

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **HOLY CROSS LUTHERAN CHURCH**, 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 _____ 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 **offices and an office building**.

In a **DB-16** zone.

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 of Baltimore County.

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 of Baltimore County.

BY: **Charles L. Page**, President
Address: 8403 Loch Raven Boulevard
Baltimore, Md. 21204

BY: **John B. Howard**, Attorney
Address: 409 Washington Avenue
Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 _____ day of _____, 1977, at _____ o'clock.

By: _____
Zoning Commissioner of Baltimore County.

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **HOLY CROSS LUTHERAN CHURCH**, 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 _____ zone; for the following reason:

of the Zoning Regulations of Baltimore County, in the Zoning Law of Baltimore County; for the following reason: (Indicate hardship or practical difficulty)

Compliance imposes a hardship and practical difficulty in that the proposed building could not be sited efficiently. Ample parking is available by agreement on the adjoining church property. Other reasons to be cited at hearing.

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 of Baltimore County.

BY: **Charles L. Page**, President
Address: 8403 Loch Raven Boulevard
Baltimore, Md. 21204

BY: **John B. Howard**, Attorney
Address: 409 Washington Avenue
Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 _____ day of _____, 1977, at _____ o'clock.

By: _____
Zoning Commissioner of Baltimore County.

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
NW corner of Loch Raven Blvd. & Muscula Rd., 9th District

HOLY CROSS LUTHERAN CHURCH,
Petitioners

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 78-148-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.

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

John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 30th day of December, 1977, a copy of the foregoing Order was mailed to John E. Kuntz, Esquire, 409 Washington Avenue, Towson, Maryland 21204, Attorney for Petitioners.



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
409-2823

S. ERIC DINENNO
ZONING COMMISSIONER

February 22, 1978

John B. Howard, Esquire
409 Washington Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception and Variances
NW corner of Loch Raven Boulevard and Muscula Road - 9th Election District
Holy Cross Lutheran Church - Petitioner
NO. 78-148-XA (Item No. 101)

Dear Mr. Howard:

This is to advise you that the date in the above referenced Order was incorrect. This was a typographical error, and the date should be 1978. Please correct your records accordingly.

Very truly yours,

S. ERIC DINENNO
Zoning Commissioner

SED/mc

cc: Dr. Charles L. Page
8403 Loch Raven Boulevard
Towson, Maryland 21204

Mr. William Wood
501 Dogwood Lane
Towson, Maryland 21204

Mr. Harvey Byrd
8124 Glen Gary Road
Baltimore, Maryland 21234

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

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-2823

S. ERIC DINENNO
ZONING COMMISSIONER

January 17, 1978

John B. Howard, Esquire
409 Washington Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception and Variances
NW corner of Loch Raven Boulevard and Muscula Road - 9th Election District
Holy Cross Lutheran Church - Petitioner
NO. 78-148-XA (Item No. 101)

Dear Mr. Howard:

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

Very truly yours,

S. ERIC DINENNO
Zoning Commissioner

SED/mc

Attachments

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

Mr. William Wood
501 Dogwood Lane
Towson, Maryland 21204

Mr. Harvey Byrd
8124 Glen Gary Road
Baltimore, Maryland 21234

WILLIAM M. MCGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS
8011 BELAIR ROAD / BALTIMORE, MD. 21206 (301) 668-1501

Sept. 14, 1977

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND VARIANCES FOR SIDE YARDS 8500 LOCH RAVEN BLVD., FOR OFFICES IN DB-16-ZONE.

BEGINNING FOR THE SAME at the intersection formed by the West side of Loch Raven Blvd., of variable width, and the Northeast side of Muscula Road, 50 feet wide, thence leaving said West side of Loch Raven Blvd., and running and blinding on said Northeast side of Muscula Road, the two following courses and distances, viz: (1) Southwesterly by a line curving to the right with a radius of 30 feet for a distance of 45.85 feet (the arc of said curve being subtended by a chord bearing South 75 degrees 01 minutes 14 seconds West 41.51 feet) and thence (2) North 61 degrees 12 minutes 00 seconds West 160.92 feet, thence leaving said North Side of Muscula Road and running the 2 following courses and distances, viz: (3) North 29 degrees 78 minutes 00 seconds East 100.01 feet and thence (4) South 61 degrees 12 minutes 00 seconds East 192.21 feet to intersect the aforesaid West side of Loch Raven Blvd., thence running and blinding thereon the 7 following courses and distances, viz: (5) South 39 degrees 08 minutes 32 seconds West 7.67 feet, thence (6) South 21 degrees 00 minutes 11 seconds West 4.19 feet, thence (7) Southwesterly by a line curving to the right with a radius of 2038.48 feet for a distance of 18.59 feet (the arc of said curve being subtended by a chord bearing South 32 degrees 53 minutes 39 seconds West 18.59 feet), thence (8) South 36 degrees 49 minutes 50 seconds West 16.66 feet, thence (9) Southwesterly by a line curving to the right with a radius of 2037.48 feet for a distance of 8.80 feet (the arc of said curve being subtended by a chord bearing South 33 degrees 44 minutes 48 seconds West 8.80 feet), thence (10) South 19 degrees 42 minutes 20 seconds West 12.12 feet and thence (11) South 15 degrees 26 minutes 59 seconds West 3.10 feet to the place of beginning.

Containing 0.43 acres of land, more or less.
THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY, AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

L.C.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: S. Eric Dinunno, Zoning Commissioner
Date: January 13, 1978

FROM: Leslie H. Grael, Director of Planning

SUBJECT: Petition #78-148-XA, ITEM # 101

Petition for Special Exception for Offices and Office Building, Petition for Variance for Side Yard and Off-Street Parking, Northwest corner of Loch Raven Boulevard and Muscula Road
Petitioner - Holy Cross Lutheran Church.

9th District

HEARING: Monday, January 16, 1978 (10:00 A.M.)

An office building would be appropriate at this location. Since the petition proposes to use the adjacent church parking lot for overflow needs, the office has no adverse comment to offer on the requested variances.

If this petition is granted, it is requested that a detailed landscaping plan be prepared by the petitioner, reviewed by the Division of Current Planning and Development Design, and incorporated as a part of the zoning order.

Leslie H. Grael
Director of Planning

LHG:JGH

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-2823

S. ERIC DINENNO
ZONING COMMISSIONER

January 26, 1977

John B. Howard, Esq.
109 Washington Ave.
Towson, Md. 21204

RE: Interim Development Control
Act (IDCA) Application #77-17X

Dear Sir:

Please be advised that your IDCA application for a Special Exception hearing was approved by the Planning Board on **January 17, 1977**, and you may now file your petitions, plats, and descriptions with the 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.

Petitions, descriptions and plats already filed in the Zoning Department.

Very truly yours,
S. ERIC DINENNO
Zoning Commissioner

SED/JED/soc

Enclosures

UNDER 1000 FOR FILING
DATE 1/2/77

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 17th day of January, 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 substantial compliance with the submitted site plan, dated September 14, 1977, and revised October 31, 1977, and approval of a site plan by the State Highway Administration, Department of Public Works, and the Office of Planning and Zoning.

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 re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of January, 1977, that the above re-classification and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as to remain a zone, and/or the Special Exception for be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE 1/2/77

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 strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, the Variances should be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, Variances to permit a side yard setback of 5 feet instead of the required 25 feet, parking spaces to be located 4 feet from the street property line instead of the required 8 feet, and 19 parking spaces instead of the required 40 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of January, 1977, that the herein Petition for the aforementioned Variances should be and the same are GRANTED, from and after the date of this Order, subject to substantial compliance with the submitted site plan, dated September 14, 1977, and revised October 31, 1977, and 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 Variance should NOT BE GRANTED.

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

Zoning Commissioner of Baltimore County

ICDA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE BOARD OF COMMISSIONERS OF BALTIMORE COUNTY

ON THE 17th day of January, 1977, the undersigned, CLAYTON J. PETERSON, President of the Holy Cross Lutheran Church, of Baltimore County, the PROPERTY OWNER of which is HOLY CROSS LUTHERAN CHURCH, located at 8516 Loch Raven Blvd., Baltimore, Maryland, hereby makes application to the Board for a Special Exception...

Office

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROUND SITE AREA	2.632 AC.	DEED REF. 44-84, 7126 No. 1 of Edgemoor, Plat Book 13, Page 127
CHANGES	20	% of Original, per the Ordinance Ordinance
BUILDING SIZE		
GROUND FLOOR	20' x 30'	AREA - 6000 S.F.
NUMBER OF FLOORS	2	TOTAL HEIGHT - 20'
FLOOR AREA RATIO - TOTAL FLOOR AREA DIVIDED BY SITE AREA	0.76	
BUILDING USE		
GROUND FLOOR	OFFICES	OTHER FLOORS - OFFICES
REQUIRED NUMBER OF PARKING SPACES		
GROUND FLOOR	20	OTHER FLOORS - 32
TOTAL	52	
NUMBER OF SPACES TO BE PROVIDED TO ACCOMMODATE REQUIRED PARKING SPACES	6000	
(NUMBER OF SPACES TO BE PROVIDED BY BALTIMORE COUNTY REQUIRED NUMBER OF SPACES BY 100)		
UTILITIES		
WATER	PUBLIC	PRIVATE, TYPE OF SYSTEM
SEWER	PUBLIC	PRIVATE, TYPE OF SYSTEM
UTILITIES SECURITY APPROVAL		
I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.		
APPROVED: Clayton J. Peterson, President, Holy Cross Lutheran Church, 8516 Loch Raven Blvd., Baltimore, Md. 21204		
CLAYTON J. PETERSON, III, PRESIDENT, 8516 Loch Raven Blvd., Baltimore, Md. 21204		
825-4928		
825-7405		
THE PLANNING BOARD HAS DETERMINED ON 1/12/77 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT COMPLY TO THE REQUIREMENTS OF BALTIMORE COUNTY'S ZONING ORDINANCE, AND HAS / HAS NOT		
Signed: [Signature] CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD		

ICDA FORM NO. 2 REVISED 8-10-77

BALTIMORE COUNTY, MARYLAND

DATE: November 2, 1977

SUBJECT: SUBMITTING REVIEW COMMENTS
By: ELLSWORTH N. DIVER, P.E., Chief, Bureau of Engineering

PROJECT NAME:	Holy Cross Lutheran Church	LOCAL PLAN	
PROJECT NUMBER:	ICDA NO. 77-17A	PRELIMINARY PLAN	
LOCATION:	Loch Raven Boulevard at Rosedale Road	TENTATIVE PLAN	
DISTRICT:	9th	DEVELOPMENT PLAN	
		FINAL PLAN	

This application for special exception (No. 77-17A) was received by the Developers Design and Approval Section on September 27, 1977 and we comment as follows:

Notes: Urban Area (Newtown Fourth Zone)

There are 8-inch and 8 and 12-inch in 12 outer mains in Musula Reed and Loch Raven Boulevard, respectively. There are no problems with water service reported in the area. This property is within the Urban Area designated "Existing Service" on Baltimore County Water Plan 7-17A, as amended. The requested change in use should not adversely affect the system; therefore, this project may be approved.

Sanitary Sewer: (East Branch Herring Run Interceptor - Herring Run Interceptor - Back River Street Water Treatment Plant)

There are 8-inch and 12-inch public sanitary sewers in N. Main Road and Loch Raven Boulevard, respectively. Sanitary sewers 12 inches in diameter are reported in the area. This property is within the Urban Area designated "Existing Service" on Baltimore County Sewerage Plan 5-17B, as amended. The requested change in use should not adversely affect the system; therefore, this project may be approved.

Storm Drainage: (Herring Run - Back River - Chesapeake Bay)

Storm drain problems have been experienced downstream from the Baltimore City line, homes on Calhoun Avenue reported flooding, forty-fourth Street reported inadequate and overland runoff below to be within the Herring Run flood plain. The Baltimore County Storm Water Management Plan 5-17B, as amended, provides for storm water management facilities to be provided to control runoff from a 100-year storm. This project may be approved subject to conformance to Baltimore County's Storm Water Management Policy.

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

ICDA FORM NO. 2

ICDA NO. 77-186
Baptist Property
File 2
November 3, 1977

Storm Drainage (Onpowder Falls Watershed)

The subject property is tributary to Deep Run, Loch Raven Reservoir and the Onpowder Falls.

Since this is a two-lot subdivision, consisting of one existing dwelling and one proposed dwelling, the increase in impervious area will result in no impact on the downstream drainage area.

This project is recommended for approval.

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

END/ENCL: REC-5

January 9, 1978

Re: Property at the northwest corner of Musula Road and Loch Raven Blvd.

The above referenced property and the Petitioner's request for a Special Exception has received the support of the Towson-Loch Raven Community Council, Inc.

It is the opinion of TLRC that the granting of this request will be of benefit to the surrounding community. The Council reviewed the plans of the development plan and found such satisfactory.

TLRC requests that consideration be given to the development plan requiring parking lot surface and the parking of automobiles to the rear of the planned building.

Consideration of our support for this development is appreciated.

WILLIAM WOOD, President

WGW:cmr



November 21, 1977

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Nov. 15, 1977
ITEM: 131.
Property Owner: Holy Cross Lutheran Church
Location: NW/C Loch Raven Blvd. (Route 502) & Musula Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (ICDA 77-17A) and variance to permit a side setback of 5' in lieu of the required 25', to permit parking spaces to be located 4' from the St. property line in lieu of the required 8' and to permit 19 parking spaces in lieu of the required 40 spaces.
Acres: 0.43
District: 9th

Dear Mr. DiNenna:

The plan indicates that the existing church parking lot will be used, in part, for the proposed office building. The existing entrances from Loch Raven Blvd. are 20' and 22' in width. This is less than the minimum standard width of 25' for commercial entrances. The entrances must be widened. We believe that the lot could be better served by establishing one 35' wide entrance from Loch Raven Blvd.

Although the plan indicates that the lot is tar and chip, an inspection revealed that it consists largely of earth and loose stone. The stone is being tracked onto the highway, therefore, the lot should be repaved.

The plan should be revised prior to the hearing.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CLJ:EMvrd

P.O. Box 117 / 300 West P. - 3rd Street, Baltimore, Md. 21203

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 4, 1978

John B. Howard, Esquire
Cook, Howard, Downes & Tracy
409 Washington Avenue
Towson, Maryland 21204

RE: Special Exception and
Variance Petition
Item Number 101
Petitioner: Holy Cross
Lutheran Church

Dear Mr. Howard:

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 suitability of the requested zoning.

Located on the northwest corner of Loch Raven Boulevard and Musula Road in the 9th Election District, the subject of this petition is zoned D.R. 16 and is part of a larger tract of ground owned by your client and improved with the facilities of the Holy Cross Lutheran Church. Surrounding properties to the west are zoned D.R. 5.5 and are improved with dwellings as are the properties immediately to the south across Musula Road.

Because of your client's proposal to sell a portion of this property and construct an office building, this Special Exception is required. Variances are also included in order to allow the proposed structure to be located within 5' of the newly created property line

John B. Howard, Esquire
Page 2
Item Number 101
January 4, 1978

to the north in lieu of the required 25', to allow parking within 4' of the right-of-way along Musula Road in lieu of the required 8' and to allow 19 parking spaces in lieu of the required 40 spaces. Since this Special Exception is for property zoned residential, it was required to be reviewed by the Planning Board in order to determine whether all applicable requirements of the Interim Development Control Act were satisfied prior to processing by this office.

If this petition is granted, revised plans reflecting the comments of the State Highway Administration concerning the entrances to the existing church parking lot along Loch Raven Boulevard, as well as the provisions for accommodating storm water or drainage must be submitted at the time of application for the required building permits.

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: Evans, Hagan & Holdefer, Inc.
Surveyors and Civil Engineers
8013 Belair Road
Baltimore, Maryland 21236

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

December 12, 1977

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

Re: Item #101 (1977-1978)
Property Owner: Holy Cross Lutheran Church
11/10 W. Loch Raven Blvd. & Musula Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
(IDCA 77-47-X) and Variance to permit a side setback of 5' in lieu of the required 25', to permit parking spaces to be located 4' from the street property line in lieu of the required 8' and to permit 19 parking spaces in lieu of the required 40 spaces.
Acres: 0.43 District: 9th

Dear Mr. DiMenna:

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

General:

Comments were supplied for this property for Project IDCA No. 77-47-X.

Highways:

Loch Raven Boulevard (MD 542) is a State Road; therefore, all improvement interactions, 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.

Musula Road is an Improved County Road. No further road improvements are proposed at this time.

The construction and/or reconstruction of 5-foot concrete sidewalks, curb and gutter, entrances, aprons, etc. will be the full responsibility of the Petitioner.

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

Item #101 (1977-1978)
Property Owner: Holy Cross Lutheran Church
Page 2
December 12, 1977

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.

Storm Drains:

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

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water mains and sanitary sewers exist in Loch Raven Boulevard and Musula Road. Additional fire hydrant protection is required in the vicinity.

Very truly yours,

Ellsworth M. Diven, P.E.
ELLSWORTH M. DIVEN, P.E.
Chief, Bureau of Engineering

ENCLOSURE(S)

cc: W. Munchel

11-10 W. Co. Sheet
3 & 36 NE 10 Pw. Sheets
NE 9 C Type
70' x 60'

December 15, 1977

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

Dear Mr. DiMenna:

Comments on Item #101, Zoning Advisory Committee Meeting, November 15, 1977, are as follows:

Property Owner: Holy Cross Lutheran Church
Location: NW/4 Loch Raven Blvd. & Musula Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-47-X) and Variance to permit a side setback of 5' in lieu of the required 25', to permit parking spaces to be located 4' from the street property line in lieu of the required 8' and to permit 19 parking spaces in lieu of the required 40 spaces.
Acres: 0.43
District: 9th

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 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. Winkley
John L. Winkley
Planner III
Project and Development Planning

STEPHEN E. COLLINS
DIRECTOR

Mr. Eric S. DiMenna
Zoning Commissioner
1st Floor, County Office Building
Towson, Maryland 21204

Re:

Item 101 - ZAC - November 15, 1977
Property Owner: Holy Cross Lutheran Church
Location: NW/4 Loch Raven Blvd. & Musula Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-47-X) and Variance to permit a side setback of 5' in lieu of the required 25', to permit parking spaces to be located 4' from the street property line in lieu of the required 8' and to permit 19 parking spaces in lieu of the required 40 spaces.
Acres: 0.43
District: 9th

Dear Mr. DiMenna:

The requested special exception for medical offices can be expected to generate approximately 625 trips per day.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

NSF/han

December 20, 1977

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

November 29, 1977

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

Dear Mr. DiMenna:

The following are comments on Item #101 - Zoning Advisory Committee Meeting of November 15, 1977:

Property Owner: Holy Cross Lutheran Church
Location: NW/4 Loch Raven Blvd. & Musula Rd.
Acres: 0.43
District: 9th

Metropolitan water and sewer are available; therefore no health hazards are anticipated.

Very truly yours,

Thomas H. Diven, Director
THOMAS H. DIVEN, Director
BUREAU OF ENVIRONMENTAL SERVICES

SEC 35 1186

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Holy Cross Lutheran Church

Location: NW/4 Loch Raven Blvd. & Musula Rd.

Item No. 101

Zoning Agenda Meeting of 11/15/77

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below applied with an "M" 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 30 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 _____

RECEIVED the action 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 this 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.

Reviewed: *Stanley Group*
Special Inspection Division

Noted and approved: *Stanley Group*
Deputy Chief
Fire Prevention Bureau

December 8, 1977

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

Comments on Item # 101 Zoning Advisory Committee Meeting, November 15, 1977
are as follows:

Property Owner: Holy Cross Lutheran Church
Location: 111 W. Chesapeake Ave. & Muscula Road
Existing Zoning: D.M. 16
Proposed Zoning: Special Exception for offices (IDEA 77-47) and variance to permit a side setback of 5' in lieu of the required 25', to permit parking spaces to be located 4' from the street property line in lieu of the required 6' and to permit 19 parking spaces in lieu of the required 40 spaces.

- ACRES: District:
- 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,

Charles E. Burnham
Planning Review Chief
(28177)

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 9, 1977

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

S.A.C. Meeting of: November 15, 1977

Item No: 101
Property Owner: Holy Cross Lutheran Church
Location: 111 W. Chesapeake Ave. & Muscula Rd.
Present Zoning: D.M. 16
Proposed Zoning: Special Exception for offices (IDEA 77-47-X) and variance to permit a side setback of 5' in lieu of the required 25', to permit parking spaces to be located 4' from the street property line in lieu of the required 6' and to permit 19 parking spaces in lieu of the required 40 spaces.

District: 9th
No. Acres: 0.43

Dear Mr. DiPenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
Field Representative

WBP/ty

THOMAS H. BRYER
ALVIN LOROCK
JAMES H. BURGESS, VICE PRESIDENT
J. BURGESS, VICE PRESIDENT
RICHARD W. TRACY, D.V.M.
RICHARD W. TRACY, D.V.M.
ROBERT S. BURGESS, REPRESENTATIVE

- (a) The easement shall bind Seller's property and benefit the subject parcel for a period of ten (10) years from the date of settlement after which it will automatically terminate and be of no further force and effect.
- (b) The easement shall not apply to specifically designated parking spaces located upon Seller's property; provided, however, that Seller shall take all reasonable steps to keep open and available for the use of the occupants of the office building to be constructed upon the subject property, and their invitees, twenty (20) parking spaces located upon Seller's property which are in the closest proximity to the subject parcel.
- (c) The Buyers, the occupants of the office building to be constructed upon the subject parcel, and their invitees, shall also have the free and unobstructed right of ingress and egress to and from the parking facilities located upon Seller's property and Loch Raven Boulevard, Muscula Road and the subject parcel, for both pedestrian and vehicular traffic, at all times until the easement terminates as provided in subparagraph (a) above.
- (d) It is expressly understood and agreed that Seller's obligation to make available the aforesaid parking spaces for the use of Buyers, the occupants of the office building to be constructed upon the subject parcel, and their invitees, shall not be in effect on Sundays, at which time Seller reserves the right to use all parking spaces upon their property for their own purposes.
- (e) The purpose of this easement is to insure that sufficient parking spaces are available for the use of the occupants of the office building to be erected upon the subject parcel so as to comply with the applicable provisions of the Baltimore County Zoning Regulations; and, the parties agree to execute and record among the Land Records of Baltimore County any further agreement which may be required by Baltimore County from time to time in order to insure the continued and effective use of the subject parcel for the aforesaid purposes.

4. It is understood and agreed that the Buyers are purchasing the subject property for the purpose of improving same with an office building and related parking facilities of such type and size needed and desired by the Buyers. In order to use the property for such purposes, it will be necessary for Buyers to make application for a special exception to an office building under the existing D.M. 16 zoning that applies to the subject property and such zoning variances as may be necessary to but not limited to the right to erect the said office building less than twenty-five (25) feet from the north property line. Accordingly, it is understood and agreed that this Agreement of Sale is subject to and contingent upon the issuance of final, unappealable order granting to Buyers such special exception and zoning variances. Buyers agree to promptly make application for the aforesaid special exception and zoning variances following the execution of this Agreement of Sale and, thereafter, to diligently pursue the obtaining of same through any and all necessary appeals. The Seller agrees to cooperate with the Buyers in making the aforesaid applications and in taking such other steps as may be necessary

to secure the said zoning for the subject property. In the event Buyers are unable to obtain a final, unappealable order granting the aforesaid special exception and zoning variances within two hundred seventy (270) days from the date of Sale, then in that event Buyers shall have the right and power, in which event all deposit monies paid by Buyers to Seller pursuant hereto shall promptly be refunded and the parties thereupon shall be released from all further liability hereunder.

5. It is understood and agreed that the purchase price stipulated herein for the subject property contemplates the Buyers being able to build the aforesaid office building. Accordingly, if at any time during the aforesaid zoning process the Buyers determine that they will not be permitted by the appropriate governmental authorities to construct the proposed office building on the subject property for reasons other than zoning, e.g., a sewer moratorium, then in such an event, the Buyers shall have the right to terminate this Agreement upon written notice to Seller and obtain a refund of all deposit monies paid hereunder.

6. It is further understood and agreed that, in the event Buyers are unable to obtain approval from the appropriate governmental authorities for curb cuts providing direct ingress and egress to and from the subject property and Muscula Road, Seller shall grant to Buyers an easement for the use of the driveway entering Seller's remaining property from Muscula Road, west of the subject property, for ingress and egress to and from Muscula Road and the subject property.

7. Settlement shall take place fifteen (15) days following the issuance of a final, unappealable order granting the special exception and zoning variances described in Paragraph 4 above, or on such earlier date as may be elected by Buyers, but not later than two hundred eighty-five (285) days from the date of this Agreement to execute and record Cook, Howard, Brown & Tracy at 409 Washington Avenue in Towson, Maryland. At the time of settlement, a deed for the property, containing covenants of special warranty, no encumbrances and further assurances, shall be executed at Buyers' expenses by Seller, which shall convey to the Buyers good and merchantable title to the property. In fee simple, free of liens and encumbrances except as may be set forth in a preliminary title report or binder obtained and found acceptable by the Buyers prior to the date of settlement.

8. Taxes and all other public charges, on an annual basis, against the subject property, shall be apportioned as of the date of settlement, at which time possession of the property shall be given to the Buyers. The cost of all documentary stamps and transfer taxes required by law shall be divided equally between the parties hereto.

9. Prior to the date of settlement, the Buyers, their agents and contractors, shall have the right to enter upon the subject property for the purpose of conducting engineering and soil investigation tests and other work necessary and preparatory to the development of the property, but they shall not allow any liens to occur for any such work.

10. This Agreement and the covenants and conditions herein contained shall inure to the benefit of and be binding upon the parties hereto, their personal representatives, heirs, successors and assigns.

THIS AGREEMENT OF SALE made on this 2nd day of August, 1977, by and between HOLY CROSS LUTHERAN CHURCH, hereinafter referred to as "Seller," and CHARLES L. PAGE, JR., D.D.S., and JOHN H. BEYER, M.D., hereinafter referred to as "Buyers,"

WITNESSETH, that the said Seller does hereby bargain and sell unto the said Buyers, and the latter do hereby purchase from the former, that certain parcel of land, containing approximately 20,000 square feet, more or less, located on the northwest corner of the intersection of Loch Raven Boulevard and Muscula Road in the Ninth Election District of Baltimore County, Maryland, and known and designated as Lot No. 46 on Plat No. 1 of "Midlandish," recorded among the Land Records of Baltimore County in Plat Book No. 10, at folio 127, upon the following terms and conditions:

1. The purchase price for the subject property shall be Ninety Nine Thousand Dollars (\$99,000.00) payable as follows:
 - (a) Two Thousand Five Hundred Dollars (\$2,500.00) the receipt of which is hereby acknowledged by the Seller;
 - (b) An additional sum of Thirty Eight Thousand Five Hundred Dollars (\$38,500.00) payable in cash at the time of settlement; and
 - (c) The balance of the said purchase price shall be evidenced by a purchase money mortgage delivered by the buyers to the seller at settlement, providing for the payment of the entire balance, in equal monthly installments over a period of ten (10) years, with interest at the rate of ten percent (10%) per annum, the first such installment of principal and interest being due and payable thirty (30) days from the date of settlement.
2. The aforesaid purchase money mortgage shall contain the following provisions:
 - (a) That it shall be subordinate to the operation and effect of the structure and easement mortgage which the Buyers shall obtain in order to improve the subject property with an office building and related parking facilities;
 - (b) That the Buyers shall have the right to prepay all or any portion of the outstanding principal balance due thereunder at any time after the expiration of five (5) years from the date of said mortgage without penalty; and
 - (c) That payment of the balance of the purchase money secured by the said mortgage shall be personally guaranteed by the Buyers and their respective wives.
3. In the deed conveying the subject property, Seller shall also convey to the Buyers an easement for the use of twenty (20) parking spaces located upon Seller's remaining property, abutting the north side of a subject parcel, upon the following terms and conditions:

THIS ADDENDUM to the Agreement of Sale dated the 23rd day of August, 1977, by and between HOLY CROSS LUTHERAN CHURCH and CHARLES L. PAGE, JR., D.D.S. and JOHN H. BEYER, M.D.,

- WITNESSETH:
- The parties desire to amend the Agreement of Sale made and entered into on the 23rd day of August, 1977, so as to further clarify Buyers' proposed easement for use of twenty (20) parking spaces to be located upon the Seller's property.
- NOTWITHSTANDING, in consideration of the mutual covenants and conditions herein contained the parties agree as follows:
- (a) and (b) in the Agreement of Sale, the substitution of the following:
 - (a) The easement shall bind Seller's property and benefit the subject parcel, and shall be for an initial term of ten (10) years from the date of settlement and shall thereafter automatically renew for three (3) additional terms of five (5) years each provided notice of the desire to terminate is not given by either party to the other within one hundred eighty (180) days prior to termination of the initial or any renewal term. The easement shall not apply to specifically designated parking spaces located upon Seller's property; provided, however, that Seller shall take all reasonable steps to keep open and available for the use of the occupants of the office building to be constructed upon the subject property, and their invitees, twenty (20) parking spaces located upon Seller's property which are in the closest proximity to the subject parcel.
 - (b) If, at any time following expiration of the initial ten (10) year term of the easement Sellers desire to sell, lease, improve or otherwise dispose of the property to the north of the subject parcel which is hereby intended to accommodate Buyer's parking, they shall so notify Buyers, their successors or assigns in writing at least one hundred eighty (180) days prior to the date on which they intend to dispose of the property. Buyers shall thereupon have the right to acquire from Sellers a parcel of ground of sufficient size to accommodate twenty (20) parking spaces with adequate means of ingress and egress to and from Loch Raven Boulevard, Muscula Road and the subject premises for vehicular and pedestrian traffic upon the following terms and conditions:
 - (i) Buyers shall give Sellers written notice of their decision to acquire said parcel of ground within sixty (60) days from the date on which written notice from the Sellers of their intention to sell the area is received.
 - (ii) Sellers and Buyers shall mutually designate the parcel of ground of sufficient size to accommodate said twenty (20) parking spaces in the area to be conveyed to the subject parcel so as to best accommodate Buyers continued use of the subject premises as an office building as well as Sellers' intended use of the remaining property. In the event the parties cannot mutually agree on the parcel of ground to be so designated then they shall within thirty (30) days of the date on which they fail to agree submit the right of designation to binding arbitration in accordance with the rules and

John H. Beyer, Registrar
Cook, Howard, Brown & Tracy
6011 Baltimore Road
Towson, MD. 21204
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 10th day of November 1977.

Eric DiPenna
Zoning Commissioner

Petitioner: Holy Cross Lutheran Church
Petitioner's Attorney: James H. Burgess
CO: James H. Burgess, Esq.
6011 Baltimore Road
Baltimore, Maryland 21204

procedures of the American Arbitration Association.

(iii) Upon designation of said parcel of ground the same shall be surveyed at the expense of buyers for purposes of obtaining a metes and bounds description thereof.

(iv) In the event the parties fail to agree upon a purchase price they shall, within thirty (30) days of the date on which they fail to so agree, each appoint, at their respective expense, a competent real estate appraiser. If the appraisers so selected fail to agree upon the purchase price then they shall mutually appoint a third appraiser and the parties agree to be bound by the purchase price thereafter set by said third appraiser; provided, however, that if the price set by the third appraiser is greater than the higher of the first two appraisals then the higher of the first two shall control; conversely, if the third appraisal is lesser than the lowest of the first two appraisals, the lowest of the first two shall control.

The parties hereby reaffirm, in all other respects, each and every provision of the Agreement of Sale dated the 25th day of August, 1977.

IN WITNESS WHEREOF, the parties hereto have executed this Addendum of Sale this day of January, 1978.

WITNESS: HOLY CROSS LUTHERAN CHURCH

Frederick H. Mangels, Vice President Joseph Parkinson, III - President

Marie Kuppel - Secretary

SELLER
Charles L. Page, Jr., D.D.S.

John H. Robb, M.D.

BUYERS

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 29, 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 each week, for a period of 16 weeks before the 16th day of January, 1978, the first publication appearing on the 29th day of December, 1977.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$

OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 December 29, 1977

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE, Side Yard & Off Street Parking, for 5000 High Raven Blvd., Muscula Rd., was inserted in the following:

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

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 30 day of Dec. 1977 that is to say, the same was inserted in the issues of Dec. 29, 1977.

STROMBERG PUBLICATIONS, INC.

By *Lucia J. Stromberg*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 2 day of Nov. 1977. Filing Fee \$ 50. Received ☒ Check ☐ Cash ☐ Other

S. Eric Dinenna
S. Eric Dinenna,
Zoning Commissioner

Petitioner: *Holy Cross Lutheran Church* Attended by *H.S. Shen*
Petitioner's Attorney: *J. Howard* Reviewed by *ABE*

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>MWC</i>	Revised Plans: Change in outline or description Yes ☐ No ☐									
Previous case:	Map # <i>400</i>									

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: *9th* Date of Posting: *12-29-77*
Posted for: *Heavy, Medium, Low 1977, 1978, 1979, 1980*
Petitioner: *Holy Cross Lutheran Church*
Location of property: *High Raven Blvd. & Muscula Rd.*
Location of Sign: *2 Sign, 1st St. & 1st St. & 1st St. & 1st St.*
Remarks: *See also the above from 1st St. & 1st St.*
Posted by: *Mark H. Hise* Date of return: *1-5-78*

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

DATE: *Dec. 16, 1978* ACCOUNT: *01-662*

AMOUNT: *\$50.00*

RECEIVED FROM: *Msgrs. Cook, Howard, Brown & Tracy, P.O. Box 5527, 100 Washington Ave., Towson, Md. 21204*
FOR: *Advertising and posting of property for maps*
Holy Cross Lutheran Church - 970-118-24

41 FEB 16

88.00

VALIDATION OR SIGNATURE OF CASHIER

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

DATE: *Dec. 23, 1977* ACCOUNT: *01-662*

AMOUNT: *\$50.00*

RECEIVED FROM: *Msgrs. Cook, Howard, Brown & Tracy, P.O. Box 5527, 100 Washington Ave., Towson, Md. 21204*
FOR: *Petition for Special Exception #1 Variance for Holy Cross Lutheran Church - 970-118-24*

19 DEC 27

50.00

VALIDATION OR SIGNATURE OF CASHIER



1970 7-20

1970 7-20



GENERAL NOTES

1. REFERENCE TO: DR. CHARLES L. PAGE
2. CONTRACT NO. 100-1000
3. BALTIMORE, MD. 21204
4. OWNER: HOLY CROSS LUTHERAN CHURCH
5. EXISTING LAND USE: VACANT WITH NO EX. BUILDINGS
6. PROPOSED USE: OFFICE BUILDING
7. PROPOSED FLOOR BUILDING DIMENSIONS: 70' X 80' = 5600 SQ. FT.
8. 2 STORY BUILDING AT 5000 SQ. FT. EACH FLOOR
9. TOTAL SQUARE FOOT AREA OF BUILDING: 11200 SQ. FT.
10. TOTAL AREA OF PROPERTY: 10492 SQ. FT.
11. FLOOR AREA RATIO: BUILDING SQ. FT. / 10492 = PROPERTY SQ. FT. 106.75 = 6.30
12. REQUIRED NO. OF PARKING SPACES: 32 PARKING SPACES
13. ESTIMATED PAVED AREA REQUIRED: 11500 SQ. FT.
14. PERCENT OF SITE TO BE GRADED: 100%

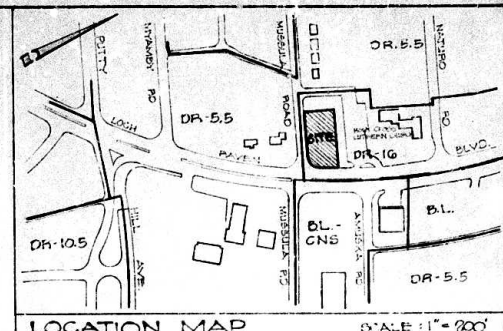
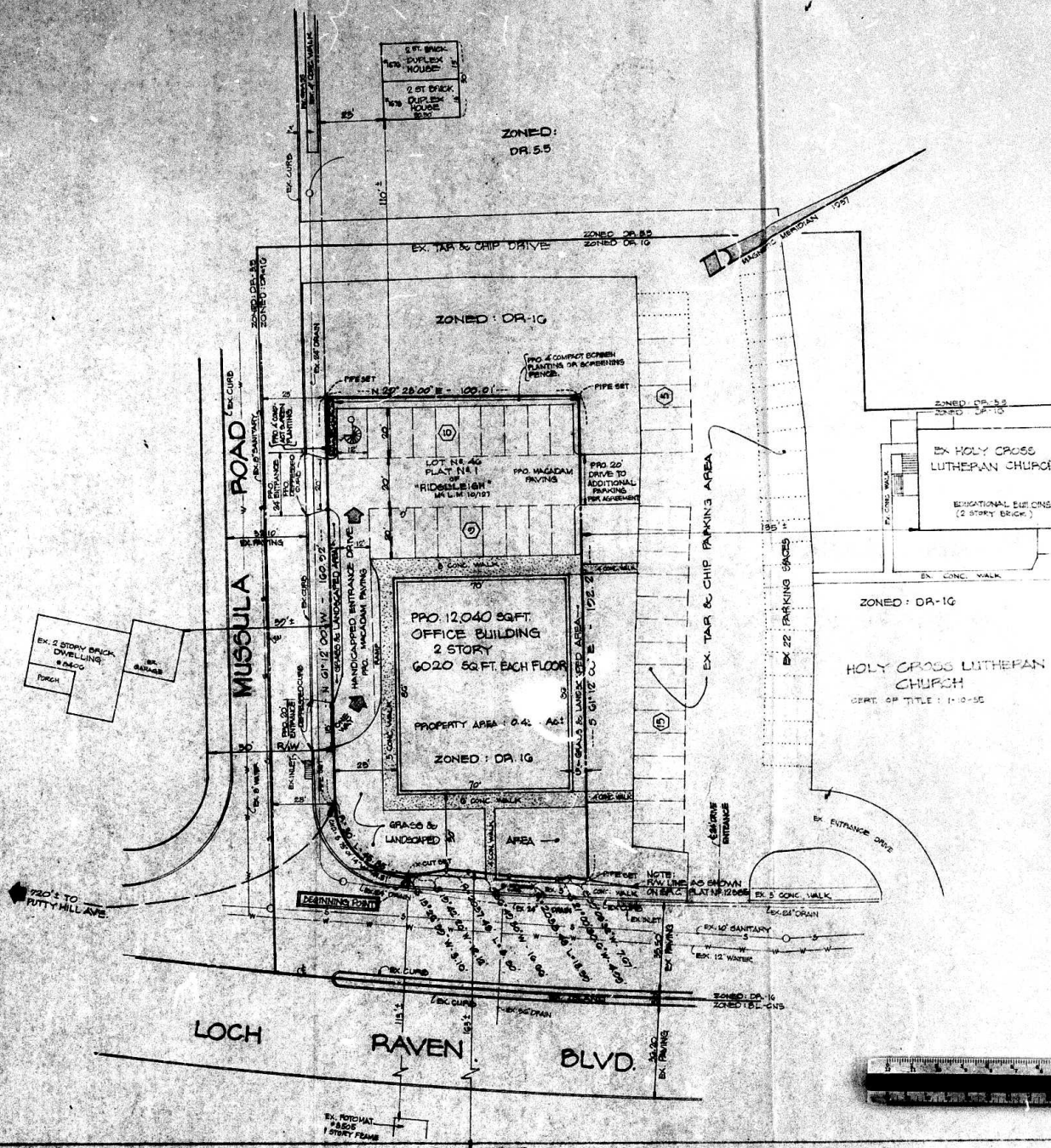
PROPERTY AT 8500 LOCH
 RAVEN BOULEVARD AT
 MUSSULA ROAD
 FOR SPECIAL EXCEPTION & SIDE YARD
 VARIANCE
 FOR OFFICES IN A DR. 1G ZONE
 12 ELECTION DISTRICT BALTIMORE CO., MARYLAND

N-NW N-NE

WINS, HAGAN & HOLDEFER, INC.
 SURVEYORS AND CIVIL ENGINEERS
 1013 BEL AIR ROAD BALTIMORE, MD. 21214
 410-668-1501

SCALE





GENERAL NOTES

- EXISTING ZONING: DR-1G
- PROPOSED ZONING: DR-1G WITH SPECIAL EXCEPTION FOR OFFICE & VARIANCES FOR SIDE YARD FROM 25' TO 5' AS PER ZONING REGULATION 1802.32 SET 504 V-B-2
- EXISTING USE: VACANT
- PROPOSED USE: OFFICES
- AREA OF PROPERTY: 0.41 AC.
- OFFICE AREA: 12,040 SQ. FT.
- PARKING PROVIDED: 32 SPACES
- PARKING REQUIRED: 32 SPACES
- 20 PARKING SPACES ON ADJACENT PARKING LOT BY AGREEMENT WITH HOLY CROSS LUTHERAN CHURCH
- 10 PARKING SPACES ON SITE
- CHURCH PARKING REQUIRED: 44 SEATS, 250 SEATS, 42 SPACES
- CHURCH PARKING PROVIDED: 44 SPACES
- AVANCE FOR FRONT SET BACK FROM EXISTING AVERAGE SET BACK (30') TO 30' AS REQUIRED BY ZONING MANUAL - ART. 302-1.

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION & VARIANCES FOR SIDE YARDS 8500 LOCH RAVEN BOULEVARD FOR OFFICES IN DR-1G ZONING 23RD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

FOR
DR CHARLES L PAGE
8400 LOCH RAVEN BLVD.
BALTIMORE, MD. 21204

EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
8012 BELAIR ROAD / BALTIMORE, MD. 21234
(301) 448-1301

L. P. Evans

DATE: 9-19-77 SCALE: 1" = 200'

GENERAL NOTES

1. APPLICANT & CONTRACT PURCHASER: DR. CHARLES L. PAGE, 8403 LOCH RAVEN BLVD., BALTIMORE MD. 21204
2. OWNER: HOLY CROSS LUTHERAN CHURCH
3. EXISTING LAND USE: VACANT WITH 1/2 BX BUILDINGS
4. PROPOSED USE: OFFICE BUILDING
5. GROUND FLOOR BUILDING DIMENSIONS: 70'x80' = 5600 SQ. FT.
6. 2 STORY BUILDING AT 5600 SQ. FT. EACH FLOOR
7. TOTAL SQUARE FOOT AREA OF BUILDING: 11200 SQ. FT.
8. TOTAL AREA OF PROPERTY: 0.432 AC.
9. FLOOR AREA RATIO: BUILDING SQ. FT. / 12040 = PROPERTY SQ. FT. 10020 = 6.225
10. REQUIRED NO. OF PARKING SPACES: 52 PARKING SPACES
11. ESTIMATED PAVED AREA REQUIRED: 11520 SQ. FT.
12. PERCENT OF SITE TO BE GRADED: 100 %

PROPERTY AT 8500 LOCH
RAVEN BOULEVARD AT
MUSSULA ROAD
FOR SPECIAL EXCEPTION & SIDEYARD
VARIANCE
FOR OFFICES IN A DR. 1G ZONE
2ND ELECTION DISTRICT BALTIMORE CO., MARYLAND

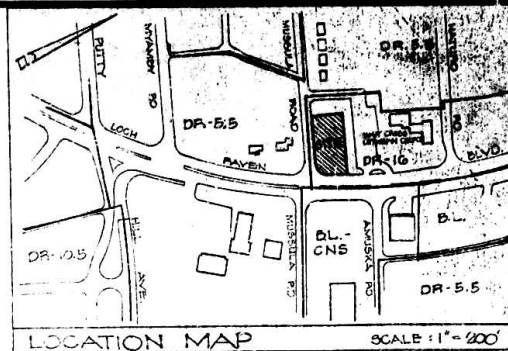
PROPOSED IMPROVEMENT



EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
8013 WILSON ROAD, BALTIMORE, MD. 21206
DATE: 10/1/78 BY: [signature]

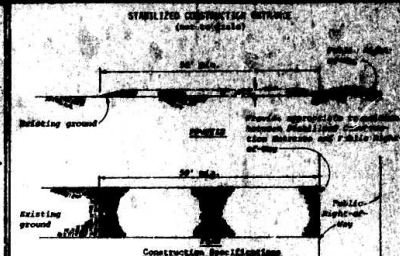
PAVING SECTION

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 5-15-78
78-148 XA

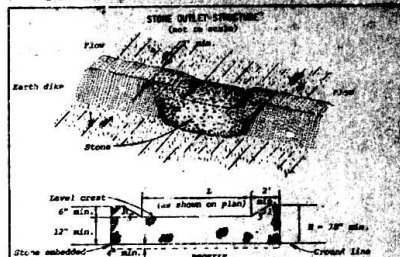


LOCATION MAP

SCALE : 1" = 200'



1. Stone size - Use No. 57 to No. 2 (2-1/2" to 1/2") or AGGREGATE (Specification No. 3), size No. 2 (2-1/2" to 1-1/2"). Use crushed stone.
2. Length - As effective, but not less than 30 feet.
3. Thickness - Not less than 12 inches (30 inches for 100 ft. or more).
4. Width - Not less than full width of all points of ingress or egress.
5. Working - When necessary, wholly shall be cleaned to remove sufficient material to permit the proper right-of-way. When working is required, it shall be done on an area established with crushed stone AGGREGATE under an approved sediment trap or sediment basin. All sediment basins shall be prevented from storing any storm drain, ditch, or watercourse.
6. Maintenance - The use of any sediment trap or sediment basin shall be maintained in such a manner as to prevent tracking or flowing of sediment over public rights-of-way.
7. Repairs - Repairs to sediment traps or sediment basins shall be made as dictated and repair made for the channel of any watercourse used to carry sediment traps or sediment basins.
8. Right-of-way - All work shall be done within the right-of-way of the public right-of-way of any such local authority.



Construction Specifications

1. The stone shall be crushed stone. Gravel may be used if crushed stone is not available. The stone shall meet MSHA Size No. 2 or AASHTO designation M30 Size No. 2 or 4.
2. The amount of the stone shall be at least six inches above the lowest elevation of the top of the earth fill and shall be level.
3. The stone outlet structure shall be embedded into the wall a minimum of four inches.
4. The length, in feet, of the coast of the stone-filled structure shall be equal to six times the number of pairs of opposing stone structure arches.
5. The stone outlet structure shall be inspected after each rain, and the stone shall be replaced when the structure becomes or appears to be intended due to ill accommodations among the stone and the structure.

SEQUENCE OF OPERATIONS

1. Notify Baltimore County Dept. of Licenses & Permits, Sediment Control Inspector at least 48 hours before any work begins. 4/78
 2. Install diversion dikes shown on E & S property lines. 4/78
 3. Rough grade site and install Stabilized Construction Entrance. 4/78
 4. Install siltfence. 4/78
 5. Fine grade and place sub-base on all paved areas. 5/78
 6. Stabilize all disturbed areas outside of building construction area. 5/78
 7. Stabilize remainder of site. 7/78
 8. Sediment control measures to remain until entire site is stabilized and permission for removal is obtained from the Sediment Control Inspector.
- NOTE: Disturbed Area = 19,000 sf

NOTE: Disturbed Area - 19,000 sq

DURING CONTRACT PERIOD:

1. Contractor shall inspect all sediment control measures at the end of each working day and make any necessary repair and/or replacements.
2. Additional sediment control measures may become necessary during the progress of the project. The Contractor shall install same with approval of the Sediment Control Inspector.
3. Areas to be stabilized shall be seeded with the following mixtures:
- | | |
|----------------------------------|------------------------------------|
| Annual Ryegrass - 20% | Ground Limestone at 1.25 tons |
| Kentucky Bluegrass - 20% | Fertilizer - 10-10-10 at 0.75 tons |
| Kentucky 31 Tall Fescue - 50% | per acre |
| Seed Mixture applied at 200 lbs. | Superphosphate at 600 lbs. per |
| per acre | acre |
| | Mulch with ungrazed native small |
| | grain straw and secured w/erosion |

CALCULATIONS

1. Lot Area 0.432 acre
2. Existing Zoning DR-16 w/Spec. Exemption
3. Existing Use "Vacant Land"
4. Proposed Use Offices
5. Off-Street Parking Data:
 - a. Office Area = 12,040 sq. ft.
 Spaces required = 40 (1/300 sf)
 Total Space Proposed = 19x21 @ Church
6. Water & sewer existing in adjacent road.

NOTE: All sediment control measures to be constructed according to the Standards and Specifications for Soil Erosion and Sediment Control in Development Areas.

LOCH

RAVEN

BOULEVARD

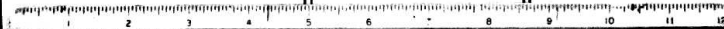


SITE PLAN

SCALE: 1" = 20'-0"

PROPERTY LINES
ALONG EAST SIDE

- ① S. 15° 26' 59" W. - 3.10'
- ② S. 1° 42' 20" W. - 12.12'
- ③ R. 203° 46' L. = 8.80'
CHD. 285° 44' 48" W. 0.80'
- ④ S. 30° 47' 50" W. - 16.66'
- ⑤ R. 203° 46' L. = 18.39'
CHD. 532° 54' 4" W. - 10.54'
- ⑥ S. 21° 00' 31" N. - 7.77'
- ⑦ S. 89° 00' 00" W. - 4.64'



REVISIONS		DATE
NO		
1	5-2-78 PAVING SECTION ADDED. RIGHT OF WAYS ADDED. STACKAGE FENCING ADDED.	
2	5-2-78 INCREASE EX. DRIVEWAYS TO 23'-0" NOTE FOR EX. PARKING AREA ADDED.	
3	5-2-78 LANDSCAPING NOTES ADDED.	

**LOCH RAVEN
OFFICE CENTER**
8508 LOCH RAVEN BOULEVARD
BALTIMORE COUNTY, MARYLAND

SI-1
JOB NO. 7292
DATE MAR 3