

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, N.B.S., Inc., legal owner... of the property situated 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an zone to an an zone for the following reason:



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 Law Office.

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

Contract purchaser: N.B.S., Inc. Legal Owner: N.B.S., Inc.
Address: 718 Chippewa Drive Address: 718 Chippewa Drive
Baltimore, Md. 21209 Baltimore, Md. 21209
Petitioner's Attorney: Stanley P. Masor Protestant's Attorney: Stanley P. Masor
Address: 422 E. North Avenue Address: 422 E. North Avenue
Baltimore, Md. 21202 Baltimore, Md. 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of August, 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 5th day of October, 1977, at 10:00 o'clock p.m.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Eric S. Dinenna, Zoning Commissioner of Balto Co. Date: October 17, 1977
FROM: James Letcher, Project Manager
SUBJECT: N.B.S., Inc.

In your review of the N.B.S., Inc. petition for a variance, please consider that a sidewalk project is underway on the northwestern side of Slade Avenue. It is imperative that the owners of the N.B.S., Inc. property understand the necessity of sidewalks for the preservation of the public health, safety and welfare in this area.

The property owners located on the northwestern side of Slade Avenue will soon be contacted for permission to start this work. JLCas



PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, N.B.S., Inc., legal owner... of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1002-28 (004V.R.2) to permit side set backs of 3 feet instead of the required 25 feet.

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

Building presently existing and has existed for many years.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: N.B.S., Inc. Legal Owner: N.B.S., Inc.
Address: 718 Chippewa Drive Address: 718 Chippewa Drive
Baltimore, Md. 21209 Baltimore, Md. 21209
Petitioner's Attorney: Stanley P. Masor Protestant's Attorney: Stanley P. Masor
Address: 422 E. North Avenue Address: 422 E. North Avenue
Baltimore, Md. 21202 Baltimore, Md. 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of August, 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 5th day of October, 1977, at 10:00 o'clock p.m.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: September 21, 1977
FROM: Leslie H. Groef, Director of Planning
SUBJECT: Petition 78-75 XA. Petition for Special Exception for Offices
Petition for Variance for 5186-Yard.
Northwest side of Slade Avenue 405 12 feet, Southwest of Reisterstown Road
Petitioner - N.B.S., Inc.

3rd District

HEARING: Wednesday, October 5, 1977 (1:00 P.M.)

Convention of the existing structure to office use would be appropriate in this location.

Leslie H. Groef
Director of Planning

LHG:JGH

RE: PETITION FOR SPECIAL EXCEPTION
and
PETITION FOR VARIANCE
NW/4 of Slade Ave. 405.12' SW of
Reisterstown Rd., 3rd District
N.B.S., Inc., Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 78-75-XA

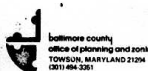
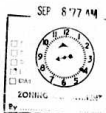
ORDER TO ENTER APPEARANCE

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 therefor, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kautz, Jr.
Charles E. Kautz, Jr.
Deputy People's Counsel
John W. Hesston, III
John W. Hesston, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 8th day of September, 1977, a copy of the foregoing Order was mailed to Donald P. Masor, Esquire, 422 E. North Avenue, Baltimore, Maryland 21202, Attorney for Petitioner.

John W. Hesston, III
John W. Hesston, III



Donald P. Masor, Esq.
122 E. North Avenue
Baltimore, Md. 21202

RE: Interim Development Control Act (IDCA) Application #78-53
N.B.S., Inc. - Petitioner
Dear
Please be advised that your IDCA application for a Special Exception hearing was approved by the Planning Board on July 11, 1977 and you may now file your petitions, plats, and descriptions for said hearing in accordance with the Zoning Commissioner's rules for filing.

In order to assist you, we are enclosing a copy of the Zoning Commissioner's rules for filing and petition forms to be completed by you. We have your Petitioner's and Check for the Special Exception, please send us Right (5) more copies of the plat plan to Rex Anderson, Zoning Office.

S. ERIC DINENNA
Zoning Commissioner

SED/JED:scw
Enclosures

MICROFILMED

DESCRIPTION OF PROPERTY
13000 AS
114 Slade Avenue

Beginning for the same on the northwest side of Slade Avenue, 40 feet wide, at a point distant 405.12 feet measured southwesterly along said side of Slade Avenue from the corner formed by the intersection of the northeast side of Slade Avenue with the southwest side of Reisterstown Road; said point being also the beginning of a parcel of land which by Deed dated August 12, 1971, and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 1010, Page 426, etc., was conveyed by Edward J. Lee, et al., to Morris F. Barden and wife; thence beginning on the northwest side of Slade Avenue, south 61 degrees west 50 feet; thence leaving said Slade Avenue, and ending on part of the second line of the aforesaid parcel of land, north 30 degrees 30 minutes east 100 feet; thence leaving said outline, and running for a line of division, north 61 degrees east 50 feet to a point in the last line of the aforesaid parcel of land which was conveyed by Lee to Barden; thence with and ending on part of said last line, south 30 degrees 30 minutes east 100 feet to the place of beginning.

Being that same parcel as described in a Deed dated January 15, 1971, and recorded in the Land Records of Baltimore County in Liber 5359, Page 541 containing 0.11 acres ±.



MICROFILMED

RECEIVED BALTIMORE COUNTY APR 28 1977 SPECIAL EXCEPTION AND/OR SPECIAL PERMIT OFFICE OF PLANNING AND ZONING AND THE ZONING COMMISSIONER OF BALTIMORE COUNTY

ON THE 11th day of April, 1977, the Zoning Commissioner of Baltimore County, after a public hearing held on the 11th day of April, 1977, at 10:00 o'clock a.m. in Room 106, County Office Building in Towson, Baltimore County, Maryland, and after reading the petition and the description of the property, and after considering the testimony of the petitioner and the public, and after considering the recommendations of the Planning Board, the Zoning Commissioner of Baltimore County, do hereby order that the petition for a Special Exception and/or Special Permit be granted.

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

CHURCH SITE AREA 5000.00 ± AC. DEED REF. 114 Slade Avenue
CHURCH SITE AREA 5000.00 ± AC. DEED REF. 114 Slade Avenue
BUILDING SIZE 50 ± SQ. FT. TOTAL HEIGHT 25 ± FT.
NUMBER OF FLOORS 2 TOTAL HEIGHT 25 ± FT.
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 1.0
BUILDING USE OFFICE OTHER FLOOR USES OFFICE

REQUIRED NUMBER OF PARKING SPACES

GROUND FLOOR 2-2 OTHER FLOORS 11 TOTAL 13

PAVING

AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 1140.00 ± SQ. FT. (PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 90)

UTILITIES

WATER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM WATER

SEWER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM SEWER

UTILITIES SECURITY APPROVAL BASED ON LAND DEVELOPMENT

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPLICANT N.B.S., Inc. LEGAL OWNER N.B.S., Inc.

LESSOR OR CONTRACT PURCHASER

THE PLANNING BOARD HAS DETERMINED ON 7/11/77 THAT THE PROPOSED DEVELOPMENT CONFORMS TO THE REQUIREMENTS OF SUBSECTION 22-61(1) OF THE BALTIMORE COUNTY CODE, 1965.
DATE 7/11/77 John W. Hesston, III
CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

MICROFILMED

IDCA FORM NO. 2 REVISED 4-67

ORDER RECEIVED FOR FILING
DATE: 10/1/77
By: John P. Long

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.

It is ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of December, 1977, that the Petition for the aforementioned Special Exception 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, the Department of Public Works, and the Office of Planning and Zoning.

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of December, 1977, that the above recalculation 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...

Zoning Commissioner of Baltimore County

MICROFILMED

ORDER RECEIVED FOR FILING
DATE: 10/1/77
By: John P. Long

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 fact that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner.

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community. Variance to permit side yard setbacks of three feet and 12.17 feet in lieu of the required 25 feet should be granted.

It is ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of December, 1977, that the herein Petition for the aforementioned Variance 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, the Department of Public Works, and the Office of Planning and Zoning.

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of December, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

Donald P. Mawer, Esquire
Chelwood Building
422 East North Avenue
Baltimore, Maryland 21202

December 6, 1977

RE: Petitions for Special Exception and Variance
NW 1/8 of Slade Avenue, 405.12' SW of Reisterstown Road - 3rd Election District
N.B.S., Inc. - Petitioner
NO. 78-75-XA (Item No. 27)

Dear Mr. Mawer:

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

Very truly yours,
/s/
S. ERIC DI NENNA
Zoning Commissioner

SLE/est

Attachments

cc: Mr. James D. Blum
Flora Blum Realtors, Inc.
110 Slade Avenue
Baltimore, Maryland 21206

Dr. George H. Greenstein
116 Slade Avenue
Baltimore, Maryland 21206
John W. Hession, III, Esquire
Peop's Counsel

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 15, 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. on or about the 11th day of October, 1977, the last publication appearing on the 15th day of September, 1977.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$

MICROFILMED

THIS IS TO CERTIFY, that the annexed advertisement of Petitioner for Special Exception to Variance, N.B.S., Inc. NW 1/8 Slade Ave. - 1978 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 16th day of September, 1977, that is to say, the same was inserted in the issues of September 15, 1977

MICROFILMED
STROMBERG PUBLICATIONS, INC.
BY: *Ethan Puzer*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received - this 5 day of 1977. Filing Fee \$ 50.00 Received ☒ Check ☐ Cash ☐ Other

S. Eric Di Nenna
S. ERIC DI NENNA
Zoning Commissioner

Petitioner *N.B.S. Inc.* Submitted by *J. H. Hession*
Petitioner's Attorney *John W. Hession, III* Reviewed by *S. Eric Di Nenna*

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

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 5192
DATE: Oct. 3, 1977 ACCOUNT: 00-668
AMOUNT: \$61.65
RECEIVED: *Neuman, Applestein & Mawer* 122 N. North Ave. Baltimore, Md. 21202
FOR: Petitioner for Special Exception and Variance for N.B.S., Inc. 778-75-XA
MICROFILMED
489 3 0000 3 65256
VALIDATION OF SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 51900
DATE: August 25, 1978 ACCOUNT: 00-668
AMOUNT: \$20.00
RECEIVED: *Neuman, Applestein & Mawer* 122 N. North Ave. Baltimore, Md. 21202
FOR: Petitioner for Special Exception and Variance for N.B.S., Inc. 778-75-XA
MICROFILMED
489 3 0000 29 50000
VALIDATION OF SIGNATURE OF CASHIER

2 - SIGNS 78-75-XA

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: Sept. 19, 1977
Posted for: PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
Petitioner: N.B.S., INC.
Location of property: NW 1/8 OF SLADE AVE. 405.12' SW OF REISTERSTOWN RD.
Location of Signs: FRONT 114 SLADE AVE.

Remarks: *John W. Hession, III*
Posted by: *John W. Hession, III* Date of return: Sept. 23, 1977

MICROFILMED

Donald P. Mawer, Esquire
422 East North Avenue
Baltimore, Maryland 21202

ITEM # 22

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 2nd day of August 1977.

S. Eric Di Nenna
S. ERIC DI NENNA
Zoning Commissioner

Petitioner: N.B.S., Inc.
Petitioner's Attorney: *Donald P. Mawer* Reviewed by: *Nicholas S. Commisari*
cc: D.S. Thaler & Associates Chairman, Zoning Plans Advisory Committee
3829 Clarke Lane
Baltimore, MD 21215

MICROFILMED

DONALD P. MASOR

Attorney at Law
—
Telephone 521-0912

CHELSEA BUILDING
465 EAST NORTH AVENUE
BALTIMORE, MARYLAND 21202
September 7, 1977

S. Eric DiNenna
Zoning Commissioner of Baltimore County
County Office Building
Towson, Md. 21204

Re: Petition for Special Exception and
Variance for N.B.S., Inc.
p 76-7a-2a

Dear Sir:

The above captioned petition is scheduled for hearing on
October 5, 1977. Mr. Stanley Koschick, the President of N.B.S., Inc.
has informed me that he will be unavailable for the hearing on said
date, however I am the Contract Purchaser of the premises and I will be
available. Accordingly, it would be appreciated if you would advise me
if we can proceed with the hearing in the absence of Mr. Koschick.

A prompt response will be most appreciated.

Very truly yours,

Donald P. Masor
Donald P. Masor

DPM:p



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
151 F. CHESAPEAKE ST.
TOWSON, MARYLAND 21204
Nicholas, B.

September 22, 1977

Donald P. Masor, Esquire
422 East North Avenue
Baltimore, Maryland 21202

Re: Special Exception and
Variance Petition
Item Number 22
Petitioner - N.B.S., Inc.

Dear Mr. Masor:

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 appropri-
ateness of the requested zoning.

Located on the north side of Slade Avenue approx-
imately 405 feet southwest of Reisterstown Road, this
D.R. 16 zoned site is currently improved with a two
story brick dwelling and attached garage. Contiguous
properties to the east and west are improved with
office buildings permitted as a result of Case 166-
261 and 168-205, respectively. This property was
previously submitted for review by this committee
in June of 1976, however, a review of our files
fails to indicate that a hearing was held.

Since the proposal is to convert the existing
building to offices and coupled with the fact that
it is in a residential zone, the petition was first

Donald P. Masor, Esquire
Page 2
Item Number 22
September 22, 1977

approved for processing by the Baltimore County
Planning Board under the requirements of the
Interim Development Control Act.

If this petition is granted, revised plans
reflecting the comments of the State Highway
Administration must be submitted at the time
of application for the required building permits.
In addition, particular attention should be
afforded the comments of the Department of
Permits and Licenses.

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 B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: D. S. Thaler and Associates
3809 Clarks Lane
Baltimore, Maryland 21215



Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Director
Bernard M. Evans
Assistant Director

August 10, 1977

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Aug. 2, 1977

ITEM: 22
Property Owner: N.B.S., Inc.
Location: NW/4 Slade Ave.
(Route 880), 405.12' SW
Reisterstown Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special
Exception for offices and
variance to permit side setbacks
of 3' and 14' in lieu of the
required 25'.
Acres: 0.11
District: 3rd

Dear Mr. DiNenna:

The plan must be revised to indicate standard concrete curb
between the parking lot and the right of way line. Proposed side-
walk must be indicated.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers
By: John E. Meyers

CL:JH:vrd

Very truly yours,

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

END:ZAM/PWR:es

cc: W. Munchel

0-SW Key Sheet
26 IN 20 Pcs. Sheet
HW 7 P Topo
78 Tax Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

August 31, 1977

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

Dear Mr. DiNenna:

Comments -- Item #22, Zoning Advisory Committee Meeting, August 2, 1977, are as follows:

Property Owner: NBS, Inc.
Location: NW/4 Slade Avenue 405.12' SW Reisterstown Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and variance to permit side setbacks of 3' and 14' in lieu of the required 25'.
Acres: 0.11
District: 3rd

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 Public Engineering
TOWSON, MARYLAND 21204
(301) 494-3500

STEPHEN E. COLLINS
DIRECTOR

September 12, 1977

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

Re: Item 22 - SAC - August 2, 1977
Property Owner: N.B.S., Inc.
Location: NW/4 Slade Ave. 405.12' SW Reisterstown Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and variance
to permit side setbacks of 3' and 14' in
lieu of the required 25'.
Acres: 0.11
District: 3rd

Dear Mr. DiNenna:

The requested special exception for offices is not expected
to be a major traffic generator.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF/cvm

Paul H. Reincke
CHIEF

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

Attention: Nicholas Commodari Chairman
Zoning Advisory Committee

Re: Property Owner: N.B.S., Inc.

Location: NW/S Slade Ave. 405.12' SW Reisterstown Rd.

Item No. 22 Zoning Agenda August 2, 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 load-and 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.

(x) 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed: *Paul H. Reincke*
Planning Group
Special Inspection Division

Noted and Approved: *George M. Negandh*
Deputy Chief
Fire Prevention Bureau

JOHN D. SEYFFERT
DIRECTOR

August 2, 1977

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

Dear Mr. DiNenna:

Comments on Item # 22 Zoning Advisory Committee Meeting, August 2, 1977
are as follows:

Property Owner: N.B.S., Inc.
Location: NW/S Slade Ave 405.12' S/W Reisterstown Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and variance to permit side setbacks of 3' and 14' in lieu of the required 25'.

Acres: 0.11
District: 3rd

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes. Compliance to the Handicapped Code maybe required.
- ☒ B. A building permit shall be required before construction can begin. A change of occupancy shall be required.
- ☐ 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, showing conformance to Code requirements for new use (Business use Group E).
- ☒ 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 proper brick veneer with good studwall is considered wood frame by the Code.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham
c4 B

Charles E. Burnham
Plans Review Chief
CES:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 27, 1977

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

Z.A.C. Meeting of: August 2, 1977

RE: Item No: 22
Property Owner: N.B.S., Inc.
Location: NW/S Slade Ave. 405.12' SW Reisterstown Rd.
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and variance to permit side setbacks of 3' and 14' in lieu of the required 25'.

District: 3rd
No. Acres: 0.11

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. ROTHSCHILD

THOMAS H. BOYER
MRS. LORRAINE F. CHURCH
ROGER B. HAYDEN
ROBERT V. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON B. SMITH, JR.
RICHARD W. TRACEY, C.V.M.





Ex. Edge of Paviment

SLADE AVENUE

Ex. 8' 2017

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Ex. W.M.

Curb To Be Replaced

Figure 1

Ex. Con. Cur.

1' High Dense Compact Evergreen
Screen Planting N 30° 30' W

Ex. Zoning DR-K₀

Existing Parking Lot

100.0

Core Dad

Garage

Exist. 2 Sty.
Brick & Frame
Ex Zoning DR-II.

Flagstone

Ex. Zoning Ord.

N 61° 00' E 50.0'

NOTE: Basement Area To Be
Used For Storage Only

PARKING TABULATION

First Fl. (Including Garage) = $808.81 \div 300 = 2.696$

Second Fl. $598.81 \div 500 = 1.198$

Required Parking - 3.89

Proposed Parking = 4,700

Existing Concrete Block Wall

N.Y. 7C
NW7E
 ELECTRIC
 DISTRICT 33
 8/245
 Co. 30
 RT
 170-41
 BY

1/3 THALER & ASSOCIATES
3809 CLARK'S LANE
BALTIMORE, MD. 21215

~~DSI~~
Reg. No. 10,300

3/10/77
Date:



Real Estate Office

#114 SLADE AVENUE
PLAT TO ACCOMPANY APPLICATION
FOR SPECIAL EXCEPTION

Baltimore Co., Md
Scale: 1" = 10'

Election District 3
March 10, 1977
Revised March 30, 1977