

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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

See attached description

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

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

Michael A. Baylin, Owner  
Ivan A. Rosengarden  
Contract purchaser  
Address: 3655 A Old Court Road  
Baltimore, Maryland 21208

Sary R. Shumaker  
Petitioner's Attorney  
Address: 929 North Howard St. 21201

BY ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of June, 1979, 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 2nd day of August, 1979, at 10:45 o'clock A.M.

(over)

# IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

MAR 22 1979

XXOR WE, Ivan A. Rosengarden, LEGAL OWNER OF THE PROPERTY SITUATED IN BALTIMORE COUNTY, THE PROPERTY OUTLINE OF WHICH IS DRAWN TO SCALE, COMPLETE WITH BEARINGS AND DISTANCES, AND 200 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR PLANNING & ZONING Exception DR-16 IN A DR-16 ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 29,185 DEED REF. EHK JE. No 5708 Folio 643  
GRADING 10 % OF OVERALL SITE WILL REQUIRE GRADING.

BUILDING SIZE 58 86 AREA 10,000 sq. ft.  
GND. FLOOR 1 AREA 10,000 sq. ft.

NUMBER OF FLOORS 2 fls. TOTAL HEIGHT 22 ft.  
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = .33

FLOOR USE offices OTHER FLOORS offices

REQUIRED NUMBER OF PARKING SPACES  
GROUND FLOOR 17 OTHER FLOORS 10 TOTAL 27

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: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM \_\_\_\_\_

SEWER: ☐ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM \_\_\_\_\_

UTILITIES SECURITY APPROVAL \_\_\_\_\_

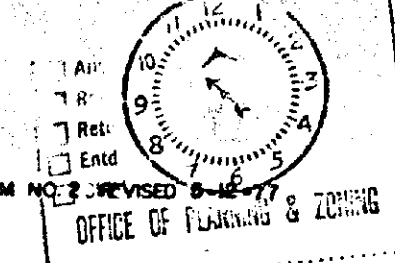
I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael A. Baylin  
Ivan A. Rosengarden  
APPLICANT, LESSEE OR CONTRACT PURCHASER  
LEGAL OWNER

ADDRESS 3655 A Old Court Road  
Baltimore, Maryland 21208

THE PLANNING BOARD HAS DETERMINED ON 6-21-79 THAT THE PROPOSED DEVELOPMENT DOES OR DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-15.1(F) OF THE BALTIMORE COUNTY CODE, 1968.  
MAR 22 79 AM

6-22-79 Norman Herber RP  
DATE CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD  
ACTING DIRECTOR



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
NW/S of Church Lane 439.83'  
SW of Reisterstown Rd., 3-d District : OF BALTIMORE COUNTY

MICHAELA A. BAYLIN, et al, Petitioners : Case No. 80-29-X

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:

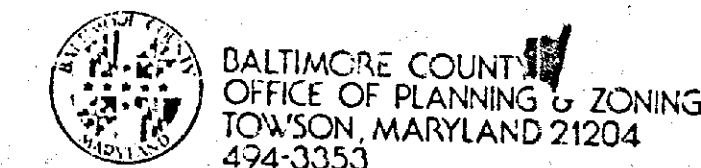
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in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

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 9th day of July, 1979, a copy of the foregoing Order was mailed to Mr. Michael A. Baylin and Mr. Ivan A. Rosengarden, 3655 A Old Court Road, Baltimore, Maryland 21208, Petitioners.

John W. Hession, III  
John W. Hession, III



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

August 29, 1979

Gary R. Greenblatt, Esquire  
929 North Howard Street  
Baltimore, Maryland 21201

RE: Petition for Special Exception  
NW/S of Church Lane, 439.83' SW  
of Reisterstown Road - 3rd Election  
District  
Michael A. Baylin, et al -  
Petitioners  
NO. 80-29-A (Item No. 21\*)

Dear Mr. Greenblatt:

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

Very truly yours,

William E. Hammond  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/ar1

Attachments

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

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

William E. Hammond  
Zoning Commissioner  
TO: John D. Seyffert, Director  
Office of Planning and Zoning  
FROM: Petition #80-29X, Item 214  
SUBJECT: Petition for Special Exception for offices  
Northwest side of Church Lane, 439.83 feet Southwest of Reisterstown Road  
Petitioner - Michael A. Baylin and Ivan A. Rosengarden

3rd District

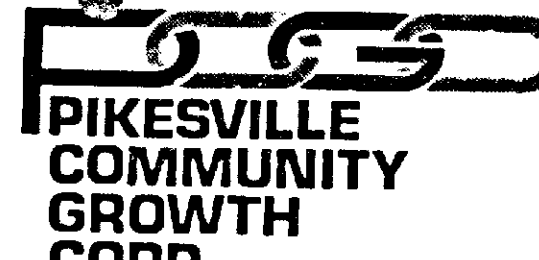
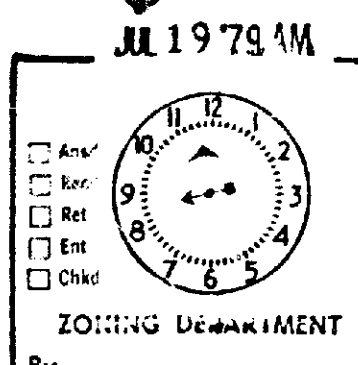
HEARING: Thursday, August 2, 1979 (10:45 A.M.)

Office use would be appropriate here. If granted, it is requested that the petitioner be required to obtain approval for a detailed landscaping plan from the Division of Current Planning and Development.

It should also be noted that this site is within the Pikesville Revitalization Area.

John D. Seyffert  
John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JGH:rw



July 13, 1979

William Hammond  
Zoning Commissioner  
Room 106, County Office Building  
Towson, Maryland 21204

Re: Case #80-29-X Baylin, et al

The Zoning Committee and Board of Directors of the Pikesville Community Growth Corporation has received the request to construction of a 10,000 square foot office building on Church Lane between Reisterstown Road and Bedford Avenue.

The Pikesville Revitalization Growth Plan recommends that this area be developed for retail commercial and office use. The plan further recommends that this area be rezoned from DR16 to BL to accommodate and encourage this growth.

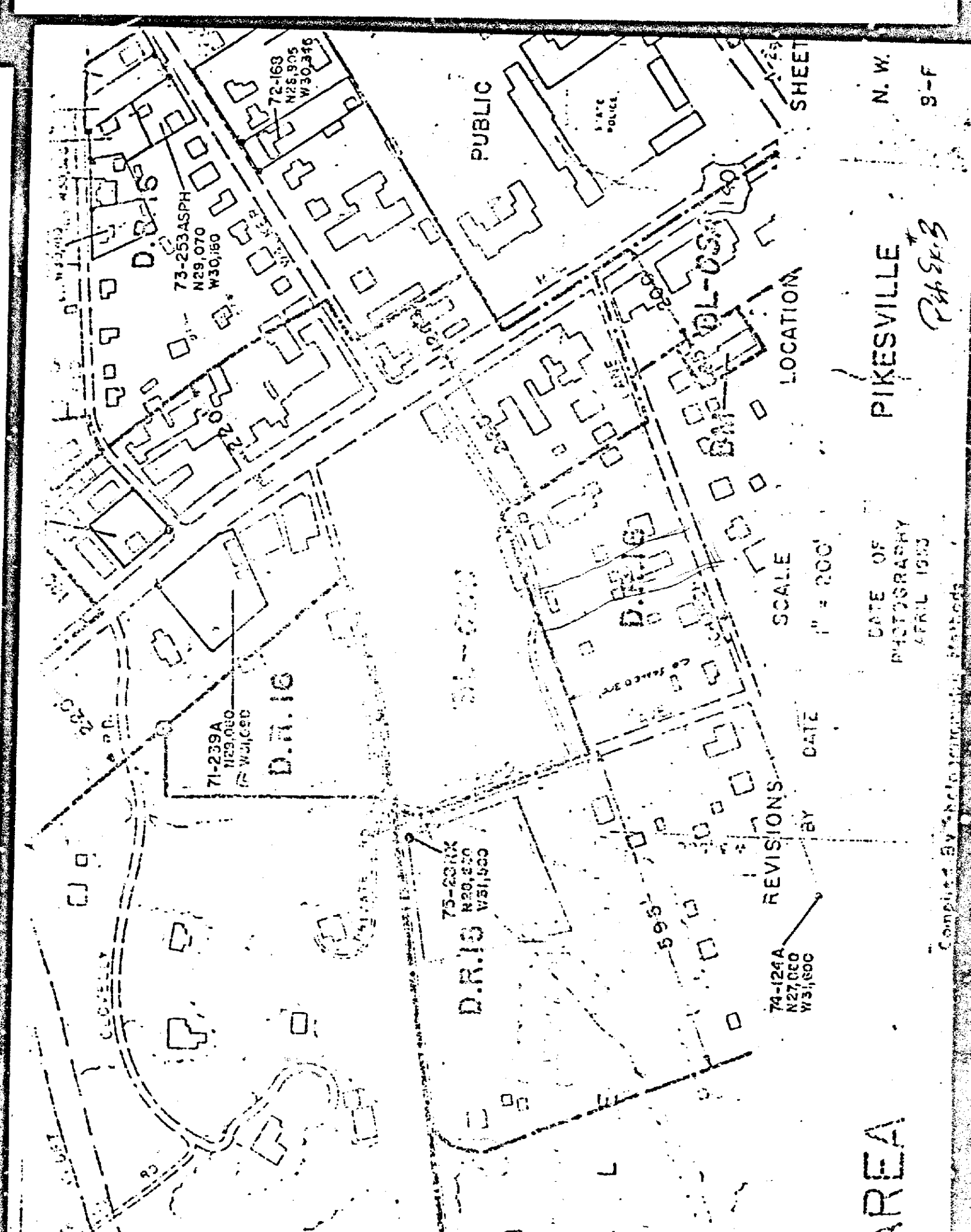
The Pikesville Community Growth Corporation is in favor of this proposal and we hope you will rule in favor of the petitioner.

We do have one minor suggestion which we would like the developer to consider. In a previous request for an exception, the petitioner submitted a plat showing a driveway to the parking area along the east property line. The abutting property is presently an office. The current plat shows the driveway located on the west property line, adjacent to a residence. We find the former site plan preferable as the automobile traffic would have less impact on the offices than it would on the residence.

Sincerely,  
Eugene Gogel  
Eugene Gogel  
President

cc: James Hoswell, ORZ

1413 Reisterstown Road • Pikesville, Maryland 21208 • (301) 54-3248 4316



NOV 0 6 1979

BLOCK  
BUILDING  
2 STORES

ZONING LINE

MACADAM PARKING LOT

GARY:

FLAT SCREEN

PLUMBING & MECH.  
CONTRACTOR  
BLOCK  
BUILDING

#6 1/2  
BLOCK  
BUILDING

#8  
OFFICE  
BUILDING

ZONE 7  
 D.R. - 6

ZONE D  
 D.R. - 16

#18  
FRAME  
DYING

# 4  
= 2LME  
2WE → NG

PROPOSED  
BUILDING

CHURCH LANE  
(MACADAM)

#9  
FRAME DWELL

SANT CHARLES  
CATHOLIC CHURCH  
SCHOOL BUILDING

ZONE D  
D.R.-16

BRICK PROF 3-26

PLAT TO ACCOMPANY ZONING PETITION

SCALE: 1" = 20'

1.D.C.A. No .....  
SPECIAL EXCEPTION FOR OFFICES WAS  
GRANTED - SEE CASE 76-211-X BUT 2 YEAR  
LIMITATION HAS RUN OUT

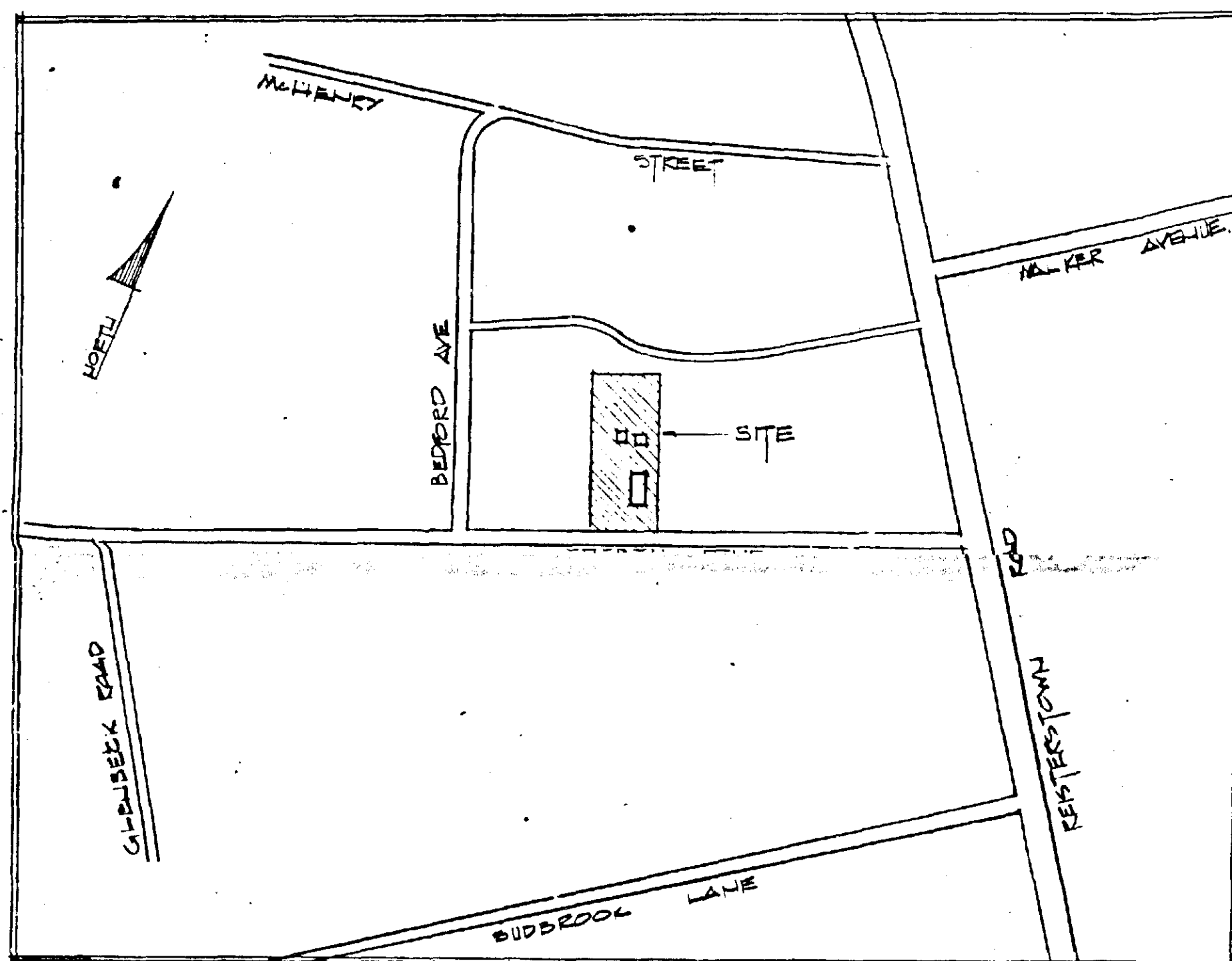
## PLAT PLAN

NO. 10 CHURCH LA. PIKESVILLE  
ELECTION DISTRICT- 3RD BALTO. CO.  
ZONING- D.R. 1G  
AREA- .67 ACRES ±

MARCH 16, 1979  
FEB 6, 1976

GERHOLD, CROSS & ETZEL  
Registered Land Surveyors  
412 Danvers Avenue  
Towson, Maryland 21204





LOCATION MAP

SCALE: 1"=100'

### SITE DATA

|                            |                                            |
|----------------------------|--------------------------------------------|
| PROPOSED BUILDING:         | 10,000                                     |
| 1ST FLOOR (DENTAL OFFICE): | 5,000                                      |
| 2ND FLOOR (HOMEMEDICAL):   | 5,000                                      |
| PROPOSED PARKING:          |                                            |
| 1ST FLR DENTAL OFFICE:     | 5,000/500 = 10.0 SPACES REQUIRED           |
| 2ND FLR HOMEMEDICAL:       | 5,000/500 = 10.0 SPACES REQUIRED           |
| TOTAL:                     | 20.0 SPACES REQUIRED                       |
| EXISTING ZONING:           | DR-10                                      |
| PROPOSED ZONING:           | SPECIAL EXCEPTION FOR PROFESSIONAL OFFICES |

### NOTES

- \* RENTAL OFFICE TO BE LOCATED ON 2ND FLR
- ALL EXISTING STRUCTURES TO BE REMOVED

BEDFORD AVENUE

ZONED D.R.-10

#10 FRAME DWELLING

#4 FRAME DWELLING

CHURCH LANE (MACADAM)

#9 FRAME DWELLING

SANT CHARLES CATHOLIC CHURCH SCHOOL BUILDING

ZONED D.R.-10

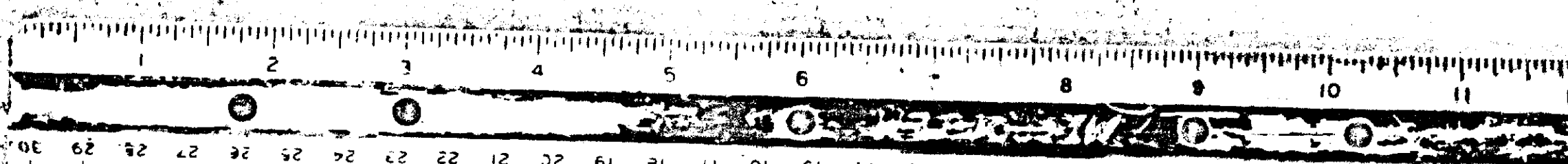
PLAT TO ACCOMPANY ZONING PETITION

SCALE: 1"=20'

I.D.C.A. No. ....  
SPECIAL EXCEPTION FOR OFFICES WAS GRANTED - SEE CASE 76-211-X BUT 2 YEAR LIMITATION HAS RUN OUT

PLAT PL

NO. 10 CHURCH LA.  
ELECTION DISTRICT- 3RD  
ZONING- D.R. 10  
AREA- .67 ACRES





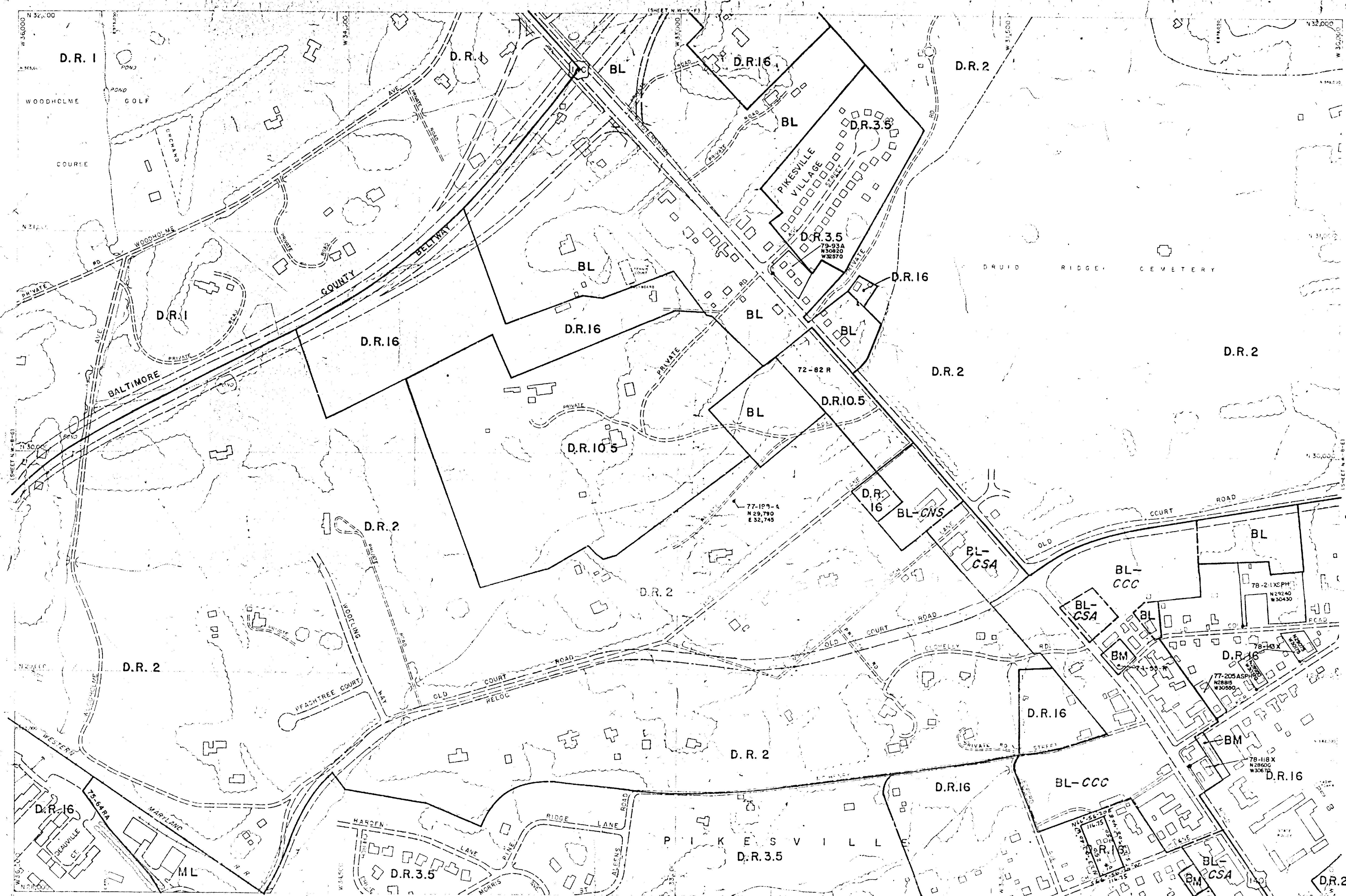
P-SE  
P-NE

SCALE: 1" = 200' MARCH 14, 1979

WOLD, CROSS & ETZEL  
10122 SHILLY SURVEYORS  
412 DELAWARE AVENUE  
TOWSON, MARYLAND 21204

# PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

| REVISIONS                                                                                      |            |         | SCALE               | LOCATION   | SHEET |
|------------------------------------------------------------------------------------------------|------------|---------|---------------------|------------|-------|
| 1                                                                                              | BY         | DATE    | 1" = 200'           | PIKESVILLE | N.W.  |
| Topographic                                                                                    | Maps, Inc. | 4-11-70 | DATE OF PHOTOGRAPHY |            | B-1   |
| Topography Compiled By Photogrammetric Methods<br>AERO SERVICE CORPORATION - PHILADELPHIA, PA. |            |         |                     |            |       |



P-SE  
P-NE

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

# PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS  
BY DATE  
Planimetric Mays, Inc. 4-1-73  
DATE OF PHOTOGRAPHY  
APRIL, 1953

SCALE  
1" = 200'

LOCATION  
PIKEVILLE  
N.W.  
8-F  
SHEET

Compiled By Photogrammetric Methods  
AERO SERVICE CORPORATION PHILADELPHIA, PA.

ORDER RECEIVED FOR FILING

DATE August 29, 1977  
BY [Signature]  
ADMINISTRATIVE - 252-8081

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29<sup>th</sup> day of August, 1979, that the herein Petition for Special Exception for offices should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Dental office(s) to be located on first floor only with second floor office(s) to be limited to general office use excluding medical/dental office(s).
2. The access to Church Lane be relocated from the west property line to the east property line.
3. Extend screening along west property line.
4. A revised site plan be submitted in accordance with the above restrictions and approved by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

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 \_\_\_\_\_, 197\_\_\_\_, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a \_\_\_\_\_ zone; and/or the Special Exception for \_\_\_\_\_ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Nelson-Salabes, Inc.  
February 12, 1976  
Page Two

In summary, the total for the dentist office would be:

|                      |   |           |
|----------------------|---|-----------|
| 30 Patients @ 12 oz. | = | 2.8 gpd   |
| 2 Dentists @ 20 gpd  | = | 55.0      |
| 1 Hygienist @ 20 gpd | = | 27.5      |
| 4 Employees @ 20 gpd | = | 80.0      |
|                      |   | 165.3 gpd |

Very truly yours,  
PALMER, CLARK & WOERNER, INC.

R. E. Phillips  
REP/as

PALMER & CLARK, INC. / ENGINEERS  
4 WEST AYLESBURY ROAD, TIMONIUM, MARYLAND 21093 (301) 252-8081

GEORGE R. CLARK, P.E.  
J. HANBLETON PALMER, P.E.  
LEO G. WOERNER, P.E.

February 12, 1976

Mr. Jay I. Brown  
Nelson-Salabes, Inc.  
1045 Taylor Avenue  
Towson, Maryland 21204

Re: Dental Office

Dear Jay:

Present Baltimore County guidelines for daily water usage allows 20 gallons per person per day for office employees. To determine the increased usage of water by a dentist or hygienist two factors must be taken into account:

1. Increased water usage at dental stations.
2. Increased water usage due to handwashing prior to patient examination.

Specifications indicate that when using a dry type dental station (catalog cut enclosed) a per patient usage not exceeding 10-12 ounces can be expected. Allowing for 12 ounces times 30 patients we get a daily flow of 2.8 gallons per day.

It has been determined that any additional water usage by the dentist or hygienist over and above the 20 gpd allotted to office employees would be a result of increased handwashing prior to examining a patient. Based on the Unistap Faucet (catalog cut enclosed) with a proven economy factor of 70 percent, water usage can be greatly reduced for this function. Specifications indicate a flow rate of 1/2 gallon per minute and allowing 1.5 minutes per patient for handwashing we get a daily flow of 22.5 gallons per day. This results in an additional 7.5 gallons per day for each of the two dentists and hygienists.

Baltimore County Department Of Public Works  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204

February 25, 1976

Bureau Of Public Service  
XXXXXXXXXXXXXXXXXXXX  
XXX  
Gilbert S. Benson, P.E.  
Assistant Chief

Nelson-Salabes, Inc.  
1045 Taylor Avenue, Suite 208  
Baltimore, Maryland 21204

Attention: Mr. Jay I. Brown

Re: 10 Church Lane  
Pikesville, Md.

Dear Mr. Brown:

Based on the information submitted by your letter of February 2, 1976, you have met the guidelines wherein the Bureau of Public Services will approve an application for the subject location.

If you have any questions concerning the above please contact Mr. John A. Somers of this Bureau, 494-3312.

Very truly yours,

GILBERT BENSON, P. E.  
Assistant Chief  
Bureau of Public Services

GSB:JAS:ms

JOSEPH B. NELSON, A.I.A.  
GEORGE S. SALABES, JR., A.I.A.  
THOMAS W. COONEY  
MARTIN GOLDBERG, R.A.  
DAVID R. MCCracken, R.A.

NELSON-SALABES, INC.  
ARCHITECTS PLANNERS

1045 Taylor Avenue, Suite 208 - Baltimore, Maryland 21204  
Telephone 828-6636

February 2, 1976

Mr. John Summers  
Department of Public Services  
Baltimore County, Maryland  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Dear Mr. Summers:

Concerning our conversation of January 29, 1976, regarding a proposed medical office building, I am enclosing the following information.

It is our understanding that the property located at 10 Church Lane in Pikesville is presently contained within the Gwynns Falls sewer moratorium. As such, no additional sewage over that generated by the present use will be permitted for a future use.

The method for determining the present usage, as you outlined, is based on your guidelines stating that a single family dwelling contains an average of 20 fixture units and yields a total flow of 300 GPD, or 15 GPD per fixture unit. The present fixture unit count in the existing house determined by actual count and utilizing guidelines prepared by the Baltimore County Department of Permits and Licenses is as follows:

|                |   |        |   |                  |
|----------------|---|--------|---|------------------|
| 3 W.C.         | @ | 6 F.U. | = | 18               |
| 2 Lav.         | @ | 2 F.U. | = | 4                |
| 2 Kit. Sink    | @ | 2 F.U. | = | 4                |
| 1 Serv. Sink   | @ | 3 F.U. | = | 3                |
| 1 Washer       | @ | 3 F.U. | = | 3                |
| 1 Bath         | @ | 2 F.U. | = | 2                |
| 1 Cellar Drain | @ | 3 F.U. | = | 3                |
|                |   |        |   | 39 Fixture Units |

At 15 GPD per fixture unit 39 fixture units will yield an allowable maximum capacity of 585 GPD. This then becomes the maximum allowable flow for the proposed usage on the site.

The building, as proposed, is to contain dental office space and rentable office space. The dental facility will serve: two dentists, one hygienist, two assistants, one secretary, and one technician. The patient flow over an 8 hour day, determined from present practice, is 30 patients per day.

To determine the estimated water usage for an operation such as this the engineering firm of Palmer, Clark & Woerner, Inc. was hired as a consultant. Their findings, along with catalog cuts of the proposed fixtures, may be found in the enclosed material. The following is a summary of their findings.

GEORGE J. BAYLIN, D.D.S.  
IVAN A. ROSENGARDEN, D.D.S.  
MICHAEL A. BAYLIN, D.D.S.  
5415 PARK HILLS AVENUE  
ELK LANE, MARYLAND 21215  
TELEPHONE: (301) 542-6543

September 8, 1976

Mr. John Summers  
Department of Public Services  
Baltimore County, Maryland  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Dear Mr. Summers,

I spoke to Mr. Steve Norwatzki on 9/7/76 and we discussed the possibility of receiving additional sewerage allocation at 10 Church Lane.

I am, at Mr. Norwatzki's suggestion, sending copies of the correspondence between your office and the architects and engineers involved with the project.

The location will presently will be allowed 585 gallons per day.

We are requesting an additional allocation of 370 gallons per day which will allow us a total of 955 gallons per day.

- 1) We would like the option of being able to have 14 additional occupants in the building which would increase the needed gallons per day by 270 gallons.
- 2) We would like to be able to use a Ritter Vacuum Aire which we presently own (2 years old). This would increase requirement by 90 gallons per day over Turbine described in literature sent by engineer.

The enclosed report from Litton Dental Supply Company explains this increased need.

Sincerely,

Michael A. Baylin, D.D.S.

MAB:dzl  
Enc.

NELSON-SALABES, INC.

Mr. John Summers  
Department of Public Services  
Baltimore County, Maryland  
February 2, 1976  
Page - 2 -

|                        |   |           |
|------------------------|---|-----------|
| 30 Patients @ 12 oz.   | = | 2.8 GPD   |
| 2 Dentists @ 27.5 GPD  | = | 55.0 GPD  |
| 1 Hygienist @ 27.5 GPD | = | 27.5 GPD  |
| 4 Employees @ 20 GPD   | = | 80.0 GPD  |
|                        |   | 165.3 GPD |

As seen above, the estimated daily usage for the dental office is 165.3 GPD. Subtracting this from 585 GPD allowable, we find that the allowable capacity for additional rentable office space is 419.7 GPD. Utilizing the Baltimore County guideline of 20 GPD/person in a non-medical office building, we find that a total of 20.98 or 21 people will be allowed.

In summary, our proposed facility will include dental office and non-medical office space. The dental offices will contain two dentists; one hygienist and four employees, or a total of seven (7) persons. The remaining space will contain no more than 21 people. At these figures it is our understanding that the proposed facility meets the necessary requirements within the sewer moratorium area.

Would you please comment on the above data as to whether it meets guidelines established for this site.

Thank you again for your assistance and attention to this matter.

Sincerely,

NELSON-SALABES, INC.

Jay I. Brown

JIB:sj

Enc.

cc: Mr. T. Phillips  
Dr. M. Baylin  
Dr. I. Rosengarden

COMPUTATION ON ADDITIONAL WATER USAGE FOR DENTAL SUITES  
AT 10 CHURCH LANE - PIKESVILLE, MD. 21208

RATING OF RITTER VACUUM AIRE 1/2 GAL/MIN.

AVERAGE RATE OF USE PER DENTIST 15 MIN/HR.

HOURS PER DAY UNIT OPERATIONAL 6 HRS.

RANGE OF G.P.D. WITH POSSIBILITY OF:  
1) SIMULTANEOUS OR OVERLAPPING USAGE BY TWO DENTISTS 45 G.P.D.  
2) CONTINUOUS OR NON-OVERLAPPING USAGE BY TWO DENTISTS 90 G.P.D.

IN SUMMARY, EXPECTED USAGE OF RITTER VACUUM AIRE WILL GENERATE 45-90 G.P.D.

|                                                                                                                                                                                                                                                                                                                                                                   |                                                      |                |                        |                                  |                       |                 |                   |               |                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|----------------|------------------------|----------------------------------|-----------------------|-----------------|-------------------|---------------|--------------------------|
| 1. The following service is requested (check one):<br><input type="checkbox"/> Show to whom and date delivered.<br><input type="checkbox"/> RESTRICTED DELIVERY. Show to whom and date delivered.<br><input type="checkbox"/> RESTRICTED DELIVERY. Show to whom, date, and address.<br><input type="checkbox"/> DELIVERY BY AIR. Show to whom, date, and address. | 2. ARTICLE DESCRIPTION: JOHN SUMMERS CO. OFFICE BLDG | 3. QUANTITY: 1 | 4. INSURED NO. 195-870 | 5. AUTHORIZED AGENT: [Signature] | 6. ADDRESS: [Address] | 7. CITY: [City] | 8. STATE: [State] | 9. ZIP: [ZIP] | 10. RETURN TO: [Address] |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|----------------|------------------------|----------------------------------|-----------------------|-----------------|-------------------|---------------|--------------------------|

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Messrs. Michael A. Baylin and  
Ivan A. Rosengarden  
3655-A Old Court Road  
Baltimore, Maryland 21208

cc: Gerhold, Cross & Etzel  
412 Delaware Avenue  
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 21st day  
of June, 1979.

WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Michael A. Baylin, et al  
Petitioner's Attorney

Reviewed by: Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 18, 1979

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 Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Messrs. Michael A. Baylin and  
Ivan A. Rosengarden  
3655-A Old Court Road  
Baltimore, Maryland 21208

RE: Item No. 214  
Petitioners - Michael A. Baylin,  
et al  
Special Exception Petition

Gentlemen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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.

Because of your proposal to construct an office building on this D.R. 16 zoned site, this Special Exception Hearing is required. A similar proposal for office use was granted a Special Exception (Case No. 76-211-X) for this property on April 14, 1976, but because the time for utilization has expired, this petition must be heard de novo. Adjacent properties to the south, west and east are similarly zoned and are improved with a church and school, individual dwellings, and an office building (Case No. 66-6-X), respectively, while commercial uses abut the property to the north.

If this petition is granted and at the time of application for the necessary building permits, the submitted site plan must be revised to incorporate landscaping and additional screening as indicated in the comments of the Office of Planning. In addition, particular attention should be afforded the comments of the Health Department concerning the Gwynns Falls sewer moratorium and those of the Department of Permits and Licenses.

Item No. 214  
Page 2  
July 18, 1979

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. 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:mr

Enclosures

cc: Gerhold, Cross & Etzel  
412 Delaware Avenue  
Towson, Maryland 21204

Baltimore County  
Department of Traffic Engineering  
TOWSON, MARYLAND 21204  
13011 494-3550  
STEPHEN E. COLLINS  
DIRECTOR

July 5, 1979

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 214 -ZAC- Meeting of April 24, 1979  
Property Owner: Michael A. Baylin, et al  
Location: NW/4 Church La. 439.83' SW Reisterstown Rd.  
Existing Zoning: D.R. 15  
Proposed Zoning: Special Exception for offices (IDCA 79-11-X);  
see case No. 76-211-X (Item No. 169; 1975-1976);  
Acres: 0.67  
District: 3rd

Dear Mr. Hammond:

The existing D.R. 16 zoning can be expected to generate approximately 80 trips per day and the offices can be expected to generate approximately 380 trips per day.

Reisterstown Road is very congested at this time and any increase in traffic is undesirable.

Very truly yours,  
Michael S. Flanigan  
Engineer Associate II

MSF/mjm

Baltimore County  
Department of Public Works  
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.  
DIRECTOR

June 12, 1979

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #214 (1978-1979)  
Property Owner: Michael A. Baylin, et al  
NWS Church Lane 439.83' S/W Reisterstown Rd.  
Existing Zoning: DR 16  
Proposed Zoning: Special Exception for offices (IDCA 79-11X); see Case No. 76-211X (Item No. 169 - 1975-1976)  
Acres: 0.67 District: 3rd

Dear Mr. Hammond:

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

General:

Comments were supplied for this property for IDCA Project 79-11X. Comments were also supplied in conjunction with the Zoning Advisory Committee review of this property for Zoning Item #169 (1975-1976), 76-211X. The above comments are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #214 (1978-1979).

Very truly yours,  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Trenner  
J. Somers

D-SE Key Sheet  
29 NW 21 Pos. Sheet  
NW 8 F Topo  
78 Tax Map  
Attachment

Baltimore County, Maryland  
Department of Public Works

COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204  
March 19, 1976

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

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

Re: Item #169 (1975-1976)  
Property Owner: Mary Adlee Whiteley  
R/W Church La., 439.83' S/W of Reisterstown Rd.  
Existing Zoning: DR 16  
Proposed Zoning: Special Exception for offices.  
No. of Acres: 0.67 District: 3rd

Dear Mr. Dillon:

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

Highways:

Church Lane, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway improvements, including highway right-of-way widening and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

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

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

Item #169 (1975-1976)  
Property Owner: Mary Adlee Whiteley  
Page 2  
March 18, 1976

Storm Drains: (Cont'd)

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

Public water supply and sanitary sewerage are serving the present residence on this property, which is tributary to the Gwynns Falls Sewerage System, subject to State Health Department imposed moratorium restrictions.

Additional fire hydrant protection may be required in the vicinity.

Very truly yours,  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EW:FWR:ss

cc: J. Trenner  
J. Somers  
W. Munchel

D-SE Key Sheet  
24 NW 21 Pos. Sheet  
NW 8 F Topo  
78 Tax Map



LESIE H. GRAEF  
DIRECTOR

July 12, 1979

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #214, Zoning Advisory Committee Meeting, April 24, 1979, are as follows:

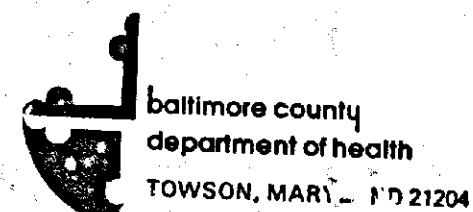
Property Owner: Michael A. Baylin, et al  
Location: NW/S Church Lane 439.83' SW Reisterstown Road  
Existing Zoning: D.R. 16  
Proposed Zoning: Special Exception for offices (IDCA 79-11-X); see Case No. 76-211-X (Item No. 169; 1975-1976)  
Acres: 0.67  
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Landscaping should be provided. The screening along the west property line must be extended to the front of the property.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planner III  
Current Planning and Development



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

June 21, 1979

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

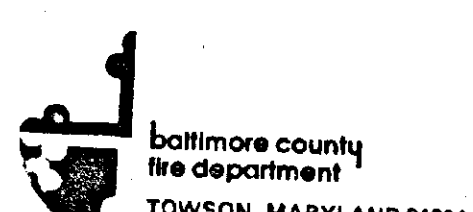
Comments on Item # 214, Zoning Advisory Committee meeting of April 24, 1979, are as follows:

Property Owner: Michael A. Baylin, et al  
Location: NW/S Church La. 439.83' SW Reisterstown Rd.  
Existing Zoning: D.R. 16  
Proposed Zoning: Special Exception for offices (IDCA 79-11-X); see case No. 76-211-X (Item No. 169; 1975 - 1976)  
Acres: 0.67  
District: 3

Metropolitan water and sewer exist. The sewer connection will be subject to the Gwynns Falls Sewer moratorium.

Very truly yours,  
*Ian J. Forrest*  
Ian J. Forrest  
Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRP:ph



Paul H. Reincke  
CHIEF

May 21, 1979

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

Attention N. Commodari, Chairman  
Zoning Advisory Committee

Re: Property Owner: Michael A. Baylin, et al

Location: NW/S Church La. 439.83' SW Reisterstown Rd.

Item No. 214 Zoning Agenda Meeting of 4/24/79

Comment:

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 \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

(X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

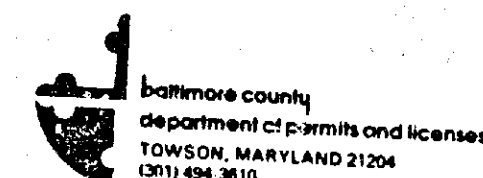
( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

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

REVIEWED *H. P. Kelly*  
Planning Group  
Special Inspection Division

Noted and Approved: *George M. Wagnon*  
Fire Prevention Bureau



JOHN D. SEYFERT  
DIRECTOR

April 24, 1979

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

Dear Mr. DiNenna:

Comments on Item #214, Zoning Advisory Committee Meeting, April 24, 1979 are as follows:

Property Owner: Michael A. Baylin, et al  
Location: NW/S Church Lane 439.83' SW Reisterstown Road  
Existing Zoning: D.R. 16  
Proposed Zoning: Special Exception for offices (IDCA 79-11-X) see Case No 76-211-X Item No. 169; 1975-1976

Acres: 0.67  
District: 3rd

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- X 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 - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X 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 variances conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_.
- I. No Comment.
- X J. Comment: Building is in Fire Zone - Wood frame construction Type 4 is prohibited, Type 3,2, or 1 is permitted. See Section 211, thru 217 for description of construction types. Fencing is regulated by Section 319.0 in the Baltimore County Supplement to the Building Code known as Bill #33-72. Compliance to the Maryland Handicapped Code is not indicated.

Very truly yours,  
*Charles E. Burnham*  
Charles E. Burnham  
Plans Review Chief

CEB:rrj

## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 23, 1979

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

Z.A.C. Meeting of: April 24, 1979

RE: Item No: 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

*W. Nick Petrovich*  
W. Nick Petrovich,  
Field Representative

WNP/bp

JOSEPH M. MCCOWAN, PRESIDENT  
T. BAYARD WILLIAMS, JR., VICE PRESIDENT  
MARCUS M. BOTZARIS  
THOMAS H. BOYER  
MRS. LORRAINE F. CHIRCUS  
ROGER B. HAYDEN  
ALVIN LORECK  
MRS. MICHAEL R. LYNTH, JR.  
RICHARD W. TRACEY, D.M.  
ROBERT Y. JUBEL, SUPERINTENDENT



TOWSON, MD. 21204 July 12 1979

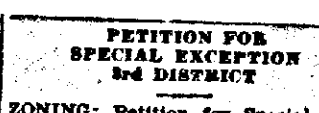
THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION - Michael A. Baylin, et al was inserted in the following:

- ☐ 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 13th day of July 1979, that is to say, the same was inserted in the issues of July 12, 1979.

STROMBERG PUBLICATIONS, INC.

BY *E. Peter Banger*



ZONING: Petition for Special Exception for offices  
LOCATION: Northwest side of Church Lane 439.83 feet Southwest of Reisterstown Road  
DATE & TIME: Thursday, August 2, 1979 at 10:45 A.M.  
PUBLIC HEARING: Room 106 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for offices.

All that parcel of land in the Third District of Baltimore County beginning for the same at a point on the northwest side of Church Lane at the intersection of Church Lane and running thence and bearing along the northwest side of Church Lane, South 88 degrees 58 minutes 50 seconds East 116.75 feet, thence leaving said Lane and binding on the northwest side of the parcel herein, the three following courses and distance: North 22 degrees 05 minutes 40 seconds West 80.00 feet, North 62 degrees 50 minutes 50 seconds East 116.75 feet and South 23 degrees 05 minutes 40 seconds East 250.00 feet to the place of beginning. Containing 0.67 of an Acre of land more or less.

Being the property of Michael A. Baylin and John A. Reisterstown, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, August 2, 1979 at 10:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of: WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County

## CERTIFICATE OF PUBLICATION

TOWSON, MD. July 12, 1979

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 a week for one time successive weeks before the 2nd day of August, 1979, the 1979 publication appearing on the 12th day of July 1979.

THE JEFFERSONIAN

*L. Lisack*  
Manager

Cost of Advertisement, \$ \_\_\_\_\_

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

80-29-X

District 3RD Date of Posting July 13, 1979  
 Posted for: PETITION FOR SPECIAL EXCEPTION  
 Petitioner: MICHAEL A. BAYLIN AND IVAN A. ROSENGARDEN  
 Location of property: NW 1/4 CHURCH LANE 439.83' SW REISTATOWN RD  
 Location of Signs: FRONT #10 CHURCH LANE  
 Remarks: \_\_\_\_\_  
 Posted by: Thomas L. Robert Date of return: July 20, 1979  
 Signature

1-SIGN

**PETITION MAPPING PROGRESS SHEET**

| FUNCTION                                                                                                                               | Wall 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<br>ZC, BA, CC, CA                                                                                                           |          |    |          |    |           |    |         |    |           |    |
| Reviewed by: <u>GR</u> Revised Plans: _____<br>Change in outline or description _____ Yes<br>Previous case: <u>None</u> Map # _____ No |          |    |          |    |           |    |         |    |           |    |

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received \* this 21<sup>st</sup> day of  
March 1979. Filing Fee \$ 50.00 Received ☒ Check  
 \_\_\_\_\_ Cash.  
 \_\_\_\_\_ Other

S. Eric DiNenna  
S. Eric DiNenna,  
Zoning Commissioner

Petitioner: Michael A. Baylin  
Ivan A. Rosengarden Submitted by None  
 Petitioner's Attorney None 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

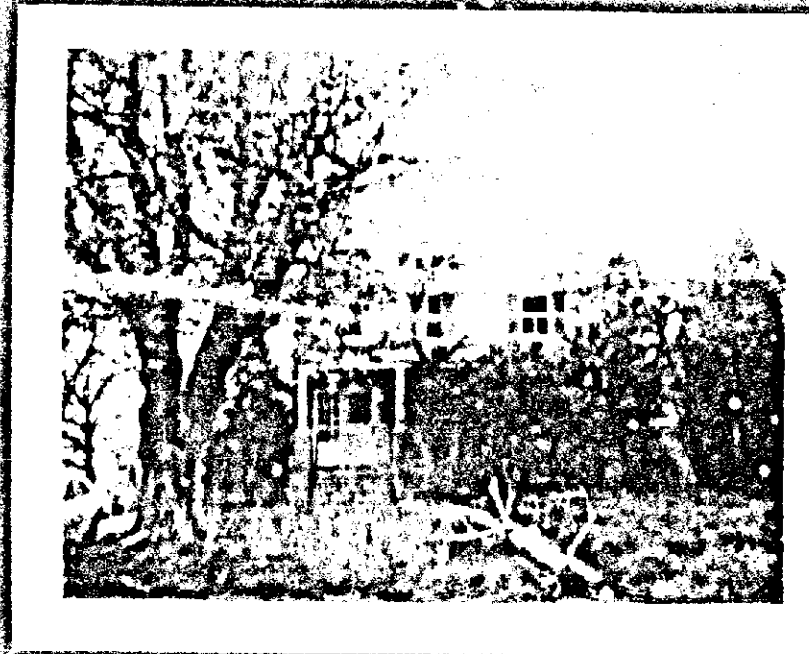
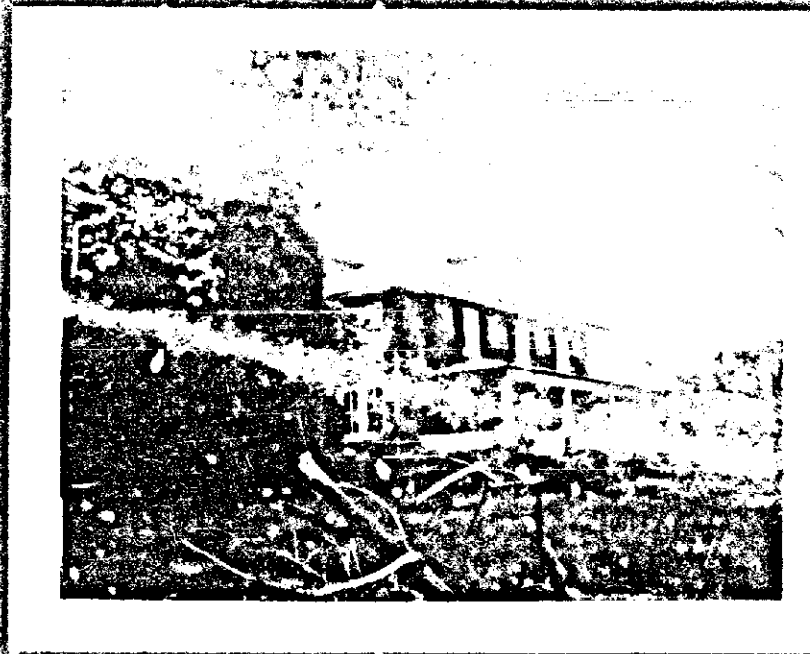
No. 78760

DATE July 3, 1979 ACCOUNT #01-662  
 AMOUNT \$50.00  
 RECEIVED FROM: Dr. Michael A. Baylin  
 FOR: Posting and Advertising for Case #80-29-X  
 8353 JUL 3 50.00 MSC  
 VALIDATION OR SIGNATURE OF CASHIER

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

No. 83090

DATE August 2, 1979 ACCOUNT #01-662  
 AMOUNT \$46.23  
 RECEIVED FROM: Wiles, Barton & Wilmer  
 FOR: Advertising and Posting of Case #80-29-X  
 8347 AUG 2 46.23 MSC  
 VALIDATION OR SIGNATURE OF CASHIER



BEDFORD AVENUE

ZONED  
BL-C.C.C.

BLCK  
BUILDING  
2 STORES

ZONING LINE

MACADAM PARKING LOT

GARAGE

PLANT SCREEN  
MIN 4'0" HIGH

PLUMBING & MECH.  
CONTRACTOR  
BLCK  
BUILDING  
  
#6 1/2  
BLCK  
BUILDING

ZONED  
D.R.-16

#18  
FRAME  
DWELLING

#4  
FRAME  
DWELLING

PROPOSED  
BUILDING

#8  
OFFICE  
BUILDING

ZONED  
D.R.-16

CHURCH (MACADAM) LANE

#9  
FRAME DWELL.

ZONED  
D.R.-16

SANT CHARLES  
CATHOLIC CHURCH  
SCHOOL BUILDING

#7  
BRICK PROF. BLDG.

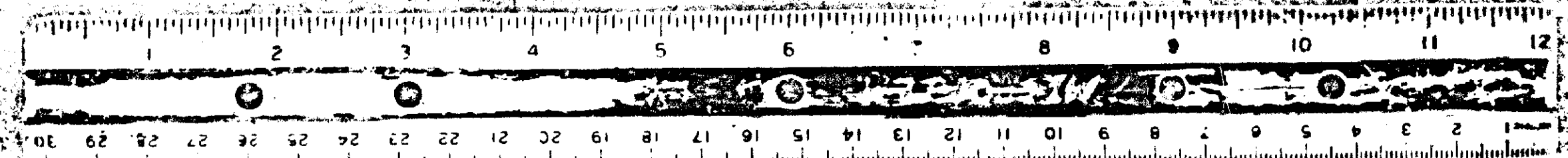
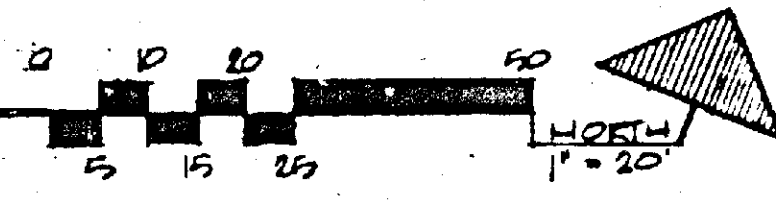
MAP  
NO. 8-F  
DATE  
4-16-79  
BY  
SE  
7/8

PLAT TO ACCOMPANY ZONING PETITION

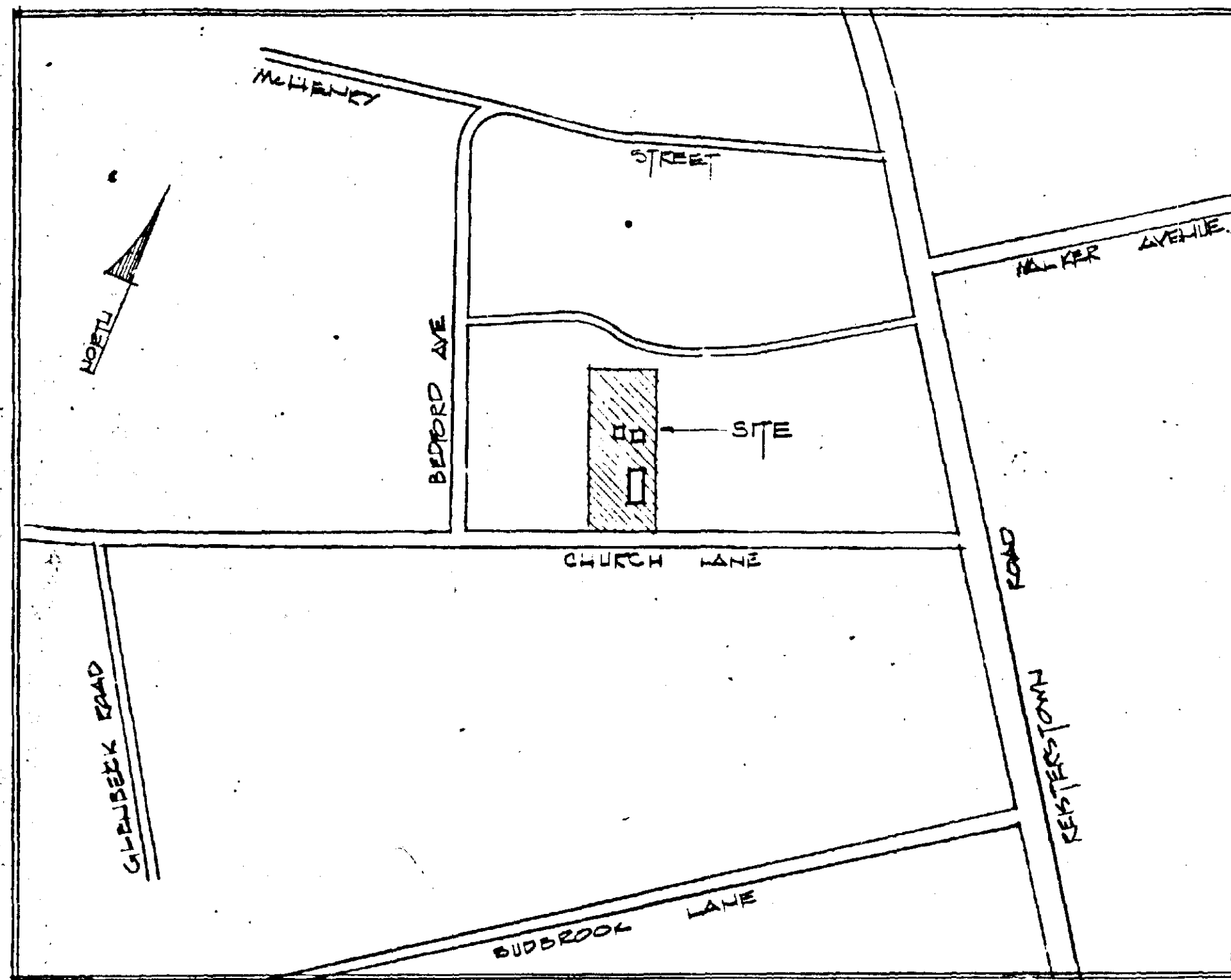
SCALE: 1" = 20'

I.D.C.A. No. ....  
SPECIAL EXCEPTION FOR OFFICES WAS  
GRANTED - SEE CASE 76-211-X BUT 2 YEAR  
LIMITATION HAS RUN OUT

PLAT PLAN  
NO. 10 CHURCH LA. PIKESVILLE  
ELECTION DISTRICT - 3RD BALTO. CO.  
ZONING - D.R. 16  
AREA - .67 ACRES ±



MARCH 16, 1979  
FEB. 6, 1976  
GERHOLD, CROSS & ETZEL  
Registered Land Surveyors  
412 Darnmore Avenue  
Towson, Maryland 21204



LOCATION MAP

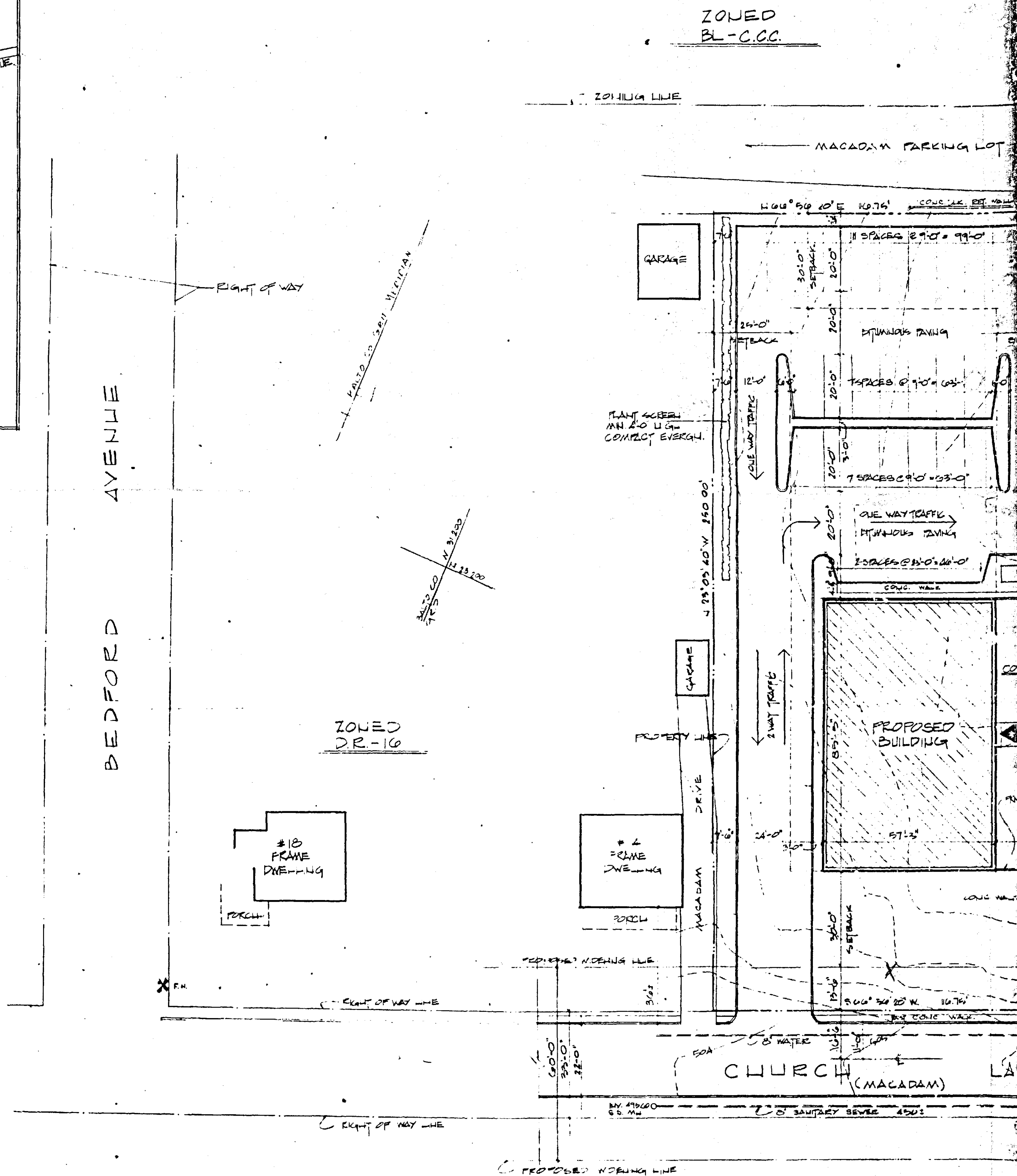
SCALE: 1" = 200'

### SITE DATA

|                            |                                            |
|----------------------------|--------------------------------------------|
| PROPOSED BUILDING:         | 10,000                                     |
| 1ST FLOOR (RENTAL OFFICE): | 5,000                                      |
| 2ND FLOOR (HOMEDICAL):     | 5,000                                      |
| PROPOSED PARKING:          |                                            |
| 1ST FLR RENTAL OFFICE:     | 5,000 / 300 = 16.0 SPACES REQUIRED         |
| 2ND FLR HOMEDICAL:         | 5,000 / 500 = 10.0 SPACES REQUIRED         |
| TOTAL:                     | 26.0 SPACES REQUIRED                       |
|                            | 27.0 SPACES PROVIDED                       |
| EXISTING ZONING:           | DR-10                                      |
| PROPOSED ZONING:           | SPECIAL EXCEPTION FOR PROFESSIONAL OFFICES |

### NOTES

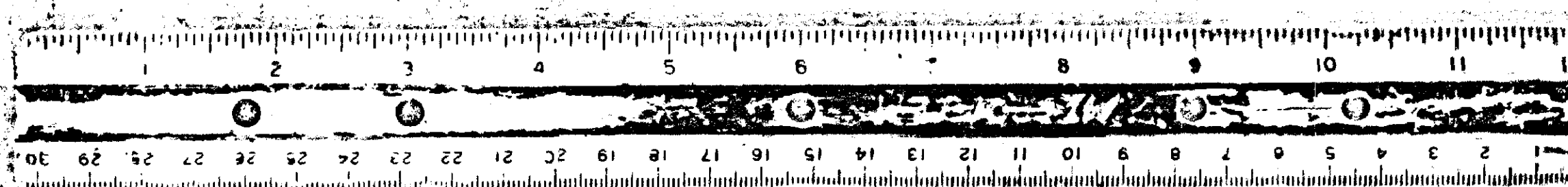
- \* RENTAL OFFICE TO BE LOCATED ON 2ND FLR
- ALL EXISTING STRUCTURES TO BE REMOVED



PLAT TO ACCOMPANY ZONING PETITION

SCALE: 1" = 20'

I.D.C.A. No. ....  
SPECIAL EXCEPTION FOR OFFICES WAS  
GRANTED - SEE CASE 76-211-X BUT 2 YEAR  
LIMITATION HAS RUN OUT



### PLAT

NO. 10 CHURCH LA  
ELECTION DISTRICT-35  
ZONING: D.R. 10  
AREA: .67 ACRES