

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Suburbia Building, Inc., legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

See attached description

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

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, 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.

SUBURBIA INVESTORS (L.P.)
SUBURBIA BUILDING, INC. President of
SUBURBIA BUILDING, INC. G.P.
Legal Owner
Address: 602 BALTIMORE NATIONAL PIKE
BALTIMORE, MD. 21228
NEW YORK, N.Y. 10004
Eugene M. Carozza
747-7373 Petitioner's Attorney
823 Frederick Road
Baltimore, Md. 21228

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day of November, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of December, 1974, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

December 6, 1974

Eugene M. Carozza, Esq.
823 Frederick Road
Baltimore, Maryland 21228

RE: Special Exception Petition
Item 86
Suburbia Building, Inc. -
Petitioner

Dear Mr. Carozza:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you November 19th, 1974 under the above referenced subject.

Very truly yours,

JAMES B. BYRNES, III
Chairman,
Zoning Plans Advisory Committee

JDB:JD

Enclosure

cc: apr associates
3320 Rosalie Avenue
Baltimore, Maryland 21234

December 16, 1974

Eugene M. Carozza, Esquire
823 Frederick Road
Baltimore, Maryland 21228

RE: Petition for Special Exception
NW 1/4 of Baltimore National Pike,
120.15' W of Johnnycake Road
1st District
Suburbia Investors - Petitioner
NO. 75-132-X (Item No. 86)

Dear Mr. Carozza:

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

Very truly yours,

JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

april
3320 ROSALIE AVE.
BALTIMORE, MD 21234
PHONE 444-4332
associates
land surveyors

DESCRIPTION OF PROPERTY
AT 5602 BALTIMORE NATIONAL PIKE
SUBURBIA BUILDING
FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

BEGINNING FOR THE SAME at a point set on the Northwest side of Baltimore National Pike (Edmondson Avenue Extended) as laid out 150 feet wide; said point being situate South 72 degrees 18 minutes 10 seconds West 120.15 feet, measured Southwesterly along said Northwest side of Baltimore National Pike from the South end of the fusset line connecting said Northwest side of Baltimore National Pike with the Southwest side of Johnnycake Road and running thence, binding on the Northwest side of said Baltimore National Pike, South 72 degrees 18 minutes 10 seconds West 74.88 feet to a point; thence leaving said Baltimore National Pike and running North 17 degrees 41 minutes 50 seconds West 181.47 feet to a point on the Southwest side of the twenty foot roadway there laid out, with the use thereof in common with others entitled thereto; thence running along the Southwest side of said roadway South 73 degrees 41 minutes 00 seconds East 107.48 feet to a point; thence leaving said roadway and running South 17 degrees 41 minutes 50 seconds East 84.99 feet to a point; thence running South 72 degrees 18 minutes 10 seconds West 20.00 feet to a point and thence running South 17 degrees 41 minutes 50 seconds East 46.00 feet to the place of beginning; containing 0.3192 of an acre of land.

10/10/1974



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: December 6, 1974

FROM: William D. From, Director of Planning

SUBJECT: Petition 75-132-X, Northwest side of Baltimore National Pike 120.15 feet West of Johnnycake Road
Petition for Special Exception for a Wireless Transmitting and Receiving Structure.
Petitioner - Suburbia Investors

District 1

HEARING: Wednesday, December 11, 1974 (10:30 A.M.)

There are no planning factors in this request requiring comment at this time.

WDF:REG/rw

William D. From
Director of Planning



Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Bernard M. Lons

November 14, 1974

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

Att: Mr. James B. Byrnes III

Dear Sir:

In order to make a comprehensive review of the subject petition, we must be advised of the height of the existing building and the height of the proposed tower. The plan must indicate the roadside curb along the Baltimore National Pike.

Upon our receipt of this information we will continue our review and submit comments to your office.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits
By: J. E. Meyers

CLJEM:bk

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

822-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Suburbia Building, Inc.

Location: NW/4 of Baltimore National Pike 120 ft. SW of Johnnycake Road
Item No. 86 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.

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

Reviewed: [Signature] Noted and Approved: [Signature]
Planning Group Special Inspection Division Deputy Chief Fire Prevention Bureau

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

the above reclassification should be had, and/or the Special Exception should NOT BE GRANTED.

Special Exception for a Wireless Transmitting and Receiving Structure should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of December, 1974, that the above described property or area should be and the same is hereby reclassified, and/or the Special Exception should be and the same is granted, from and after the date of this order, subject to the structure being painted and/or otherwise conditioned to as to blend in with the building or which it is constructed, and approval of a site plan by the 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 requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1974, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone; and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 19, 1974

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 BUILDING OFFICER

Eugene M. Carozza, Esq.
823 Frederick Road
Baltimore, Maryland 21228

RE: Special Exception Petition
Item 86
Suburbia Building, Inc. -
Petitioner

Dear Mr. Carozza:

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 of the property. The following comments are a result of this review and inspection.

The subject property is located on the north side of the Baltimore National Pike, 120 feet west of Johnnycake Road, in the 1st Election District of Baltimore County. It is presently improved with a seven story office building and is abated by a Hot Shoppes restaurant to the west and an International House of Pancakes to the east.

The petitioner is requesting a Special Exception to permit a wireless transmitting and receiving structure more than 50 feet above grade. Specifically, a 16 foot high tower is proposed to be erected on top of the existing office building structure.

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

Eugene M. Carozza, Esq.
Re: Item 86
November 19, 1974

Page 2

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
Chairman,
Zoning Plans Advisory Committee

JBB:JD

Enclosure

cc: apr associates
3320 Rosalie Avenue
Baltimore, Maryland 21234

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 23, 1974

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

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

Re: Item 86

Property Owner: Suburbia Building, Inc.

Location: NW/4 of Baltimore National Pike, 120 ft. S.W. of Johnnycake Road

Present Zoning: B.R.

Proposed Zoning: Special Exception to permit a wireless transmitting and receiving structure in a Business Roadside Area.

District: 1st

No. Acres: 0.3192

Dear Mr. DiNenna:

No bearing on student population.

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

WNP/ml

H. ENRIQUE PARKS, President
EUGENE G. HEDD, Vice President
MRS. ROBERT L. BISHOP

MARCUS M. ROSENBERG
JOSEPH N. MUGGERMAN
ALVIN LERICK
JOSHUA W. WHEELER, Superintendent

T. GAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD A. WILSON

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 22, 1974

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 BUILDING OFFICER

Eugene M. Carozza, Esq.
823 Frederick Road
Baltimore, Maryland 21228

RE: Special Exception Petition
Item 86
Suburbia Building, Inc. -
Petitioner

Dear Mr. Carozza:

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

Very truly yours,

JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure(s)

cc: apr associates
3320 Rosalie Avenue
Baltimore, Maryland 21234

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.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 86, Zoning Advisory Committee Meeting, October 29, 1974, are as follows:

Property Owner: Suburbia Building, Inc.
Location: NW/4 of Baltimore National Pike 120 ft. SW of Johnnycake Road.
Existing Zoning: B.R.
Proposed Zoning: SPECIAL EXCEPTION to permit a wireless transmitting and receiving structure in a Business Roadside Area.
No. of Acres: 0.3192
District: 1st

Metropolitan water and sewer are available.

Since this is for a transmitting and receiving structure, no health hazard is anticipated.

Very truly yours,

Thomas A. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

CRVB/ncp

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



November 1, 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 #86, Zoning Advisory Committee Meeting, October 29, 1974, are as follows:

Property Owner: Suburbia Building, Inc.
Location: NW/4 of Baltimore National Pike 120 ft SW of Johnnycake Road
Existing Zoning: B.R.
Proposed Zoning: Special Exception to permit a wireless transmitting and receiving structure in a B.R. area.
No. of Acres: 0.3192
District: 1st

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.

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

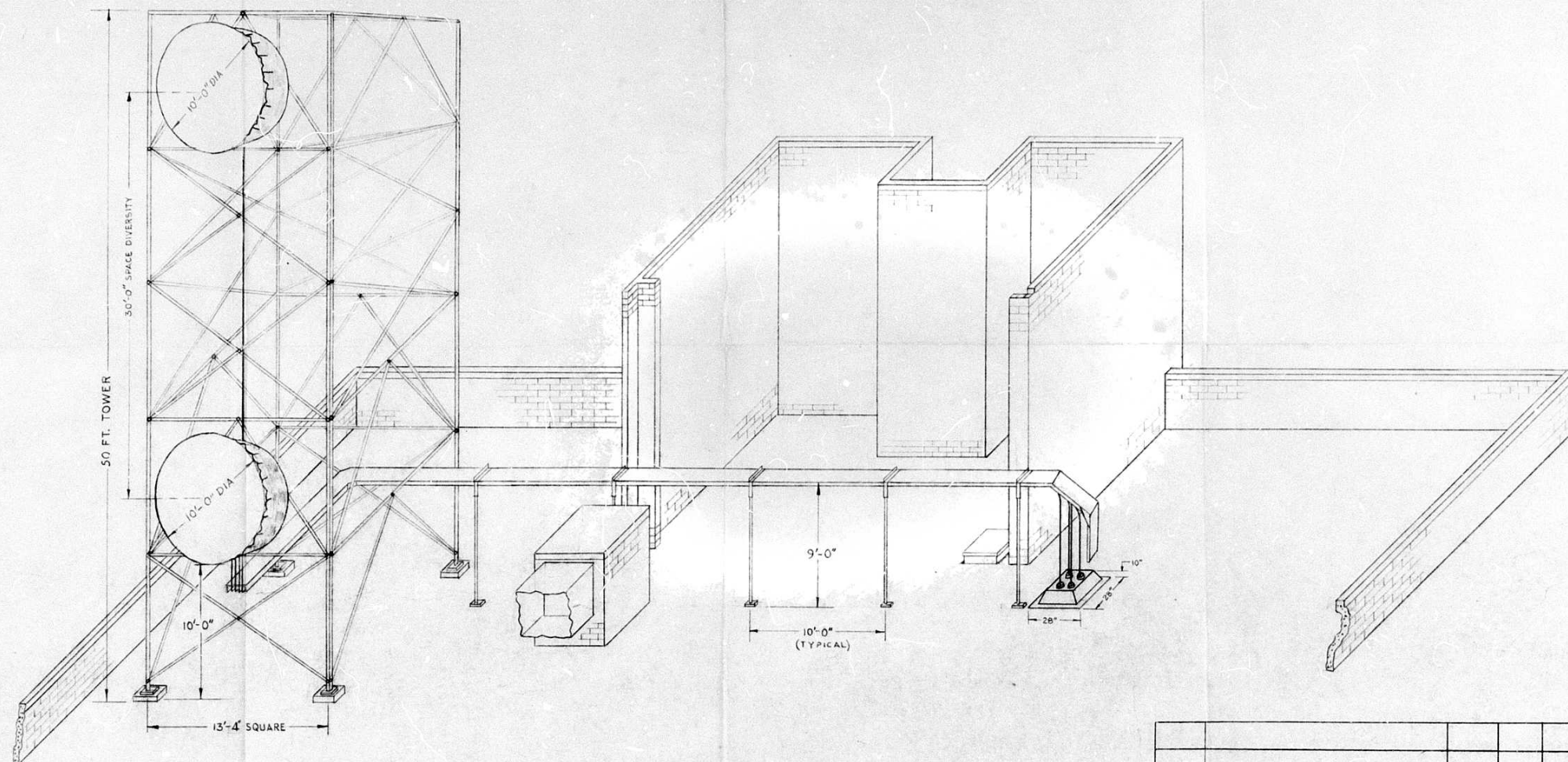
Very truly yours,

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

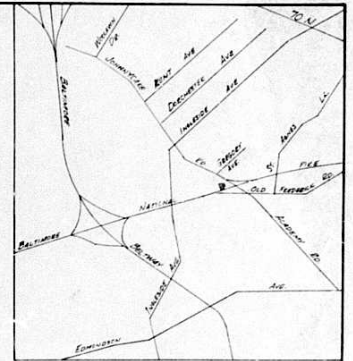
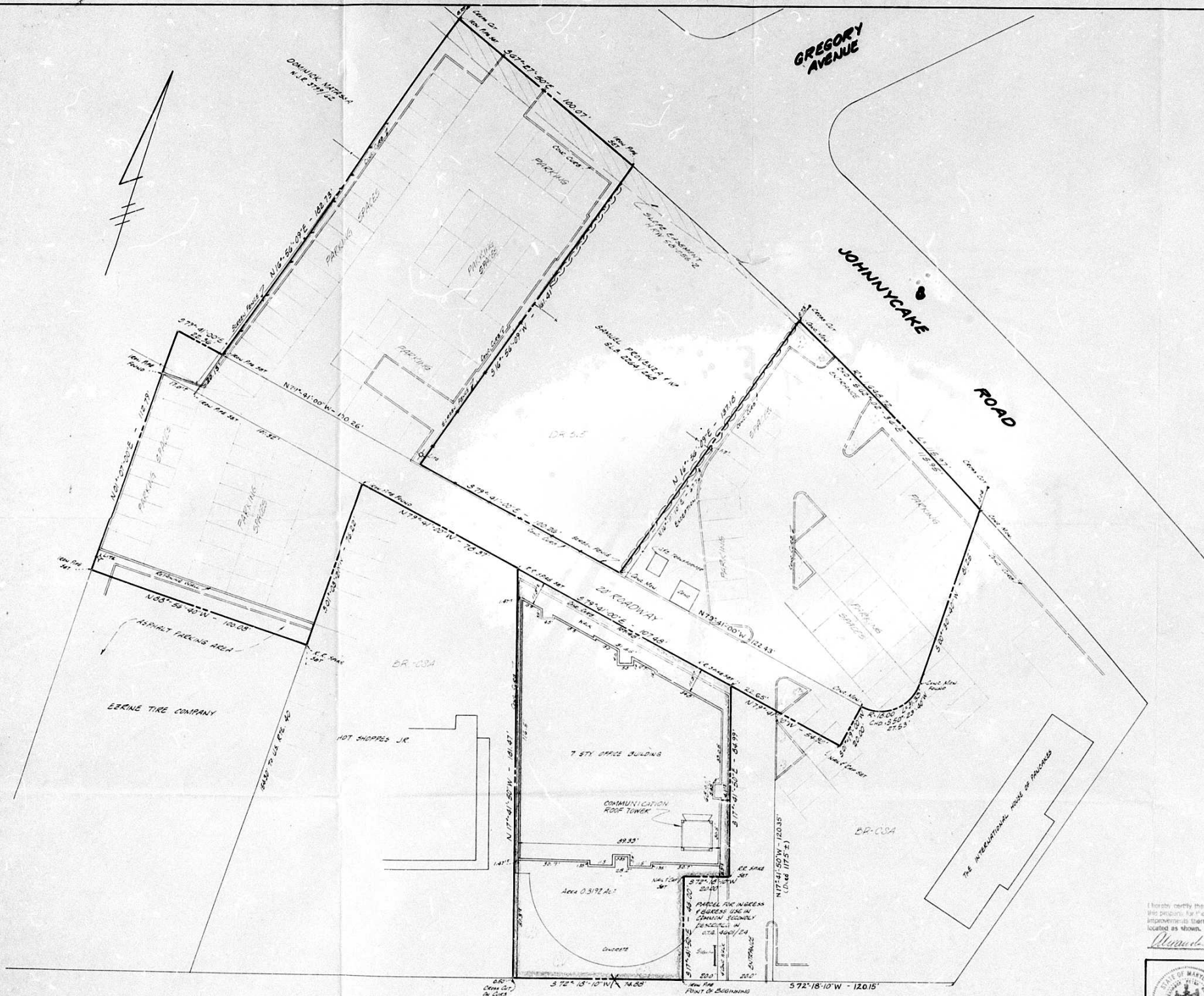
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3211 ZONING 494-3281

NOTES

1. THIS LAYOUT REFLECTS AN APPROXIMATE LOCATION OF REQUIRED EQUIPMENT. FINAL LOCATION TO BE DETERMINED BY THE ARCHITECT.



11-18-74	RENUMBERED FROM NO. 02-707-0004 TO NO. 02-707-0005	JS	DF	DF	DF
DATE	REVISIONS	DRAWN	DRAFT	ENG'D	ENG'D
JS	DF	DF	DF	DF	DF
SCALE 1/4" = 1'-0"	DATE: 9-18-74	USED WITH	PROPOSED COMMUNICATIONS ROOF CONFIGURATION BALTIMORE, MARYLAND (SUBURBIA BUILDING)		
ITT	United States Transmission Systems, Inc. 87 Broad Street, New York, N.Y. 10007	DWG.	02-707-0005		



VICINITY MAP
Scale 1"=2000'

MAP	28
SHEET	1
DATE	1-25-1974
BY	APR
CHKD	APR
DATE	1-25-1974

I hereby certify that I have made a survey of this property for the purpose of locating the improvements thereon, and that they are located as shown.

Wanda J. Stahler
Surveyor



april
associates land surveyors
A. P. RATYCH, L.S.
1000 S. MAIN ST.
BALTIMORE, MD. 21201
PHONE: 520-7700

**SUBURBIA BUILDING
BOUNDARY AND LOCATION
SURVEY**
U.S. RTE. 40 AND JOHNNYCAKE RD.
MT. ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=20'
JAN. 27, 1975

**BALTIMORE NATIONAL PIKE
U.S. RTE. 40 WEST**



PLANS APPROVED

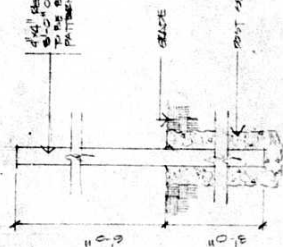
OFFICE OF PLANNING & ZONING

BY: [Signature]

DATE: 11-14-75

75-133-2

4" x 4" REINFORCED POST
6" x 6" C.V.M. - FENCE
TO BE EXHIBITION
PATTERN: VERTICAL FINISH



FENCE POST DETAIL
SCALE: 1/4" = 1'-0"

POST SET INTO CONCRETE

1/2" DIA. 1/4" DIA.
1/2" DIA. 1/4" DIA.

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NOTE: 1. HIGH REINFORCED POST
2. 6" x 6" C.V.M. - FENCE
3. TO BE EXHIBITION
4. PATTERN: VERTICAL FINISH

OFF STREET PARKING

REQUIRED	PROVIDED
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
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19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30

OFFICE SITE OFFICE AREA
TOTAL AREA: 1,000 sq. ft.
TOTAL AREA: 1,000 sq. ft.

NOTE: 1. HIGH REINFORCED POST
2. 6" x 6" C.V.M. - FENCE
3. TO BE EXHIBITION
4. PATTERN: VERTICAL FINISH

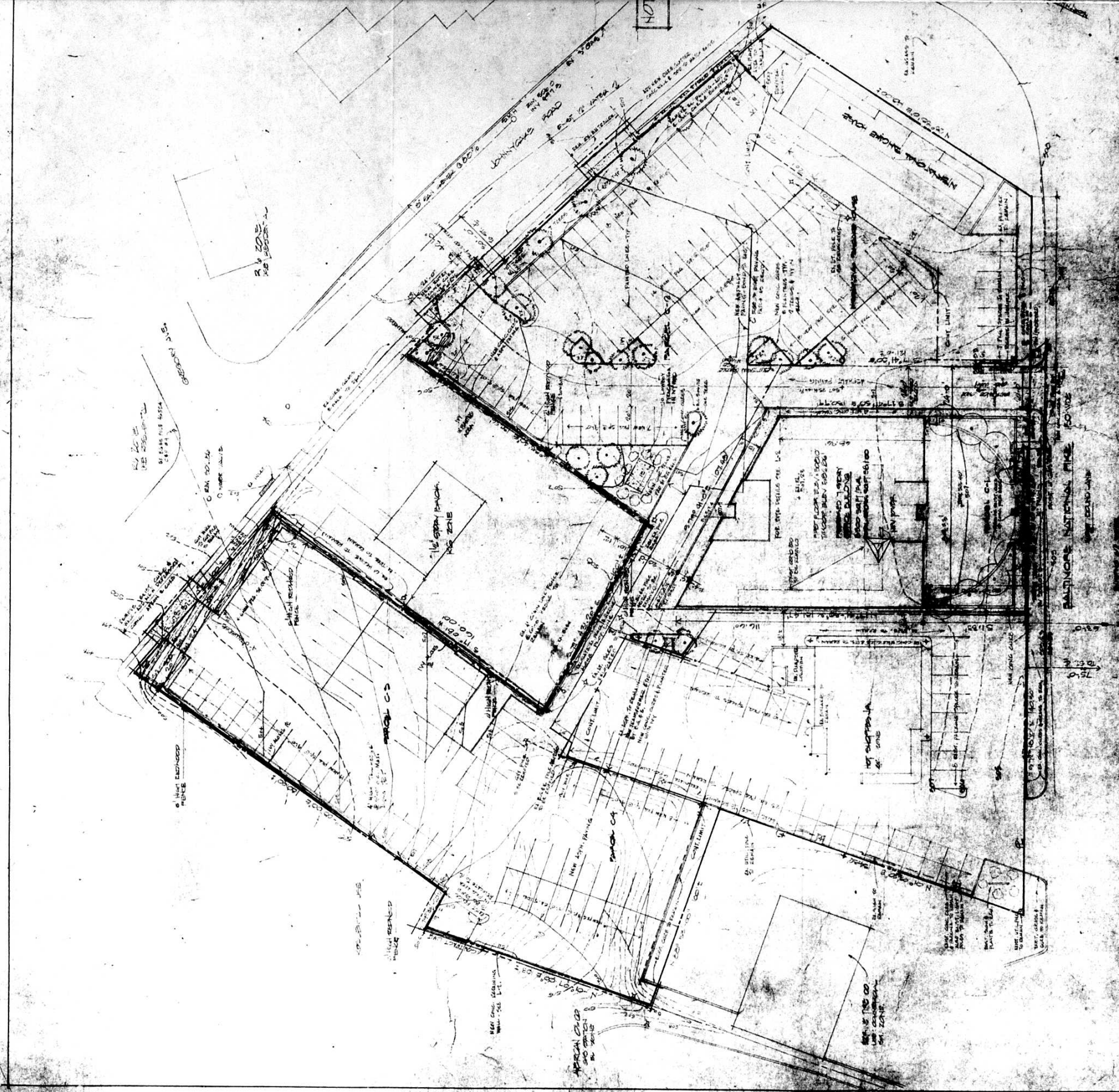
NOTE: 1. HIGH REINFORCED POST
2. 6" x 6" C.V.M. - FENCE
3. TO BE EXHIBITION
4. PATTERN: VERTICAL FINISH

LANDSCAPING NOTES:

1. THE PLANTING OF TREES AND SHRUBS SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING:
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING:
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10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING:

1/2" DIA. 1/4" DIA.
1/2" DIA. 1/4" DIA.





BALTIMORE NATIONAL FIRE HOUSE

1/2 acre park

APRIL 1963

