

145
11

PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

offstreet parking in a Residential zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
(Type or Print Name) (Type or Print Name)
Signature Signature
Address Address
City and State City and State
Attorney for Petitioner: 533-6385 (W)
(Type or Print Name) Address 2118 Fernglan Way 744-0675 (W)
Signature Signature City and State Baltimore, Md. 21226
Address 1100 Chesapeake Avenue Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State Baltimore, Md. 21204 Name Cicero H. Brown - Architect
Attorney's Telephone No. 357-4000 1608 Hart Rd., Towson, Md. 822-4782
Address Address Phone No. Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 2nd day of January, 1981, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of February, 1981, at 9:45 o'clock A.M.

Z.C.O.-No.1 (over)
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 30, 1981

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

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

Dr. & Mrs. Nevzat E. Turkman
2118 Fernglan Way
Baltimore, Maryland 21228

RE: Item No. 107
Petitioner - Nevzat Turkman, et ux
Special Hearing Petition

Dear Dr. & Mrs. Turkman:

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.

Located on the northwest corner of Reisterstown and Old Tollgate Roads, this vacant property is presently zoned B.L. and D.R. 16 and is proposed to be developed with an office building. Because part of the required necessary parking area is in the residentially zoned portion of this site, the Special Hearing to allow this is required.

Since revised site plans were submitted, I scheduled this petition for a hearing. However, additional revisions to the plan will be required by the State Highway Administration at a later date.

Particular attention should be afforded to the comments of the Office of Current Planning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

cc: Cicero H. Brown
1008 Hart Road
Towson, Md. 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

January 19, 1981

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

RE: Item #107 (1980-1981)
Property Owner: Dr. Nevzat E. & Semahat Turkman
N/W cor. Reisterstown Rd. & Old Tollgate Rd.
Acres: 11,520 sq. ft. District: 4th

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:

The comments supplied by the Bureau of Engineering September 12, 1980 in conjunction with Building Permit Application 774-80, Project 80154 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 107 (1980-1981).

Very truly yours,

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:RAM:FWR:SS

Attachment

cc: Jack Wimbley
Robert Covahey

T-SW Key Sheet
47 NW 33 Pos. Sheet
NW 12 I Topo
58 Tax Map

Tollgate Medical Building,
Page 2
September 12, 1980

HIGHWAY COMMENTS: (Cont'd)

- The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
- The construction of combination curb and gutter in its ultimate location and a maximum of 20% of paving adjacent thereto along the frontage of the property.
- The relocation of any utilities or poles as required by the road improvements.

The intersection of Tollgate Road with Reisterstown Road shall be realigned as required by the State Highway Administration and the Baltimore County Bureau of Engineering.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards (Detail R-32, 1977 Edition), as the Developer's total responsibility.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

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

Sidewalks are required on all public roads adjacent to this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards (Detail R-19) which places the back edge of the sidewalk 2 feet off the property line.

STORM DRAIN COMMENTS:

In accordance with the drainage policy, the Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - including the deeding in fee to the County of the rights-of-way. Preparation of all construction, rights-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Project #80154 - BLD. #77-10
Tollgate Medical Building
Page 3
September 12, 1980

STORM DRAIN COMMENTS: (Cont'd)

The proposed site is traversed by a stream with considerable upstream drainage area, all of which is tributary to an existing 66-inch pipe under Tollgate Road at Reisterstown Road.

The subject plan does not indicate provisions for drainage through this site; however, it is assumed that enclosure of the existing stream would be the probable alternative. Enclosure of the existing stream may affect properties, both upstream and downstream; therefore, the following information shall be submitted for review:

- A drainage study, consisting of drainage area map, stream profile, hydraulic computations and cross-sections indicating the limits of the 100-year flood plain.
- Analysis of the downstream drainage system, including the peak discharge rates before and after development of this site, based on the 100-year design storm.
- Headwater computations at the extended pipe location and the effect on the upstream property. The headwater elevation created at the headwall shall not be permitted to exceed the elevation of the existing 100-year water level in the existing stream.

All drainage affecting Reisterstown Road or drainage systems therein will be subject to the State Highway Administration requirements and approvals.

Construction drawings are required for offsite drainage facilities and any onsite facilities serving offsite areas. The plans are to be designed in accordance with Baltimore County Standards and Specifications, and the drawings submitted for review and approval by the Baltimore County Bureau of Engineering. Construction is to be accomplished under County inspection.

The Developer 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 Developer.

SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

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.

Drainage studies, storm water management drawings and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

All proposed developments are subject to the requirements of the Storm Water Management Policy. It shall be the responsibility of the Developer's engineer to obtain office. The preliminary plan must indicate the required storm water management features before tentative approval can be granted.

Project #80154 - BLD. #77-10
Tollgate Medical Building
Page 4
September 12, 1980

SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year, 10-year and 100-year frequency storm must be provided on the site. Controlled release allowing the original runoff based on a 2-year, 10-year and 100-year frequency must also be provided.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

WATER COMMENTS:

Public water is available to serve this property. There are existing 8-inch water mains in Tollgate Road and Reisterstown Road, as shown on Drawings 454-0728 and 454-0724, respectively.

Permission to obtain a metered connection from these existing mains may be obtained from the Department of Permits and Licenses.

This property is subject to a Water System Connection Charge based on the size of water meter utilized. The total Water System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

SANITARY SEWER COMMENTS:

Public sanitary sewerage is available to serve this property. There is an existing 8-inch sanitary sewer in Tollgate Road and an easement running northwesterly through this property, as shown on Drawing 454-0725.

Permission to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

This property is located in the Gwynns Falls Sanitary Drainage Area; therefore, an allocation is required for the addition of sewage flow into the public system. Application for inclusion on the allocation list should be made to the Bureau of Public Services, which is handling the allocation of sewage flows within Baltimore County.

This property is subject to a Sanitary Sewer System Connection Charge based on the size of water meter used. The total public Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

A Public Works Agreement must be executed by the owner and Baltimore County for the above mentioned improvements, after which a Building Permit may be approved.

(SIGNED) EDWARD A. McDONOUGH

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

END:RAM:REC:SS
cc: File

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts:

1. The herein petition was filed to approve a use permit for off-street parking in a Density, Residential (D.R. 16) Zone to serve a proposed medical office building to be constructed in the adjacent Business, Local (B.L.) Zone, in accordance with the site plan prepared by Cicero M. Brown, Jr., revised December 24, 1980, and marked Petitioners' Exhibit 1.
2. The D.R. 16 parcel is proposed to contain a pedestrian walkway, curb lines, an access aisle, and approximately sixteen parking spaces.
3. The two-story medical office building is proposed to contain 11,520 square feet and, in conformity with Section 409.2.b.(4) of the Baltimore County Zoning Regulations, is required to provide thirty-nine parking spaces.
4. Section 409.4 provides for business parking in residential zones by the issuance of a use permit under the conditions specified therein.
5. No protestants appeared at the hearing in opposition to the petition.
6. To approve business parking in the D.R. 16 Zone, under and pursuant to Section 409.4, would be in strict harmony with the spirit and intent of the zoning regulations and would not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of March, 1981, that a use permit for business parking in a Density, Residential (D.R. 16) Zone, as shown on the aforementioned site plan, should be and the same is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the General Notes contained on the site plan herein referred to as Petitioners' Exhibit 1 and the conditions contained in Section 409.4 of the Baltimore County Zoning Regulations.
2. Compliance with the comments submitted by the Maryland Department of Transportation, dated December 11, 1980, the Department of Permits and Licenses, dated December 9, 1980, and the Department of Health, dated January 7, 1981.
3. A revised site plan, incorporating the above restrictions, being submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

William E. Gerber
Zoning Commissioner of
Baltimore County



Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

December 11, 1980

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting, December 2, 1980
ITEM: 107.
Property Owner: Dr. Nevzat E. & Semahat Turkman
Location: NW/Corner Reisterstown Rd., Route 140 & Old Tollgate Road
Existing Zoning: BL & D.R. 16
Proposed Zoning: Special
Hearing to approve access to a commercial zone through a residential zone (D.R. 16) and offstreet parking in a residential zone.
Acres: 11,520 sq. ft.
District: 4th

Dear Mr. Hammond:

On review of the plan and inspection of the site, revisions must be made.

An adequate taper of 50'± with a 10:1 ratio must be constructed at the northwest property line and Reisterstown Road. The existing entrance of the adjacent property must meet the taper smoothly. The end of the proposed roadside curb must be nosed-down.

The existing ditch along Reisterstown Road must be piped to a suitable outfall. Storm drains will be required on the Reisterstown Road frontage.

A 30' radius must be shown at Reisterstown Road and Old Tollgate Road.

Depressed curbs with sidewalk ramps will be required along Reisterstown Road.

My telephone number is (301) 393-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Mr. W. Hammond

-2-

December 11, 1980

It is requested that the plan be revised prior to a hearing date.

Very truly yours,

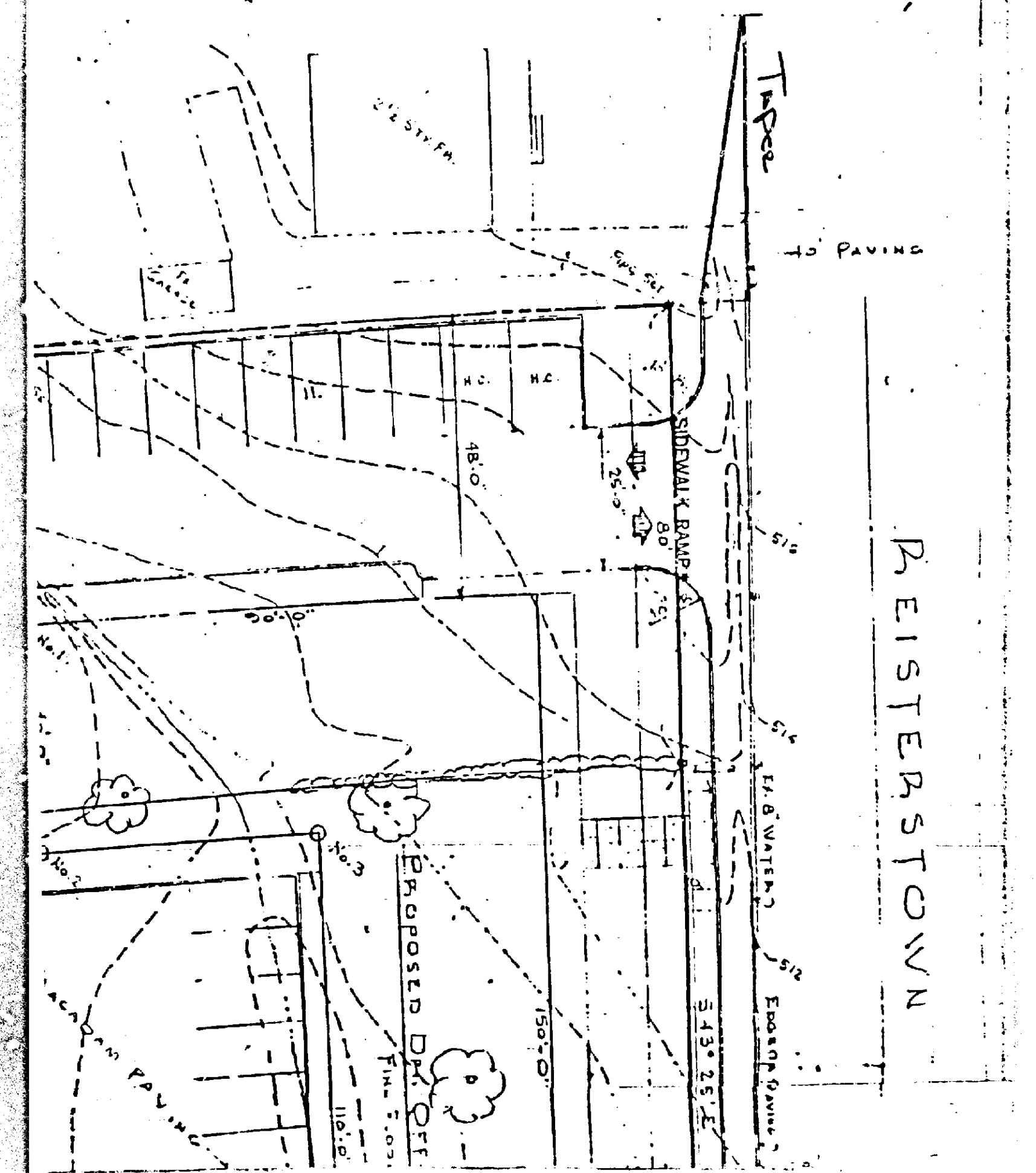
Charles Lee, Chief
Bureau of Engineering
Access Permits

George Wittman
By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Wimbley



ORDER RECEIVED FOR FILING

DATE *March 6, 1981*
BY *John L. Wimbley*
ADMINISTRATIVE ASSISTANT



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

December 31, 1980

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 #107, Zoning Advisory Committee Meeting, December 2, 1980, are as follows:

Property Owners: Dr. Nevzat E. and Semahat Turkman
Location: NW/Corner Reisterstown Road and Old Tollgate Road
Acres: 11,520 sq. ft.
District: 4th

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.

The 409.4 notes must be shown on the site plan.

All parking area must be effectively screened from residential areas.

A Reserve Capacity Use Certificate has been approved for this property which grants the right to build 11,500 square feet.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 434-3550

STEPHEN E. COLLINS
DIRECTOR

December 5, 1980

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

Item No. 107
Property Owner: Dr. Nevzat E. & Semahat Turkman
Location: NW/Corner Reisterstown Rd. & Old Tollgate Rd.
Existing Zoning: BL & D.R. 16
Proposed Zoning: Special Hearing, to approve access to a commercial zone through a residential zone (D.R. 16) and off-street parking in a residential zone.

Acres: 11,520 sq. ft.
District: 4th

Dear Mr. Hammond:

The proposed medical office building is expected to generate approximately 860 trips per day. The entrance on Reisterstown Road will be subject to the State Highway Administration's approval.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineering Associate II

MSF/hmd

81-145 SPH
2/12



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

January 7, 1981

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

Dear Mr. Hammond:

Comments on Item #107, Zoning Advisory Committee meeting of December 2, 1980, are as follows:

Property Owner: Dr. Nevzat E. & Semahat Turkman
Location: NW/Corner Reisterstown Rd. & Old Tollgate Rd.
Existing Zoning: BL & D.R. 16
Proposed Zoning: Special Hearing to approve access to a commercial zone through a residential zone (D.R. 16) and offstreet parking in a residential zone.
Acres: 11,520 sq. ft.
District: 4th

Metropolitan water and sewer are available.

Connection to metropolitan sewer is subject to the Gwynns Falls Sewer moratorium.

Prior to new installation/s of fuel burning equipment the owner should contact the division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

The parking area/s should be surfaced with a dustless, bonding material.

Very truly yours,

John J. Forrest
John J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7010

PAUL H. REINCKE
CHIEF

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Dr. Nevzat E. & Semahat Turkman
Location: NW/Corner Reisterstown Rd. & Old Tollgate Rd.

Item No.: 107 Zoning Agenda: 12/2/80

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 _____

EXCEEDS the maximum allowed by the Fire Department.

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

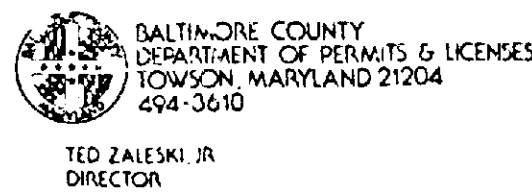
() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

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

Noted and Approved: *George M. McManis*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610
TED ZALESKI, JR.
DIRECTOR
December 9, 1980
Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:
Comments on Item #107 Zoning Advisory Committee Meeting, December 2, 1980
are as follows:
Property Owner: Dr. Nevzat & Semahat Turkman
Location: NW corner Reisterstown Road & Old Tollgate Road
Existing Zoning: B.L. & D.R. 16
Proposed Zoning: Special Hearing to approve access to a commercial zone through a residential zone (B.L. 16) and offstreet parking in a residential zone.

Acres: 11,520 sq. ft.
District: 4th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
X B. A building permit shall be required before beginning construction.
C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required.
X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
F. Requested variance conflicts with the Baltimore County Building Code, Section 4.
G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
X I. Comments: Show ramps, building access, curb cuts, signs and other features required by the Handicapped Code.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Bumbhan
Charles E. Bumbhan, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert C. Dubel, Superintendent Towson, Maryland - 21204

Date: December 1, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: December 2, 1980

RE: Item No. 104, 105, 106, 107, 108
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
NW corner of Reisterstown Rd. and : OF BALTIMORE COUNTY
Old Tollgate Rd., 4th District
NEVZAT TURKMAN, et ux, Petitioners : Case No. 81-145-SPH

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.

John W. Hessian, III
John W. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 26th day of January, 1981, a copy of the foregoing Order was mailed to Dr. and Mrs. Nevzat E. Turkman, 2118 Fernglan Way, Baltimore, Maryland 21228, Petitioners; and Mr. Cicero H. Brown, 1008 Hart Road, Towson, Maryland 21204, Architect.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
Petition No. 81-145-Sph Item 107
Date: January 19, 1981

Petition for Special Hearing
Northwest corner of Reisterstown Road and Old Tollgate Road
Petitioner- Dr & Mrs. Nevzat Turkman

Fourth District

HEARING: Thursday, February 12, 1981 (9:45 A.M.)

This office supports the granting of this request. If granted, it is requested that the order be conditioned to require a detailed landscaping plan, submitted to and approved by the Division of Current Planning and Development.

NEG:JGH:ab

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

apc associates, inc. surveyors & engineers

DESCRIPTION OF PROPERTY
REISTERSTOWN ROAD AND OLD TOLLGATE ROAD
FOURTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at the corner formed by the intersection of the South-westerly side of Reisterstown Road, 66 feet wide, with the Northerly side of Old Tollgate Road; thence running from said point of beginning and binding along the Northerly side of Tollgate Road, referring all courses to the True Meridian as established for the Baltimore County Metropolitan District, North 86 degrees 49 minutes 30 seconds West 340.88 feet and North 54 degrees 55 minutes 00 seconds West 82.63 feet; thence leaving Old Tollgate Road and running North 45 degrees 36 minutes 00 seconds East 265.01 feet to intersect the South-westerly side of Reisterstown Road; thence binding thereon South 43 degrees 25 minutes 00 seconds East 330.17 feet to the point of beginning; containing 1.1266 acres more or less.

SUBJECT, however, to a 10 foot Easement for Sanitary Sewer crossing the above described aldn and shown on the Baltimore County Bureau of Land Acquisition Plan MW 68-152-4B.

Saving and excepting all that part of the above described property zoned B.L. 10/30/1980

Alan 107
OFFICE COPY

7427 harford road baltimore, md. 21234 tel: 301 444 4312
206 east main street elkton, md. 21921 301 398 7765

PETITION FOR SPECIAL HEARING

4th District

ZONING: Petition for Special Hearing
LOCATION: Northwest corner of Reisterstown Road and Old Tollgate Road
DATE & TIME: Thursday, February 12, 1981 at 9:45 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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve offstreet parking in a Residential Zone

All that parcel of land in the Fourth District of Baltimore County

Being the property of Dr. & Mrs. Nevzat Turkman as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, February 12, 1981 at 9:45 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

*Rescheduled 1/21/81
Catherine Lewis
alt notices at 1/21/81*

PETITION FOR SPECIAL HEARING

4th District

ZONING: Petition for Special Hearing
LOCATION: Northwest corner of Reisterstown Road and Old Tollgate Road
DATE & TIME: Tuesday, February 24, 1981 at 1:30 P.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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve offstreet parking in a Residential Zone

All that parcel of land in the Fourth District of Baltimore County

Being the property of Dr. & Mrs. Nevzat Turkman as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, February 24, 1981 at 1:30 P.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

Arnold Fleischmann, Esquire
40 W. Chesapeake Avenue
Towson, Maryland 21204

January 20, 1981

NOTICE OF HEARING

RE: Petition for Special Hearing - NW/C Reisterstown Road and Old Tollgate Road - Case No. 81-145-SPH

TIME: 1:30 P.M.

DATE: Tuesday, February 24, 1981

(Rescheduled from 2/12/81)

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

cc: Mr. Cicero H. Brown, Jr.
1008 Hart Road
Towson, Maryland 21204

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

No. 095118

DATE January 13, 1981 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED
FROM Cicero H. Brown, Jr.

FOR Filing Fee for Case No. 81-145-SPH

6817 13 25.00

VALIDATION OR SIGNATURE OF CASHIER

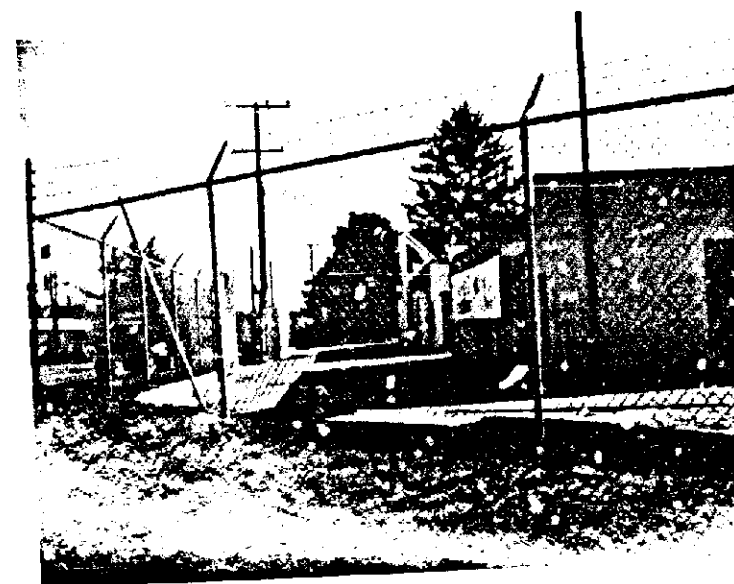
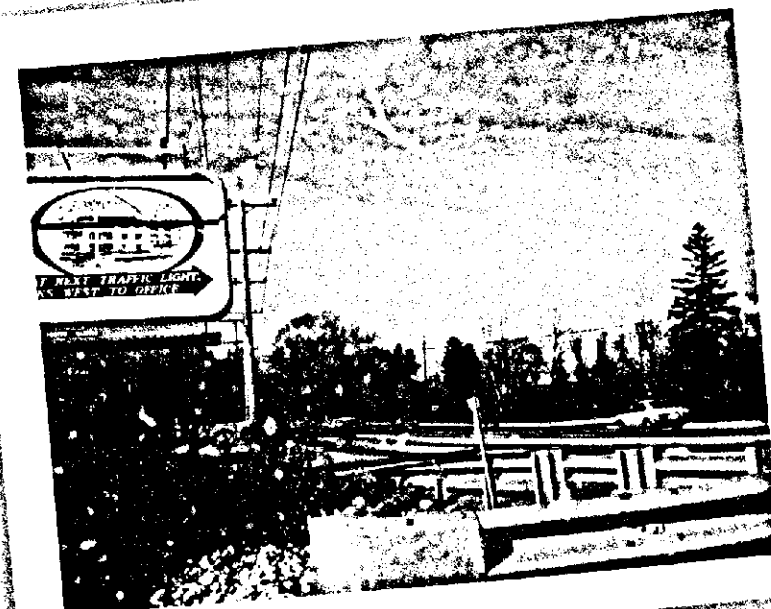
PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

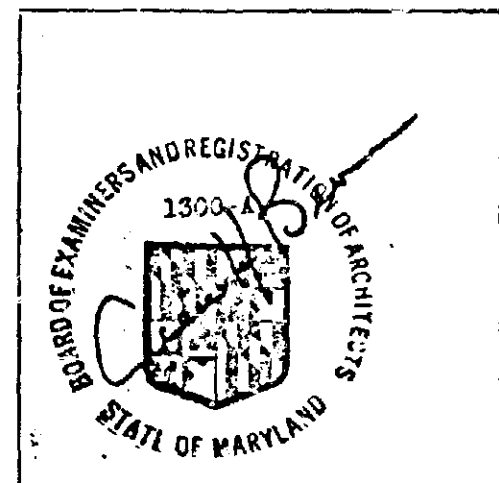
Reviewed by: OP
 Revised Plans: Change in outline or description Yes No
 Previous case: 55, 5017, 5286 X
 Map # NW 12 I
 REICE COPY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

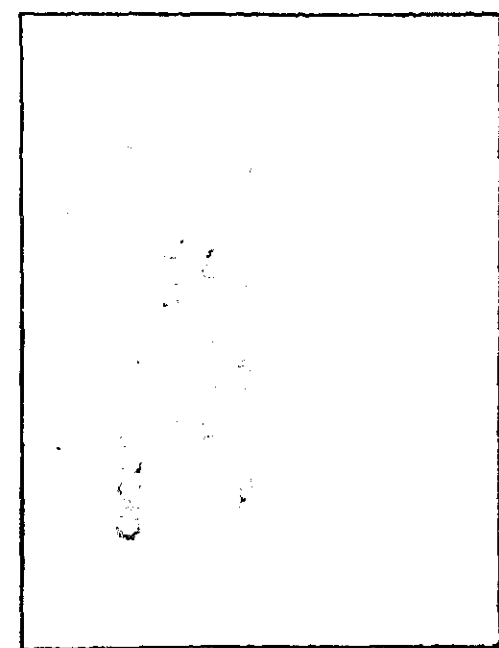
81-145 SPH

District: 4th
 Date of Posting: FEB 7-81
 Posted for: SPECIAL HEARING
 Petitioner: NEVZAT TURKMAN ET UX
 Location of property: NW/4 C. PEISTERSTOWN RD. AND OLD TOLGATE RD.
 Location of Signs: NW/4 C. OF PEISTERSTOWN & OLD TOLGATE RD.
 Remarks: _____
 Posted by: Stephen J. Quata
 Date of return: FEB. 20, 1981
 Number of Signs: 1





REVISED PLANS
JAN 2 1980
ITEM #107



PROPOSED MEDICAL OFFICE BUILDING
FOR DR. & MRS. NEVZAT TURKMAN
REISTERSTOWN RD. & FOLLGATE RD.
BALTIMORE COUNTY, MARYLAND

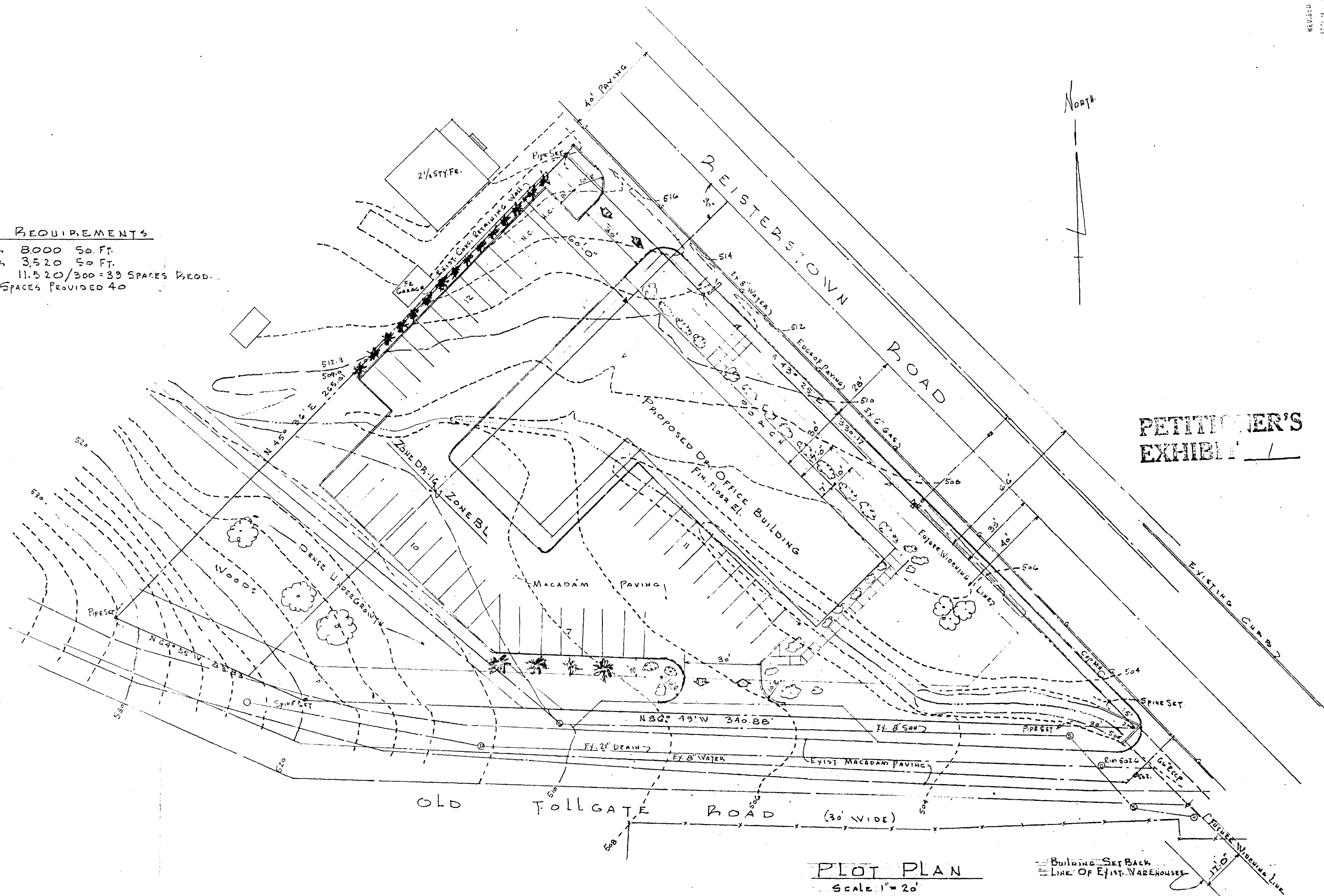
PLOT PLAN
REQUEST FOR
PARKING
EXCEPTION

Comm. No. 79.19
DATE 10 Nov 80
Scale 1"=20'

DRAWING No.
A-1

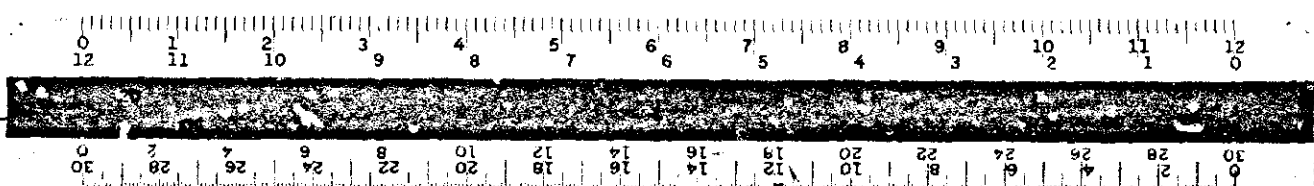
REVISED 12-24-80

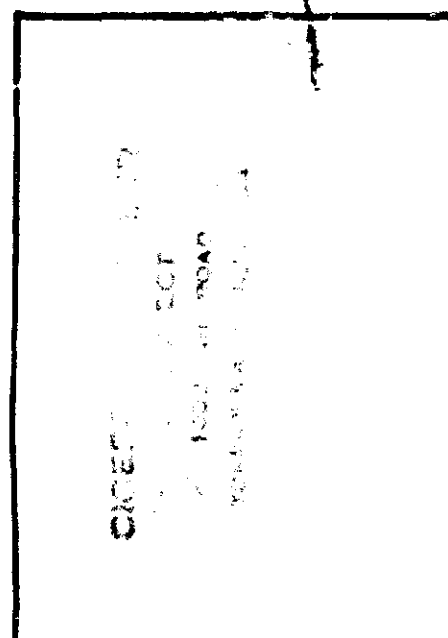
PARKING REQUIREMENTS
1ST FLOOR 8000 SQ. FT.
2ND FLOOR 3520 SQ. FT.
TOTAL 11,520/300=39 SPACES REQD.
SPACES PROVIDED 40



PLOT PLAN
Scale 1"=20'

- GENERAL NOTES.
1. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE PARKING AREA.
 2. NO LOADING SERVICE OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
 3. LIGHTING OF PARKING AREA SHALL BE REGULATED FOR GLARE CUTOFF & INTENSITY.
 4. PARKING AREA TO BE PROPERLY GRADED & MACADAM PAVED.
 5. HOURS OF OPERATION - DOCTOR'S OFFICE HOURS - NORMALLY 9 A.M. TO 5 P.M. (EXCEPTION 9 A.M. TO 9 P.M.)
 6. PARKING AREA TO BE PROPERLY REGULATED & PROPERLY MAINTAINED.
 7. EXISTING STREAM TO BE PIPED & RE-ROUTED TO CLEAR PROPOSED BUILDING.
 8. NEW ENTRANCE, CURB & GUTTER, DRAINAGE, ROAD ALIGNMENT SHALL CONFORM TO STATE HIGHWAY ADMIN. REQUIREMENTS.





PROPOSED MEDICAL OFFICE BUILDING
FOR DR. & MRS. NEVZAT TURKMAN
~~PRETSTERSTOWN RD. & TOLLGATE RD.~~
BALTIMORE COUNTY, MARYLAND

PLOT PLAN
REQUEST FOR
PARKING
EXCEPTION:

Comm. No. 7919

DATE 23 Apr 192

SCALE 1"=20'

DRAWING No.

A-1 5-14-81

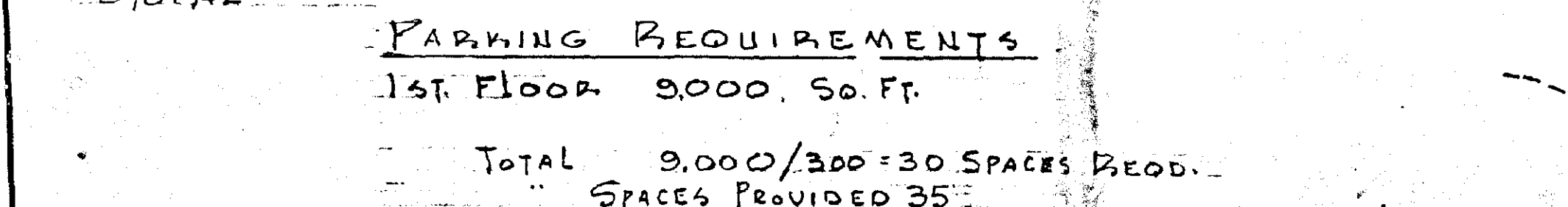
A-1 5-5-81

REVISED- 12-24-80

© 2004 Blackwell Publishing Ltd, *Journal of Internal Medicine* 255: 101–107

1

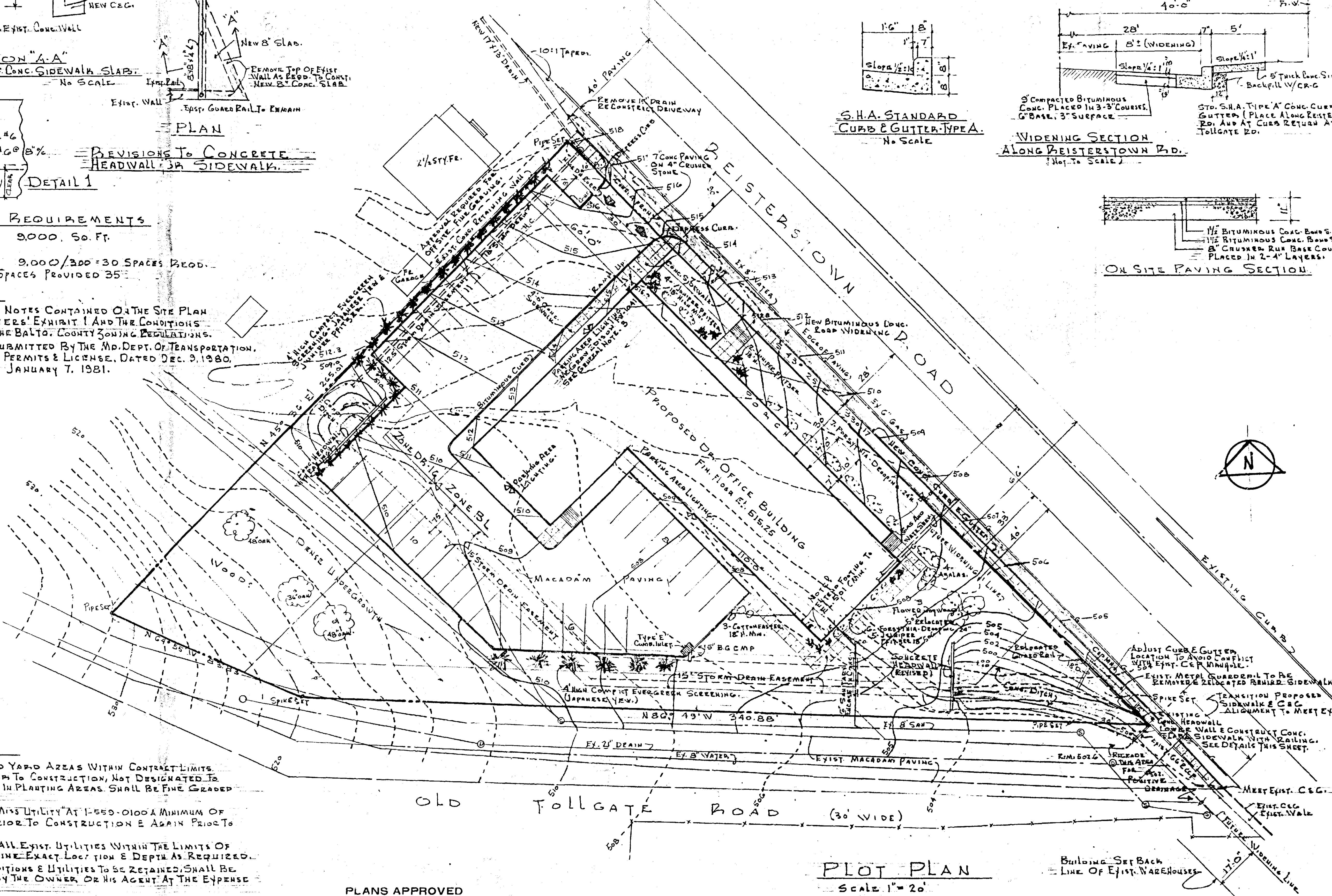
1



ZONING RESTRICTIONS:

1. COMPLIANCE WITH THE GENERAL NOTES CONTAINED ON THE SITE PLAN HEREIN REFERRED TO AS PETITIONERS' EXHIBIT 1 AND THE CONDITIONS CONTAINED IN SECTION 403.4 OF THE BALTO. COUNTY ZONING REGULATIONS.
2. COMPLIANCE WITH THE COMMENTS SUBMITTED BY THE MD. DEPT. OF TRANSPORTATION, DATED DEC. 11, 1980, THE DEPT. OF PERMITS & LICENSE, DATED DEC. 9, 1980.
3. THE DEPT. OF HEALTH, DATED JANUARY 7, 1981.

Highway Commission
of Baltimore
5/12/81
5/12/81



CONSTRUCTION NOTES.

1. ALL DISTURBED AREAS AND YARD AREAS WITHIN CONTRACT LIMITS, DISTURBED DURING OR PRIOR TO CONSTRUCTION, NOT DESIGNATED TO RECEIVE PAVING, OR MULCH IN PLANTING AREAS, SHALL BE FINE GRADED & SOOLED OR SEED.
2. THE CONTR. SHALL NOTIFY "MISS UTILITY" AT 1-550-0100 A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION & AGAIN PRIOR TO PLANTING.
3. THE CONTR. SHALL TEST PIT ALL EXIST. UTILITIES WITHIN THE LIMITS OF CONSTRUCTION TO DETERMINE EXACT LOCATION & DEPTH AS REQUIRED.
4. DAMAGE TO EXISTING CONDITIONS & UTILITIES TO BE RETAINED, SHALL BE REPAIRED AS REQUIRED BY THE OWNER OR HIS AGENT AT THE EXPENSE OF THE CONTRACTOR.
5. THE EXISTING INFORMATION SHOWN ON THIS PLAN IS FOR THE CONVENIENCE OF THOSE CONCERNED ONLY. THE CORRECTNESS OR COMPLETENESS OF THE INFORMATION SHOWN IS NOT WARRANTED OR GUARANTEED. THE CONTR. SHALL VERIFY ALL INFORMATION TO HIS OWN SATISFACTION.
6. ALL CONSTRUCTION SHALL CONFORM TO LATEST MSHA AND BALTIMORE COUNTY STANDARDS & SPECIFICATIONS.

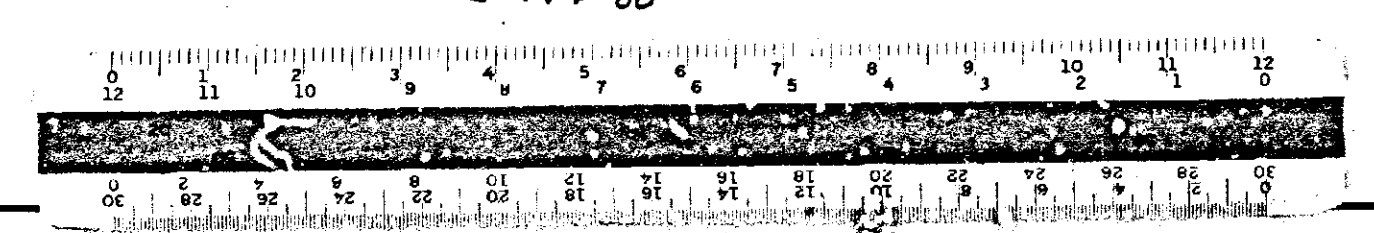
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY [Signature] PLANNING
DATE 8/17/81
BY [Signature] ZONING COMMISSIONER
DATE 8/15/81

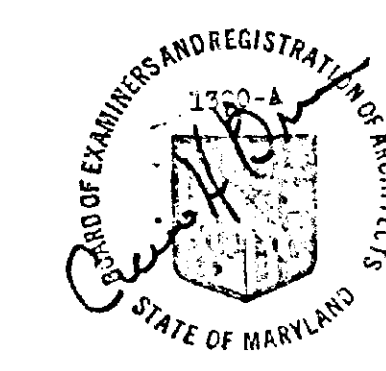
Scale 1" = 20'

GENERAL NOTES.

1. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE PARKING AREA.
2. NO LOADING SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
3. LIGHTING OF PARKING AREA SHALL BE REGULATED FOR GLARE CUTOFF & INTENSITY.
4. PARKING AREA TO BE PROPERLY GRADED & MACADAM PAVED.
5. HOURS OF OPERATION - DOCTORS OFFICE HOURS, NORMALLY 9 A.M. TO 5 P.M. (EXCEPTION 9 A.M. TO 9 P.M.)
6. PARKING AREA TO BE PROPERLY REGULATED & PROPERLY MAINTAINED.
7. EXISTING STREAM TO BE PIPED & RE-ROUTED TO CLEAR PROPOSED BUILDING.
8. NEW ENTRANCE, CURB & GUTTER, DRAINAGE, ROAD ALIGNMENT SHALL CONFORM TO STATE HIGHWAY ADM. REQUIREMENTS.
9. EXTERIOR LIGHTING FIXTURES (PARKING AREA LIGHTING) SHALL BE ARRANGED AS TO REFLECT THE LIGHTS AWAY FROM RESIDENTIAL LOT. FIXTURES - MCGRAW EDISON FW-1041.

REVISE S.H.A. REQUIREMENTS G-14-B
PLAN REVISED MAY 5, 1981 TO
INCORPORATE ZONING RESTRICTION
1.2 & 3. No. 81-145 - SPH (ITEM No. 10
DATED MAR. 6, 19





JOHN E. BROWN, JR.
ARCHITECT
100 HART ROAD
TOWSON, MARYLAND 21204

PROPOSED MEDICAL OFFICE BUILDING
FOR DR. & MRS. NEVZAT TURKMAN
REISTERSTOWN RD. & TOLLGATE RD.
BALTIMORE COUNTY, MARYLAND

PLOT PLAN
REQUEST FOR
PARKING
EXCEPTION.

COMM. No. 7919
DATE 23 APR 1981
SCALE 1"=20'

DRAWING No.
A-1
5-5-81
3-31-81
REVISED 12-24-80

PLAN REVISED MAY 5, 1981 TO
INCORPORATE ZONING RESTRICTIONS
1.2 & 3. No. 81-145-SPH (ITEM No. 107)
DATED MAR. 6, 1981.

PARKING REQUIREMENTS

1ST FLOOR 9000 SQ. FT.

TOTAL 9,000/300 = 30 SPACES REQD.
SPACES PROVIDED 35

ZONING RESTRICTIONS:

1. COMPLIANCE WITH THE GENERAL NOTES CONTAINED ON THE SITE PLAN HEREIN REFERRED TO AS PETITIONERS' EXHIBIT 1 AND THE CONDITIONS CONTAINED IN SECTION 403.4 OF THE BALTO. COUNTY ZONING REGULATIONS.
2. COMPLIANCE WITH THE COMMENTS SUBMITTED BY THE MD. DEPT. OF TRANSPORTATION, DATED DEC. 11, 1980, THE DEPT. OF PERMITS & LICENSE, DATED DEC. 2, 1980, & THE DEPT. OF HEALTH, DATED JANUARY 7, 1981.

CONSTRUCTION NOTES.

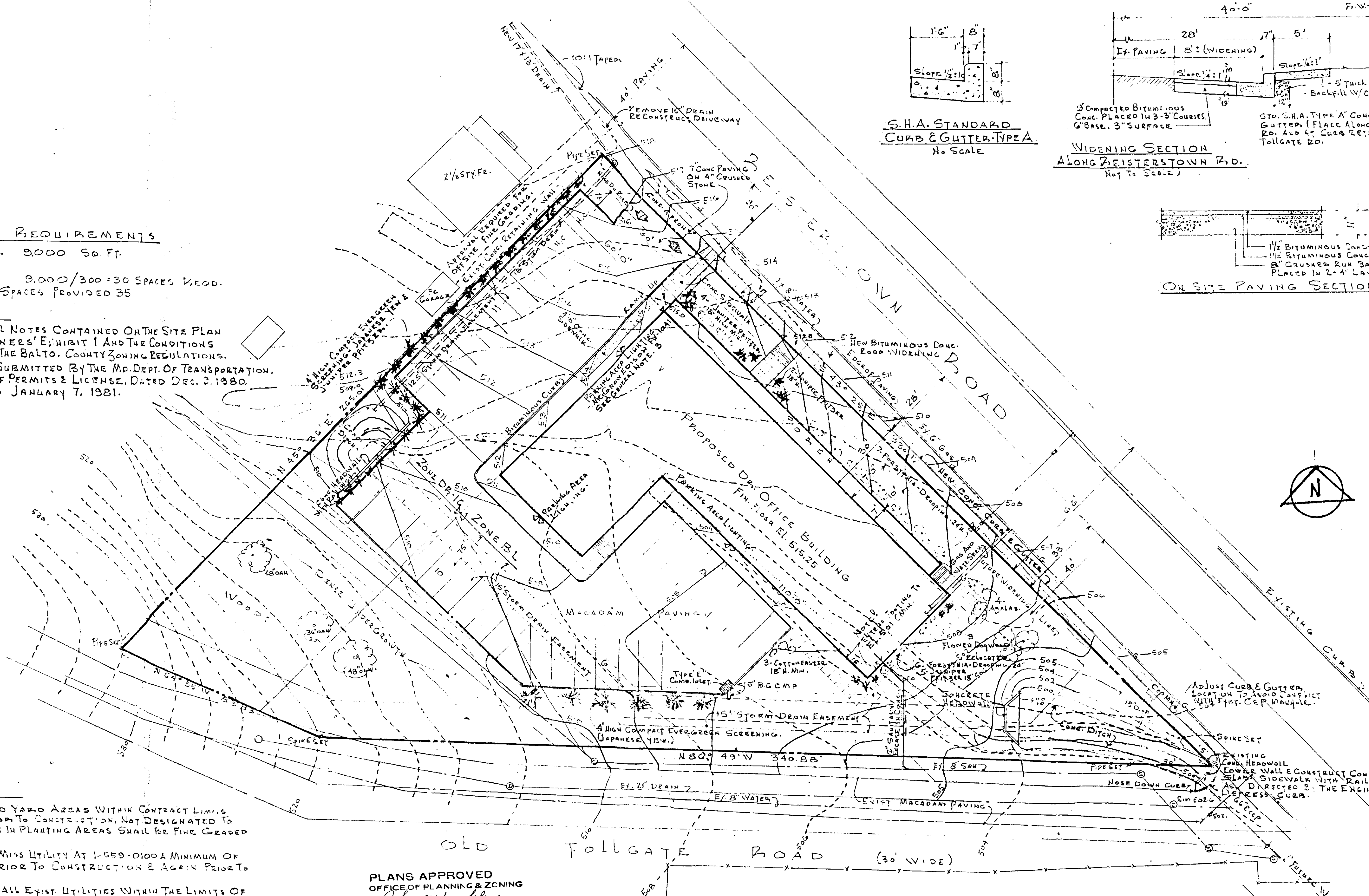
1. ALL DISTURBED AREAS AND YARD AREAS WITHIN CONTRACT LIMITS, DISTURBED DURING OR PRIOR TO CONSTRUCTION, NOT DESIGNATED TO RECEIVE PAVING, OR MULCH IN PLANTING AREAS SHALL BE FINE GRADED & SOODED OR SEEDED.
2. THE CONTR. SHALL NOTIFY "MISS UTILITY" AT 1-559-0100 A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION & AGAIN PRIOR TO PLANTING.
3. THE CONTR. SHALL TEST PIT ALL EXIST. UTILITIES WITHIN THE LIMITS OF CONSTRUCTION TO DETERMINE EXACT LOCATION & DEPTH AS REQUIRED.
4. DAMAGE TO EXISTING CONDITIONS & UTILITIES TO BE REPAIRED, SHALL BE REPAIRED AS REQUIRED BY THE OWNER, OR HIS AGENT AT THE EXPENSE OF THE CONTRACTOR.
5. THE EXISTING INFORMATION SHOWN ON THIS PLAN IS FOR THE CONVENIENCE OF THOSE CONCERNED ONLY. THE CORRECTNESS OR COMPLETENESS OF THE INFORMATION SHOWN IS NOT WARRANTED OR GUARANTEED. THE CONTR. SHALL VERIFY ALL INFORMATION TO HIS OWN SATISFACTION.
6. ALL CONSTRUCTION SHALL CONFORM TO LATEST MSHA AND BALTIMORE COUNTY STANDARDS & SPECIFICATIONS.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *John E. Brown, Jr.*
DATE 5/28/81
FOR *John E. Brown, Jr.*
ZONING COMMISSIONER
DATE 5/27/81
80-145-SPH
C-774-80

PLOT PLAN
Scale 1"=20'

GENERAL NOTES.

1. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE PARKING AREA.
2. NO LOADING SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
3. LIGHTING OF PARKING AREA SHALL BE REGULATED FOR GLARE CUTOFF & INTENSITY.
4. PARKING AREA TO BE PROPERLY GRADED & MACADAM PAVED.
5. HOURS OF OPERATION - DOCTOR'S OFFICE HOUSE, NORMALLY 9 A.M. TO 5 P.M. (EXCEPTION 9 A.M. TO 9 P.M.)
6. PARKING AREA TO BE PROPERLY REGULATED & PROPERLY MAINTAINED.
7. EXISTING STREAM TO BE PIPED & RE-ROUTED TO CLEAR PROPOSED BUILDING.
8. NEW ENTRANCE, CURB & GUTTER, DRAINAGE, ROAD ALIGNMENT SHALL CONFORM TO STATE HIGHWAY ADM REQUIREMENTS.
9. EXTERIOR LIGHTING FIXTURES (PARKING AREA LIGHTING) SHALL BE ARRANGED AS TO REFLECT THE LIGHTS AWAY FROM RESIDENTIAL LOT. FIXTURES - MCGRAW EDISON FW-1041.



S.H.A. STANDARD
CURB & GUTTER - TYPE A
No SCALE

WIDENING SECTION
ALONG REISTERSTOWN RD.
Not To Scale

ON SITE PAVING SECTION

