROUND)
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ZONE: DL

ZONE DR.16 WITH SPECIAL EX. FOR OFFICE & OFFICE BLDGS.

TOTAL GROSS AREA, 6,120 SQ. FT. (3-STORY)

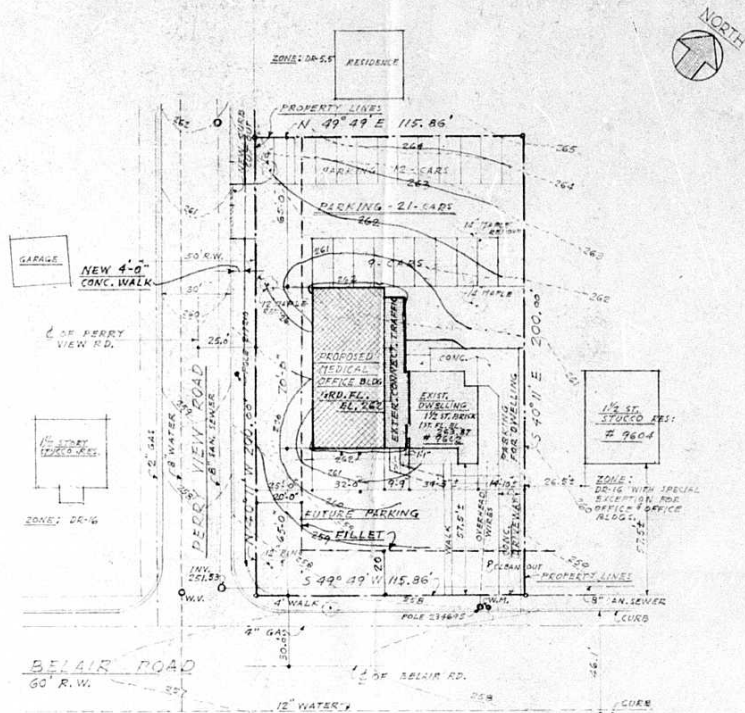
REQUIRED PARKING 21-CARS

SPECIAL HEARING
SPECIAL EXCEPTION FOR OFFICE AND
OFFICE BUILDINGS
FOR DR. CHARLES B. MAREK

9602 BELAIR ROAD
11TH ELECTION DISTRICT, BALTIMORE COUNTY, MD.

JOHN BUCINIKAS, ARCHITECT (MD. REGISTR. NO. 1187-A)
5015 SCHAUVE AVE., BALTIMORE, MD.

10-12-74



PLOT # LOCATION PLAN
SCALE 1" = 30'-0"

- NOTES:**
1. STORM SEWERAGE NOT EXISTING. THERE WILL BE NATURAL DRAINAGE AS AT PRESENT TIME.
 2. PROPOSED BLDG. HEIGHT 37'-0" MAX. (ABOVE GROUND)
 3. EXISTING DWELLING & PROPOSED NEW BUILDING AREA IS 17.2% OF TOTAL LOT AREA (115.86' x 200.0')

ZONE: DR-6

ZONE DR-6 WITH SPECIAL EX.
FOR OFFICE & OFFICE BLDGS.

TOTAL GROSS AREA 6,120 SQ. FT. (3-370)

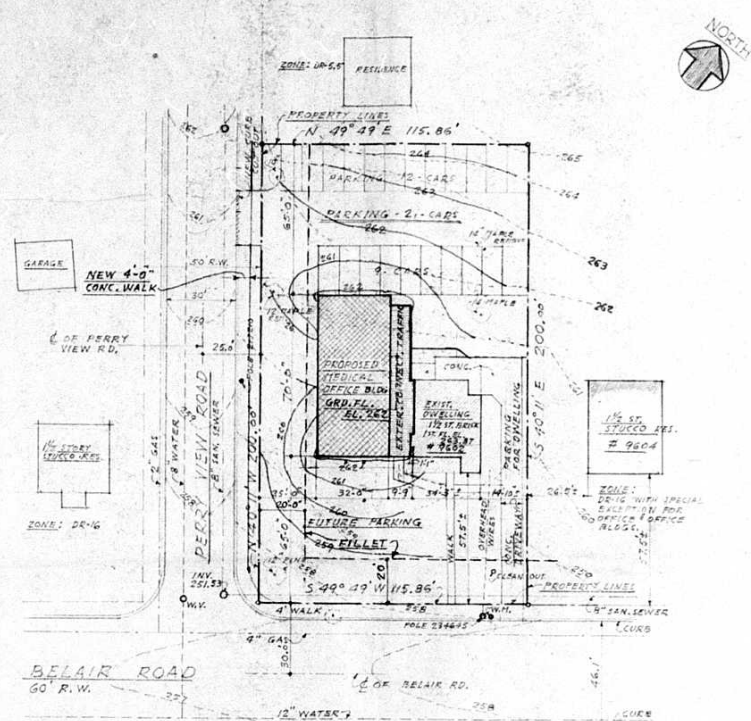
REQUIRED PARKING 21- CARS

SPECIAL EXCEPTION FOR OFFICE AND
OFFICE BUILDINGS
FOR DR. CHARLES B. MAREK

9602 BELAIR ROAD
NTH ELECTION DISTRICT, BALTIMORE COUNTY, MD.

JOHN BUCINKAS, ARCHITECT (MD. REGISTR. NO. 1187-A)
5015 SCHAEF AVE., BALTIMORE, MD.

10-12-74



PLOT # LOCATION PLAN
SCALE 1" = 30'-0"

- NOTES:**
1. STORM SEWERAGE NOT EXISTING. THERE WILL BE NATURAL DRAINAGE AS AT PRESENT TIME.
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 3. EXISTING DWELLING & PROPOSED NEW BUILDING AREA IS 17.2% OF TOTAL LOT AREA (115.86' x 200.0')

ZONE: DR-6

ZONE DR-6 WITH SPECIAL EX.
FOR OFFICE & OFFICE BLDGS.

TOTAL GROSS AREA 6,120 SQ. FT. (3-370)

REQUIRED PARKING 21- CARS

SPECIAL EXCEPTION FOR OFFICE AND
OFFICE BUILDINGS
FOR DR. CHARLES B. MAREK

9602 BELAIR ROAD
NTH ELECTION DISTRICT, BALTIMORE COUNTY, MD.

JOHN BUCINKAS, ARCHITECT (MD. REGISTR. NO. 1187-A)
5015 SCHAEF AVE., BALTIMORE, MD.

10-12-74

