



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

April 29, 2015

Patrick C. Richardson, Jr., PE
Richardson Engineering, LLC
30 E. Padonia Road
Timonium, Maryland 21093

RE: Revised Zoning Verification and Spirit & Intent Request, 3313 Paper Mill, Zoning Cases 1977-0162-XSPH, LLC, 3313 Paper Mill Road, Phoenix, Maryland 21131, Tax Account # 10-07-000125, 10th Election District

Dear Mr. Richardson:

Your revised letter to Arnold Jablon, Director of Permits, Approvals and Inspections, was forwarded to me for reply. After additional meetings with Mr. Jablon, and based upon the additional information and site plans provided in your revised letter, and based upon further review of the zoning and building permit records, the following has been determined:

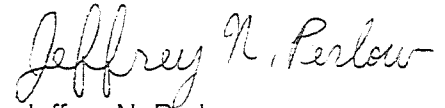
1. The above referenced property has the current zoning classifications of RC 5 (Rural-Residential), RO-CR (Residential Office-Commercial Rural) and BL-CR (Business Local-Commercial Rural), according to the official Baltimore County zoning map 035C3 (copy enclosed).
2. The Division of Code Inspections and Enforcement has indicated that there are no current or outstanding code violation cases associated with the above referenced property.
3. The current use of the property as an office building is permitted pursuant to Zoning Cases 1977-0162-XSPH, and the revised site plan (dated April 22, 2015) submitted with your letter is approved as being within the Spirit and Intent of said zoning case and the Baltimore County Zoning Regulations (BCZR).
4. A copy of your revised request letter and the revised site plan, as well as a copy of this response, will be recorded and made a permanent part of the zoning case file.
5. You must include a verbatim copy of this response letter in the details of all building permit application plans.

This approval is for zoning purposes only, and you will be required to comply with all other County and State regulations relative to this property.

The foregoing is merely an informal opinion. It is not an expert or legal opinion, it is not intended to be relied on as expert or legal advice, and it is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

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

Sincerely,

A handwritten signature in cursive script that reads "Jeffrey N. Perlow".

Jeffrey N. Perlow
Planner II
Zoning Review

Richardson Engineering, LLC

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

Tel: 410-560-1502
Fax 443-901-1208

April 21, 2015

Attn: Mr. Arnold Jablon
Director of Permits, Approval and Inspections
111 W. Chesapeake Avenue
Towson, MD 21204

Subject: The Ascot Building Property, Estate of Margaret E. Gamble
3313 Paper Mill Road

Dear Mr. Jablon:

On behalf of our client, Mid-Atlantic Properties, Inc., we are respectfully requesting a review of the attached site plan to confirm that the plan is within the spirit and intent of Zoning Case 77-162-XSPH, and with the Baltimore County Zoning Regulations. The owner is trying to refinance the previously constructed building on this site. There is no new construction being proposed at this time.

The plan approved in the 1977 case was for a much larger building of 30,000 square feet. The owner at that time must have concluded that the building was too large, so also included in the case file are amended plans in 1979 and 1980 of smaller buildings that would be phased. The file shows they had the approval of Jack Wimbley, who approved the original plan for the zoning case.

The later plans show a phase 1 building that is located in approximately the same location as the existing building. The building size is approximately the same size and much of the parking in the same configuration as on the 1980 plan. The future additions were never constructed, and some parking was added to the rear of the building that is not depicted on the old plans with other parking depicted on the plans not being constructed. However, there is sufficient parking for the use on the property and the overall construction is within the limits as approved in the zoning case.

In 1996 there was some financial issues and American National Savings Bank won a case of default judgement. They apparently forced a sale of part of the property under this judgement, which deed describing the purchase of the eastern portion of the property that was included in the original plan. Thus the current property does not have all the land that was in the original zoning case.

3313 Paper Mill Road Property

April 21, 2015

Page 2 of 2

Richardson Engineering, LLC

Therefore, we are requesting a determination that the existing conditions are within the spirit and intent of the previously approved plans and hearing, and do not represent a material change to the use or function of the property from what was previously approved.

Very truly yours,

A handwritten signature in black ink, appearing to read "Rick Richardson". The signature is fluid and cursive, with the first name "Rick" and last name "Richardson" clearly distinguishable.

Patrick C. Richardson, Jr. PE
Encl: \$150.00 Processing Fee

0011760 425

THIS DEED, made this ~~24~~ day of June, in the year one thousand nine hundred and ninety-six by and between DAVID DANEMAN, Trustee, Grantor and party of the first part, and 3313 PAPER MILL ROAD, LLC, a Maryland limited liability company, Grantee and party of the second part.

WHEREAS, at public sale made the 16th day of April, 1996, by the said David Daneman, in pursuance of the special power and authority vested in him as Trustee by Decree for Sale of Mortgaged Premises and Appointment of David Daneman as Trustee in the Case filed with the Circuit Court for Baltimore County, Case No. 03-C-95-010300, American National Savings Bank, FSB vs. Ascot Estates, Inc., et al., which sale was made after default had occurred under the Mortgage dated November 3, 1989 and recorded among the Land Records of Baltimore County in Liber 8325, folio 342, from Ascot Estates, Inc. and Phoenix Office Limited Partnership to American National Savings Association, F.A. (now known as American National Savings Bank, FSB), and after due public notice of sale, and after bond had been duly filed in the Circuit Court for Baltimore County, the parcel of land and premises hereinafter described, being the property in said Mortgage conveyed, was sold unto Klein Family Development Corporation, who was then and there the highest bidder, at and for the sum of Five Hundred, Twenty Thousand and 00/100 Dollars (\$520,000.00), and the sale having been duly reported to and ratified by the said court on June 5, 1996, and the purchase money fully paid, as is hereby acknowledged, the said David Daneman, Trustee, is in law duly authorized to execute a deed for the property to the purchaser. The purchaser, Klein Family Development Corp., has assigned its interest in the property to 3313 Paper Mill Road, LLC.

NOW, THEREFORE, THIS DEED WITNESSETH, that the said David Daneman, Trustee, in consideration of the premises and the sum of Five Hundred Twenty Thousand and 00/100 Dollars (\$520,000.00) to them paid, in execution of the power and authority in them vested by the aforesaid Mortgage, does grant and convey unto 3313 Paper Mill Road, LLC, party of the second part, all the right, title and interest of the said Ascot Estates, Inc., or of those claiming by, from or under it, in and to all that lot of ground situate and lying in Baltimore County, State of Maryland, and described as follows:

FOR LEGAL DESCRIPTION SEE EXHIBITS A, B AND C ATTACHED HERewith AND MADE A PART HEREOF.

BEING part of the property which by Deed dated August 31, 1977 and recorded among the Land Records of Baltimore County in Liber 5800, folio 364, was granted and conveyed by Harry A. Gamble and Mary C. Hilgartner, Personal Representatives of the Estate of Margaret E. Gamble, Late of Baltimore County, deceased, to Ascot Estates, Inc.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

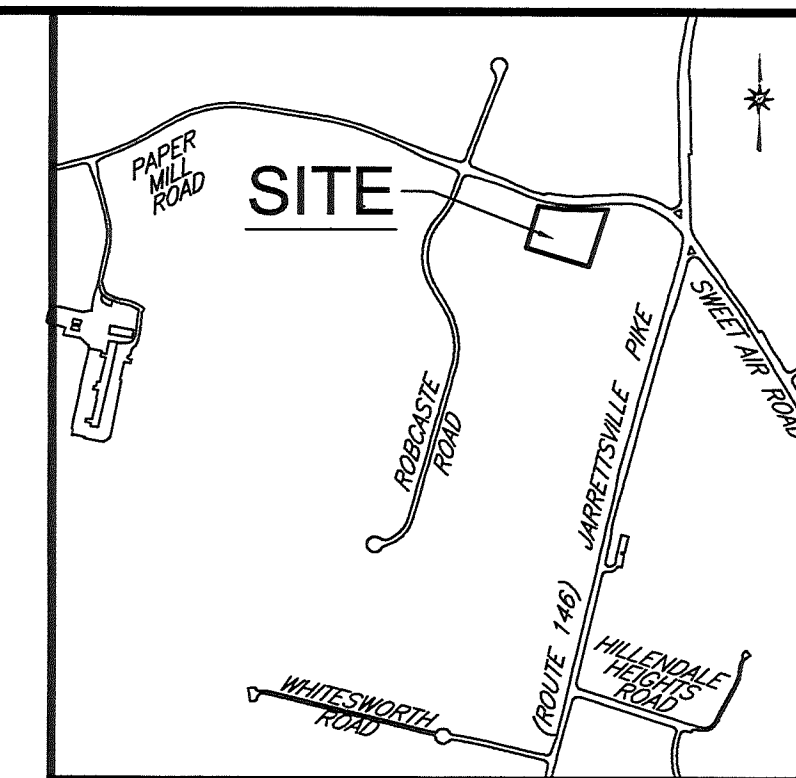
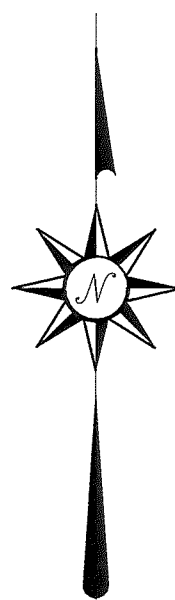
AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation



SIDENTIAL TITLE
ESCROW COMPANY

30 Reisterstown Road
Suite 218
Baltimore, MD 21208
(410) 653-3400



LOCATION MAP

1" = 1000'

GENERAL NOTES:

- OWNER:
3313 PAPER MILL LLC
100 W. PENNSYLVANIA AVE, SUITE 200
TOWSON, MD 21204
- SITE AREA:
GROSS 100,249 SF OR 2.30 AC.±
NET 89,554 SF OR 2.06 AC.±
- BUILDING AREA:
EXISTING: 7,782 SF
- UTILITIES:
PRIVATE WATER.
PRIVATE SEWER.
- PARKING CALCULATIONS:
REQUIRED: 7,782 SF @ 3.3 SPACES PER 1,000 SF = 26 SPACES
PROVIDED: 35 SPACES
SPACES (6 HANDICAPPED, 29 REGULAR)
- SETBACKS FOR RO CR:

	REQUIRED	PROVIDED
FRONT	25'	29'
SIDE	10'	44'
REAR	30'	180'
- DEED REF: 35779/092
- TAX ACCOUNT: #1007000125
- COUNCILMANIC DISTRICT: 3RD
- REGIONAL PLANNING DISTRICT: 305
- CENSUS TRACT: 410100
- WATERSHED: GUNPOWDER
- ZONING: RO CR, RC 5 AND BL-CR
(PER 200 SCALE GIS TILE # 035C3)
- TAX MAP #35, GRID #24, PARCEL #54
- PREVIOUS ZONING CASES:
CASE# 1977-0162-XSPH - APPROVED MARCH 8, 1977

- SPECIAL EXCEPTION TO PERMIT AN OFFICE BUILDING AND SPECIAL HEARING TO PERMIT OFF STREET PARKING IN A RESIDENTIAL ZONE.
- THERE ARE NO PREVIOUS PERMITS ON FILE.
 - FREE STANDING SIGN MUST CONFORM WITH SECTION 450 OF THE BCZR AND IS LIMITED TO ONE SIGN PER ROAD FRONTAGE.
 - THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
 - THERE NO PREVIOUS DRC OR CRG'S ON FILE.
 - BASIC SERVICE MAPS (2014)

TYPE	DEFICIENT (Y/N)	NOTE
WATER	N	-
SEWER	N	-
TRANSPORTATION	N	-

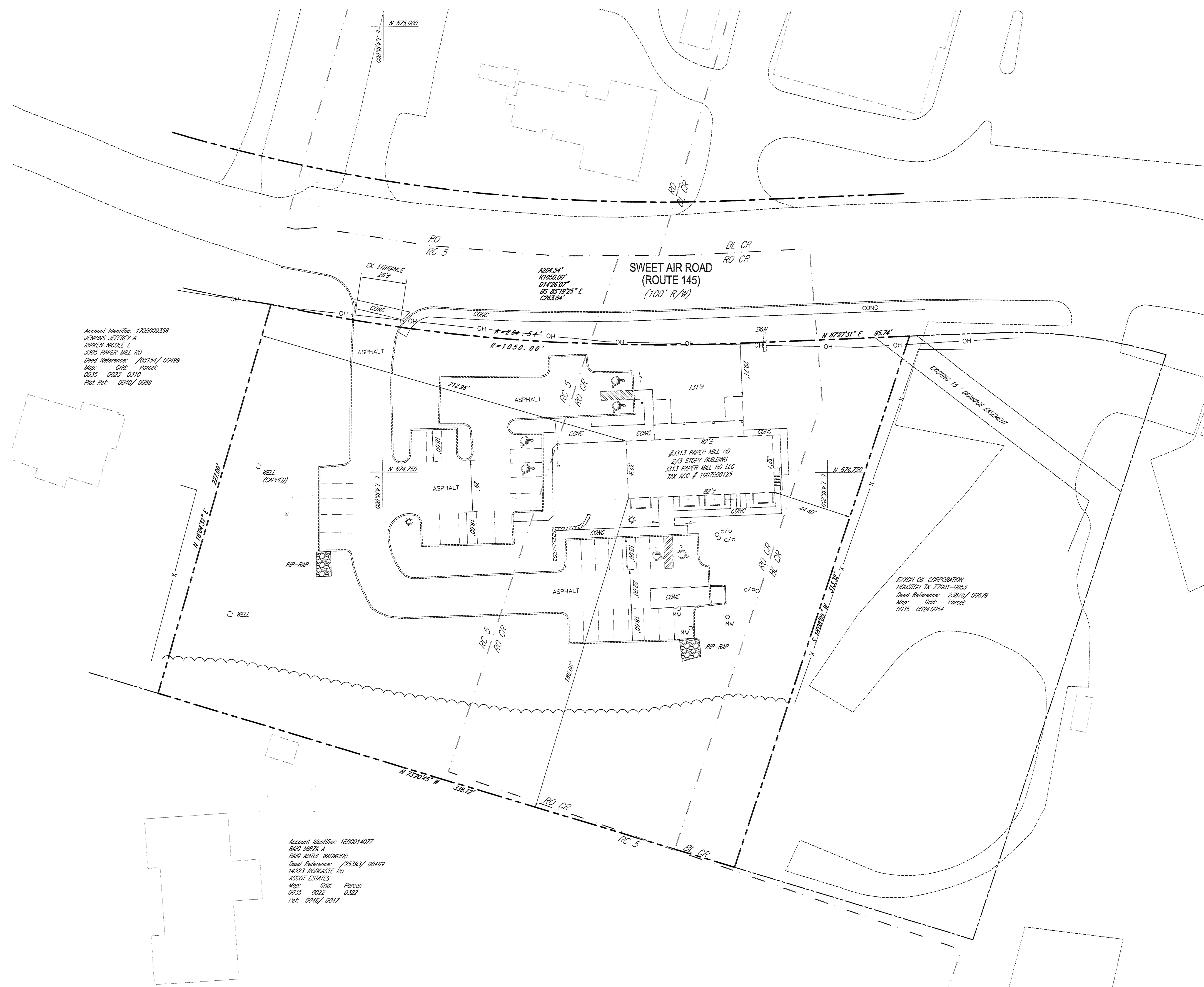
Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

SITE PLAN FOR THE ASCOT BUILDING 3313 PAPER MILL ROAD

10TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	DNM	DNM	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	04-22-15	15042	1 OF 1



PLAN

1" = 30'

Account Identifier: 170000358
JENNINGS, JEFFREY A.
RIPKEN, NICOLE L.
3305 PAPER MILL RD
Grand Reference: /00154/ 00499
Map: Grid: Parcel:
0035 0023 0310
Plot Ref: 0040/ 0088

Account Identifier: 180014077
BAG, MIRZA A.
BAG, AMUL WADWOD
Grand Reference: /25393/ 00469
14223 ROBCASTLE RD
ASCOT ESTATES
Map: Grid: Parcel:
0035 0022 0322
Ref: 0046/ 0047

EXXON OIL CORPORATION
HOUSTON TX 77001-0053
Grand Reference: 23978/ 00679
Map: Grid: Parcel:
0035 0024 0054

PETITION FOR RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
I, or we, **HARRY A. GAMBLE and Mary C. Hilgartner**, Personal Representatives of the Estate of Margaret E. Gamble, legal owners of the property located 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 **N.A.** zone to an **N.A.** 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 **offices, medical offices and an office building and/or buildings in a D.R. 16 zone.**
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.

ESTATE OF MARGARET E. GAMBLE
By: **Harry A. Gamble**, Personal Representative
Mary C. Hilgartner, Legal Owner
Address: **6500 Frederick Road, Baltimore County, MD 21228**
Newton A. Williams, Esquire
Address: **204 West Pennsylvania Avenue, Towson, Maryland 21204**
Phoenix, Maryland 21131
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this **11th** day of **January**, 1977, 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 **28th** day of **February**, 1977, at 10:00 o'clock.



(over)
MICROFILMED

March 8, 1977

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception and Special Hearing
S/S of Paper Mill Road, 300' W of Jarrettsville Pike - 10th Election District
Estate of Margaret E. Gamble - Petitioner
NO. 77-162-XSPH (Item No. 147)

Dear Mr. Williams:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/mc

Attachment

cc: John W. Hession, III, Esquire
People's Counsel

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
I, or we, **HARRY A. GAMBLE and Mary C. Hilgartner**, Personal Representatives of the Estate of Margaret E. Gamble, legal owners of the property located 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 business parking for an adjacent office building, including medical offices and other offices subject to the provisions of, and pursuant to Section 492.1 and other applicable sections of the Baltimore County Zoning 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.
W.O.D. PARTNERSHIP
By: **Harry A. Gamble**, Personal Representative
Mary C. Hilgartner, Legal Owner
Address: **6500 Frederick Rd., Baltimore County 21228**
Newton A. Williams, Esquire
Address: **204 West Pennsylvania Ave., Towson, MD 21204**
Phoenix, Maryland 21131
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this **11th** day of **January**, 1977, 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 **28th** day of **February**, 1977, at 10:00 o'clock.



(over)
MICROFILMED

May 23, 1977

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Extension of Original Petition for Special Exception
S/S of Paper Mill Road, 300' W of Jarrettsville Pike - 10th Election District
Estate of Margaret E. Gamble - Petitioner
NO. 77-162-XSPH (Item No. 147)

Dear Mr. Williams:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/arl

Attachment

MICROFILMED

RE: EXTENSION OF ORIGINAL PETITION FOR SPECIAL EXCEPTION
S/S of Paper Mill Road, 300' W of Jarrettsville Pike - 10th Election District
Estate of Margaret E. Gamble - Petitioner
NO. 77-162-XSPH (Item No. 147)

EXTENSION ORDER

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this **23rd** day of May, 1977, that the Special Exception for an office building and offices be and the same is hereby extended, in accordance with Section 502.1 of the Baltimore County Zoning Regulations, for a period of three years, beginning March 8, 1979, and ending March 8, 1982.

John W. Hession, III
Deputy People's Counsel

DATE **May 23 1977**
BY **John W. Hession, III**
Deputy People's Counsel

MICROFILMED

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-9060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHILL BUILDING
TOWSON, MARYLAND 21204
PHONE 829-8000

December 29, 1976

DESCRIPTION-SPECIAL EXCEPTION FOR OFFICES:

Beginning for the same at a point in the center of Paper Mill Road said point being distant 300 feet westerly from the centerline of Jarrettsville Pike thence leaving the center of said Paper Mill Road South 17 degrees 53 minutes 00 seconds West 400 feet thence North 72 degrees 07 minutes 00 seconds West 300 feet thence North 17 degrees 53 minutes 00 seconds East 300 feet to the center of said Paper Mill Road thence along the center of said Paper Mill Road the three following courses and distances viz: (1) 55 feet along a curve to the left having a radius of 950 feet said arc being subtended by a long chord bearing due east 55 feet (2) North 87 degrees 27 minutes 31 seconds East 142.00 feet and (3) 120 feet along a curve to the right having a radius of 350 feet said arc being subtended by a long chord bearing South 84 degrees 37 minutes 00 seconds East 110 feet to the place of beginning.
Containing 2.7 Acres of land more or less.



Malcolm E. Hudkins
Registered Surveyor #5095

MICROFILMED



Malcolm E. Hudkins
Registered Surveyor #5095

MICROFILMED



Malcolm E. Hudkins
Registered Surveyor #5095

MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION and PETITION FOR SPECIAL HEARING
S/S of Paper Mill Rd, 300' W of Jarrettsville Pike, 10th District
ESTATE OF MARGARET E. GAMBLE, Petitioner
Case No. 77-162-XSPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

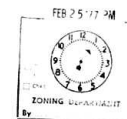
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kuntz, Jr.
Deputy People's Counsel

John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2186

I HEREBY CERTIFY that on this 24th day of February, 1977, a copy of the foregoing Order was mailed to Newton A. Williams, Esquire, Nolan, Plunkoff & Williams, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III



COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-9060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHILL BUILDING
TOWSON, MARYLAND 21204
PHONE 829-8000

December 29, 1976

DESCRIPTION-SPECIAL HEARING FOR OFF-STREET PARKING:

Beginning for the same at a point in the center of Paper Mill Road said point being distant 617 feet westerly from the centerline of Jarrettsville Pike thence leaving the center of said Paper Mill Road South 17 degrees 53 minutes 00 seconds West 300 feet thence North 71 degrees 26 minutes 00 seconds West 180 feet thence North 16 degrees 04 minutes 31 seconds East 277 feet to the center of said Paper Mill Road thence along the center of said Paper Mill Road 125 feet along a curve to the left having a radius of 950 feet said arc being subtended by a long chord bearing South 84 degrees 37 minutes 00 seconds East 193 feet to the place of beginning.
Containing 1.2 Acres of land more or less.



Malcolm E. Hudkins
Registered Surveyor #5095

MICROFILMED

77-162-XSPH #147 77-162-XSPH #147 PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, HARRY A. GAMBLE and legal owner, Personal Representative of
County and which is described in the description and plat attached hereto and made a part hereof,
heretofore petition (1) that the zoning status of the herein described property be reclassified, pursuant
to the Zoning Law of Baltimore County, from an N.D. zone to an
N.D. 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 offices, medical offices and an
office building and/or buildings in a R.C. 16 zone.
Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above 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.

ESTATE OF MARGARET E. GAMBLE
BY: Nancy A. Gamble Personal Representative
Harry A. Gamble, Personal Representative
2244 W. Pennsylvania Ave.
Mary C. Wilkerson, Legal Owner
Address: 3602 Paper Mill Road Personal Representative
Phoenix, Maryland 21131
Protestant's Attorney
Address: 204 W. Pennsylvania Ave. Townson, Md. 21204
Protestant's Attorney

BY: John W. Heslan, III Esquire
204 W. Pennsylvania Ave.
Townson, Maryland 21204
Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 11th day
of January, 1977, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out 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 28th day of February, 1977, at 10:00 o'clock.

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

(over)

1:00 PM
3/3/87

March 8, 1977

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
and Special Hearing
S/S of Paper Mill Road, 300' W
of Jarrettsville Pike - 10th Election
District
Estate of Margaret E. Gamble -
Petitioner
NO. 77-162-XSPH (Item No. 147)

Dear Mr. Williams:

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

Very truly yours,
S. ERIC DI NENNA
Zoning Commissioner

SED/m

Attachments

cc: John W. Heslan, III, Esquire
People's Counsel

3/15/77

3/15/77

3/15/77

3/15/77

3/15/77

3/15/77

77-162-XSPH #147 PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, HARRY A. GAMBLE and legal owner, Personal Representative of the Estate
situated 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 business parking for an adjacent office building, including medical offices and other
offices subject to the provisions of, and pursuant to Section 492.4 and other applicable
sections of the Baltimore County Zoning 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.
W.D. PENDERGAST
BY: Nancy A. Gamble Personal Representative
Harry A. Gamble, Personal Representative
3602 Paper Mill Road Personal Representative
Phoenix, Maryland 21131
Protestant's Attorney
Address: 204 W. Pennsylvania Ave. Townson, Md. 21204
Protestant's Attorney

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out 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 28th day of February, 1977, at 10:00 o'clock.

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

(over)

3/15/77

3/15/77

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3/15/77

RE: EXTENSION OF ORIGINAL PETI-
TION FOR SPECIAL EXCEPTION
S/S of Paper Mill Road, 300' W
of Jarrettsville Pike - 10th Elec-
tion District
Estate of Margaret E. Gamble -
Petitioner
NO. 77-162-XSPH (Item No. 147)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

EXTENSION ORDER

IT IS ORDERED by the Zoning Commissioner of Baltimore County,
this 23rd day of May, 1977, that the Special Exception for an office
building and offices be and the same is hereby extended, in accordance with
Section 502.3 of the Baltimore County Zoning Regulations, for a period of
three years, beginning March 8, 1979, and ending March 8, 1982.

John W. Heslan, III
Zoning Commissioner of
Baltimore County

(over)

3/15/77

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3/15/77

RE: PETITION FOR SPECIAL EXCEPTION
and
PETITION FOR SPECIAL HEARING
S/S of Paper Mill Rd. 300' W of
Jarrettsville Pike, 10th District
ESTATE OF MARGARET E. GAMBLE,
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:
Pursuant to the authority contained in Section 524.1 of the Baltimore County
Charter, I hereby enter my appearance in this proceeding. You are requested to notify
me of any hearing date or dates which may be now or hereafter designated therefore,
and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kuntz, Jr.
Charles E. Kuntz, Jr.
Deputy People's Counsel

John W. Heslan, III
John W. Heslan, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2186

I HEREBY CERTIFY that on this 24th day of February, 1977, a copy of the
aforegoing Order was mailed to Newton A. Williams, Esquire, Nolan, Plumbhoff &
Williams, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for
Petitioners.

John W. Heslan, III
John W. Heslan, III

3/15/77

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3/15/77

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
Phone 730-8060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
800 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21204
Phone 838-8000

December 29, 1976

DESCRIPTION-SPECIAL EXCEPTION FOR OFFICES:

Beginning for the same at a point in the center of Paper Mill Road
said point being distant 300 feet westerly from the centerline of Jarrettsville
Pike thence leaving the center of said Paper Mill Road South 17 degrees
53 minutes 00 seconds West 400 feet thence North 71 degrees 07 minutes
00 seconds West 300 feet thence North 17 degrees 53 minutes 00 seconds East
300 feet to the center of said Paper Mill Road thence along the center of said
Paper Mill Road the three following courses and distances viz: (1) 55 feet
along a curve to the left having a radius of 950 feet said arc being subtended
by a long chord bearing due east 55 feet (2) North 87 degrees 27 minutes
31 seconds East 142.00 feet and (3) 120 feet along a curve to the right having
a radius of 350 feet said arc being subtended by a long chord bearing
South 84 degrees 37 minutes 00 seconds East 110 feet to the place of beginning.
Containing 2.7 Acres of land more or less.

Malcolm E. Hudkins
Registered Surveyor #5095

3/15/77

3/15/77

3/15/77

3/15/77

3/15/77

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
Phone 730-8060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
800 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21204
Phone 838-8000

December 29, 1976

DESCRIPTION-SPECIAL HEARING FOR OFFSTREET PARKING:

Beginning for the same at a point in the center of Paper Mill Road
said point being distant 617 feet westerly from the centerline of Jarrettsville
Pike thence leaving the center of said Paper Mill Road South 17 degrees
53 minutes 00 seconds West 300 feet thence North 71 degrees 26 minutes
00 seconds West 180 feet thence North 16 degrees 04 minutes 31 seconds East
277 feet to the center of said Paper Mill Road thence along the center of said
Paper Mill Road 195 feet along a curve to the left having a radius of 950 feet
said arc being subtended by a long chord bearing South 84 degrees 37 minutes
00 seconds East 193 feet to the place of beginning.
Containing 1.2 Acres of land more or less.

Malcolm E. Hudkins
Registered Surveyor #5095

3/15/77

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3/15/77

3/15/77

3/15/77

APR 15 1980

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, a Special Exception for an office building and offices should be granted.

ORDER RECEIVED FOR FILING
DATE: March 8, 1977
BY: [Signature]
The Zoning Commissioner of Baltimore County this day of March, 1977, that a Special Exception for an office building and offices should be and the same is GRANTED, from and after the date of this Order, 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 requirements of Section 502.1 of the Baltimore County Zoning Regulations, having been met, a Special Exception for an office building and offices should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of March, 1977, that the above re-classification 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 [blank] zone, and/or the Special Exception for [blank] be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following findings of facts that the Petitioner's plans meet the requirements set forth in Section 409.4 of the Baltimore County Zoning Regulations, and that the health, safety and general welfare of the locality involved not being adversely affected, the Special Hearing for Off-street Parking in a Residential Zone, in accordance with the plat dated December 22, 1976, revised January 20, 1977, and January 28, 1977, and approved March 7, 1977, by John L. Wimbley, Planner III, Project and Development Planning Division, Office of Planning and Zoning for Baltimore County, said plat having been filed as Exhibit "A" in this procedure and which is incorporated by reference hereto as a part of this Order, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of March, 1977, that the herein Petition for Special Hearing for Off-street Parking in a Residential Zone should be and the same is GRANTED, from and after the date of this Order, subject to compliance with the above mentioned site plan approved March 7, 1977, by John L. Wimbley, Planner III, Zoning Commissioner of Baltimore County.

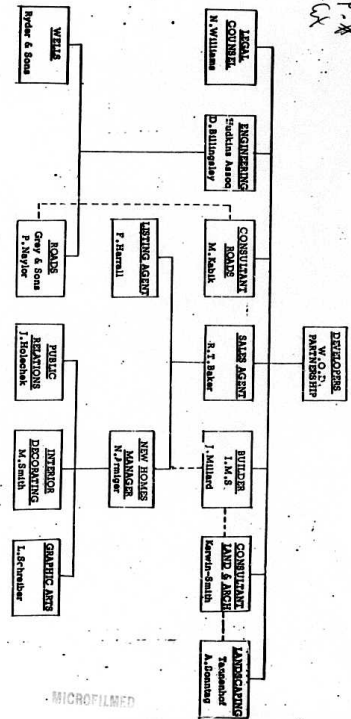
Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations, having been met, a Special Exception for an office building and offices should be granted.

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of March, 1977, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED



MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: February 23, 1977

FROM: Norman E. Gerber, Acting Director of Planning

SUBJECT: Petition #77-162-100W. Petition for Special Exception for Offices and Office Building. Petition for Special Hearing for Off-street Parking in a residential zone. South side of Paper Mill Road 300 West of Jarrettsville Pike. Petitioner - Estate of Margaret E. Gamble.

10th District

HEARING: Monday, February 26, 1977 (1:00 P.M.)

The proposed offices would be appropriate here; this use would be a transitional one between the commercial activities to the east and the rural residential character to the west.

[Signature]
Norman E. Gerber
Acting Director of Planning

NEM:JGH:rw

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MICROFILMED

John A. Williams, Esq.
Chairman, Planning & Zoning
284 W. Pennsylvania Avenue
Towson, MD 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 11th day of February, 1977.

MICROFILMED

Petitioner: Estate of Margaret E. Gamble

Petitioner's Attorney: Norman E. Gerber
284 W. Pennsylvania Avenue
Towson, MD 21204

Reviewed by: [Signature]
Nicholas S. Commodari
Planning & Zoning
Associate III



January 18, 1977

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Jan. 11, 1977
ITEM: 147
Property Owner: Estate of Margaret E. Gamble
Location: S/S Paper Mill Rd. (Route 145) 300' W Jarrettsville Pike
Existing Zoning: D.R. 16 & R.C. 5
Proposed Zoning: Special Exception for an office bldg. and a Special Hearing to permit off-street parking in a residential zone.
Acre: 3.9
District: 10th

Dear Mr. DiNenna:

The entire frontage of the property must be improved with curbing and paving. This is a standard requirement and should have been indicated on the plan prior to submittal. The roadside curb is to be 1' from and parallel to the centerline of the highway. Although the 25' width of the proposed entrance meets State Highway Administration standards, we recommend a width of 30'. The parking lot barrier curb paralleling the highway must consist of concrete.

A storm drain inlet must be constructed in line with the curb, at the existing pipe under the highway. There is a natural swale through the site that carries storm water from the highway and from the drainage area beyond the highway to the drainage easement on the adjacent property. A means must be provided to perpetuate the drainage through the subject site.

It is our opinion that the plan should be revised prior to a hearing date being assigned.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:JEM:vr

MICROFILMED

By: Joan E. Meyers

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, a Special Exception for an office building and offices should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of March, 1977, that a Special Exception for an office building and offices should be and the same is GRANTED, from and after the date of this Order, 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 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 19th day of March, 1977, 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 reclassified as to remain a Residential Zone, and/or the Special Exception for

Zoning Commissioner of Baltimore County

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 Petitioner's plans meet the requirements set forth in Section 409.4 of the Baltimore County Zoning Regulations, and that the health, safety and general welfare of the locality involved not being adversely affected, the Special Hearing for Off-street Parking in a Residential Zone, in accordance with the plat dated December 22, 1976, revised January 20, 1977, and January 28, 1977, and approved March 7, 1977, by John L. Wimbley, Planner III,

Project and Development Planning Division, 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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of March, 1977, that the herein Petition for Special Hearing for Off-street Parking in a Residential Zone should be and the same is GRANTED, from and after the date of this Order, subject to compliance with the above mentioned site plan approved March 7, 1977.

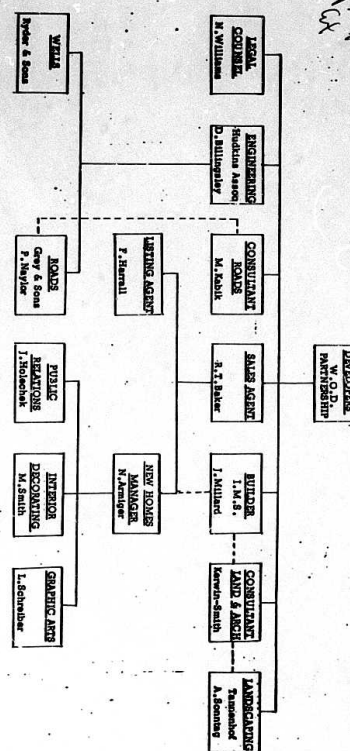
Zoning Commissioner of Baltimore County

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 19th day of March, 1977, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



ESTATE OF MARGARET E. GAMBLE

LAW OFFICES OF
NOLAN, PETERSON & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

May 3, 1977

Re: Request for Extension of Special Exception for Office Building on the South Side of Paper Mill Road, Case No. 77-16245PH (Item 147).

Dear Commissioner DiNenna:

As you will recall by your Order of March 8 of this year, you granted a special exception for offices on the Gamble property, on behalf of W.O.D. Partnership, the contract purchaser, as well as a use permit for parking on an immediately contiguous property.

Our clients will be working on this property and the neighboring property known as Ascot Estates for a number of years, and we would respectfully request that pursuant to Section 502.3 of the Zoning Regulations, that this special exception be extended for an additional 3-year period from March 8, 1979 to March 8, 1982.

As you know, the Jacksonville Area is a developing one, but the course of development is a gradual one and we believe that this extension will allow this fine office building to be built at an appropriate time, consistent with the development of the community as a whole.

Thanking you for your attention to this important request, I am

Respectfully,
Newton A. Williams
Newton A. Williams

NAM/ml
cc: Mr. Alvin Blank
Mr. Melvin Kabik
Mr. Marvin Howard
John C. Beers, Esquire
Feddor & Garten

Maryland Department of Transportation
State Highway Administration

January 18, 1977

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

Attention: Mr. N. Commodari

Re: J.A.C. Meeting, Jan. 11, 1977
ITEM: 147
Property Owner: Estate of Margaret E. Gamble
Location: S/S Paper Mill Rd. (Route 145) 300' N Jarrettville Pike
Existing Zoning: D.R. 16 & R.C. 5
Proposed Zoning: Special Exception for an office bldg. and a Special Hearing to permit off-street parking in a residential zone.
Acres: 3.9
District: 10th

Dear Mr. DiNenna:

The entire frontage of the property must be improved with curbing and paving. This is a standard requirement and should have been indicated on the plan prior to submittal. The roadside curb is to be 24" from and parallel to the centerline of the highway. Although the 25' width of the proposed entrance meets State Highway Administration standards, we recommend a width of 30'. The parking lot barrier curb paralleling the highway must consist of concrete.

A storm drain inlet must be constructed in line with the curb, at the existing pipe under the highway. There is a natural swale through the site that carries storm water from the highway and from the drainage area beyond the highway to the drainage easement on the adjacent property. A means must be provided to perpetuate the drainage through the subject site.

It is our opinion that the plan should be revised prior to a hearing date being assigned.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:JEM:vro
By: John E. Meyers

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: FEBRUARY 23, 1977

FROM: Norman E. Garber, Acting Director of Planning

SUBJECT: Petition #77-160-15PH, Petition for Special Exception for Offices and Office Building.
Petition for Special Hearing for Off-Street Parking in a residential zone.
South side of Paper Mill Road 300 West of Jarrettville Pike.
Petitioner - Estate of Margaret E. Gamble.

10th District

HEARING: Monday, February 26, 1977 (1:00 P.M.)

The proposed offices would be appropriate here; this use would be a transitional one between the commercial activities to the east and the rural residential character to the west.

Norman E. Garber
Acting Director of Planning

NHG:JGH:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

John A. Williams, Esq.
Nolan, Peterson & Williams
204 W. Pennsylvania Avenue
Towson, Md. 21204

From 167

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 13th day of January, 1977.

S. Eric DiNenna
Zoning Commissioner

Petitioner: Estate of Margaret E. Gamble

Petitioner's Attorney: Norman A. Williams
181 Small Business
200 E. Joppa Rd. (21204)

Reviewed by: Nicholas S. Commodari
Planning & Zoning Associate III

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 18, 1977

COUNTY OFFICE BLDG.
121 N. Calverton Ave.
Towson, Maryland 21204Nicholas W.
Zoning Chairman
acting Chairman

MEMBERS

BUREAU OF
ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROAD COMMISSION
BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENTNewton A. Williams, Esq.
Nolan, Plunhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204RE: Reclassification & Special
Exception Petition
Item 147
Estate of Margaret E. Gamble -
Petitioner

Dear Mr. Williams:

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.

This currently vacant 3.9 acre site, zoned D.R. 16 and R.C. 5, is located on the south side of Paper Mill Road, 300 feet west of Jarrettsville Pike. Adjacent property to the south and west of this site consists of vacant land, zoned R.C. 5, which is currently in the process of being approved for subdivision. Immediately to the east of this site is property zoned B.L. and improved with a restaurant and real estate office, while to the north across Paper Mill Road is land zoned B.L. and D.R. 16 and improved retail uses and offices, respectively.

MICROFILMED

Newton A. Williams, Esq.
Re: Item 147
February 18, 1977
Page 2

This hearing is necessitated by your client's proposal to construct a two-story office building in the D.R. 16 zoned portion of the property, and provide accessory parking in the remainder of the property zoned R.C. 5.

As a result of your personal meeting with members of this Committee, the revised plans dated January 28, 1977 are acceptable, and in particular to Mr. John Meyers of the State Highway Administration and Mr. Bob Weber of the Health Department, both of whom had adverse comments pertaining to the original plan dated December 22nd, 1976.

While the plan appears to be satisfactory, you should contact Lt. Tom Kelly of the Fire Department with reference to his comment of providing some means of water necessary to combat a potential fire in the proposed building.

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,

Michael R. Comedian
NICHOLAS B. COMMODARI,
Acting Chairman, Zoning
Plans Advisory Committee

NBC:JD

Enclosure

cc: Hudkins Associates, Inc.
101 Shell Building
200 E. Joppa Rd. (21204)

MICROFILMED

baltimore county
department of public works
TOWSON, MARYLAND 21204THORNTON M. MOURING, P.E.
DIRECTOR

February 17, 1977

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

Re: Item #147 (1976-1977)

Property Owner: Estate of Margaret E. Gamble
S/S Paper Mill Rd. 300' W. Jarrettsville Pike
Existing Zoning: D.R. 16 & R.C. 5
Proposed Zoning: Special Exception for an office building and a Special Hearing to permit off-street parking in a residential zone.
Acre: 3.9 District: 10th

Dear Mr. DiNenna:

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

General:

This property, a portion of the acreage of the Estate of Margaret E. Gamble, is indicated "Reserved by Owner" on the preliminary plan, dated November 29, 1976, of Section 3, "Ascot Estates".

Highways:

Paper Mill Road (Md. 145) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Sediment Control:

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

MICROFILMED

Item #147 (1976-1977)

Property Owner: Estate of Margaret E. Gamble
Page 2
February 17, 1977

Store Drainage:

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water runoff through the property to be developed to a suitable outfall.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover low flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any misuses 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.

The Petitioner shall provide a minimum 10-foot drainage and utility easement along all boundary property lines which are not adjacent to County right-of-way or storm drain reservations, unless a similar easement has previously been provided along the property lines of the adjacent subdivision. If an easement less than 10 feet in width has previously been provided along any boundary property line within an adjacent subdivision, an additional easement to provide for a minimum width of 10 feet shall be provided along that property line within this property.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is beyond the Baltimore County Metropolitan District and is tributary to the Loch Raven Reservoir via Greene Branch. The Baltimore County Comprehensive Water and Sewerage Plan, adopted January 1976, indicates this property to be beyond the Urban Rural Demarcation Line and "No Planned Service" in the area.

Very truly yours,

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

END:EHM/PWR:BS

cc: R. Morton (Ascot Estates, Sec. 3 Project 6167-3)
C. Warfield

EE-SE Key Sheet
61 NE 11 Pgs. Sheet
NE 21 C Topo
35 Tax Map

MICROFILMED

baltimore county
department of public works
TOWSON, MARYLAND 21204
(301) 484-3211

February 17, 1977

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 #147, Zoning Advisory Committee Meeting, January 11, 1977, are as follows:

Property Owner: Estate of Margaret E. Gamble
Location: S/S Paper Mill Road 300' W. Jarrettsville Pike
Existing Zoning: D.R. 16 and R.C. 5
Proposed Zoning: Special Exception for an office building and a Special Hearing to permit off-street parking in a residential zone
Acre: 3.9
District: 10th

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
Planner III
Project and Development Planning

MICROFILMED

baltimore county
department of public works
TOWSON, MARYLAND 21204
(301) 484-3211STEPHEN E. COLLINS
DIRECTOR

February 1, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 147 - 2AC - January 11, 1977

Property Owner: Estate of Margaret E. Gamble
Location: S/S Paper Mill Rd. 300' W. Jarrettsville Pike
Existing Zoning: D.R. 16 & R.C. 5
Proposed Zoning: Special Exception for an office building and a Special Hearing to permit off-street parking in a residential zone.

Acre: 3.9

District: 10th

Dear Mr. DiNenna:

The present zoning can be expected to generate approximately 350 trips per day. The proposed office building will generate approximately 450 trips per day as general offices and 1580 trips per day as medical offices.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/hv

MICROFILMED

baltimore county
department of health
TOWSON, MARYLAND 21204DONALD J. ROOF, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

February 10, 1977

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

Dear Mr. DiNenna:

Revised comments on 147, Zoning Advisory Committee Meeting, January 11, 1977, are as follows:

Property Owner: Estate of Margaret E. Gamble
Location: S/S Paper Mill Rd. 300' W. Jarrettsville Pike
Existing Zoning: D.R. 16 & R.C. 5
Proposed Zoning: Special Exception for an office building and a Special Hearing to permit off-street parking in a residential zone.
Acre: 3.9
District: 10th

Approved percolation tests and water well must be provided prior to final approval of the Health Department.

Very truly yours,

Thomas H. Devlin
THOMAS H. DEVLIN
BUREAU OF ENVIRONMENTAL SERVICES

TID/BJV/tth

MICROFILMED

baltimore county
department of health
TOWSON, MARYLAND 21204DONALD J. ROOF, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

January 17, 1977

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

Dear Mr. DiNenna:

Comments on 147, Zoning Advisory Committee Meeting, January 11, 1977, are as follows:

Property Owner: Estate of Margaret E. Gamble
Location: S/S Paper Mill Rd. 300' W. Jarrettsville Pike
Existing Zoning: D.R. 16 & R.C. 5
Proposed Zoning: Special Exception for an office building and a Special Hearing to permit off-street parking in a residential zone.
Acre: 3.9
District: 10th

A revised plot plan must be submitted showing proposed water supply and sewage disposal method.

Very truly yours,

Thomas H. Devlin
THOMAS H. DEVLIN
BUREAU OF ENVIRONMENTAL SERVICES

TID/BJV/tth

MICROFILMED

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 18, 1977

COUNTY OFFICE BLDG.
100 N. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204Nicholas W.
COMMODARI
Acting Chairman

MEMBERS

BUREAU OF
ENGINEERING
DEPARTMENT OF
HEALTH
STATE BOARD COMMISSIONER
BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENTNewton A. Williams, Esq.
Bolton, Plunkhoff & Williams
224 W. Pennsylvania Avenue
Towson, Maryland 21204RE: Reclassification & Special
Exception Petition
Item 147
Estate of Margaret E. Gamble -
Petitioner

Dear Mr. Williams:

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.

This currently vacant 3.9 acre site, zoned D.R. 16 and R.C. 5, is located on the south side of Paper Mill Road, 100 feet west of Jarrettsville Pike. Adjacent property to the south and west of this site consists of vacant land, zoned R.C. 5, which is currently in the process of being approved for subdivision. Immediately to the east of this site is property zoned B.L. and improved with a restaurant and real estate office, while to the north across Paper Mill Road is land zoned B.L. and D.R. 16 and improved retail uses and offices, respectively.

Newton A. Williams, Esq.
Re: Item 147
February 18, 1977
Page 2

This hearing is necessitated by your client's proposal to construct a two-story office building in the D.R. 16 zoned portion of the property, and provide accessory parking in the remainder of the property zoned R.C. 5.

As a result of your personal meeting with members of this Committee, the revised plans dated January 28, 1977 are acceptable, and in particular to Mr. John Meyers of the State Highway Administration and Mr. Bob Meher of the Health Department, both of whom had adverse comments pertaining to the original plan dated December 22nd, 1976.

While the plan appears to be satisfactory, you should contact Lt. Tom Kelly of the Fire Department with reference to his comment of providing some means of water necessary to combat a potential fire in the proposed building.

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,

Nicholas W. Commodari
NICHOLAS W. COMMODARI,
Acting Chairman, Zoning
Plans Advisory Committee

NWC:JD

Enclosure

cc: Hudkins Associates, Inc.
101 Shell Building
200 E. Joppa Rd. (21204)

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

February 17, 1977

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

Re: Item #147 (1976-1977)
Property Owner: Estate of Margaret E. Gamble
S/S Paper Mill Rd. 300' W. Jarrettsville Pike
Existing Zoning: D.R. 16 & R.C. 5
Proposed Zoning: Special Exception for an office building and a Special Hearing to permit off-street parking in a residential zone.
Acres: 3.9 District: 10th

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:

This property, a portion of the acreage of the Estate of Margaret E. Gamble, is indicated "Reserved by Owner" on the preliminary plan, dated November 29, 1976, of Section 3, "Acot Estates".

Highways:

Paper Mill Road (Md. 145) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Sediment Control:

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

Item #147 (1976-1977)
Property Owner: Estate of Margaret E. Gamble
Page 2
February 17, 1977

Storm Drainage:

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water runoff through the property to be developed to a suitable outfall.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

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.

The Petitioner shall provide a minimum 10-foot drainage and utility easement along all bordering property lines which are not adjacent to County rights-of-way or storm drain reservations, unless a similar easement has previously been provided along the property lines of the adjacent subdivision. If an easement less than 10 feet in width has previously been provided along any bordering property line within an adjacent subdivision, an additional easement to provide for a minimum width of 10 feet shall be provided along that property line within this property.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is beyond the Baltimore County Metropolitan District and is tributary to the Loch Raven Reservoir via Greene Branch. The Baltimore County Comprehensive Water and Sewerage Plan, adopted January 1976, indicates this property to be beyond the Urban Rural Reservation Line and "No Planned Service" in the area.

Very truly yours,

William M. Kiv
WILLIAM M. KIV, P.E.,
Chief, Bureau of Engineering

END:KAM:WKS

cc: B. Norton (Acot Estates, Sec. 3 Project 6167-3)
C. Warfield

EE-SE Key Sheet
81 NW 11 Pos. Sheet
NW 21 C Topo
35 Tax Map

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
1001 494 3211

February 17, 1977

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 #147, Zoning Advisory Committee Meeting, January 11, 1977, are as follows:

Property Owner: Estate of Margaret E. Gamble
Location: S/S Paper Mill Road 300' W Jarrettsville Pike
Existing Zoning: D.R. 16 and R.C. 5
Proposed Zoning: Special Exception for an office building and a Special Hearing to permit off-street parking in a residential zone

Acres: 3.9
District: 10th

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
Planner III
Project and Development Planning

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
901 494 3900

STEPHENE COLLINS
DIRECTOR

February 1, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 147 - ZAC - January 11, 1977
Property Owner: Estate of Margaret E. Gamble
Location: S/S Paper Mill Rd. 300' W. Jarrettsville Pike
Existing Zoning: D.R. 16 & R.C. 5
Proposed Zoning: Special Exception for an office building and a Special Hearing to permit off-street parking in a residential zone.

Acres: 3.9
District: 10th

Dear Mr. DiNenna:

The present zoning can be expected to generate approximately 350 trips per day. The proposed office building will generate approximately 450 trips per day as general offices and 1580 trips per day as medical offices.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF/iv

baltimore county
department of health
TOWSON, MARYLAND 21204

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

February 10, 1977

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

Dear Mr. DiNenna:

Revised comments on 147, Zoning Advisory Committee Meeting, January 11, 1977, are as follows:

Property Owner: Estate of Margaret E. Gamble
Location: S/S Paper Mill Rd. 300' W Jarrettsville Pike
Existing Zoning: D.R. 16 & R.C. 5
Proposed Zoning: Special Exception for an office building and a Special Hearing to permit off-street parking in a residential zone.
Acres: 3.9
District: 10th

Approved percolation tests and water well must be provided prior to final approval of the Health Department.

Very truly yours,

Thomas M. Devlin
THOMAS M. DEVLIN
BUREAU OF ENVIRONMENTAL SERVICES

TMD/bw/rth

baltimore county
department of health
TOWSON, MARYLAND 21204

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

January 17, 1977

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

Dear Mr. DiNenna:

Comments on 147, Zoning Advisory Committee Meeting, January 11, 1977, are as follows:

Property Owner: Estate of Margaret E. Gamble
Location: S/S Paper Mill Rd. 300' W Jarrettsville Pike
Existing Zoning: D.R. 16 & R.C. 5
Proposed Zoning: Special Exception for an office building and a Special Hearing to permit off-street parking in a residential zone.
Acres: 3.9
District: 10th

A revised plot plan must be submitted showing proposed water supply and sewage disposal method.

Very truly yours,

Thomas M. Devlin
THOMAS M. DEVLIN
BUREAU OF ENVIRONMENTAL SERVICES

TMD/bw/rth

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

Attention: Nicholas S. Comodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Estate of Margaret E. Gamble

Location: S/S Paper Mill Rd. 300' W Jarrettsville Pike

Item No. 147 Zoning Agenda January 11, 1977

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 XXXXXX 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 "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.

(x) 8. There is no water available for fire fighting in this area for a 1/2 mile this Reviewer: John D. Severynt Approved: John D. Severynt Date: 1/11/77
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau

January 11, 1977

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

Dear Mr. DiNenna:

Comments on Item # 147 Zoning Advisory Committee Meeting, January 11, 1977 are as follows:

Property Owner: Estate of Margaret E. Gamble
Location: S/S Paper Mill Road 300' W. Jarrettsville Pike
Baiting Zoning: D.R. 16 & R.C. 5
Proposed Zoning: Special Exception for an office building and a Special Hearing to permit off street parking in a residential zone.

Acres: 3.9
District: 10th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☒ C. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☒ D. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ E. No comment.
- ☐ F. Requested setback variance conflicts with the Baltimore County Building Code. See Section XXXXXX.

Very truly yours,

Charles E. Burnham CEB
Charles E. Burnham
Plans Review Chief
C2B1rj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 6, 1977

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

Z.A.C. Meeting of: January 4, 1977

RE: Item No: 147
Property Owner: Estate of Margaret E. Gamble
Location: S/S Paper Mill Road 300' W. Jarrettsville Pike
Present Zoning: D.R. 16 & R.C. 5
Proposed Zoning: Special Exception for an office building and a Special Hearing to permit off-street parking in a residential zone.

District: 10th
No. Acres: 3.9

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

JOSEPH H. MCGOWAN, PRESIDENT
T. RAYMOND WILLIAMS, JR., VICE-PRESIDENT
MARCOUS M. B. TAYLOR

THOMAS H. BRYEN
MRS. LORRAINE F. CHICOR
ROGER A. HAYDEN
ROBERT F. DUGEL, REPRESENTATIVE

ALVIN LOROCK
MRS. MILTON K. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

CERTIFICATE OF POSTING TOWSON DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#77-142 X57H

District: 10th Date of Posting: 2-12-77
Posted for: Harris, Maryland, Feb. 21, 1977, 8:15 a.m.
Petitioner: Estate of Margaret E. Gamble
Location of property: S/S Paper Mill Rd. 300' W. Jarrettsville Pike
Location of Sign: 2 Signs, Road Right, 100' from Road
Remarks: Esth. 4pm
Posted by: John D. Severynt Date of return: 2-17-77

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 30 day of Dec. 1977. Filing Fee \$ 50. Received ☒ Cash ☐ Other

John D. Severynt
S. Eric DiNenna,
Zoning Commissioner
Petitioner: CHIEF - NICK PETROVICH Submitted by: J. D. Severynt
Petitioner's Attorney: W. Nick Petrovich Reviewed by: John D. Severynt

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

OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 Feb. 10, 1977

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for a Special Exception-- Gamble
was inserted in the following:

- | | |
|--|--|
| ☐ Catonsville Times | ☒ Towson Times |
| ☐ Dundalk Times | ☐ Arbutus Times |
| ☐ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore County, Maryland,
once a week for one successive weeks before the
28th day of February 19 77, that is to say, the same
was inserted in the issues of Feb. 10, 1977.

STROMBERG PUBLICATIONS, INC.
By: John D. Severynt

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 10, 1977
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
of one successive weeks before the 28th
day of February 19 77, the first publication
appearing on the 10th day of February
19 77.

THE JEFFERSONIAN
John D. Severynt
Manager

Cost of Advertisement, \$.....

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 42890
DATE: February 7, 1977 ACCOUNT: 01-662
AMOUNT: \$50.00
RECEIVED: Messrs. Solan, Flumhoff & Williams, 204 V. Penna. Ave., Towson, Md. 21204
FOR: Petition for Special Exception and Special Hearing for the Estate of Margaret E. Gamble
\$77-162-3298
75.00 CASH 50.00 CASH
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 46457
DATE: Feb. 26, 1977 ACCOUNT: 01-662
AMOUNT: \$75.00
RECEIVED: Messrs. Solan, Flumhoff & Williams, 204 V. Penna. Ave., Towson, Md. 21204
FOR: Advertising and posting of property for Estate of Margaret E. Gamble - 77-162-3298
75.00 CASH 75.00 CASH
VALIDATION OR SIGNATURE OF CASHIER



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

Attention: Nicholas E. Comodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Estate of Margaret E. Gamble

Location: S/S Paper Mill Rd. 300' W. Jarrettsville Pike

Item No. 147 Zoning Agenda January 11, 1977

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 "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.

- (x) 8. There is no water available for fire fighting in this area for a 1/2 mile this

Reviewers: AT 1/20/77 Approved: James H. Gagned also.
Planning Group Zoning Deputy Chief
Special Inspection Division Fire Prevention Bureau

JOHN D. SEYFERT
DIRECTOR

January 11, 1977

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

Dear Mr. DiNenna:

Comments on Item # 147 Zoning Advisory Committee Meeting, January 11, 1977 are as follows:

Property Owner: Estate of Margaret E. Gamble
Location: S/S Paper Mill Road 300' W. Jarrettsville Pike
Existing Zoning: R.B. 16 & R.C. 5
Proposed Zoning: Special exception for an office building and a Special Hearing to permit off street parking in a residential zone.

Acres: 3.9
District: 10th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☒ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☒ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Mark E. Burnham CEB
Charles E. Burnham
Plans Review Chief
CEB:rl

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 6, 1977

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

Z.A.C. Meeting of: January 4, 1977

RE: Item No. 147
Property Owner: Estate of Margaret E. Gamble
Location: S/S Paper Mill Road 300' W. Jarrettsville Pike
Present Zoning: D.R. 16 & R.C. 5
Proposed Zoning: Special exception for an office building and a Special Hearing to permit off-street parking in a residential zone.

District: 10th
No. Acres: 3.9

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Ietrowsich
W. Nick Ietrowsich
Field Representative

JOSEPH H. WILSON, CHAIRMAN
T. BAYARD, WILLIAMS, JR., VICE PRESIDENT
MARCUS M. WILSON

THOMAS H. BODER
WIFE, LOURAIN F. CHIDCUSE
ROGER B. HAYDEN
ROBERT V. DUBEL, REPRESENTATIVE

ALVIN LORRICK
WES. MILTON M. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

477-42 ASPH

District: 10th Date of Posting: 2-16-77
Posted for: Posting Daily Feb. 22-23-24-25-26-27-28-29-30-1 MAR 1977
Petitioner: Estate of Margaret E. Gamble
Location of property: 1/2 S. of Paper Mill Rd. 300' W. Jarrettsville Pike
Location of Sign: 2 Signs Road at Street Corner East of Road
Estate: John H. Gamble
Remarks: _____
Posted by: John H. Gamble Signature Date of return: 2-17-77

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 30 day of

Dec. 1977. Filing Fee \$ 50 Received ☒ Check

Cash

Other

Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner
Petitioner SHARLE H. GAMBLE Submitted by J. H. GAGNE
Petitioner's Attorney M. WILSON Reviewed by Mark

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



TOWSON, MD. 21204 Feb. 10, 1977

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for a Special Exception-- Gamble
was inserted in the following:

- | | |
|--|--|
| ☐ Catonsville Times | ☒ Towson Times |
| ☐ Dundalk Times | ☐ Arbutus Times |
| ☐ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore, County, Maryland,
once a week for one successive weeks before the
25th day of February 1977, that is to say, the same
was inserted in the issues of Feb. 10, 1977.

STROMBERG PUBLICATIONS, INC.

BY: John H. Gamble

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 10, 1977

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
of one time successive weeks before the 25th
day of February 1977, the first publication
appearing on the 10th day of February
1977.

THE JEFFERSONIAN

John H. Gamble
Manager

Cost of Advertisement, \$ _____

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

No. 46437

DATE: Feb. 26, 1977 ACCOUNT: 01-662

AMOUNT: \$75.00

RECEIVED: Messrs. Nolan, Flumhoff & Williams, 204 W. Penna.
Ave., Towson, Md. 21204

For Advertising and posting of property for Estate of
Margaret E. Gamble - 477-160-3376

4871 0200 1 75.00 CMC

VALIDATION OR SIGNATURE OF CASHIER

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

No. 42890

DATE: February 1, 1977 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED: Messrs. Nolan, Flumhoff & Williams, 204
W. Penna. Ave., Towson, Md. 21204

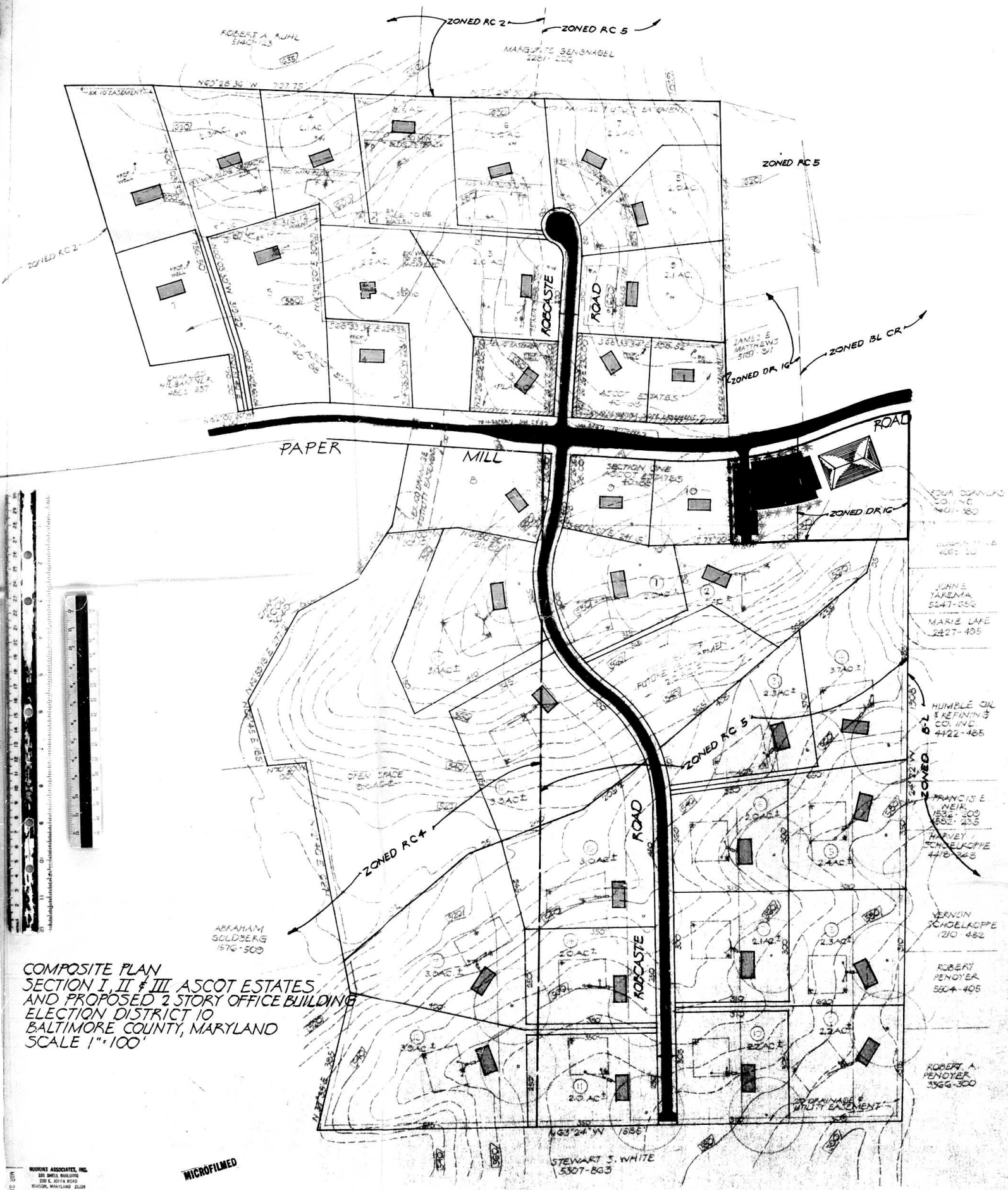
For Petition for Special Exception and Special Hearing
for the Estate of Margaret E. Gamble
477-160-3376

75 FEB 7 50.00 CMC

VALIDATION OR SIGNATURE OF CASHIER



Part 1



COMPOSITE PLAN
SECTION I, II & III ASCOT ESTATES
AND PROPOSED 2 STORY OFFICE BUILDING
ELECTION DISTRICT 10
BALTIMORE COUNTY, MARYLAND
SCALE 1"=100'

MICROFILMED

WUPONT ASSOCIATES, INC.
201 BELL BUILDING
201 E. JEFFERSON ROAD
BETHESDA, MARYLAND 20814

10/28/88

65,193

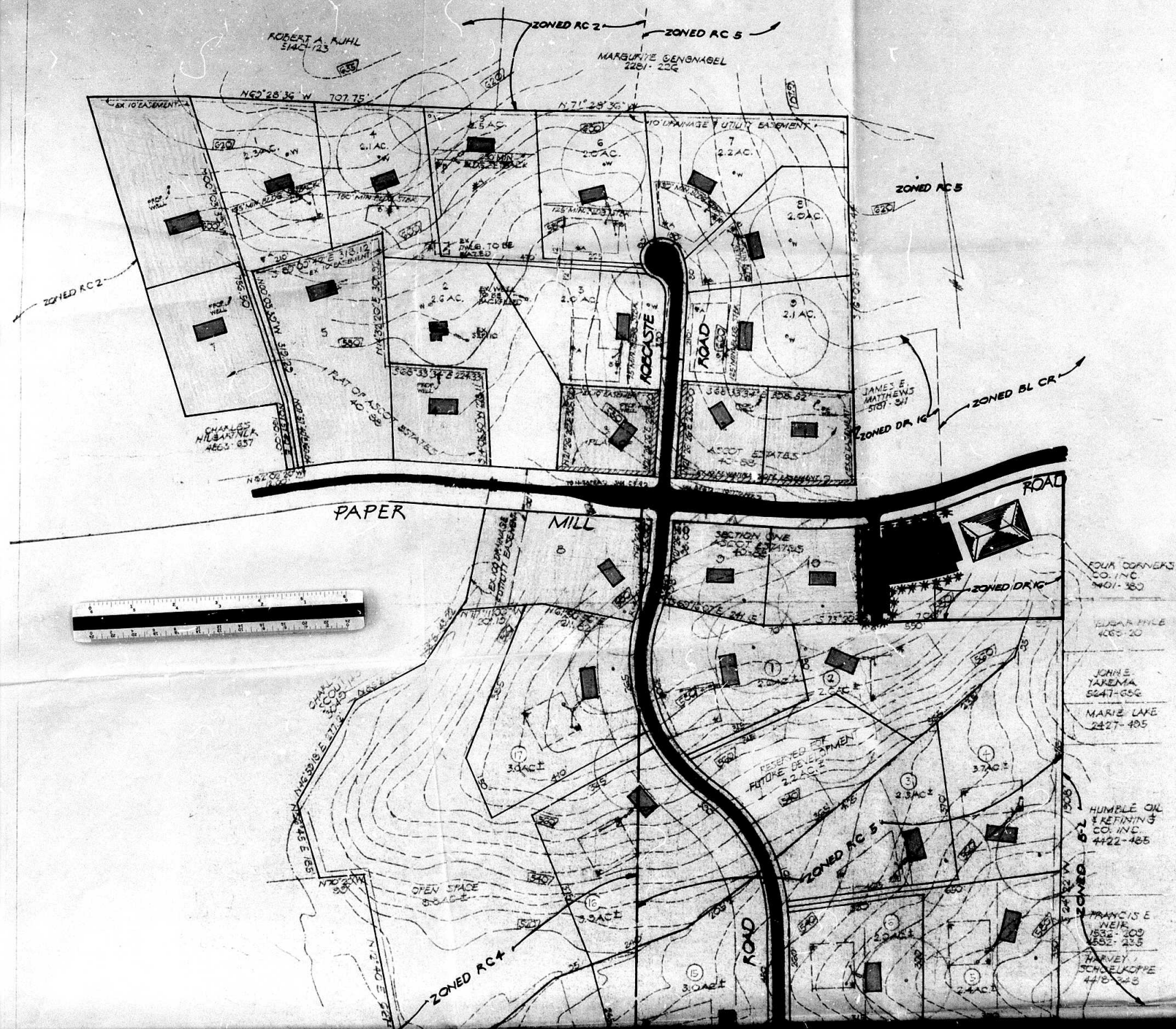
**COMPOSITE PLAN
SECTION I, II & III ASCOT ESTATES
AND PROPOSED 2 STORY OFFICE BUILDING
ELECTION DISTRICT 10
BALTIMORE COUNTY, MARYLAND
SCALE 1"=100'**



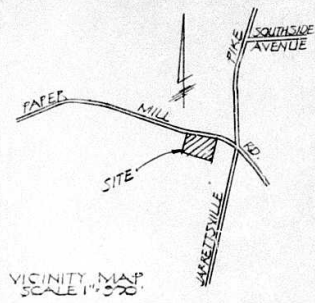
STEWART S. WHITE
3307-863

APR 15 1990

Ref x I



APR 15 1990



- NOTES:
1. AREA ZONED D.R.1.G. 2.2 AC ±
 2. AREA ZONED R.C.5 1.2 AC ±
 3. TOTAL AREA: 3.4 AC ±
 4. EX. USE: VACANT
 5. PROPOSED: OFFICE BUILDING W/ OFF-STREET PARKING
 6. OFF-STREET PARKING: 80 SPACES
 7. A. SPACES REQ. 80
 8. TOTAL PROVIDED: 100 SPACES
 9. 20 ADDITIONAL SPACES HAVE BEEN PROVIDED TO ALLOW MEDICAL OFFICES ON UPPER LEVEL
 10. D. ALL SPACES 9' x 30' MIN
 11. LIGHTING SHOWN THUS

- CONDITIONS ARTICLE 420.4
- A. THE LAND USED FOR PARKING ADJOINS THE BUSINESS INVOLVED
 - B. ONLY PASSENGER VEHICLES EXCLUDING TAXIS MAY USE THIS PARKING AREA
 - C. NO LOADING SERVICES OF ANY USE OTHER THAN PARKING SHALL BE PERMITTED
 - D. LIGHTING SHOWN THUS
 - E. LIGHTS OF ILLUMINATION DUCK TO DAWN, MERCURY VAPOR, LOW INTENSITY LIGHTING TO BE USED
 - F. SCREENING REQUIRED AS SHOWN
 - G. 2 PAVED SURFACES PROPERLY DRAINED LOT 1 SHALL BE ACQUIRED
 - H. A SATISFACTORY PLAN SHOWING PARKING ARRANGEMENT & VEHICULAR ACCESS MUST BE PROVIDED
 - I. HOURS OF OPERATION - 24 HOURS
 - J. OWNER SHALL MAINTAIN PARKING LOT

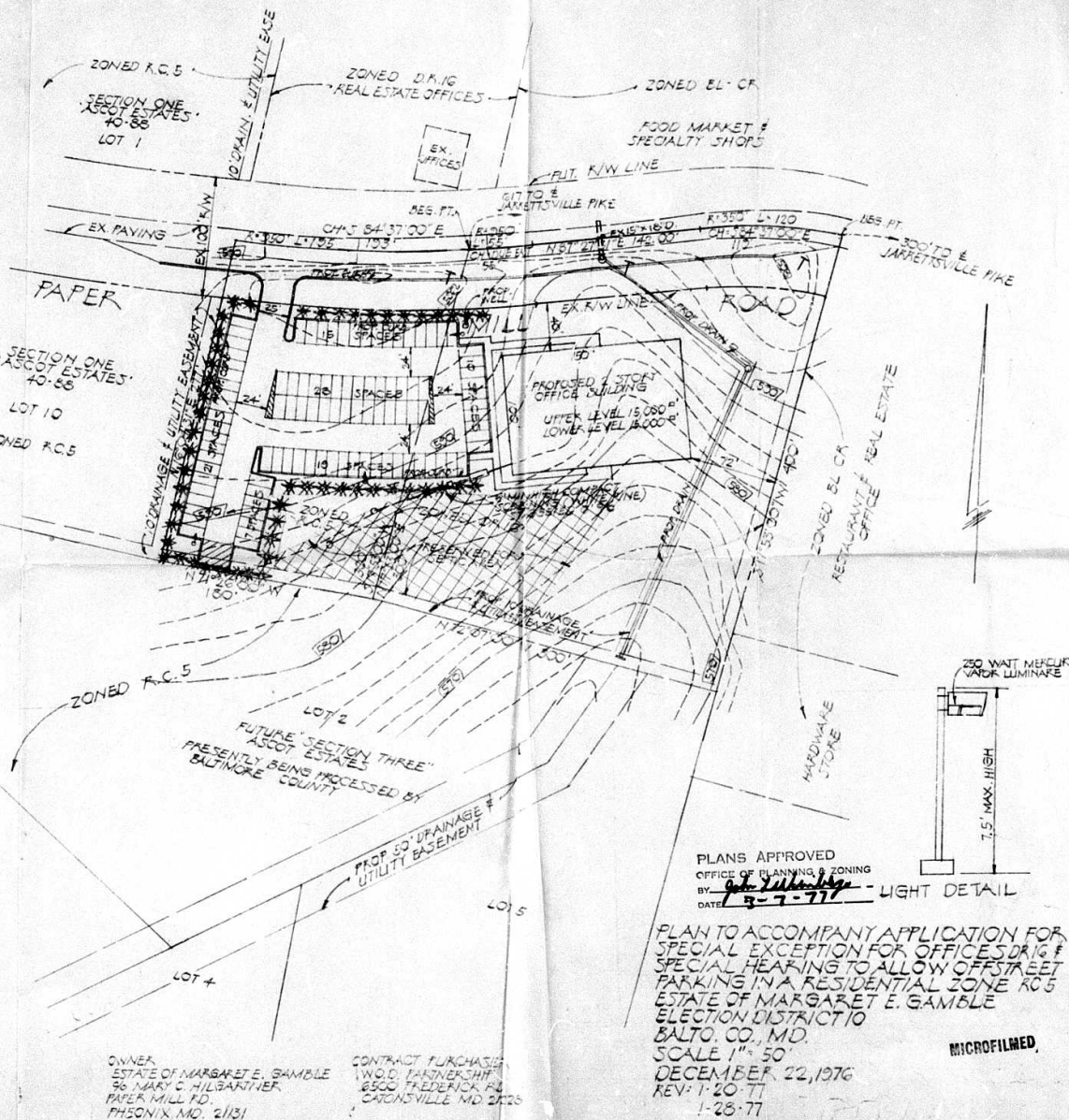
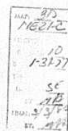
REVISED PLANS

Item 147

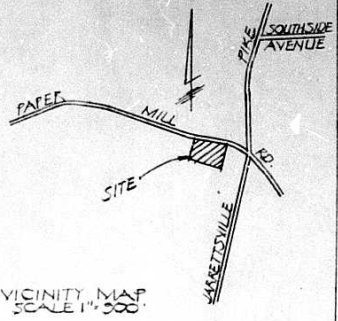
JUN 28 77 AM



WILKINS ASSOCIATES, INC.
321 N. HILL STREET
BALTIMORE, MD 21201
TEL: 461-1000 FAX: 461-1001

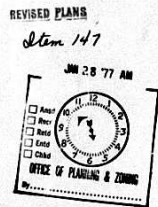


MAR 28 1963



- NOTES:
1. AREA ZONED DR-1G - 2.7 AC ±
 2. AREA ZONED RC-5 - 1.1 AC ±
 3. TOTAL AREA - 3.8 AC ±
 4. EX. USE - VACANT
 5. PROPOSED OFFICE BUILDING W/ OFF-STREET PARKING
 6. OFF-STREET PARKING
 - A. SPACES REQ. LOWER LEVEL 15,000/300 = 50
 - 7. LOWER LEVEL 15,000/150 = 100
 - 8. TOTAL REQ. - 150 SPACES
 - 9. TOTAL PROVIDED - 100 SPACES
 - 10. C. 50 ADDITIONAL SPACES HAVE BEEN PROVIDED TO ALLOW MEDICAL OFFICES ON UPPER LEVEL
 - 11. D. ALL SPACES 8' x 20' MIN.
 - 12. E. LIGHTING SHOWN THUS

- CONDITIONS ARTICLE 400.4
- A. THE LAND USED FOR PARKING ADJOINS THE BUSINESS INVOLVED
 - B. ONLY PASSENGER VEHICLES EXCLUDING BUSES MAY USE THIS PARKING AREA
 - C. NO LOADING SERVICE OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED
 - D. LIGHTING SHOWN THUS
 - 1. HOURS OF ILLUMINATION DUSK TO DAWN
 - 2. MERCURY VAPOR, LOW INTENSITY LIGHTING TO BE USED
 - E. SCREENING REQUIRED AS SHOWN
 - F. A PAVED SURFACE PROPERLY DRAINED LOT 1 SHALL BE FLOODED
 - G. A SATISFACTORY PLAN SHOWING PARKING ARRANGEMENT & VEHICULAR ACCESS MUST BE PROVIDED
 - H. HOURS OF OPERATION - 24 HOURS. OWNER SHALL MAINTAIN PARKING LOT.



BUCKINS ASSOCIATES, INC.
200 N. WILSON AVE.
BALTIMORE, MD 21201

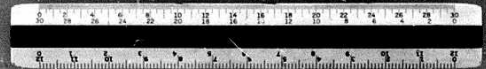
OWNER:
ESTATE OF MARGARET E. GAMBLE
96 MARY C. HILGANTNER
PAPER MILL RD.
PHEONIX, MD. 21131

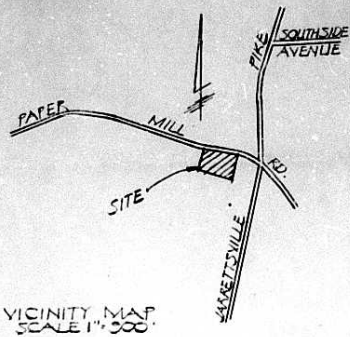
CONTRACT PURCHASE
W.O.D. PARTNERSHIP
8500 FREDERICK RD.
CATONSVILLE, MD 21225

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 3-7-77

LIGHT DETAIL

PLAN TO ACCOMPANY APPLICATION FOR
SPECIAL EXCEPTION FOR OFFICES DR-1G &
SPECIAL HEARING TO ALLOW OFF-STREET
PARKING IN A RESIDENTIAL ZONE RC-5
ESTATE OF MARGARET E. GAMBLE
ELECTION DISTRICT 10
BALTO. CO., MD.
SCALE 1" = 50'
DECEMBER 22, 1976
REV: 1-20-77
1-23-77





VICINITY MAP
SCALE 1"=500'

NOTES:

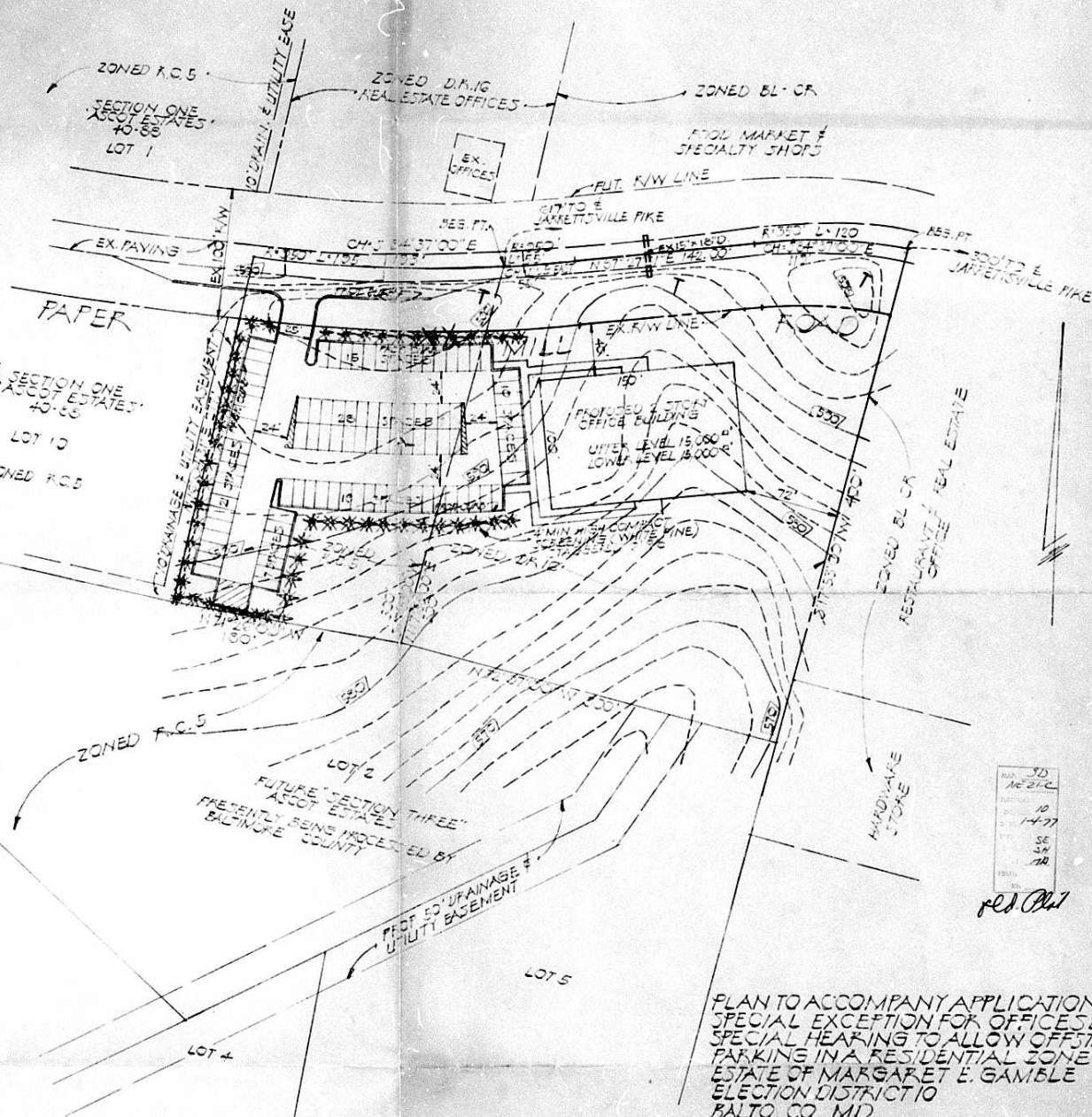
1. AREA ZONED D.R. 16 - 1.5 ACRES
2. AREA ZONED R.C. 5 - 1.5 ACRES
3. TOTAL AREA - 3.0 ACRES
4. EX. USE - VACANT
5. PROPOSED OFFICE BUILDING WITH OFFSTREET PARKING
6. OFFSTREET PARKING
 - A. SPACES REQ. LOWER LEVEL IS 000'x300'x50
 - UPPER LEVEL IS 000'x500'x30
 - TOTAL REQ. - 80 SPACES
7. TOTAL PROVIDED - 100 SPACES
8. 20 ADDITIONAL SPACES HAVE BEEN PROVIDED TO ALLOW MEDICAL OFFICES ON UPPER LEVEL
9. ALL SPACES 9'x30' MIN.

CONDITIONS ARTICLE 400.4

- A. THE LAND USED FOR PARKING ADJOINING THE BUSINESS INVOLVED
- B. ONLY PASSENGER VEHICLES EXCLUDING BUSES MAY USE THIS PARKING AREA
- C. NO LOADING SERVICE OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED
- D. LIGHTING SHOWN THUS:
 - HOURS OF ILLUMINATION DUSK TO DAWN
 - MERCURY VAPOR LOW INTENSITY LIGHTING TO BE USED
- E. SCREENING REQUIRED AS SHOWN
- F. PAVED SURFACE PROPERLY DRAINED LOT 1 SHALL BE REQUIRED
- G. A SATISFACTORY PLAN SHOWING PARKING ARRANGEMENT & VEHICULAR ACCESS MUST BE PROVIDED
- H. HOURS OF OPERATION - 24 HOURS
- I. OWNER SHALL MAINTAIN PARKING LOT.



WIDKINS ASSOCIATES, INC.
201 SHELL ROAD
200 E. L. 100-1
Baltimore, Maryland 21201



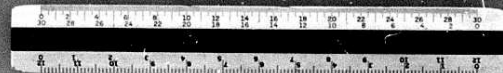
DATE	3/20
BY	AE 2/10
SCALE	1"=50'
DATE	10
BY	14-77
SCALE	SE
DATE	3/4
BY	1/10

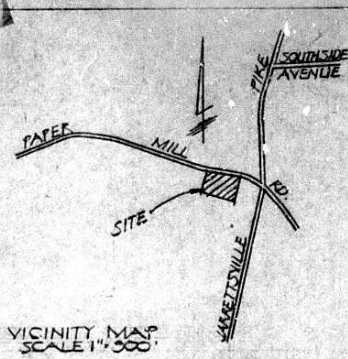
Red Plat

PLAN TO ACCOMPANY APPLICATION FOR
SPECIAL EXCEPTION FOR OFFICES DRUG &
SPECIAL HEARING TO ALLOW OFFSTREET
PARKING IN A RESIDENTIAL ZONE R.C. 5
ESTATE OF MARGARET E. GAMBLE
ELECTION DISTRICT 10
BALTO. CO., MD.
SCALE 1"=50'
DECEMBER 22, 1976

OWNER
ESTATE OF MARGARET E. GAMBLE
96 MARY S. HILBARTNER
PAPER MILL RD
PHEONIX, MD. 21131

CONTACT PURCHASER
N.O.D. PARTNERSHIP
6500 FREDERICK RD
CROFTSVILLE MD 21225

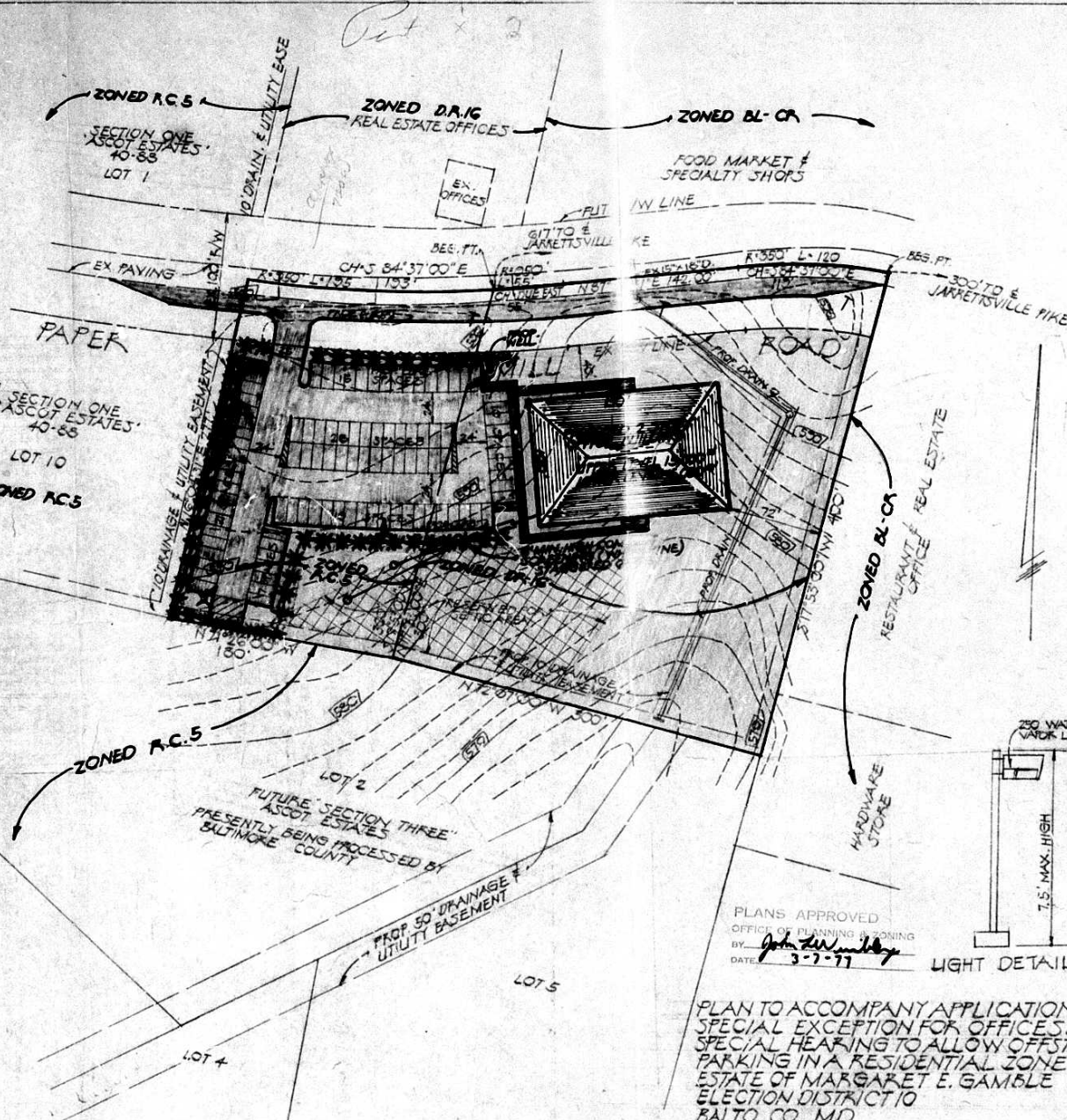




- NOTES:**
1. AREA ZONED DR-IG - 2.7 AC ±
 2. AREA ZONED RC-5 - 1.2 AC ±
 3. TOTAL AREA - 3.9 AC ±
 4. EX. USE - VACANT
 5. PROP. USE - OFFICE BUILDING W/ OFF-STREET PARKING
 6. OFF-STREET PARKING
 - A. SPACES REQ. LOWER LEVEL 15,000/1000 ± 50
 - U.P. LEVEL 15,000/1500 ± 30
 - TOTAL REQ. - 80 SPACES
 - B. TOTAL PROVIDED - 100 SPACES
 - C. 20 ADDITIONAL SPACES HAVE BEEN PROVIDED TO ALLOW MEDICAL OFFICES ON UPPER LEVEL
 - D. ALL SPACES 9' x 30' MIN.
 - E. LIGHTING SHOWN THUS

CONDITIONS ARTICLE 400.4

- A. THE LAND USED FOR PARKING ADJOINS THE BUSINESS INVOLVED
- B. ONLY PASSENGER VEHICLES, EXCLUDING BUSES MAY USE THIS PARKING AREA
- C. NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED
- D. LIGHTING SHOWN THUS - HOURS OF ILLUMINATION: DUSK TO DAWN, MERCURY VAPOR, LOW INTENSITY LIGHTING TO BE USED
- E. SCREENING REQUIRED AS SHOWN
- F. A PAVED SURFACE, PROPERLY DRAINED LOT 1 SHALL BE REQUIRED
- G. A SATISFACTORY PLAN SHOWING PARKING ARRANGEMENT & VEHICULAR ACCESS MUST BE PROVIDED
- H. HOURS OF OPERATION - 24 HOURS. OWNER SHALL MAINTAIN PARKING LOT.



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 3-7-77

LIGHT DETAIL

PLAN TO ACCOMPANY APPLICATION FOR
SPECIAL EXCEPTION FOR OFFICES DR-IG &
SPECIAL HEARING TO ALLOW OFF-STREET
PARKING IN A RESIDENTIAL ZONE RC-5
ESTATE OF MARGARET E. GAMBLE
ELECTION DISTRICT 10
BALTO. CO., MD.
SCALE 1" = 50'
DECEMBER 22, 1976
REV: 1-20-77
1-28-77

Exhibit "A"

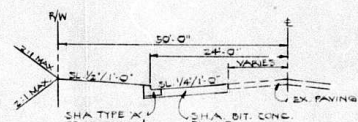
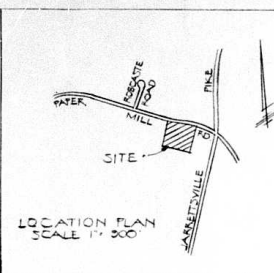
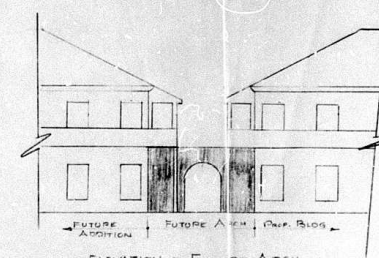
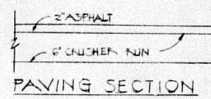
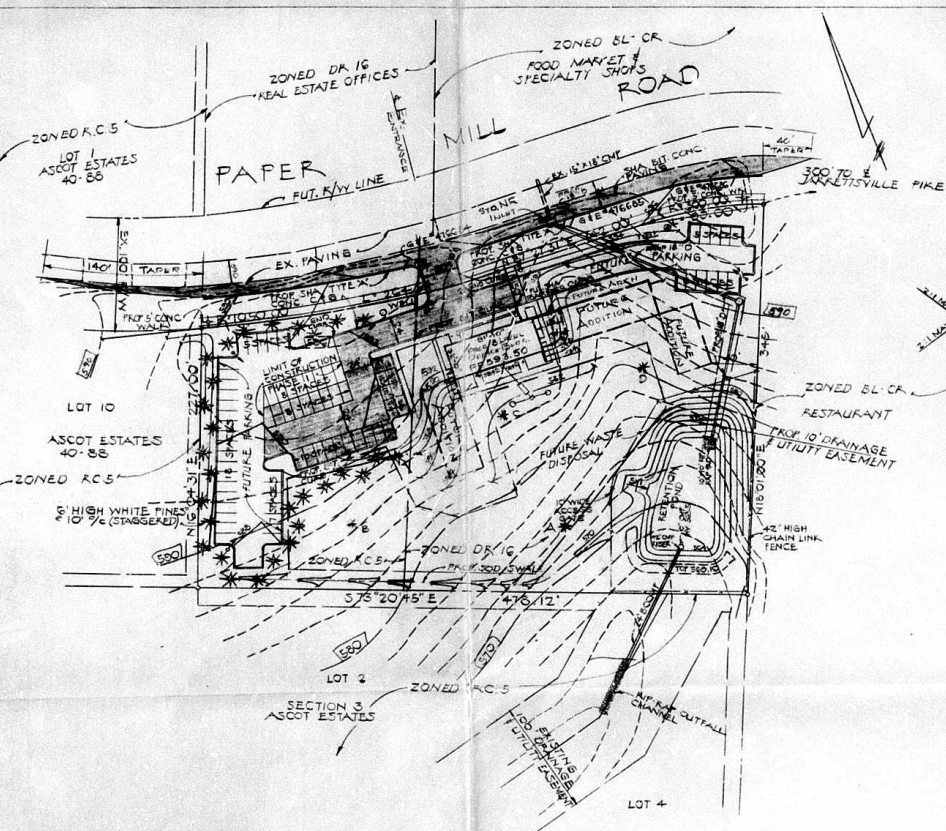


WIDENING ASSOCIATES, INC.
101 N. HILL BUILDING
200 E. JENKINS ROAD
BETHESDA, MARYLAND 20814

OWNER
ESTATE OF MARGARET E. GAMBLE
96 MARY C. HILGARTNER
PAPER MILL RD.
PHEONIX, MD. 21131

CONTRACT PURCHASER
W.O.D. PARTNERSHIP
4500 FREDERICK RD.
CATONSVILLE MD 21228





TYPICAL HALF SECTION
PAPER MILL ROAD
NO SCALE

- NOTES:
1. AREA ZONED DR-16 W/ SPECIAL EXCEPT FOR OFFICE USE.
 2. AREA ZONED RC-5 W/ SPECIAL HEARING TO ALLOW PARKING IN A RESIDENTIAL ZONE.
 3. EX. USE - VACANT.
 4. PROP. USE - OFFICE BUILDING W/ OFFSTREET PARKING.
 5. PARKING DATA:
 - A. PROPOSED PHASE ONE:
 - FIRST FLOOR: 2610 SF / 300' = 8.7
 - BASEMENT: 3961 SF / 500' = 7.9
 - 2ND FLOOR: 2610 SF / 500' = 5.2
 - TOTAL: 151.20
 - B. FUTURE ADDITIONS:
 - FIRST FLOOR: 3961 SF / 300' = 13.2
 - BASEMENT: 3961 SF / 500' = 7.9
 - 2ND FLOOR: 3961 SF / 500' = 7.9
 - TOTAL: 39.0
 - C. TOTAL TRACT (PROPOSED + FUTURE):
 - FIRST FLOOR: 6571 SF / 300' = 21.9
 - BASEMENT: 7922 SF / 500' = 15.8
 - 2ND FLOOR: 6571 SF / 500' = 13.1
 - TOTAL: 50.8
 6. ALL SPACES TO BE 20'x18' EXCEPT HANDICAPPED SPACES TO BE 12'x18'.
 7. LIGHTING SHOWN THUS STANDARDS TO BE 10' HIGH MAX. 4' OF CUT OFF DESIGN.
 8. 4 - DENOTES PROPOSED STREET LIGHTS (PUBLIC)

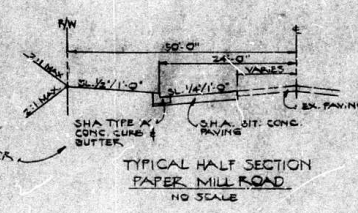
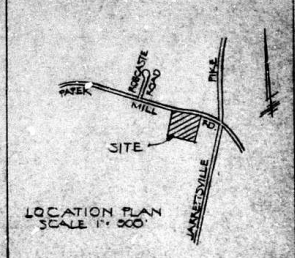
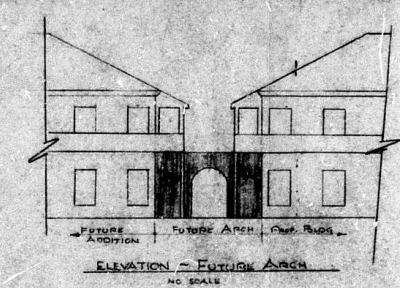
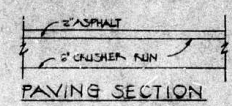
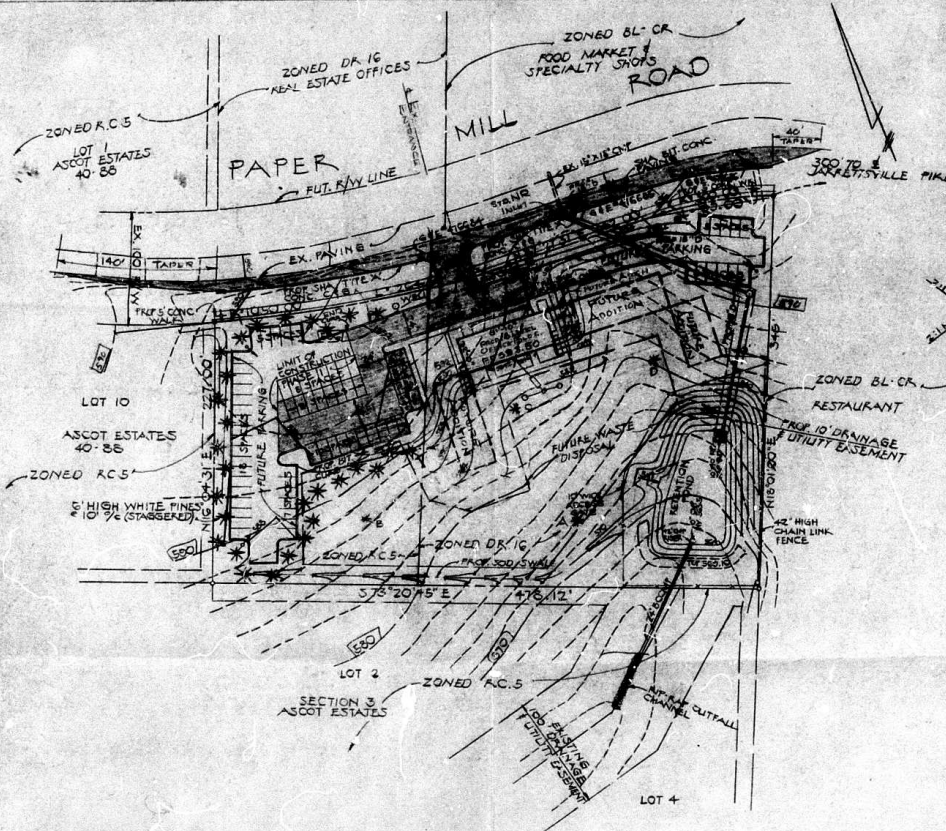
- CONDITIONS OF ARTICLE 400.4
- A. THE LAND USED FOR PARKING ADJOINING THE BUSINESS INVOLVED.
 - B. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THIS PARKING AREA.
 - C. NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
 - D. LIGHTING SHOWN THUS HOURS OF ILLUMINATION DUE TO DAWN - LIGHT STANDARDS TO BE MAX. 10' HIGH, LUMENANS, TO BE MERCURY VAPOR, LOW INTENSITY, OF CUT OFF DESIGN.
 - E. SCREENING REQUIRED AS SHOWN.
 - F. A PAVED SURFACE PROPERLY DRAINED SHALL BE REQUIRED.
 - G. A SATISFACTORY PLAN SHOWING PARKING ARRANGEMENT, VEHICULAR ACCESS MUST BE PROVIDED.
 - H. HOURS OF OPERATION - 24 HOURS. OWNER SHALL MAINTAIN PARKING LOT.

PLANS APPROVED
OFFICIAL CITY ENGINEERING
BY:
DATE: 2-27-79
DATE: 2-27-79
DATE: 2-27-79
77-162-A

SITE PLAN - PHASE ONE
THE ASCOT BUILDING
SOUTH SIDE PAPER MILL ROAD
300 FEET WEST OF JARRETTSTVILLE PIKE
ELECTION DISTRICT 10
BALTIMORE COUNTY, MARYLAND
SCALE 1" = 50'
DECEMBER 27, 1978

Revs: 1/22/79 - PERC AREA AS PER TITLE
3/2/79 - AS PER COUNTY COMMENTS
8/7/79 - TILE FIELD CHANGED TO SURVEY
2/16/79 - SIDEWALKS ADDED ALONG PAPER MILL RD.

MICROFILMED



- NOTES:**
1. AREA ZONED DR 1G W/ SPECIAL EXCEPT FOR OFFICES.
 2. AREA ZONED RC-5 W/ SPECIAL PERMIT TO ALLOW PARKING IN A RESIDENTIAL ZONE.
 3. EX. USE - OFFICE BUILDING W/ OFFSTREET PARKING.
 4. FUTURE ARCH ADDITION:
 - A. PROPOSED PHASE ONE:
 - FIRST FLOOR 2610 SF / 300' x 5.7
 - BASEMENT 2510 SF / 500' x 5.2
 - 2ND FLOOR 1765 SF / 300' x 5.9
 - TOTAL PROVIDED - 25 TOTAL REQ - 20.3
 - B. FUTURE ARCH ADDITION:
 - FIRST FLOOR 698 SF / 500' x 13.9
 - BASEMENT 698 SF / 500' x 14.0
 - 2ND FLOOR 698 SF / 500' x 14.0
 - TOTAL 51.3 - 52
 - C. TOTAL - FUTURE ARCH (PROPOSED) + FUTURE ARCH:
 - FIRST FLOOR 3308 SF / 300' x 32.0
 - BASEMENT 3208 SF / 500' x 18.2
 - 2ND FLOOR 2463 SF / 500' x 17.5
 - TOTAL 71.8
 5. TOTAL PROVIDED - 72.3 SPACES
 6. ALL SPACES TO BE 8' x 18' EXCEPT HANDICAPPED SPACES TO BE 12' x 18'.
 7. LIGHTING SHOWN THUS - STANDARDS TO BE 10' HIGH MAX. # OF CUT-OFF DESKINS.
 8. + DENOTES FREE STREET LIGHTS (PUBLIC)

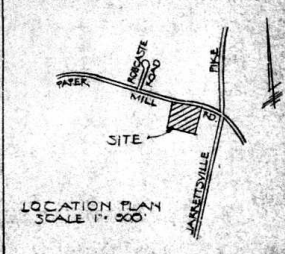
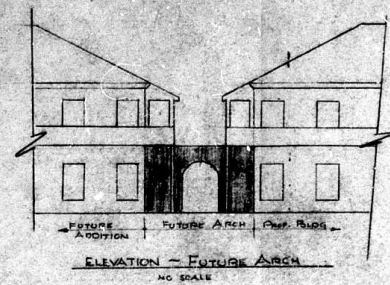
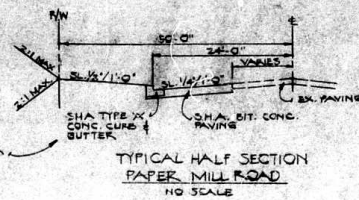
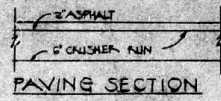
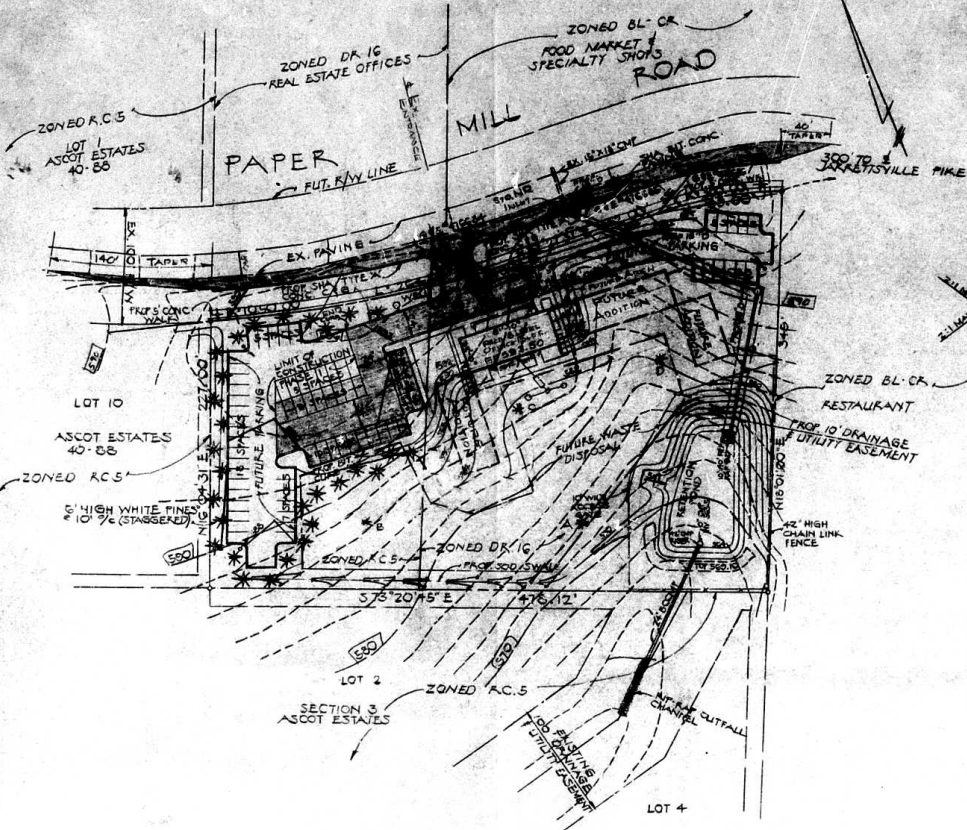
- CONDITIONS OF ARTICLE 403.4**
- A. THE LAND USED FOR PARKING ADJOINING THE BUSINESS INVOLVED.
 - B. ONLY PASSENGER VEHICLES, EXCLUDING BUSES MAY USE THE PARKING AREA.
 - C. NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
 - D. LIGHTING SHOWN THUS HOURS OF ILLUMINATION DUSK TO DAWN. LIGHT STANDARDS TO BE MAX. 10' HIGH. LIGHT STANDARDS TO BE MAX. 10' HIGH. LIGHT STANDARDS TO BE MAX. 10' HIGH.
 - E. SCREENING REQUIRED AS SHOWN.
 - F. A PAVED SURFACE, PROPERLY DRAINAGE SHALL BE REQUIRED.
 - G. A SATISFACTORY PLAN SHOWING PARKING ARRANGEMENTS, VEHICULAR ACCESS MUST BE PROVIDED.
 - H. HOURS OF OPERATION - 24 HOURS.
 - I. OWNER SHALL MAINTAIN PARKING LOT.

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 ST.
 DATE 11-16-80
 ST.
 DATE 11-16-80
 C-1178-80

SITE PLAN - PHASE ONE
 THE ASCOT BUILDING
 SOUTH SIDE PAPER MILL ROAD
 300 FEET WEST OF JARRETTSVILLE PIKE
 ELECTION: DISTRICT 10
 BALTIMORE COUNTY, MARYLAND
 SCALE 1" = 50'
 DECEMBER 27, 1978

REV: 1/22/79 - PERC AREAS AS PER TESTS
 3/4/79 - AS PER COUNTY COMMENTS
 8/7/79 - THE FIELD CHANGED TO SURFACE FILL
 ARCH ELEVATION ADDED
 2/10/80 SIDEWALKS ADDED ALONG PAPER MILL RD.

REV. 10-15-80 REVISE PARKING DATA PER MEDICAL USE IN BSCP OF PHASE 1, BLDG. 2ND FLOOR.



- NOTES:**
1. AREA ZONED DR. 16 W/ SPECIAL EXCEPT FOR OFFICES.
 2. AREA ZONED AC. 5 W/ SPECIAL MEANING TO ALLOW PARKING IN A RESIDENTIAL ZONE.
 3. FUTURE WASTE DISPOSAL.
 4. FUTURE WASTE DISPOSAL.
 5. PARKING DATA:
 - A. PROPOSED PHASE ONE:
 - FIRST FLOOR 2610 SF / 300' = 8.7
 - BASEMENT 2610 SF / 300' = 8.7
 - 2ND FLOOR 1755 SF / 300' = 5.85
 - TOTAL PROVIDED = 23 TOTAL REQ. = 20.3
 - B. FUTURE ADDITIONS:
 - FIRST FLOOR 6981 SF / 300' = 23.3
 - BASEMENT 6981 SF / 300' = 23.3
 - 2ND FLOOR 6981 SF / 300' = 23.3
 - TOTAL = 70.0
 - C. TOTAL TRACT (PROPOSED + FUTURE):
 - FIRST FLOOR 9591 SF / 300' = 32.0
 - BASEMENT 9591 SF / 300' = 32.0
 - 2ND FLOOR 8736 SF / 300' = 29.1
 - TOTAL = 93.1
 6. ALL SPACES TO BE 8' X 18' EXCEPT HANDICAPPED SPACES TO BE 12' X 18'.
 7. LIGHTING SHOWN THUS TO BE 15' MAX. H. OF CUT-OFF DESIGN.
 8. 4' DIAMETER FROM STREET LIGHTS (CIRCLES).

- CONDITIONS OF ARTICLE 400.4**
- A. THE LAND USED FOR PARKING ADJOINS THE BUSINESS INVOLVED.
 - B. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THIS PARKING AREA.
 - C. NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
 - D. LIGHTING SHOWN THUS TO BE 15' MAX. H. OF CUT-OFF DESIGN.
 - E. HOURS OF ILLUMINATION, DUSK TO DAWN, LIGHT STANDARDS TO BE MARKED WITH LIGHTS TO BE 15' MAX. H. OF CUT-OFF DESIGN.
 - F. SCREENING REQUIRED AS SHOWN.
 - G. A SATISFACTORY PLAN SHOWING PARKING ARRANGEMENT WITH SINGULAR ACCESS MUST BE PROVIDED.
 - H. HOURS OF OPERATION - 24 HOURS.
 - I. OWNER SHALL MAINTAIN PARKING LOT.

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *[Signature]*
 DATE: 10-20-78
 BY: *[Signature]*
 DATE: 11-16-78
 C-1178-0

SITE PLAN - PHASE ONE
 THE ASCOT BUILDING
 SOUTH SIDE PAPER MILL ROAD
 300 FEET WEST OF JARRETTSVILLE PIKE
 ELECTION: DISTRICT 10
 BALTIMORE COUNTY, MARYLAND
 SCALE 1" = 50'
 DECEMBER 27, 1978

REV: 1/22/79 - PER AREA AS PER TESTS
 3/2/79 - AS PER COUNTY COMMENTS
 8/7/79 - THE FIELD CHANGED TO SERRAVALLO
 AREA ELEVATION ADDED
 SIDEWALKS ADDED ALONG
 PAPER MILL RD.

REV. 10-15-80 REVISE PARKING DATA FOR MEDICAL
 USE IN SSC OF PHASE 1 BLDG 2ND FLOOR