

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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

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 in a _____ office building in a _____ 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 for Baltimore County.

SCOTTS LEVEL APARTMENTS
Contract purchaser
GARY TALLER, Partner
4010 Glengyle Avenue
Baltimore, Maryland 21215
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1978, 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 _____, 1978, at _____ o'clock P.M.

Deputy Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S, Eric DiNanno
TO: Zoning Commissioner
FROM: Lillian H. Gray
SUBJECT: Petition #79-50-XA, Item #79-50-XA

Petition for Special Exception for office building and offices and Variance for side and center line setbacks
Southwest corner of Scotts Level Road and Mollie Road
Petitioner - Scotts Level Apts.

2nd District

HEARING: Wednesday, August 30, 1978 (1:00 P.M.)

This office is opposed to the granting of this request. For the most part, it is the opinion of this office that the appropriate place for offices is at or near town and community centers.

Lillian H. Gray
Director of Planning

LHG:JGHw



PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Scotts Level Apts., legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1B01.2C.3 to permit a setback of 30 feet from centerline of an existing road (Mollie Road) in lieu of the required 50 feet and Section 1B02.2B (V.B.2) to permit a side yard setback of 5 feet in lieu of the required 25 feet.

1. The practical difficulty of providing the building within the Special Exception area.

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.

SCOTTS LEVEL APTS.
Contract purchaser
GARY TALLER, Partner
4010 Glengyle Avenue
Baltimore, Maryland 21215
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1978, 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 _____, 1978, at _____ o'clock P.M.

Deputy Zoning Commissioner of Baltimore County.

(over)

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
S. ERIC DINANNO
ZONING COMMISSIONER
George J. Martinink
Deputy Zoning Commissioner

October 27, 1978

Lee N. Sachs, Esquire
25 South Calvert Street
Baltimore, Maryland 21202

RE: Petitions for Special Exception and Variances
SW corner of Scotts Level Road and Mollie Road - 2nd Election District
Scotts Level Apartments - Petitioner
NO. 79-50-XA (Item No. 244)

Dear Mr. Sachs:

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

Very truly yours,
George J. Martinink
Deputy Zoning Commissioner

GJM:mr

Attachment

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

DEVELOPMENT DESIGN GROUP, LTD.

216 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

May 9, 1978

DESCRIPTION OF 1.0950 ACRE PARCEL
SCOTTS LEVEL OFFICE BUILDING

BEGINNING for the same at a point on the southwesternmost side of Scotts Level Road, 60 feet wide, at its intersection with the centerline of Mollie Road, 30 feet wide; thence, binding on the southwesternmost side of said Scotts Level Road S. 53°-00'-20" E. 211.00 feet to intersect the southeasternmost property line of the whole tract of land containing this parcel; and thence, binding on a portion of said southeasternmost property line, S. 59°-59'-45" W. 354.00 feet to a point; thence, leaving said line, N. 30°-00'-15" W. 131.39 feet, to intersect the centerline of said Mollie Road; thence, northeasterly, binding on said centerline by a curve to the left with a radius of 220.00 feet, an arc distance of 148.55 feet, said arc being subtended by a chord bearing N. 56°-20'-16" E. 145.74 feet; thence, still northeasterly and binding on said centerline of Mollie Road N. 56°-59'-40" E. 137.00 feet to the place of beginning. CONTAINING 1.0950 acres of land, more or less.



RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCES
W/S Scotts Level Rd. between
Old Court Rd. & Breckinridge Lane,
2nd District
SCOTTS LEVEL APTS., Petitioner

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 an preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
John W. Hessian, III
John W. Hessian, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 8th day of August, 1978, a copy of the foregoing Order was mailed to Mr. Gary Toller, Partner, Scotts Level Apts., 4010 Glengyle Avenue, Baltimore, Maryland 21215, Petitioner.

John W. Hessian, III
John W. Hessian, III



IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Scotts Level Apartments, legal owner of the property situated in Baltimore County, the property outline of which is drawn to scale, complete with bearings and distances on 100 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL EXCEPTION

IN A _____ ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR _____

Office Building

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA _____ DEED REF. 33/14

ORIGIN _____ % OF TOTAL SITE WILL REQUIRE GRADING

BUILDING SIZE

GROUND FLOOR _____ OTHER FLOORS _____

NUMBER OF FLOORS _____ TOTAL HEIGHT _____

FLOOR AREA RATIO _____ TOTAL FLOOR AREA DIVIDED BY SITE AREA _____

REQUIRED NUMBER OF PARKING SPACES

GROUND FLOOR _____ OTHER FLOORS _____ TOTAL _____

PAVING

AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES _____

(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

UTILITIES

WATER: _____ PRIVATE, TYPE OF SYSTEM _____

SEWER: _____ 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

Signature _____ Gary Toller, Partner

ADDRESS: 4010 Glengyle Avenue Baltimore, Md. 21215

DATE: _____

CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MAR 16 1979

ORDER RECEIVED FOR FILING

DATE: 10/11/78

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
TOWSON, MARYLAND 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Plan Formulation
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Gary Talles
Scotts Level Apartments
4010 Glengyle Avenue
Baltimore, Maryland 21207

August 18, 1978

RE: Special Exception/Variance
Item No. 244
Petitioner - Scotts Level
Apartments

Dear Mr. Talles:

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 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.

The subject of this petition is a vacant parcel of land located on the southwest corner of Mollie and Scotts Level Roads in the 2nd Election District. It is part of an apartment development which exists to the north, and west while an existing dwelling and vacant wooded land exist to the south.

This Special Exception is necessitated by your proposal to construct an office building and accessory parking on this site. While I realize that the area outline on the submitted plan is the area for the Special Exception, it was decided that a setback Variance to this line should also be included with this request in the event that this property is ever subdivided and sold. Particular attention should be afforded to comments of the Office of Current Planning and Development, concerning additional landscaping as well as those of the Department of Traffic Engineering.

Mr. Gary Talles
Page 2
August 18, 1978

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
Chairman
Zoning Plans Advisory Committee

NBC:amr
Enclosure

cc: Development Design Group, LTD
303 W. Pennsylvania Avenue
Towson, Maryland 21204

ORDER RECEIVED FOR FILING

DATE: 10/11/78

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 above Variance should be had; and it further appearing that by reason of the STABILITY of the Variance requested not adversely affecting the health, safety, and general welfare of the community, Variance to permit a setback of thirty feet from the easement of an existing road (Mollie Road) in lieu of the required fifty feet and a 100 foot setback of five feet in lieu of the required twenty five feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of October, 1978, 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 Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning, to include landscaping approval by the Current Planning and Development Division. Deputy 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 Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of October, 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
THORNTON M. MOURING, P.E.
DIRECTOR

July 12, 1978

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

Re: Item #244 (1977-1978)
Property Owner: Scotts Level Apartments
S/W cor. Scotts Level Rd. & Mollie Rd.
Existing Zoning: D-16
Proposed Zoning: Special Exception for offices (IDCA 78-3)
Acre: 1.095 District: 2nd

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

Comments were supplied for this property for project IDCA No. 78-11, Baltimore County Highway and utility improvements required in conjunction with the development of "Scotts Level Apartments" (recorded O.T.G. 33, Folio 14), exist or are as secured by Public Works Agreement #26508.

Highways

Scotts Level Road, a partially improved public road, is proposed to ultimately be improved as a 40-foot closed section roadway on a 60-foot right-of-way.

Mollie Road is an existing private road serving the Scotts Level Apartments.

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

The construction or reconstruction of any roadway, concrete sidewalks, curb and gutter, entrance, apron, etc. will be the full responsibility of the Petitioner.

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.

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 496-3211

LISLE H. GAMES
DIRECTOR

June 9, 1978

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 on Item #244, Zoning Advisory Committee Meeting, June 1, 1978, are as follows:

Property Owner: Scotts Level Apartments
Location: NW/4 Scotts Level Road and Mollie Road
Existing Zoning: D-16
Proposed Zoning: Special Exception for offices (IDCA 78-3-X)
Acre: 1.095
District: 2nd

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.

In addition to the proposed screen planting, landscaping should be provided.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

Item #244 (1977-1978)
Property Owner: Scotts Level Apartments
Page 2
July 1, 1978
Storm Drainage

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

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage 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 Sewers

There is a public 12-inch water main, and 8-inch sanitary sewerage in Scotts Level Road and within a utility easement along the southeasterly outline of this site.

Very truly yours,

William H. Dwyer, P.E.
Chief, Bureau of Engineering

ENC: EAM: PFR: ss

cc: R. Norton
J. Somers
H. Shalowitz

P-SE Key Sheet
25 & 26 NW 26 Pos. Sheets
W 2 Topo
77 Tax Map

June 21, 1978

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

Item No. 244 - EMC - June 1, 1978
Property Owner: Scotts Level Apartments
Location: SW/C Scotts Level Rd. & Mollie Rd.
Building Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-3-X)

Acres: 1.095
District: 2nd

Dear Mr. DiMenna:

The special exception for offices should not increase the traffic density over D.R. 16, and therefore have little effect on traffic. The minimum width of the entrance should be 24'.

Very truly yours,

Stephen E. Weber

Stephen E. Weber
Engineer I

SEW/dm

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

July 21, 1978

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

Dear Mr. DiMenna:

Comments on Item #244, Zoning Advisory Committee Meeting of June 1, 1978, are as follows:

Property Owner: Scotts Level Apartments
Location: SW/C Scotts Level Rd. & Mollie Rd.
Building Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-3-X)
Acres: 1.095
District: 2nd

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

Any new installation of fuel burning equipment should contact the Division of Air Pollution Control, 104-3775, to obtain requirements for such installations before work begins.

The above property owners should have any parking areas surfaced with a dustless, impervious material.

Very truly yours,

Thomas E. Perkins
Thomas E. Perkins, Director
BUREAU OF ENVIRONMENTAL SERVICES

SEW/RJZ/rh

cc: W. L. Phillips

Paul H. Balch
Chief

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Scotts Level Apartments

Location: SW/C Scotts Level Rd. & Mollie Rd.

Item No. 244

Zoning Agenda Meeting of 6/1/78

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 or _____ 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 _____ within 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", 1976 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: *George M. Kozanet*
Planning Group
Special Inspection Division

Noted and Approved:
George M. Kozanet
Fire Prevention Bureau

JOHN H. SEVIER
DIRECTOR

June 1, 1978

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

Dear Mr. DiMenna:

Comments on Item # 244, Zoning Advisory Committee Meeting, June 1, 1978 are as follows:

Property Owner: Scotts Level Apartments
Location: SW/C Scotts Level Rd. & Mollie Rd.
Building Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-3-X)

Acres: 1.095
District: 2nd

The items checked below are applicable:

- A. Structures shall conform to Baltimore County Building Code (B.C.B.C.) 1976 Edition and the 1978 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- B. A building permit shall be required before construction can begin.
- C. Additional miscellaneous permits shall be required.
- D. Building shall be upgraded to new use - require alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- F. 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.
- G. 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.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- J. Comment: Show handicapped parking, curb cuts, signs, building access, etc. on site plans.

Very truly yours,

Charles E. Sevier
Charles E. Sevier
Plans Review Chief

CEB/rjz

JOHN H. SEVIER
DIRECTOR

August 22, 1978

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

Dear Mr. DiMenna:

Comments on Item #244, Zoning Advisory Committee Meeting, August 8, 1978 are as follows:

Property Owner: Scotts Level Apartments
Location: SW/C Scotts Level Rd. & Mollie Rd.
Building Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-3-X)

Acres: 1.095
District: 2nd

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1976 Edition and the 1978 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- B. A building permit shall be required before construction can begin.
- C. Additional _____ permits shall be required.
- D. Building shall be upgraded to new use - require alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- F. 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.
- G. 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.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- J. Comment: Site plans does not comply with State Handicapped and Aged Code.

Very truly yours,

Charles E. Sevier

Charles E. Sevier
Plans Review Chief

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 1, 1978

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

Z.A.C. Meeting of: June 1, 1978

RE: Item No: 244
Property Owner: Scotts Level Apartments
Location: SW/C Scotts Level Rd. & Mollie Rd.
Present Zoning: Special Exception for offices (IDCA 78-3-X)
Proposed Zoning: 1.095

District: 2nd
No. Acres: 1.095

Dear Mr. DiMenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNI/fp

JOSEPH M. MCDONNELL, PRESIDENT
V. BAYARD WILLIAMS, JR., VICEPRESIDENT
HAROLD M. BOWEN

THOMAS H. PETER
MRS. LORRAINE F. CHICKER
CLARENCE B. HAYDEN

ROBERT V. DUBIEL, REPRESENTATIVE

ALVIN LORICK
MRS. HAYDIE B. SMITH, JR.
RICHARD W. TRACEY, D.M.

CEB/rjz

MAR 10 1979

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 10, 1978

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 each week of one time, successive weeks before the 10th day of August, 1978, the first publication appearing on the 10th day of August, 1978.

THE JEFFERSONIAN,
L. Leland Shuck
Manager.

Cost of Advertisement, \$

OFFICE OF THE TIMES
TOWSON, MD. 21204 August 10, 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION & VARIANCE 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 10th day of August, 1978, that is to say, the same was inserted in the issues of August 10, 1978.

STROMBERG PUBLICATIONS, INC.
By *Exhib*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: SEPT. 11, 1978

Posted for: PETITION FOR SPECIAL EXCEPTION AND VARIANCE

Petitioner: SCOTT'S LEVEL APTS

Location of property: S.W. CORNER OF SCOTT'S LEVEL RD & MOLLYE RD

Location of Sign: S/S Mollie Rd. 175' +/- W of Scott's Level Rd
At 149 Scott's Level Rd. 90' +/- S of Mollie Rd

F marks: Thomas E. Roland Date of return: SEPT. 15, 1978

Posted by: Thomas E. Roland Signature

4-SIGNS

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: Aug. 13, 1978

Posted for: PETITIONS FOR SPECIAL EXCEPTION & VARIANCES

Petitioner: SCOTT'S LEVEL APTS

Location of property: S.W. CORNER OF SCOTT'S LEVEL RD & MOLLYE RD

Location of Sign: S.W. CORNER OF SCOTT'S LEVEL RD & MOLLYE RD

Remarks: Thomas E. Roland Date of return: August 17, 1978

Posted by: Thomas E. Roland Signature

4 signs

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		250 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map					6-6	ML				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>ML</u>	Revised Plans:		Change in outline or description: Yes ☐ No ☒							
Previous case: <u>---</u>	Map # <u>ML 7-6</u>									

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

Your Petition has been received this 11 day of MAY 1978. Filing Fee \$ 50. Received ☒ Check ☐ Cash ☐ Other

Petitioner: TALLES Submitted by: DRUMMONS
 Petitioner's Attorney: --- Reviewed by: ---

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



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

No. 73484

DATE: August 28, 1978 ACCOUNT: 01-662

AMOUNT: \$73.41

RECEIVED: Irving W. Robbins, Scott's Level Apartments,
1010 Clampus Ave., Balto. Md. 21215
for fee and posting for Case No. 79-50-1A

28 AUG 29 73410

VALIDATION OR SIGNATURE OF CASHIER

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

No. 73427

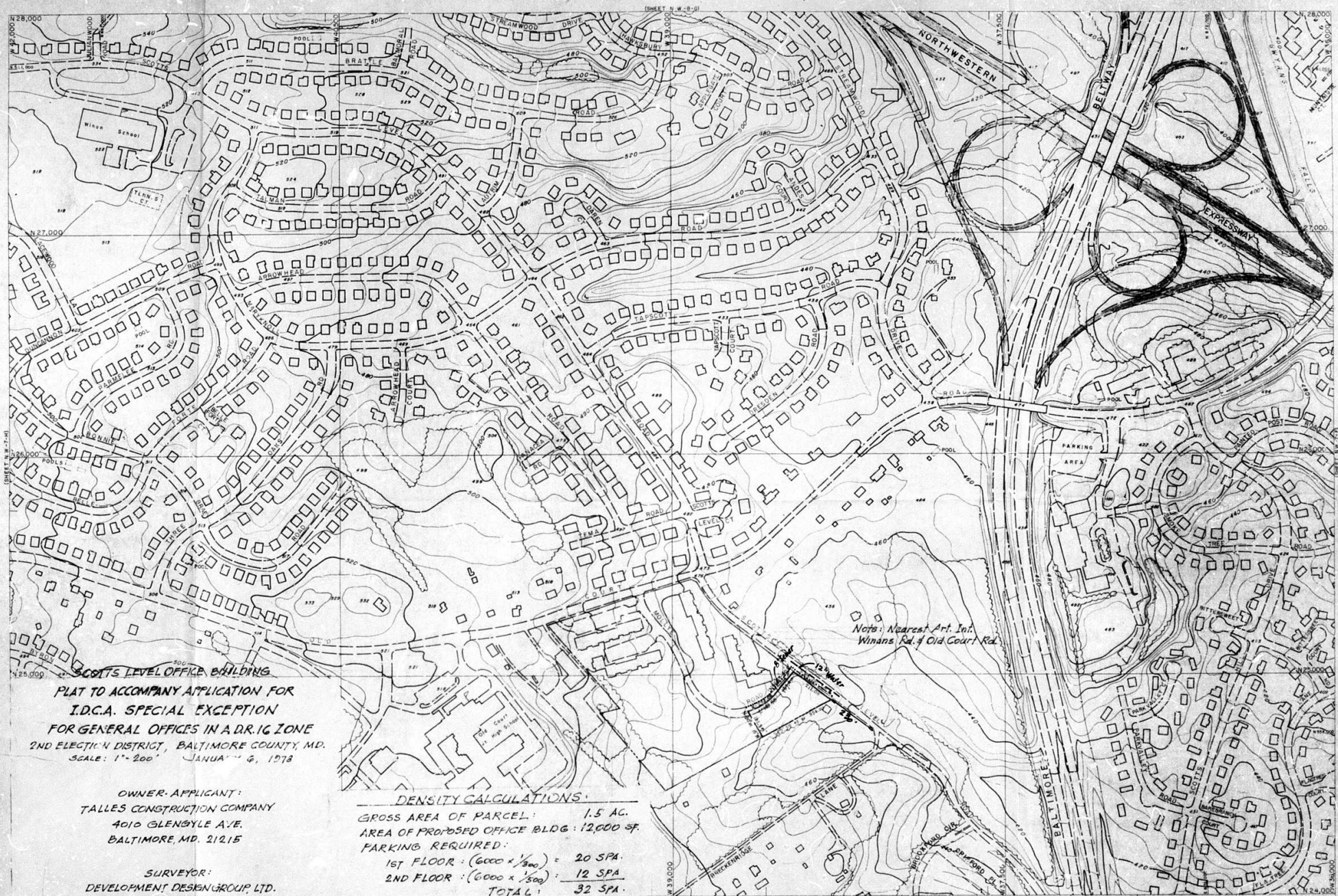
DATE: August 3, 1978 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED: Development Design Group Ltd., 303 W. I.A. Ave.
Towson Md. 21204, Filing Fee for Case No. 79-50-XA

3 AUG 3 50000

VALIDATION OR SIGNATURE OF CASHIER



SCOTT'S LEVEL OFFICE BUILDING
PLAT TO ACCOMPANY APPLICATION FOR
I.D.C.A. SPECIAL EXCEPTION
FOR GENERAL OFFICES IN A D.R.16 ZONE
2ND ELECTION DISTRICT, BALTIMORE COUNTY, MD.
 SCALE: 1"=200' JANUARY 2, 1978

OWNER-APPLICANT:
 TALLES CONSTRUCTION COMPANY
 4010 GLENBYLE AVE.
 BALTIMORE, MD. 21215

SURVEYOR:
 DEVELOPMENT DESIGN GROUP LTD.
 303 W. PENNSYLVANIA AVE.
 TOWSON, MD., 21204

DENSITY CALCULATIONS:
 GROSS AREA OF PARCEL: 1.5 AC.
 AREA OF PROPOSED OFFICE BLDG: 12,000 SF.
 PARKING REQUIRED:
 1ST FLOOR: $(6000 \times \frac{1}{300}) = 20 \text{ SPA.}$
 2ND FLOOR: $(6000 \times \frac{1}{500}) = 12 \text{ SPA.}$
 TOTAL: 32 SPA.

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	PIKEVILLE AREA	N.W. 7-C
Photographic	Maps, 4-11-70 P.C.			
DATE OF PHOTOGRAPHY APRIL 1953				
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION, PHILADELPHIA, PA.				

MICROFILMED



1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 7, 1976 & OCT. 8, 1976
BILL NO. 108-76, 109-76, 110-76, 111-76,
112-76, 113-76, and 114-76

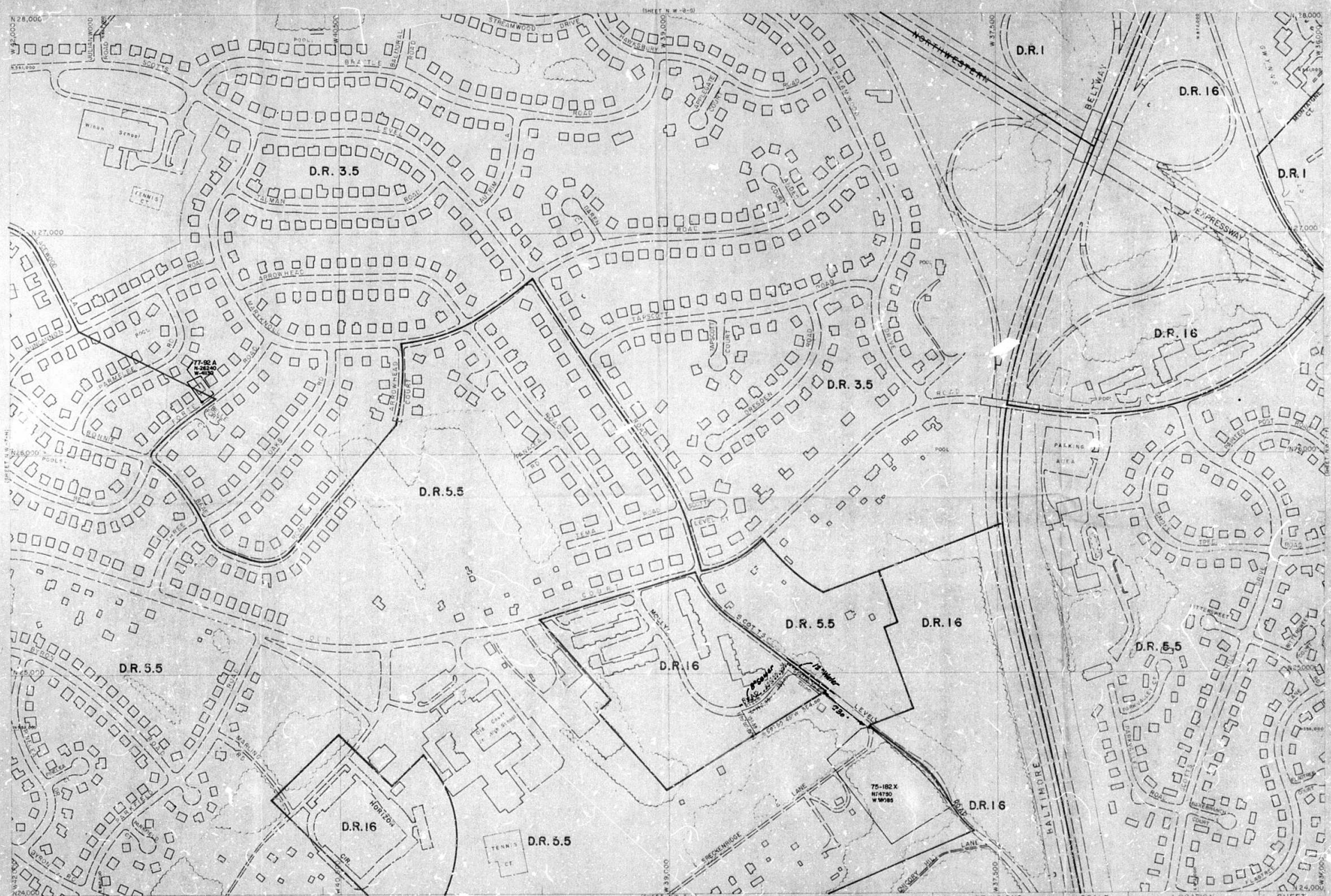
—BALTIMORE COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	PIKESVILLE AREA	NW 7-C
Planimetric	Maps 4-11-70 Inc.			
		DATE OF PHOTOGRAPHY		
		APRIL 1963		
Compiled By: Photogrammetric Methods AECO SERVICE CORPORATION-PHILADELPHIA, PA.				

MAR 18 1979

March 1979
P-W-T-F-S
1 2 3 4 5 6 7 8 9 10
11 12 13 14 15 16 17 18 19 20 21 22 23 24



1976 COMPREHENSIVE ZONING MAP
 ADOPTED BY THE
 BALTIMORE COUNTY COUNCIL
 OCT. 7, 1976 & OCT. 8, 1976
 BILL NOS. 108-76, 109-76, 110-76, 111-76,
 112-76, 113-76, and 114-76
 CHAIRMAN COUNTY COUNCIL

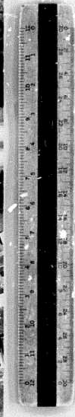
PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	PIKESVILLE AREA	N.W. 7-G
Planimeter	Maps 4-11-70 INC.			
		DATE OF PHOTOGRAPH		
		APRIL 1953		
Compiled By Photogrammetric Methods AEROSERVICE CORPORATION-PHILADELPHIA, PA.				

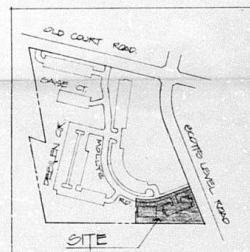
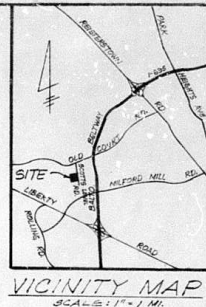
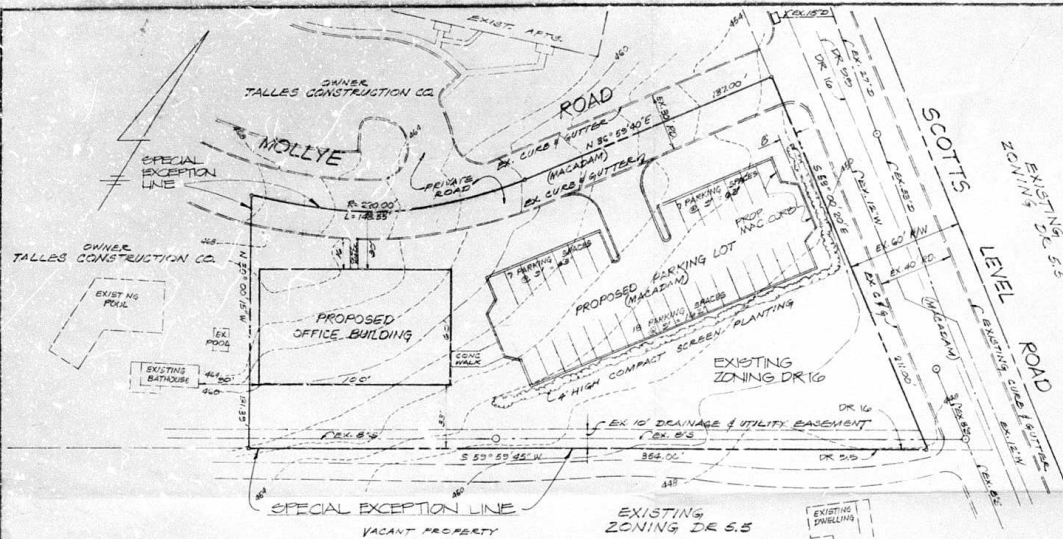


8-15

8-15 NE



4+



GENERAL NOTES

GROSS AREA OF PARCEL 1.3 AC.
 AREA OF PROP. OFFICE BLDG. 12,000 SF.
 PARKING REQUIRED:
 1ST FLOOR: (12,000 / 1,000) = 20 SPACES
 2ND FLOOR: (12,000 / 1,000) = 12 SPACES
 TOTAL: 32 SPACES
 PARKING SHOWN = 32 SPACES
 NO ADDITIONAL EXTERIOR LIGHT STANDARDS TO BE INSTALLED.

OWNER - APPLICANT
TALLES CONSTRUCTION CO.
 4010 GLENGYLE AVE.
 BALTIMORE, MD. 21215

SURVEYOR
DEVELOPMENT DESIGN GROUP, LTD.
 303 W. PENNSYLVANIA AVENUE
 TOWSON, MD. 21204



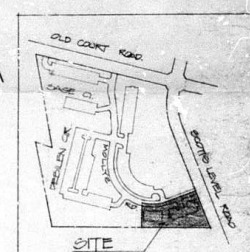
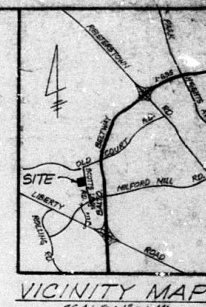
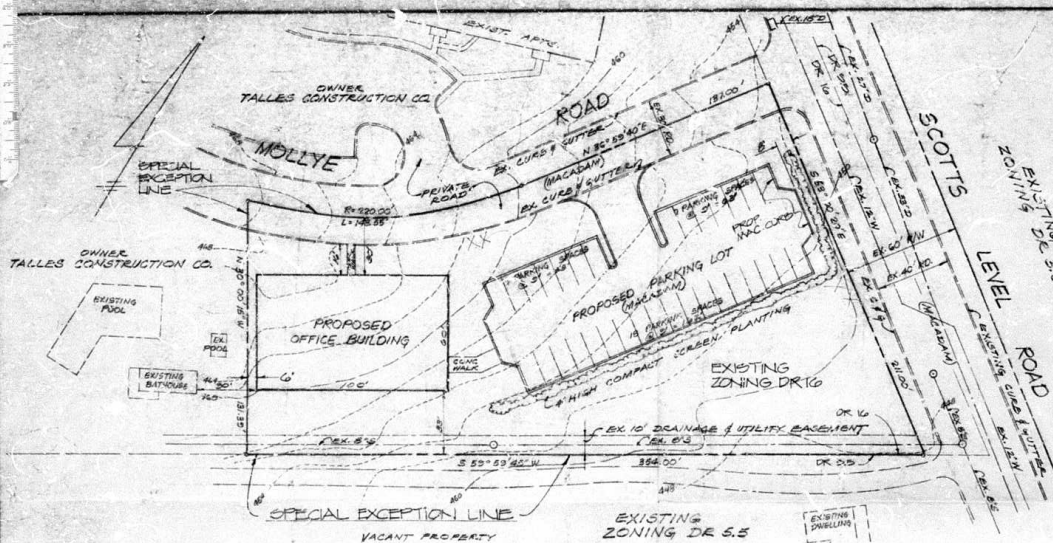
DENSITY CALCULATIONS

1. TOTAL ACREAGE OF TRACT = 14.75 AC.
2. NO. OF UNITS ALLOWED = 16 x 14.75 = 236.04 UNITS
3. NO. OF UNITS EXISTING = 145 2DR UNITS x 1 = 145
 51 1DR UNITS x .9 = 44.5 } 189
4. AREA OF SPECIAL EXCEPTION = 1.3 AC.
5. NO. OF UNITS ALLOWED 35 UNITS

SCOTTS LEVEL OFFICE BUILDING
 PLAT TO ACCOMPANY APPLICATION
 FOR SPECIAL EXCEPTION AND YARD
 VARIANCES FOR GENERAL OFFICES
 IN A D.R. 1G ZONE

2ND ELECTION DIST.
 SCALE: 1" = 30'

BALTO. CO. MD.
 MAY 2, 1978



GENERAL NOTES

GROSS AREA OF PARCEL 1.3 AC.
 AREA OF PROP. OFFICE BLDG. 12,000 SF.
 PARKING REQUIRED:
 1ST FLOOR: (12,000 / 1,000) = 20 SPACES
 2ND FLOOR: (12,000 / 1,000) = 12 SPACES
 TOTAL: 32 SPACES
 PARKING SHOWN = 32 SPACES
 NO ADDITIONAL EXTERIOR LIGHT STANDARDS TO BE INSTALLED.

OWNER - APPLICANT
TALLES CONSTRUCTION CO.
 4010 GLENGYLE AVE.
 BALTIMORE, MD. 21215

SURVEYOR
DEVELOPMENT DESIGN GROUP, LTD.
 303 W. PENNSYLVANIA AVENUE
 TOWSON, MD. 21204

JUL 28 1978



DENSITY CALCULATIONS

1. TOTAL ACREAGE OF TRACT = 14.6 AC.
2. NO. OF UNITS ALLOWED = 16 x 14.6 = 233.6 UNITS
3. NO. OF UNITS EXISTING = 145 2DR UNITS x 1 = 145
 51 1DR UNITS x .9 = 44.5 } 189
4. AREA OF SPECIAL EXCEPTION = 1.3 AC.
5. NO. OF UNITS ALLOWED 35 UNITS

SCOTTS LEVEL OFFICE BUILDING
 PLAT TO ACCOMPANY APPLICATION
 FOR SPECIAL EXCEPTION AND YARD
 VARIANCES FOR GENERAL OFFICES
 IN A D.R. 1G ZONE

2ND ELECTION DIST.
 SCALE: 1" = 30'

BALTO. CO. MD.
 MAY 2, 1978