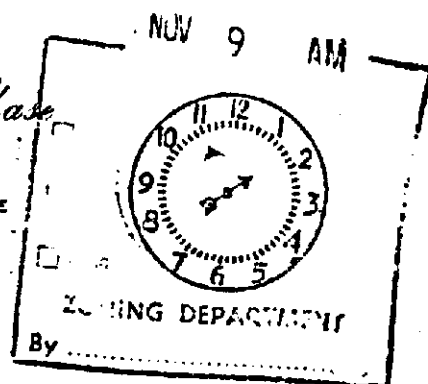


13-2499

Law Offices
Harry L. Chase

WILLIAM CHASE



11/21/83
To SD

82-206-X

STANLEY A. KLATSKY

1001 N. Calvert Street
Baltimore, Maryland 2

(301) 555-5010

November 7, 1983

Arnold Jablon, Esquire
Zoning Commissioner
Baltimore County
Court House
Towson, MD 21204

Re: 122 Slade Avenue

Dear Mr. Jablon:

I am writing you this letter on behalf of my clients, the developers of 122 Slade Avenue who have currently finished the building that they were constructing on said property for medical offices. Under Section 409.2(c) a screening was required by planting shrubbery between 122 Slade and 120 Slade. Subsequent to the awarding of the permits in this case and the construction of the building, my clients, which is 122 Slade Limited Partnership purchased the building at 120 Slade Avenue and in the near future plan to demolish same for additional parking.

It is the intention of this letter to request your office to waive at this time the screening under the permit as provided in the above stated section.

Thank you for your cooperation in this matter.

Very truly yours,

HARRY L. CHASE

HLC / de

November 21, 1983

The above screening requirements must be complied with until such time as a razing permit for 120 Slade Avenue and a building permit to construct parking thereon has been applied for and issued. Subsequent to said permits being granted, this office will approve a revised plan for 122 Slade Avenue omitting the subject screening.

ARNOLD JABLON

Zoning Commissioner for Baltimore County

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 11, 1982

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

Harry L. Chase, Esquire
1001 N. Calvert Street
Baltimore, Maryland 21202

RE: Item No. 124
Petitioner - Stanley A. Klatsky
Special Exception Petition

Dear Mr. Chase:

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.

The subject property, currently zoned R.O., is located on the north side of Slade Avenue west of Reisterstown Road in the 3rd Election District and is improved with a detached dwelling and garage. Surrounding properties are similarly zoned and are improved with dwellings to the east and south, directly opposite this property, while an office, converted from a dwelling, (Case #80-168-XA) exists to the southwest. The adjacent property to the west consists of vacant land that was granted a special exception for an office building (Case #80-169-X).

In view of your proposal to raise the existing structures and construct a medical office building, this hearing is required. Revised site plans were approved by the Planning Board on February 18, 1982.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Inc.
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

ENCLOSURE

cc: Mr. Geoffrey D. Kroll, 10300 S. Dolfield Road, Owings Mills, Md. 21117
Evans, Hagan & Holdefex, 8013 Belair Road, Baltimore, Md. 21236



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

February 4, 1982

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

Re: Item #124 (1981-1982)
Property Owner: Stanley A. Klatsky
N/WS Slade Avenue 606.23' S/W of Reisterstown Rd.
Acres: 0.983 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:

The comments which were supplied in conjunction with the Zoning Advisory Committee review of this property for Item 62 (1980-1981) are referred to for your consideration.

The proposed Slade Avenue Relocation referred to therein, will be a Baltimore County road in this vicinity; otherwise, this office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 124 (1981-1982).

Very truly yours,

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

RAM:EAM:FWR:ss

cc: John J. Trenner
Jack Wimbley

Attachment

O-SW Key Sheet
26 NW 20 Pos. Sheet
NW 7 E Topo
78 Tax Map

October 31, 1980

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

Re: Item #62 (1980-1981)
Property Owner: Stanley A. Klatsky, M.D.
N/WS Slade Avenue 606.23' S/W of Reisterstown Road
Acres: 118.53/118.50 x 359.90/362.59
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.

Highways:

Slade Avenue (Md. 390) and the proposed Slade Avenue Relocation are State Highway Administration projects; 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.

The existing portion of Slade Avenue is being considered for acceptance by Baltimore County for maintenance; therefore, in anticipation of County maintenance, this section of Slade Avenue is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including any reversible easements for slopes necessary, will be required in connection with any grading or building permit application.

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

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

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.

Item #62 (1980-1981)
Property Owner: Stanley A. Klatsky, M.D.
Page 2
October 31, 1980

Storm Drains:

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

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

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving the residence on this site.

It is anticipated that no sanitary sewer connection allocations will be available for projects within the Gwynne Falls drainage basin until the improvements at the Patapsco Waste Water Treatment Plant are completed, which is expected to be in June 1981.

The Petitioner is responsible for the cost of capping and plugging any existing service connections not used to serve the proposed multi-story office building.

Very truly yours,

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

RAM:EAM:FWR:ss

cc: J. Trenner
J. Soars
G. Wittman (SHA)

O-SW Key Sheet
26 NW 20 Pos. Sheet
NW 7 E Topo
78 Tax Map



Maryland Department of Transportation

State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

January 18, 1982

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of Jan. 12, 1982
ITEM: 124
Property Owner: Stanley A. Klatsky
Location: NW/SE Slade Avenue
Route 890, 606.23' SW of
Reisterstown Road
Existing Zoning: R-O
Proposed Zoning: Special
Exception for a Class B Office
Building in an R-O zone.
Acres: 0.983
District 3rd

Dear Mr. Hammond:

On review of the preliminary plan of December 22, 1981 and field inspection, the State Highway Administration finds the plan generally acceptable.

However, it is recommended that the entrance width be increased to 30' and construction be of the depressed curb type to conform with the existing entrances in the area.

I am sending a sketch showing a depressed 30' entrance instead of the 25' radius return type entrance.

The State Highway Administration will require the developer to obtain an S.H.A. access permit to relocate the entrance and post a bond in the amount of \$3,000.00 to guarantee construction.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

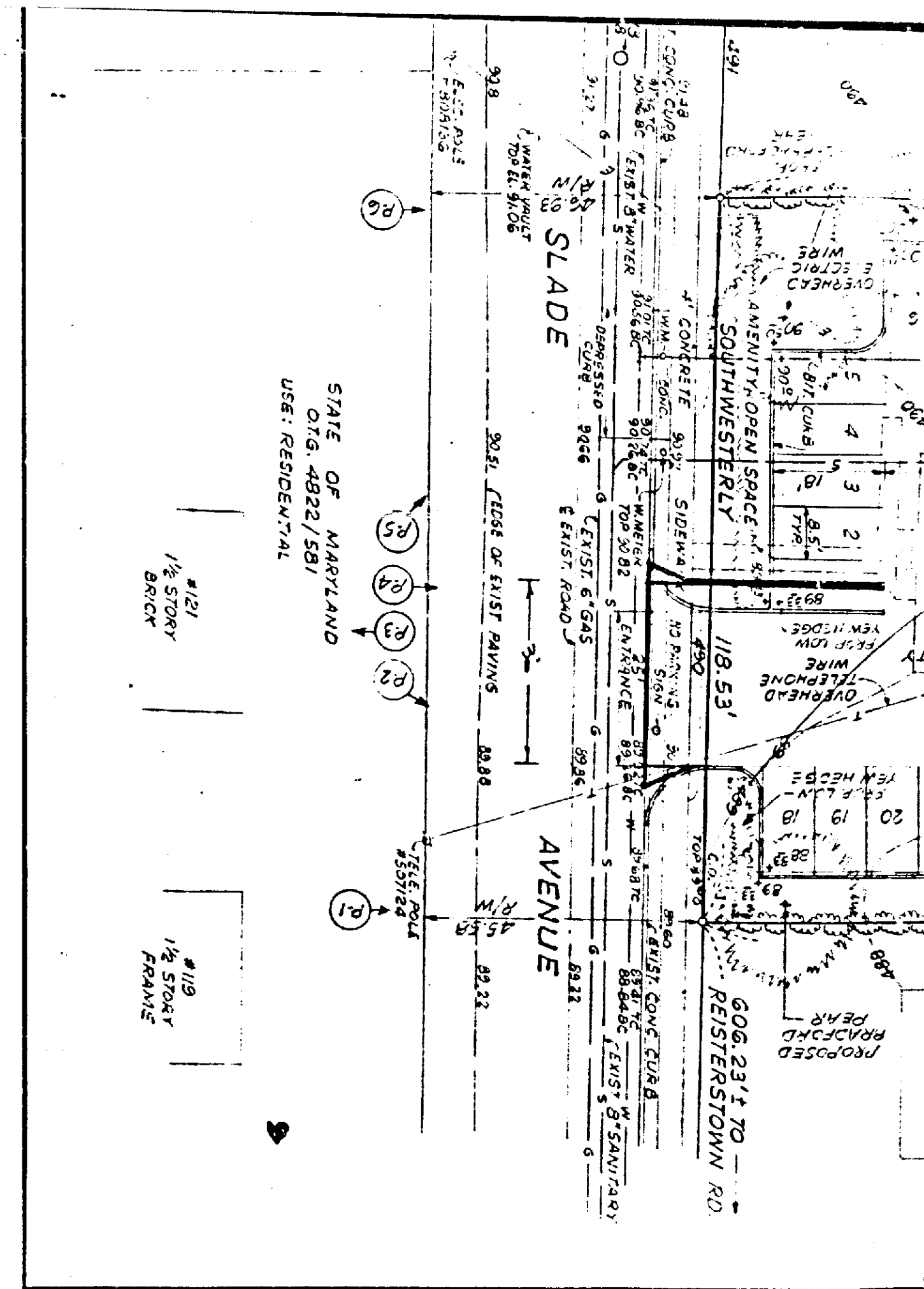
Attachment

cc: Mr. J. Wimbley

By: George Wittman

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383 7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



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

NORMAN E. GERBER
DIRECTOR

March 1, 1982

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 #124, Zoning Advisory Committee Meeting, January 12, 1982, are as follows:

Property Owner: Stanley A. Klatsky
Location: NW/SE Slade Avenue 606.23' SW of Reisterstown Road
Acres: 0.983
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.

The R.O. Development Plan was approved by the Baltimore County Planning Board on February 18, 1982.

Very truly yours,

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

JLW:rh



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

January 29, 1982

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

Dear Mr. Hammond:

Comments on Item 124, Zoning Advisory Committee Meeting of January 12, 1982, are as follows:

Property Owner: Stanley A. Klatsky
Location: NW/S Slade Avenue 606.23' SW of Reisterstown Road
Existing Zoning: R-O
Proposed Zoning: Special Exception for a Class B Office Building in an R-O zone.

Acres: 0.983
District: 3rd
Metropolitan water and sewer are available.
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.

Very truly yours,

Jan J. Forrest
Jan J. Forrest
Director

BUREAU OF ENVIRONMENTAL SERVICES

IJF:ru



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
6-7-7310

PAUL H. REINCKE
CHIEF

February 24, 1982

Mr. William E. 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: Stanley A. Klatsky

Location: NW/S Slade Avenue, 606.23' SW of Reisterstown Road

Item No.: 124

Zoning Agenda: Meeting of January 12, 1982

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.

XX 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 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.

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

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

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

REVIEWED BY: *John J. Kelly* 2/24/82
Planning Group
Special Inspection Division

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

/mb

3/23
82-206-X



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

January 27, 1982

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

Dear Mr. Hammond:

Comments on Item 124 Zoning Advisory Committee Meeting, January 12, 1982 are as follows:

Property Owner: Stanley A. Klatsky
Location: NW/S Slade Avenue 606.23' SW of Reisterstown Road
Existing Zoning: R-O
Proposed Zoning:

Acres: 0.983
District: 3rd

The items checked below are applicable: applicable

X A. All structures shall conform to the Baltimore County Building Code, 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/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/s _____

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

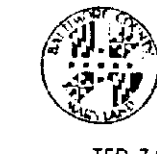
H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.

X I. Comments: Construction plans will be reviewed for Code compliance when submitted for a building permit. Comments here will deal with plot plan. Handicapped spaces shall be located so as not to compel the handicapped to pass behind parked vehicles. See State Handicapped Code, also show curb cuts, submitted to the office of Planning and Zoning and are not intended to signs and etc. 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. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

March 3, 1982

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

Dear Mr. Hammond:

REVISED
Comments on Item 124 Zoning Advisory Committee Meeting, March 2, 1982 are as follows:

Property Owner: Stanley A. Klatsky
Location: NW/S Slade Avenue 606.23' SW of Reisterstown Road
Existing Zoning: R-O
Proposed Zoning:

Acres: 0.983
District: 3rd

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code, 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/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/s _____

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s 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 211.

X I. Comments: Handicapped parking has not been relocated to comply with Sect. 05 of Code of Maryland Regulations 05.01.07. As it is possible to locate at least one R.O. on each end of building at spaces #72 and #17. Review of construction drawings will be done when a permit is applied for, no 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. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 8, 1982

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

Z.A.C. Meeting of: January 12, 1982

RE: Item No: 123, 124, 125
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
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 82-206-X

Date: March 10, 1982

The subject plan was approved by the Baltimore County Planning Board at its regular meeting on February 18, 1982.

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

NEG:JGH:rmc



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 18, 1982

Harry L. Chase, Esquire
1001 N. Calvert Street
Baltimore, Maryland 21202

RE: Petition for Special Exception
NW/S of Slade Ave., 639' SW of centerline
of Reisterstown Rd.
Stanley A. Klatsky - Petitioner
Case #82-206-X

Dear Mr. Chase:

This is to advise you that \$63.10 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

PETITION FOR SPECIAL EXCEPTION

3rd DISTRICT

ZONING: Petition for Special Exception
LOCATION: Northwest side of Slade Ave., 639 ft. Southwest of centerline of Reisterstown Rd.
DATE & TIME: Tuesday, March 23, 1982, at 10:30 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:

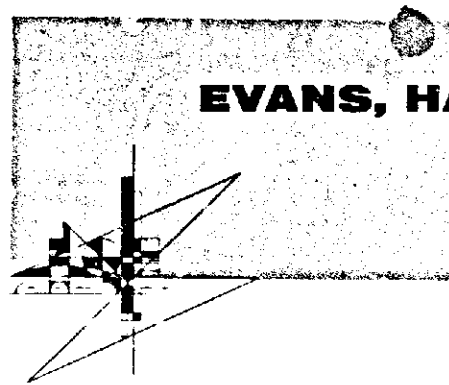
Petition for Special Exception for Class B Office Building in an R.O. Zone

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

Being the property of Stanley A. Klatsky as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, March 23, 1982 at 10:30 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



EVANS, HAGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR ROAD / BALTIMORE, MD. 21236 (301) 668-1501
529 KENILWORTH STREET / CAMBRIDGE, MD. 21613 (301) 228-3356
111 JOHN STREET / WESTMINSTER, MD. 21157 (301) 833-1790
11 S. WASHINGTON STREET / EASTON, MD. 21821 (301) 822-5433

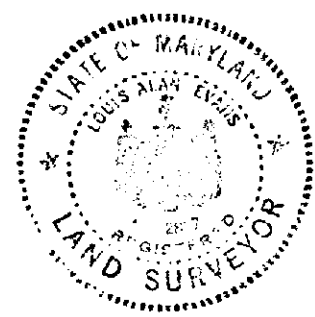
February 22, 1982

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL
EXCEPTION FOR CLASS "B" OFFICE BUILDING IN R.O. ZONE
AT NO. 122 SLADE AVENUE
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME on the northwest side of Slade Avenue at a point distant 639 feet, more or less, measured in a southwesterly direction on said northwest side of Slade Avenue from its intersection with the centerline of Reisterstown Road, thence leaving said place of beginning and running and binding on said northwest side of Slade Avenue (1) Southwesterly 118.53 feet, thence running the three following courses and distances, viz: (2) North 30 degrees 30 minutes 00 seconds West 359.90 feet, thence (3) North 59 degrees 30 minutes 00 seconds East 118.50 feet, and thence (4) South 30 degrees 30 minutes 00 seconds East 362.59 feet to the place of beginning.

Containing 42,808 square feet or 0.983 acres of land, more or less.

NOTE: THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.



REVISED PLANS

L. Alan Evans

L. ALAN EVANS, P.E., L.S.
J. CARROLL HAGAN, L.S.
GEORGE W. HOLDEFER, P.E.
JURI MAISTE, L.S.

CAMBRIDGE and EASTON

WESTMINSTER

JESSE W. HURLEY

RICHARD L. HULL, P.L.S.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 11, 1982

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

Harry L. Chase, Esquire
1001 N. Calvert Street
Baltimore, Maryland 21202

RE: Item No. 124
Petitioner - Stanley A. Klatsky
Special Exception Petition

Dear Mr. Chase:

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.

The subject property, currently zoned R.O., is located on the north side of Slade Avenue west of Reisterstown Road in the 3rd Election District and is improved with a detached dwelling and garage. Surrounding properties are similarly zoned and are improved with dwellings to the east and south, directly opposite this property, while an office, converted from a dwelling, (Case #80-168-XA) exists to the southwest. The adjacent property to the west consists of vacant land that was granted a special exception for an office building (Case #80-169-X).

In view of your proposal to raze the existing structures and construct a medical office building, this hearing is required. Revised site plans were approved by the Planning Board on February 18, 1982.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Jr.
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NB:rbec

Enclosures

cc: Mr. Geoffrey D. Kroll, 10300 S. Dolfield Road, Owings Mills, Md. 21117
Evans, Hagan & Holdefer, 8013 Belair Road, Baltimore, Md. 21236

Harry L. Chase, Esquire
1001 N. Calvert Street
Baltimore, Maryland 21202

February 24, 1982

NOTICE OF HEARING

RE: Petition for Special Exception
NW/s of Slade Ave., 639' SW of centerline of
Reisterstown Road
Stanley A. Klatsky, Petitioner
Case #82-206-X

TIME: 10:30 A.M.

DATE: Tuesday, March 23, 1982

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

TOWSON, MARYLAND

cc: Geoffrey D. Kroll
10300 S. Dolfield Road
Owings Mills, MD 21117

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

February 1, 1982

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

Re: Item #124 (1981-1982)
Property Owner: Stanley A. Klatsky
N/WS Slade Avenue 606.23' S/W of Reisterstown Rd.
Acres: 0.983 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:

The comments which were supplied in conjunction with the Zoning Advisory Committee review of this property for Item 62 (1980-1981) are referred to for your consideration.

The proposed Slade Avenue Relocation referred to therein, will be a Baltimore County road in this vicinity; otherwise, this office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item 124 (1981-1982).

Very truly yours,

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

RAM:EAM:FWR:ss

cc: John J. Trenner
Jack Wimbley

Attachment

O-SW Key Sheet
26 NW 20 Pos. Sheet
NW 7 E Topo
78 Tax Map

April 15, 1982

Harry L. Chase, Esquire
1001 North Calvert Street
Baltimore, Maryland 21202

RE: Petition for Special Exception
NW/S of Slade Avenue, 639' SW of
the centerline of Reisterstown Road -
3rd Election District
Stanley A. Klatsky - Petitioner
NO. 82-206-X (Item No. 124)

Dear Mr. Chase:

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/srl

Attachments

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

October 31, 1980

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

Re: Item #62 (1980-1981)
Property Owner: Stanley A. Klatsky, M.D.
N/S Slade Avenue 606.23' W. of Reisterstown Road
Acres: 118.53/118.50 x 359.90/362.59
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.

Highways:

Slade Avenue (Md. 393) and the proposed Slade Avenue Relocation are State Highway Administration projects; 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.

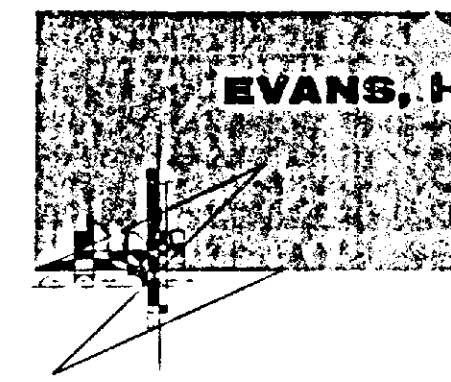
The existing portion of Slade Avenue is being considered for acceptance by Baltimore County for maintenance; therefore, in anticipation of County maintenance, this section of Slade Avenue is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including any reversible easements for slopes necessary, will be required in connection with any grading or building permit application.

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

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

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.



EVANS, HAGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR ROAD / BALTIMORE, MD. 21236 (301) 668-1501
529 POPLAR STREET / CAMBRIDGE, MD. 21613 (301) 228-3356
111 JOHN STREET / WESTMINSTER, MD. 21157 (301) 833-1790
11 S. WASHINGTON STREET / EASTON, MD. 21821 (301) 822-5433

December 22, 1981

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL
EXCEPTION FOR CLASS "B" OFFICE BUILDING IN R.O. ZONE
AT NO. 122 SLADE AVENUE
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME on the northwest side of Slade Avenue at a point distant 606.23 feet, more or less, measured in a southwesterly direction on said northwest side of Slade Avenue from its intersection with the southwest side of Reisterstown Road, thence leaving said place of beginning and running and binding on said northwest side of Slade Avenue (1) Southwesterly 118.53 feet, thence running the three following courses and distances, viz: (2) North 30 degrees 30 minutes 00 seconds West 359.90 feet, thence (3) North 59 degrees 30 minutes 00 seconds East 118.50 feet, and thence (4) South 30 degrees 30 minutes 00 seconds East 362.59 feet to the place of beginning.

Containing 42,808 square feet or 0.983 acre of land, more or less.

NOTE: THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.



L. Alan Evans

OLD

L. ALAN EVANS, P.E., L.S.
J. CARROLL HAGAN, L.S.
GEORGE W. HOLDEFER, P.E.
JURI MAISTE, L.S.

CAMBRIDGE and EASTON

WESTMINSTER

JESSE W. HURLEY

RICHARD L. HULL, P.L.S.

Item #62 (1980-1981)
Property Owner: Stanley A. Klatsky, M.D.
Page 2
October 31, 1980

Storm Drains:

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

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

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving the residence on this site.

It is anticipated that no sanitary sewer connection allocations will be available for projects within the Gaynes Falls drainage basin until the improvements at the Patapsco State Water Treatment Plant are completed, which is expected to be in June 1981.

The Petitioner is responsible for the cost of capping and plugging any existing service connections not used to serve the proposed multi-story office building.

Very truly yours,

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

RAM:CMH:FWR:ss

cc: J. Trenner
J. Somers
G. Wittman (SHA)

O-SW Key Sheet
26 NW 20 Pos. Sheet
NW 7 E Topo
78 Tax Map

January 18, 1982

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of Jan. 12, 1982
ITEM: 124
Property Owner: Stanley A. Klatsky
Location: NW/SE Slade Avenue
Route 890, 606.23' SW of Reisterstown Road
Existing Zoning: R-O
Proposed Zoning: Special Exception for a Class B Office Building in an R-O zone.
Acres: 0.983
District 3rd

Dear Mr. Hammond:

On review of the preliminary plan of December 22, 1981 and field inspection, the State Highway Administration finds the plan generally acceptable.

However, it is recommended that the entrance width be increased to 30' and construction be of the depressed curb type to conform with the existing entrances in the area.

I am sending a sketch showing a depressed 30' entrance instead of the 25' radius return type entrance.

The State Highway Administration will require the developer to obtain an S.H.A. access permit to relocate the entrance and post a bond in the amount of \$3,000.00 to guarantee construction.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

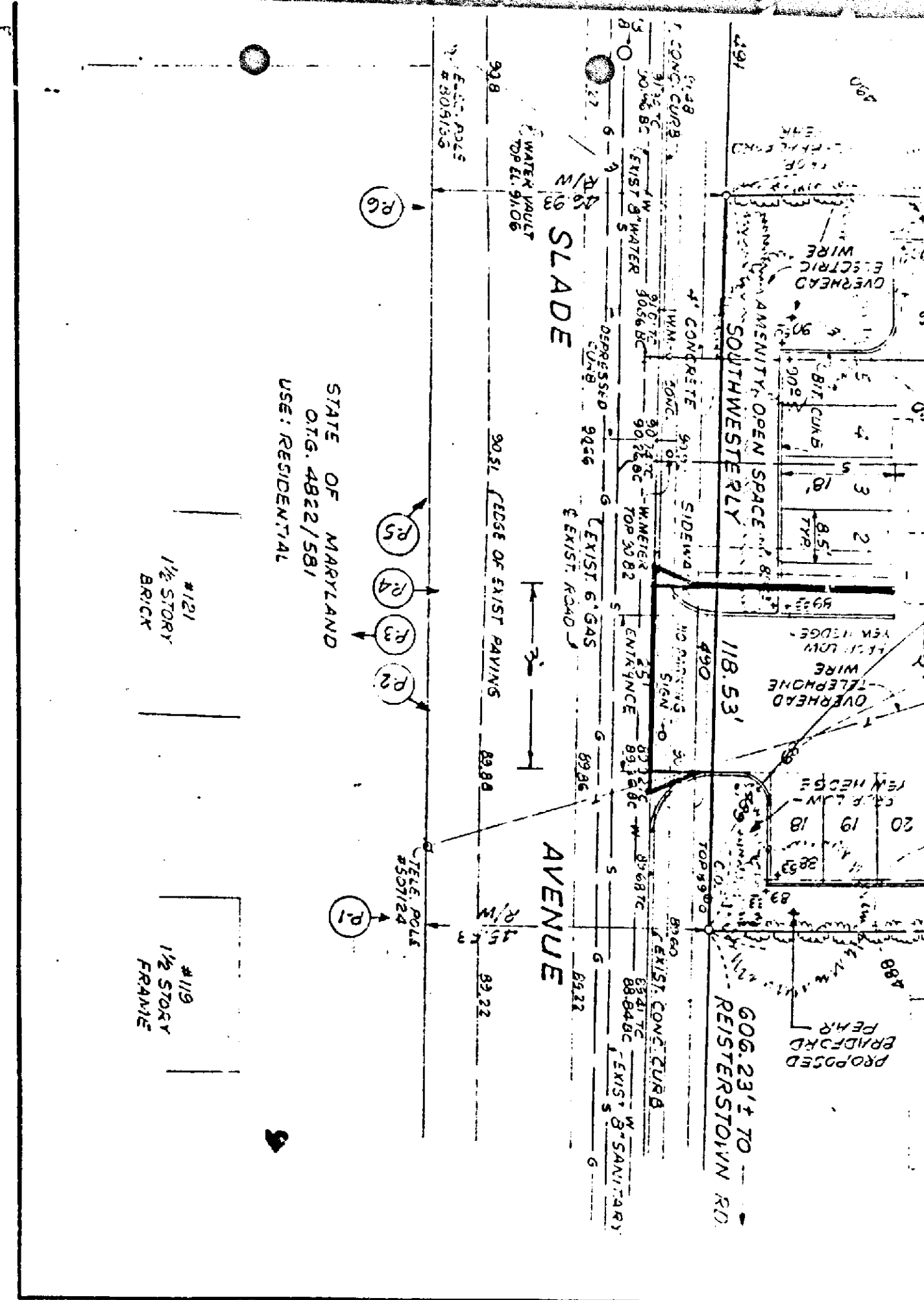
Attachment

cc: Mr. J. Wimbley

By: George Wittman

My telephone number is

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5882 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



March 1, 1982

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

Dear Mr. Hammond:

Comment on Item #124, Zoning Advisory Committee Meeting, January 12, 1982, are as follows:

Property Owner: Stanley A. Klatsky
Location: NW/SE Slade Avenue 606.23' SW of Reisterstown Road
Acres: 0.983
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.

The R.O. Development Plan was approved by the Baltimore County Planning Board on February 18, 1982.

Very truly yours,

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

JLW:rh

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

Dear Mr. Hammond:

Comments on Item 124, Zoning Advisory Committee Meeting of January 12, 1982, are as follows:

Property Owner: Stanley A. Klatsky
Location: NW/SE Slade Avenue 606.23' SW of Reisterstown Road
Existing Zoning: R-O
Proposed Zoning: Special Exception for a Class B Office Building in an R-O zone.
Acres: 0.983
District: 3rd
Metropolitan water and sewer are available.
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.

Very truly yours,

Jan J. Forrest
Jan J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF:rus

PAUL H. REINCKE
CHIEF

February 24, 1982

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: Stanley A. Klatsky

Location: NW/SE Slade Avenue, 606.23' SW of Reisterstown Road

Item No.: 124

Zoning Agenda: Meeting of January 12, 1982

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 300 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.

REVIEWED BY: [Signature]

Noted and

Approved:

Planning Group

Special Inspection Division

/mb

TED ZALESKI, JR.
DIRECTOR

January 27, 1982

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

Dear Mr. Hammond:

Comments on Item #124 Zoning Advisory Committee Meeting, January 12, 1982 are as follows:

Property Owner: Stanley A. Klatsky
Location: NW/SE Slade Avenue 606.23' SW of Reisterstown Road
Existing Zoning: R-O
Proposed Zoning: I-O

Acres: 0.983
District: 3rd

The items checked below are applicable: applicable

A. All structures shall conform to the Baltimore County Building Code, the State of Maryland Code (for the Handicapped and Age), and other applicable Codes.

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/is not required.

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 5" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set 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 211.

I. Comments: Construction plans will be reviewed for Code compliance when submitted for a building permit. Comments here will deal with plot plan. Handicapped spaces shall be located so as not to compel the handicapped to pass behind parked vehicles. See State Handicapped Code, also show curb cuts, submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.

NOTE: These comments reflect only on the information provided by the drawing. Handicapped Code 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. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

TED ZALESKI, JR.
DIRECTOR

March 3, 1982

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

Dear Mr. Hammond:

Comments on Item #124 Zoning Advisory Committee Meeting, March 2, 1982 are as follows:

Property Owner: Stanley A. Klatsky
Location: NW/SE Slade Avenue 606.23' SW of Reisterstown Road
Existing Zoning: R-O
Proposed Zoning: I-O

Acres: 0.983
District: 3rd

The items checked below are applicable:

A. All structures shall conform to the Baltimore County Building Code, the State of Maryland Code (for the Handicapped and Age), and other applicable Codes.

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/is not required.

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 5" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set 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 211.

I. Comments: Handicapped parking has not been relocated to comply with Sect. 05 of Code of Maryland Regulations 05.01.07. As it is possible to locate at least one H.O. on each end of building at spaces #72 and #17. Review of construction drawings will be done when a permit is applied for, no submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.

NOTE: These comments reflect only on the information provided by the drawing. Handicapped Code 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.

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

STEPHEN E. COLLINS
DIRECTOR

April 22, 1982

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

Re: ZAC Meeting of January 12, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items numbers 123 and 124.

Sincerely,

Michael S. Flanigan
Michael S. Flanigan
Engineering Associate II

MSF:rlj

PETITION FOR SPECIAL EXCEPTION

3rd DISTRICT

ZONING: Petition for Special Exception

LOCATION: Northwest side of Slade Ave., 639 ft. Southwest of centerline of Reisterstown Rd.

DATE & TIME: Tuesday, March 23, 1982, at 10:30 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 Class B Office Building in an R.O. Zone

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

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

No. 105702

DATE 2/23/82 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED FROM Samuel A. Kroll, Inc.
FOR Filing fee for case #82-206-X (Klatzky)

8135478 25 500.00

VALIDATION OR SIGNATURE OF CASHIER

Being the property of Stanley A. Klatzky as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, March 23, 1982 at 10:30 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

Harry L. Chase, Esquire
1001 E. Calvert Street
Baltimore, Md. 21202

Mr. Geoffrey R. Kroll
10300 S. Delfield Rd
Owings Mills, Md. 21117

Wm. Hagen & Baldafer
8011 Balair Rd
Baltimore, Md. 21236

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 18th day of February, 1982.

William E. Hammond
Zoning Commissioner

Petitioner Stanley A. Klatzky

Petitioner's Attorney Harry L. Chase, Esquire

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

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: *DI* Change in outline or description Yes No

Previous case: *80-169X* Map # *81-169X* Copy

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning

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

SUBJECT: Zoning Petition No. 82-206-X

The subject plan was approved by the Baltimore County Planning Board at its regular meeting on February 18, 1982.

Norman E. Gerber per *J. H. Russell*
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:mc

REISTERSTOWN COMMUNITY TIMES Office of The Carroll County Times

Westminster, Md., March 4, 1982

FO - A 3771

THIS IS TO CERTIFY that the annexed

... successive weeks previous to the 4th
REISTERSTOWN COMMUNITY TIMES
... 1982, in The Carroll County Times a daily
Westminster, Carroll County, Maryland

THE CARROLL COUNTY TIMES

Per *Dulcie Clark*
bookkeeper

PETITION FOR SPECIAL EXCEPTION 3rd DISTRICT

ZONING: Petition for Special Exception
LOCATION: Northwest side of Slade Ave., 639 ft. Southwest of centerline of Reisterstown Rd.
DATE & TIME: Tuesday, March 23, 1982, at 10:30 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 Class B Office Building in an R.O. Zone
AT NO. 122 SLADE AVENUE
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME on the northwest side of Slade Avenue at a point distant 639 feet, more or less, measured in a southeasterly direction on said northwest side of Slade Avenue from its intersection with the centerline of Reisterstown Road, thence leaving said place of beginning and running and baring on said northwest side of Slade Avenue (1) Southwesterly 116.53 feet, thence turning the three following courses and distances, viz: (2) North 30 degrees 59 minutes 30 seconds West 359.90 feet, thence (3) North 59 degrees 30 minutes 00 seconds East 118.47 feet, and thence (4) South 30 degrees 30 minutes 00 seconds East 382.59 feet to the place of beginning.

Containing 42,808 square feet or 0.963 acres of land, more or less.
Being the property of Stanley A. Klatzky as shown on plat plan filed with the Zoning Department
Hearing Date: Tuesday, March 23, 1982 at 10:30 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

No. 106834

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

DATE 3/24/82 ACCOUNT 01-662

AMOUNT \$63.10

RECEIVED FROM Samuel A. Kroll

FOR Filing & Advertising of Case #82-206-X (Klatzky)

53104

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: *DI* Change in outline or description Yes No

Previous case: *80-169X* Map # *81-169X* Copy



Maryland Department of Transportation

State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

April 5, 1982

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

Re: Zoning Petition
ITEM: #124
No. 122 Slade Ave.
(Route 890)
Revised Plan
STANLEY A. KLATZKY
82-206-X

Dear Mr. Hammond:

The subject revised plan does not reflect our previous comment.

The roadside curb must be in line with the existing curb. It is our understanding that no widening is to be done in the near future, therefore, it would be impractical to widen this narrow frontage at this time.

The parking lot barrier curb must be concrete and not bituminous concrete as noted.

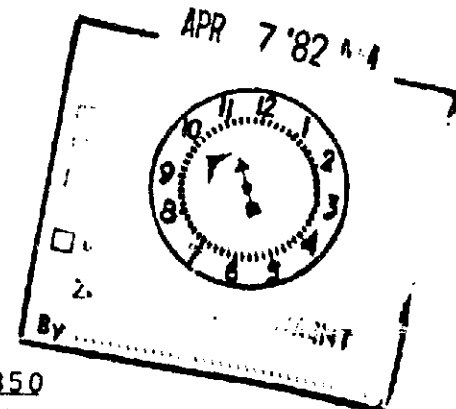
Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John Meyers

CL:JM:vr

cc: Mr. J.L. Wimbley
Mr. G. Wittman



My telephone number is (301)659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717, 707 North Calvert St., Baltimore, Maryland 21203 - 0717

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 4, 1982

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on each one time successive weeks before the 23rd day of March, 1982, the 1st publication appearing on the 4th day of March 1982.

THE JEFFERSONIAN
Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

82-206-X

Date of Posting 3-5-82

District 3rd

Posted for: Special Exception

Petitioner: Stanley A. Klatzky

Location of property: NW 1/4 of Slade Ave. 639' SW of Centerline of Reisterstown Rd.

Location of Signs: On front of 122 Slade Avenue approx. 700' South west of Reisterstown Road

Remarks: *DI*

Posted by: *DI* Signature

Date of return: 3-12-82

Number of Signs: 1

Harry L. Chase, Esquire
1001 E. Calvert Street
Baltimore, Md. 21202

Mr. Geoffrey R. Kroll
10300 S. Delfield Rd
Owings Mills, Md. 21117

Wm. Hagen & Baldafer
8011 Balair Rd
Baltimore, Md. 21236

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 18th day of February, 1982.

William E. Hammond
Zoning Commissioner

Petitioner Stanley A. Klatzky

Petitioner's Attorney Harry L. Chase, Esquire

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

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 4, 1982

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on each one time successive weeks before the 23rd day of March, 1982, the 1st publication appearing on the 4th day of March 1982.

THE JEFFERSONIAN
Manager.

Cost of Advertisement, \$

PETITION FOR SPECIAL EXCEPTION-3rd DISTRICT

ZONING: Petition for Special Exception
LOCATION: Northwest side of Slade Ave., 639 ft. Southwest of centerline of Reisterstown Rd.
DATE & TIME: Tuesday, March 23, 1982, at 10:30 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 Class B Office Building in an R.O. Zone
AT NO. 122 SLADE AVENUE
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME on the northwest side of Slade Avenue at a point distant 639 feet, more or less, measured in a southeasterly direction on said northwest side of Slade Avenue from its intersection with the centerline of Reisterstown Road, thence leaving said place of beginning and running and baring on said northwest side of Slade Avenue (1) Southwesterly 116.53 feet, thence turning the three following courses and distances, viz: (2) North 30 degrees 59 minutes 30 seconds West 359.90 feet, thence (3) North 59 degrees 30 minutes 00 seconds East 118.47 feet, and thence (4) South 30 degrees 30 minutes 00 seconds East 382.59 feet to the place of beginning.

Containing 42,808 square feet or 0.963 acres of land, more or less.
Being the property of Stanley A. Klatzky as shown on plat plan filed with the Zoning Department
Hearing Date: Tuesday, March 23, 1982 at 10:30 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

Mar. 4

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 23rd day of March, 1982.

Filing Fee \$5000

Received: ☒ Check
☐ Cash
☐ Other

William E. Hammond, Zoning Commissioner

Ilm 124

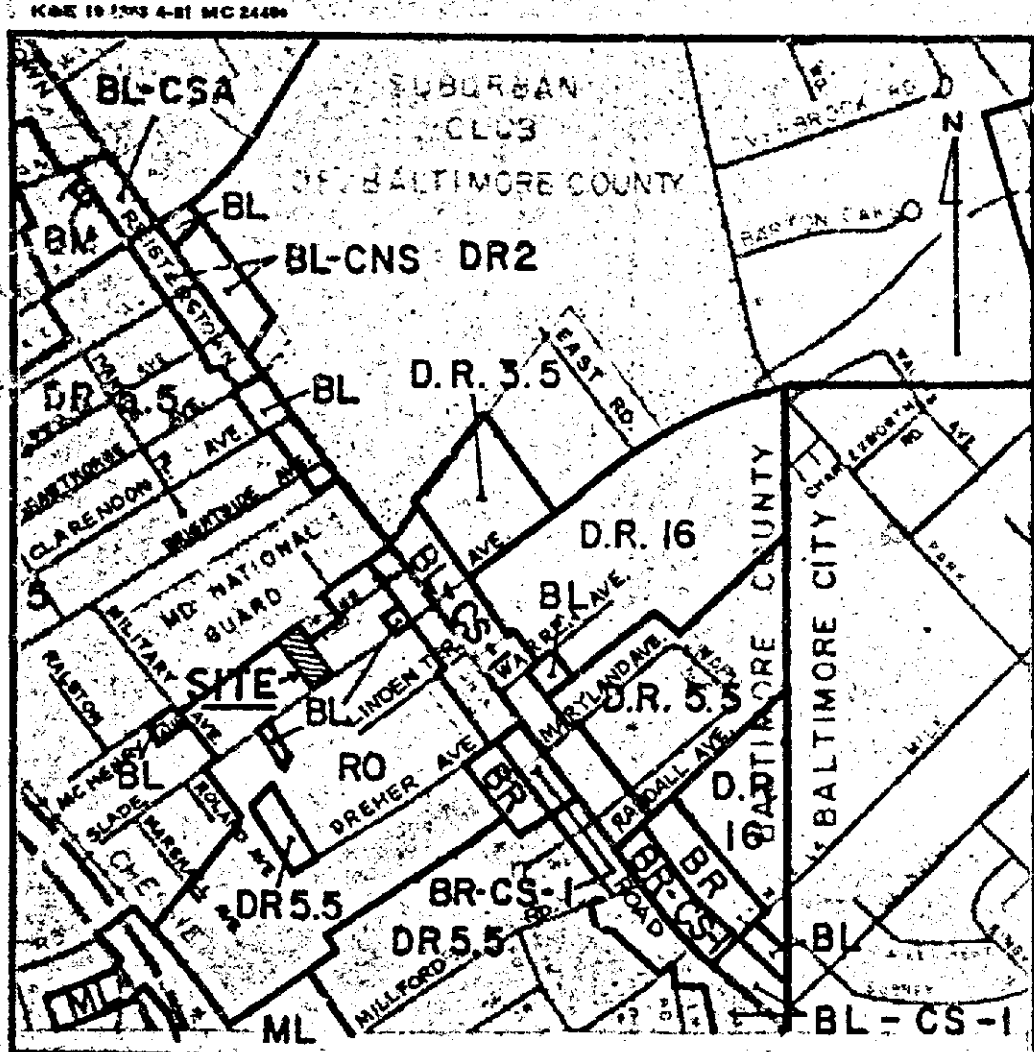
Petitioner Stanley A. Klatzky

Submitted by Jeff Hordle

Petitioner's Attorney Harry L. Chase

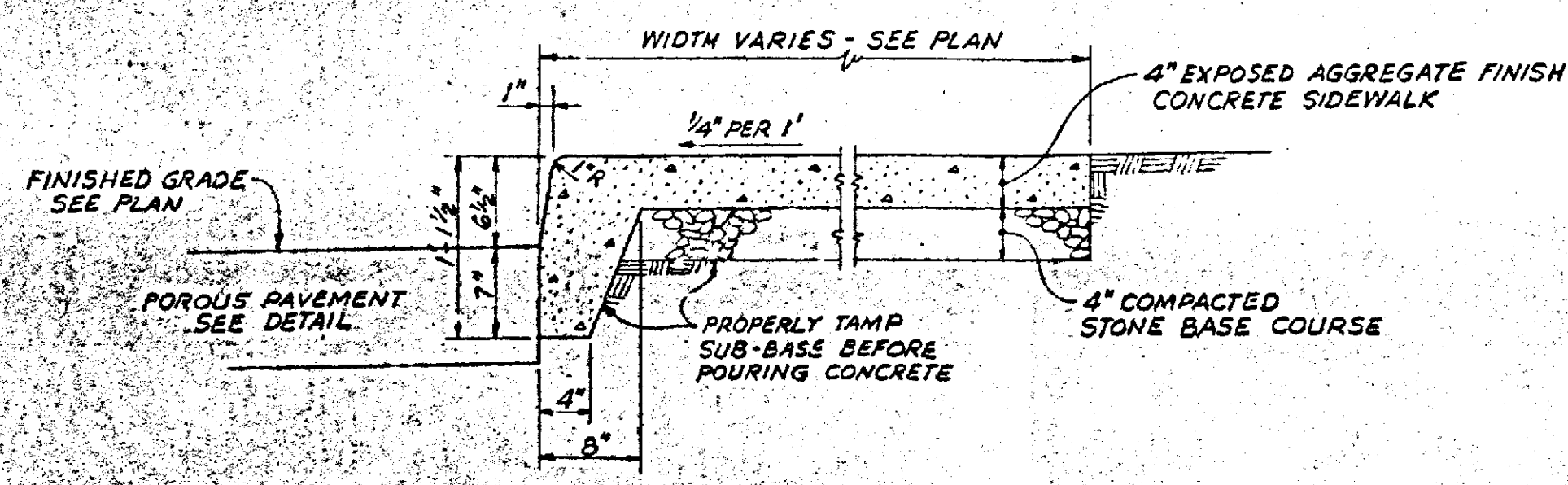
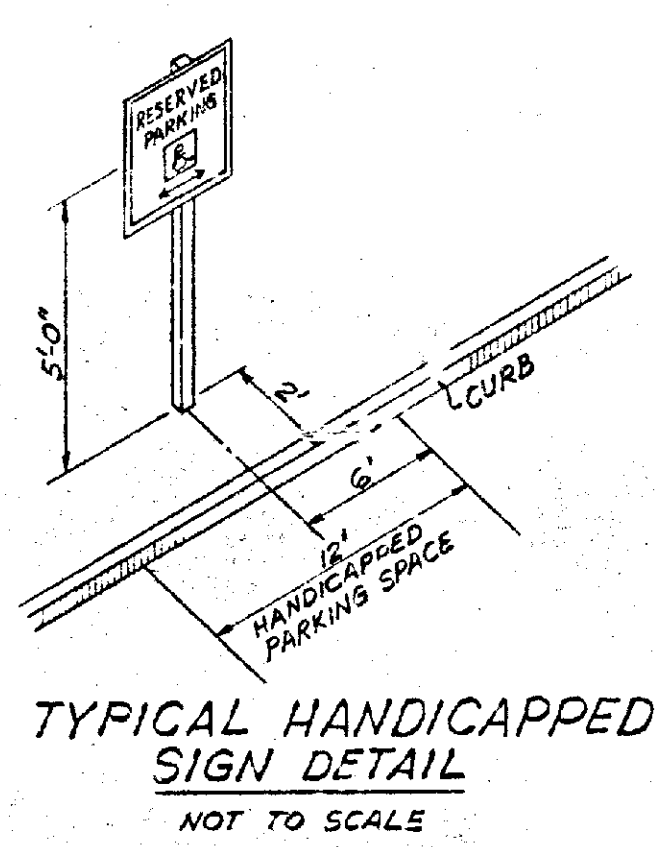
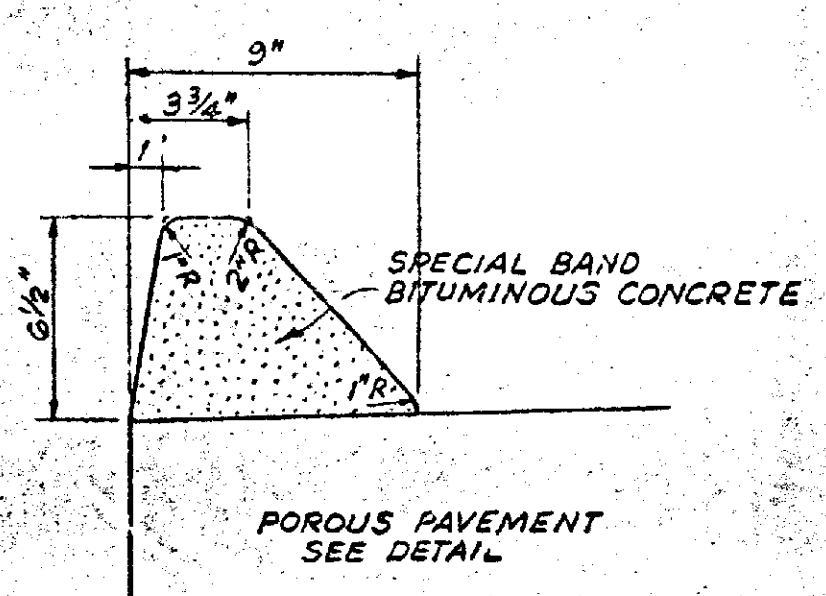
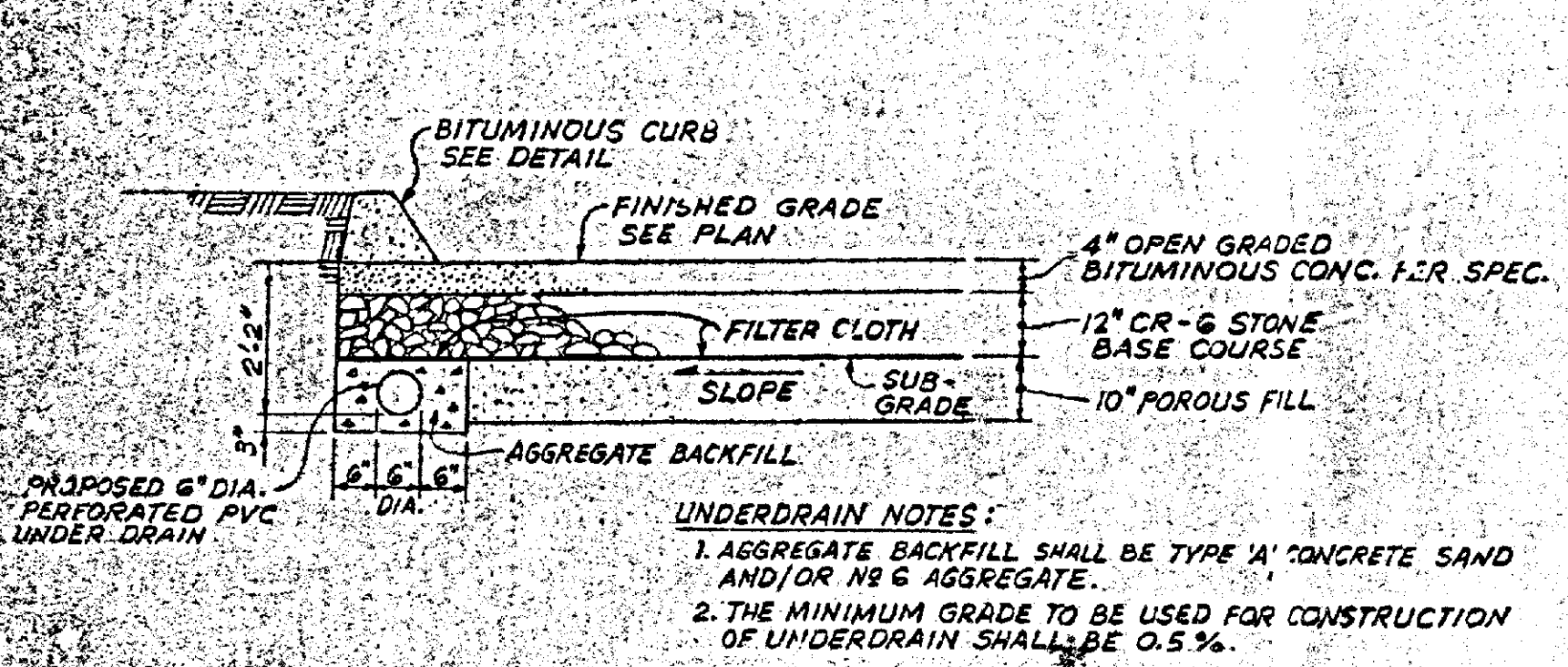
Reviewed by *DI*

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



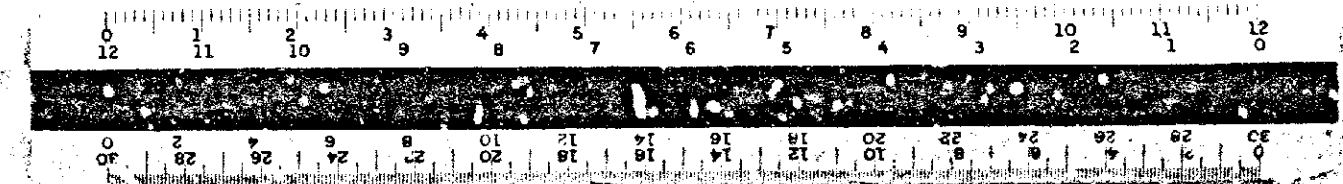
LOCATION MAP
SCALE: 1"=1000'

BENCH MARK:
X-9841 ELEVATION 484.68
RAILROAD SPIKE IN MACADAM SOUTH SIDE
SLADE AVE. 400' WEST OF REISTERSTOWN RD.



DATA

1. ZONED RO
2. LOT SIZE = 118.50' x 357.5' = 42,364 SQ. FT.
3. GROSS SITE AREA = 42,364 + (118.50' x 30') = 45,919 SQ. FT.
4. MAXIMUM FLOOR AREA ALLOWED = 0.5 x 45,919 = 22,960 SQ. FT.
5. PROPOSED BUILDING AREA:
GROUND FLOOR = 48' x 138' + 5.75' x 10.43' (ELEV.) = 6,634 SQ. FT.
2ND FLOOR = 53.75' x 138.67' = 7,454 SQ. FT.
3RD FLOOR = 53.75' x 138.67' = 7,454 SQ. FT.
TOTAL FLOOR AREA = 21,592 SQ. FT.
6. ACTUAL FLOOR AREA RATIO = $\frac{21,592}{45,919} = 0.47$
7. PROPOSED USE: MEDICAL OFFICES.
8. PARKING REQUIRED:
GROUND FLOOR = 6,634 ÷ 300 = 22.28 SPACES
2ND FLOOR = 7,454 ÷ 300 = 24.85 SPACES
3RD FLOOR = 7,454 ÷ 300 = 24.85 SPACES
TOTAL = 71.98 SPACES
9. PARKING PROVIDED = 72 SPACES (INCLUDING 3 H.C.)
10. SIZE OF PARKING SPACES = 8.5' x 18' (12' x 18' H.C.)
11. AMENITY OPEN SPACE REQUIRED = 25% x 45,919 = 11,480 SQ. FT.
12. AMENITY OPEN SPACE PROVIDED = 11,500 SQ. FT.
13. PROPOSED LIGHTS TO BE CUT-OFF DESIGN - 8' TO 10' HIGH. * PROPR LIGHTS ATTACHED TO BLDG. (CUT-OFF DESIGN)
14. PARKING LOT TO BE STRIPED AS SHOWN HEREON.
15. HOURS OF OPERATION - 8 TO 6 MONDAY THRU SATURDAY.
16. MAXIMUM NUMBER OF EMPLOYEES - 30.
17. (R) DENOTES PHOTOGRAPHS WHICH ARE INCLUDED WITH THE SUBMITTAL OF THE FINAL DEVELOPMENT PLAN.



REV. 8/11/82 ELIM. RD. WIDENING N. SIDE 3.W.

SEDIMENT & EROSION CONTROL PLAN FOR PROPOSED IMPROVEMENTS AT Nº 122 SLADE AVENUE 3RD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND FOR

#122 SLADE LIMITED PARTNERSHIP
(DEVELOPER)
C/O SAMUEL A. KROLL, INC. (GENERAL CONTRACTORS)
P.O. BOX 519
OWINGS MILLS, MD. 21117
301-343-2200

SHEET Nº 1 OF 2

EVANS, HAGAN & HOLDEFER, INC.

DATE	REVISION	BY	REVISION
2-17-82	FIRE HYDRANT ADDED AND	W.Z.	
2-11-82	PICTURE LOCATIONS REVISED	W.Z.	
2-11-82	REV. AS PER P.A.C. COMMENTS	W.Z.	
SURVEYED BY			
COMPUTED BY			
DRAWN BY			
G. KATTS			
CHECKED BY			
J. LADYSTE			
Drwg. No.			

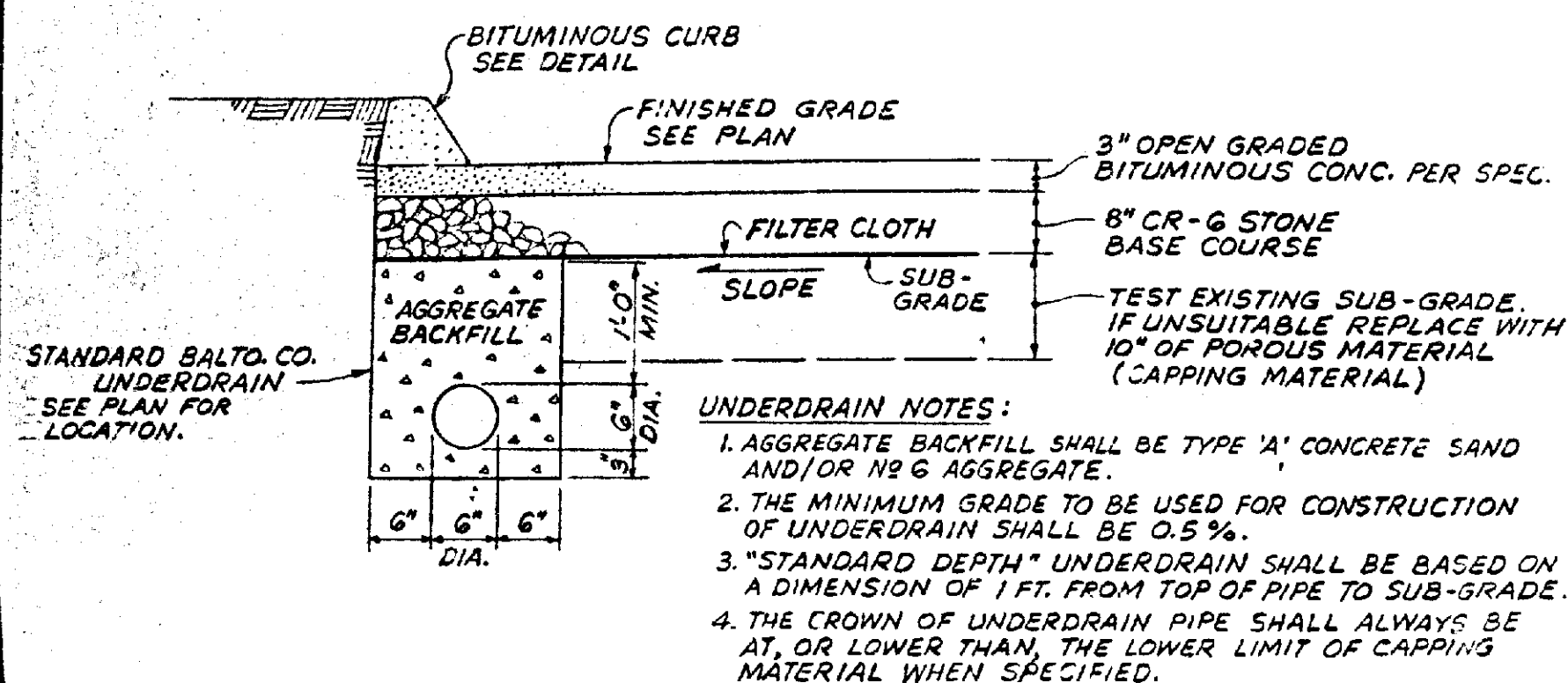
SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR ROAD / BALTIMORE, MD. 21236
(301) 668-1801

539 POPLAR STREET / CAMBRIDGE, MD. 21613 / (301) 276-3350
111 JOHN STREET / WESTMINSTER, MD. 21157 / (301) 848-1790
135 WASHINGTON STREET / EASTON, MD. 21601 / (301) 822-8433

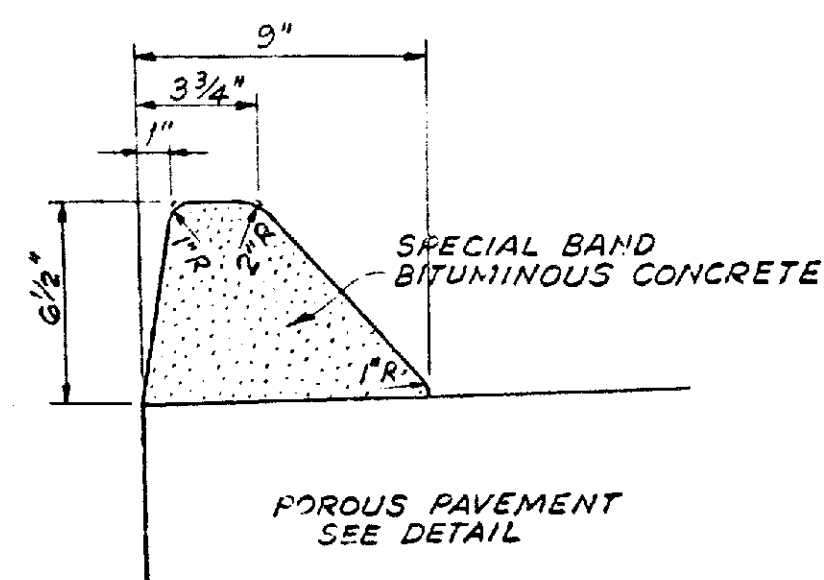
DATE: 8/12/82 SCALE: 1"=20'

MICROFILMED

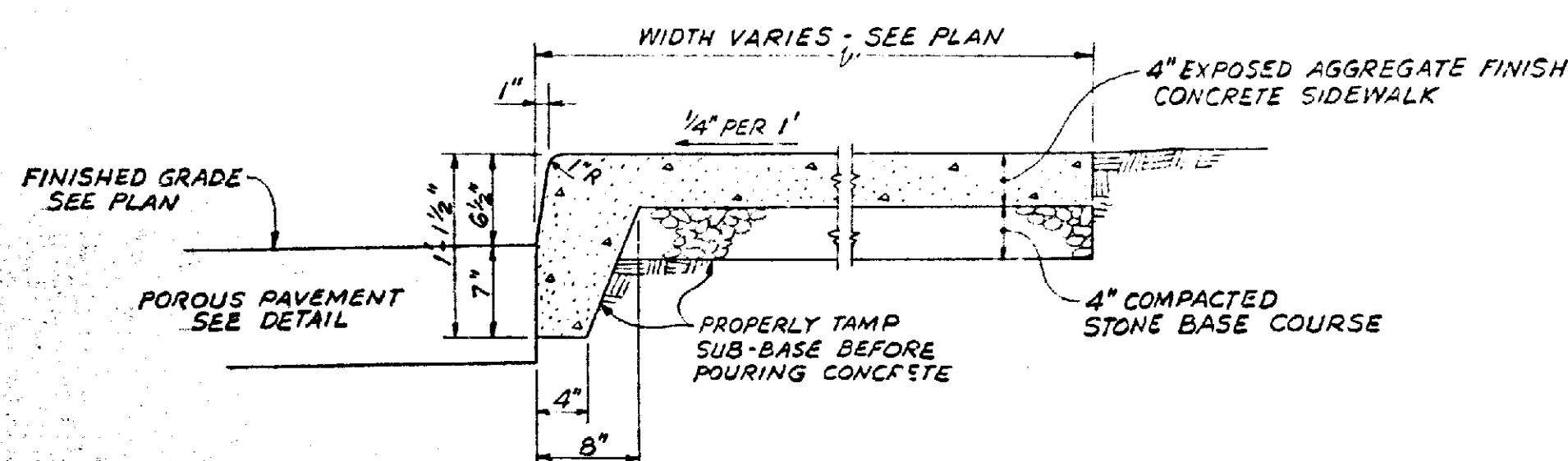
BENCH MARK:
X-9841 ELEVATION 484.68
RAILROAD SPIKE, IN MACADAM SOUTH SIDE
SLADE AVE. 400' WEST OF REISTERSTOWN RD.



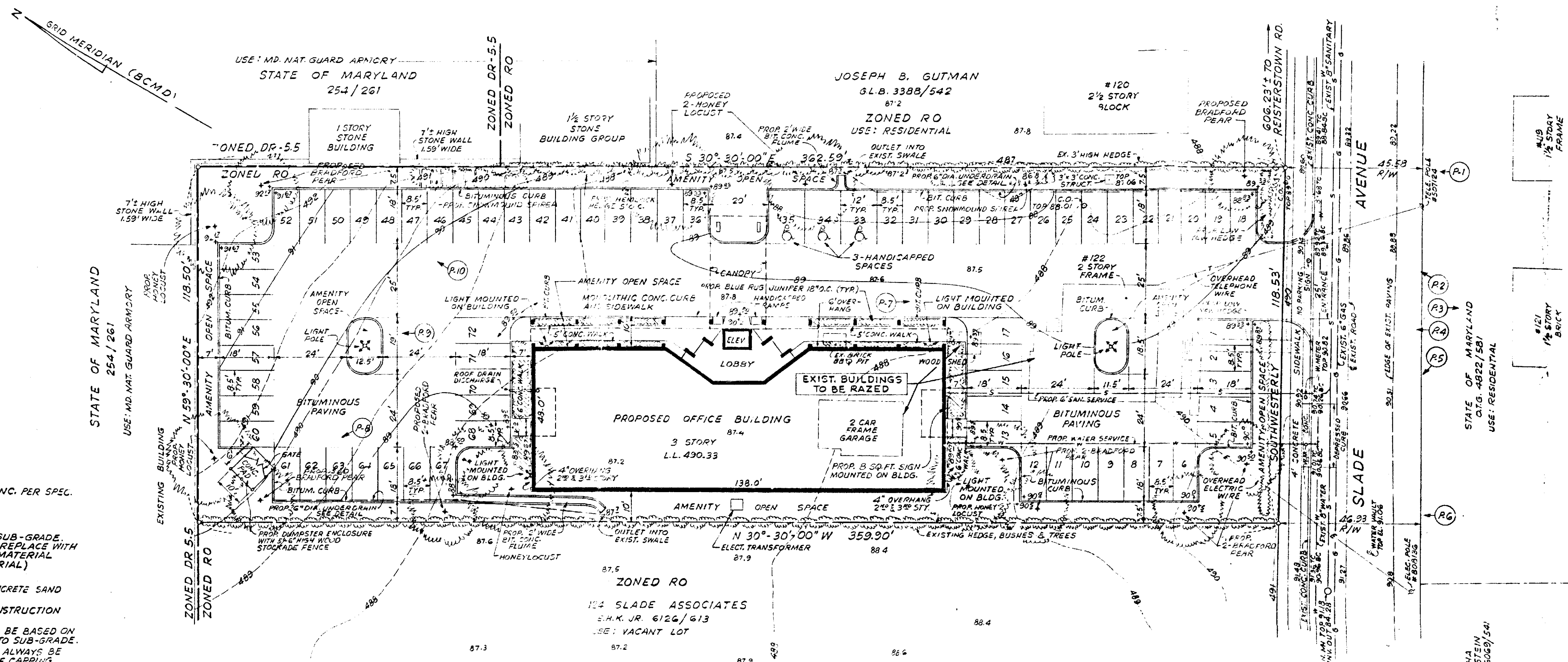
SCALE: $3/4" = 1'-0"$



SCALE: 2" = 1'-0"



SCALE: 1" = 1'-0"



1. ZONED RO
2. LOT SIZE = $118.50' \times 361.25' = 42,808$ SQ. FT.
3. GROSS SITE AREA = $42,808 + (118.53' \times 25') = 45,771$ SQ. FT.
4. MAXIMUM FLOOR AREA ALLOWED = $0.5 \times 45,771 = 22,885$ SQ. FT.
5. PROPOSED BUILDING AREA :

GROUND FLOOR : 48 x 138 = 6,624 SQ. FT.
2ND FLOOR : 54 x 138 = 7,488 SQ. FT.
3RD FLOOR : 54 x 138 = 7,488 SQ. FT.

TOTAL FLOOR AREA = 21,600 SQ. FT.

$$G. \text{ ACTUAL FLOOR AREA RATIO} = \frac{21,660}{45,771} = 0.47$$

7. PROPOSED USE: MEDICAL OFFICES.

B. PARKING REQUIRED:

GROUND FLOOR = $6,624 \div 300 = 22.08$ SPACES
2ND FLOOR = $7,488 \div 300 = 24.96$ SPACES
3RD FLOOR = $7,488 \div 300 = 24.96$ SPACES

TOTAL : 72.00 SPACES

9. PARKING PROVIDED = 72 SPACES (INCLUDING 3 H.C.)

10. SIZE OF PARKING SPACES = $8.5' \times 18'$ ($12' \times 18'$ H.C.)

11. AMENITY OPEN SPACE REQUIRED = 25% x 45,771 = 11,443

12. AMENITY OPEN SPACE PROVIDED : 11,638 SQ. FT.

13. ☒ PROPOSED LIGHTS TO BE CUT-OFF DESIGN - 8' TO 10' HIGH.

14. PARKING LOT TO BE STRIPED AS SHOWN HEREON.

15. HOURS OF OPERATION - 8 TO 6 MONDAY THRU SATURDAY.
16. MAXIMUM NUMBER OF EMPLOYEES - 30

17. (a) DENOTES PHOTOGRAPHS WHICH WILL BE INCLUDED WITH THE

17. (P1) DENOTES AUTOGRAPHS WHICH WILL BE INCLUDED WITH THE SUBMITTAL OF THE FINAL DEVELOPMENT PLAN.

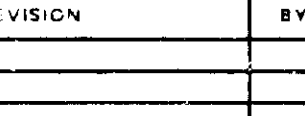


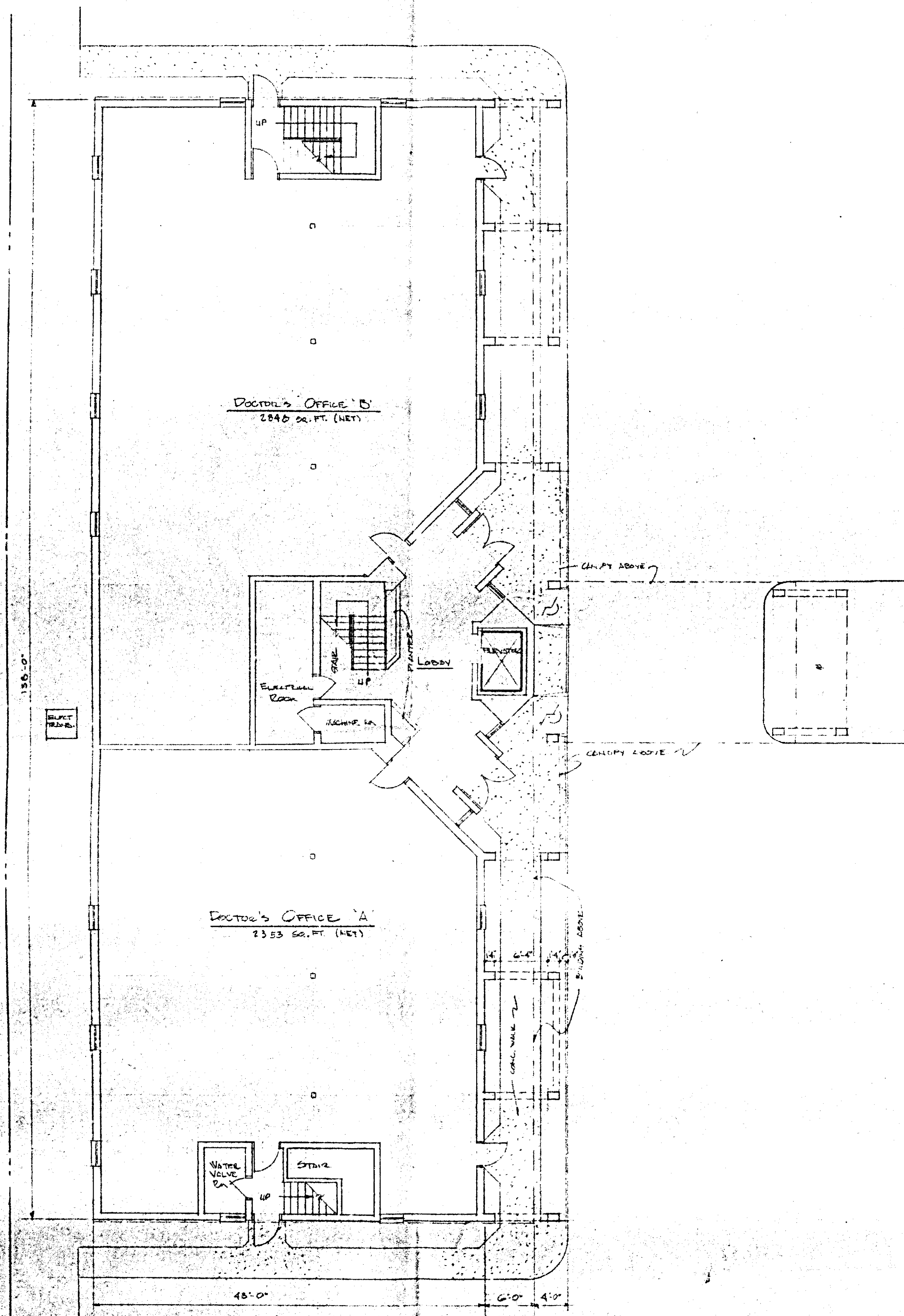
SPECIAL EXCEPTION FOR CLASS "B" OFFICE BUILDING IN RO'ZONE
AT

NO 122 SLADE AVENUE
3RD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

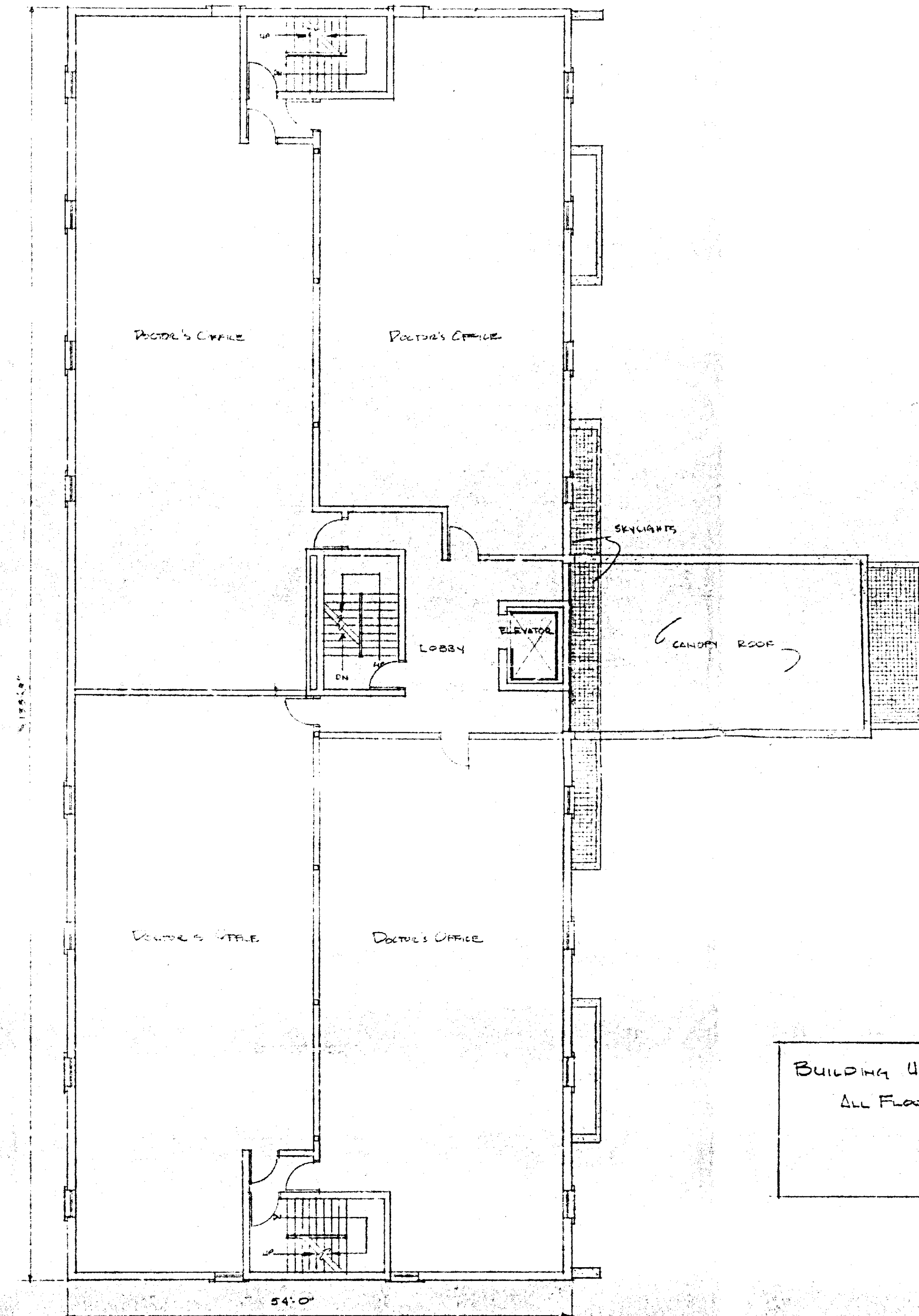
FOR

DR. STANLEY A. KLATSKY
DEVELOPER
C/O SAMUEL A. KROLL, INC. GENERAL CONTRACTORS
P.O. BOX 519
OWINGS MILLS, MD. 21117

EVANS, HAGAN & HOLDEFER, INC.			SURVEYORS AND CIVIL ENGINEERS	
DATE	REVISION	BY	8013 BELAIR ROAD / BALTIMORE, MD. 21236 (301) 668- 501	
			539 POPLAR STREET / CAMBRIDGE, MD. 21613 / (301) 228 331 111 JOHN STREET / WESTMINSTER, MD. 21157 / (301) 940 171 113 S WASHINGTON STREET / EASTON, MD. 21601 / (301) 822 54	
DRAWN BY N.Z. CHECKED BY J.M.			 <i>James M. Evans</i> DATE <u>12/12/81</u> SCALE <u>1" = 20'</u>	
DESIG. NO.			11440	



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



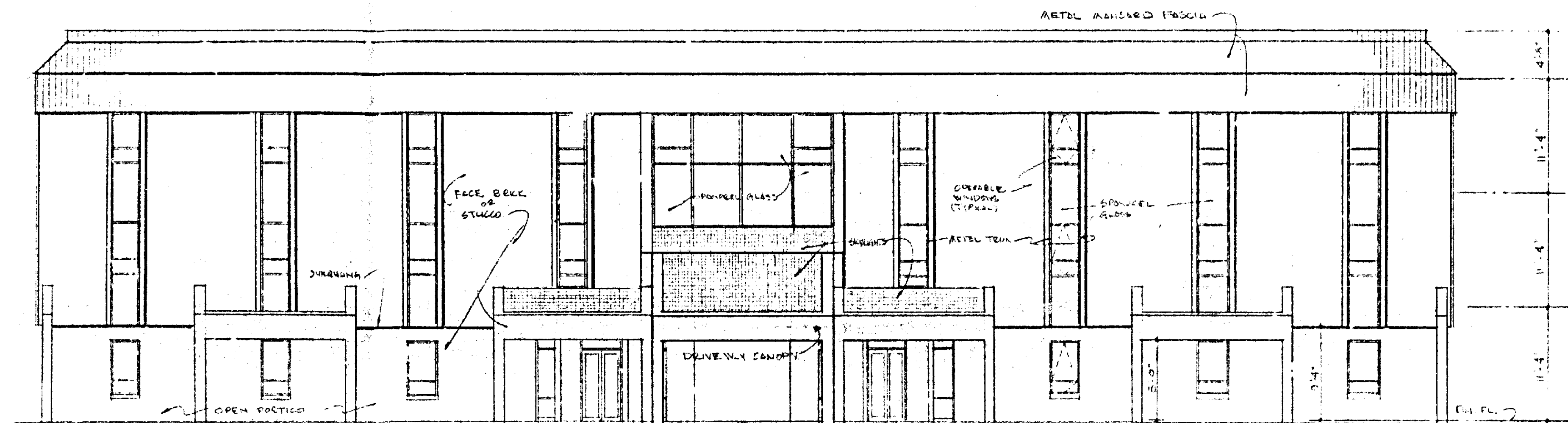
SECOND & THIRD FLOOR PLANS (ADDITION OF 4 OFFICES/FLOOR)
SCALE: 1/8" = 1'-0"

BUILDING USES:
ALL FLOORS - DOCTOR'S OFFICES
FIRST FLOOR - 2 SUITES
SECOND FLOOR - 4 SUITES (ADD.)
THIRD FLOOR - 4 SUITES (ADD.)

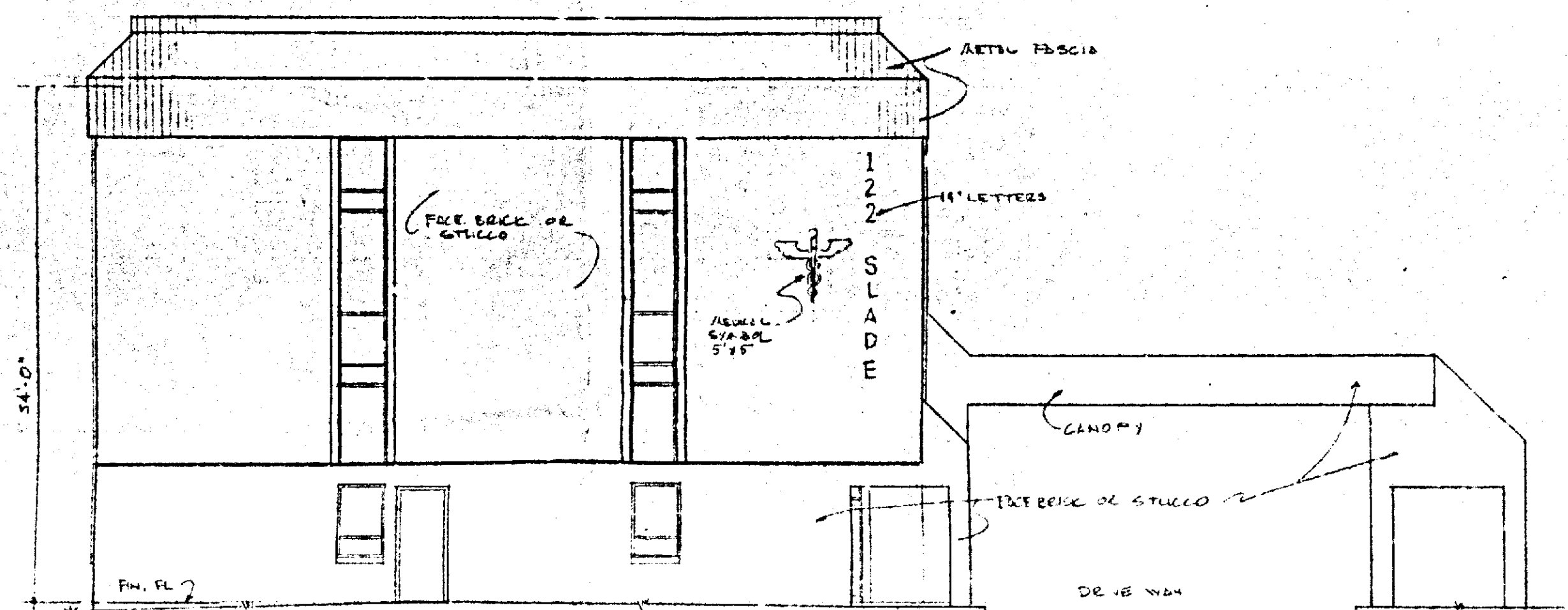


PROPOSED OFFICE BUILDING
AT
122 GLADE AVENUE
FOR
DR. STANLEY KLOTZKY + ASSOCIATES

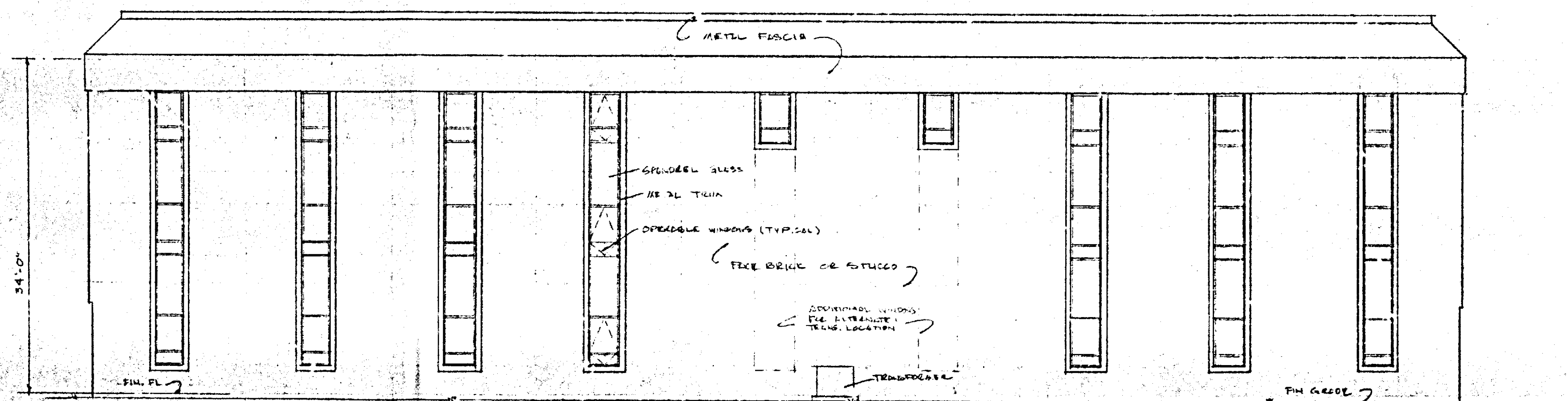
Bonnett & Brandt, Inc.
Architects • Engineers • Planners
100 West Centre Street
Baltimore, Maryland
(301) 727-0356



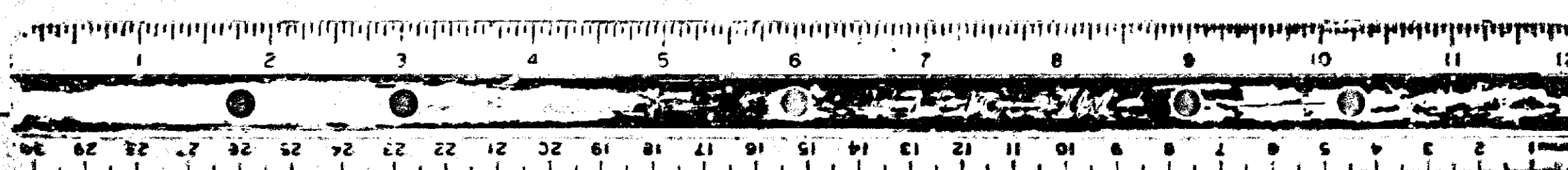
EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION (SOUTH ELEVATION SIMILAR)
SCALE: 1/8" = 1'-0"



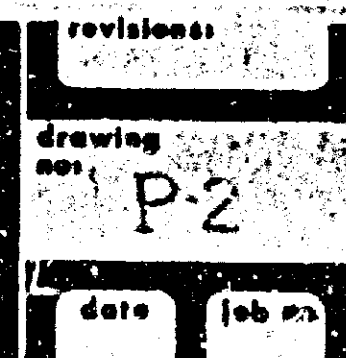
WEST ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED OFFICE BUILDING
AT
122 SLADE AVENUE
FOR
DR. STANLEY KLOTZKI & ASSOCIATES

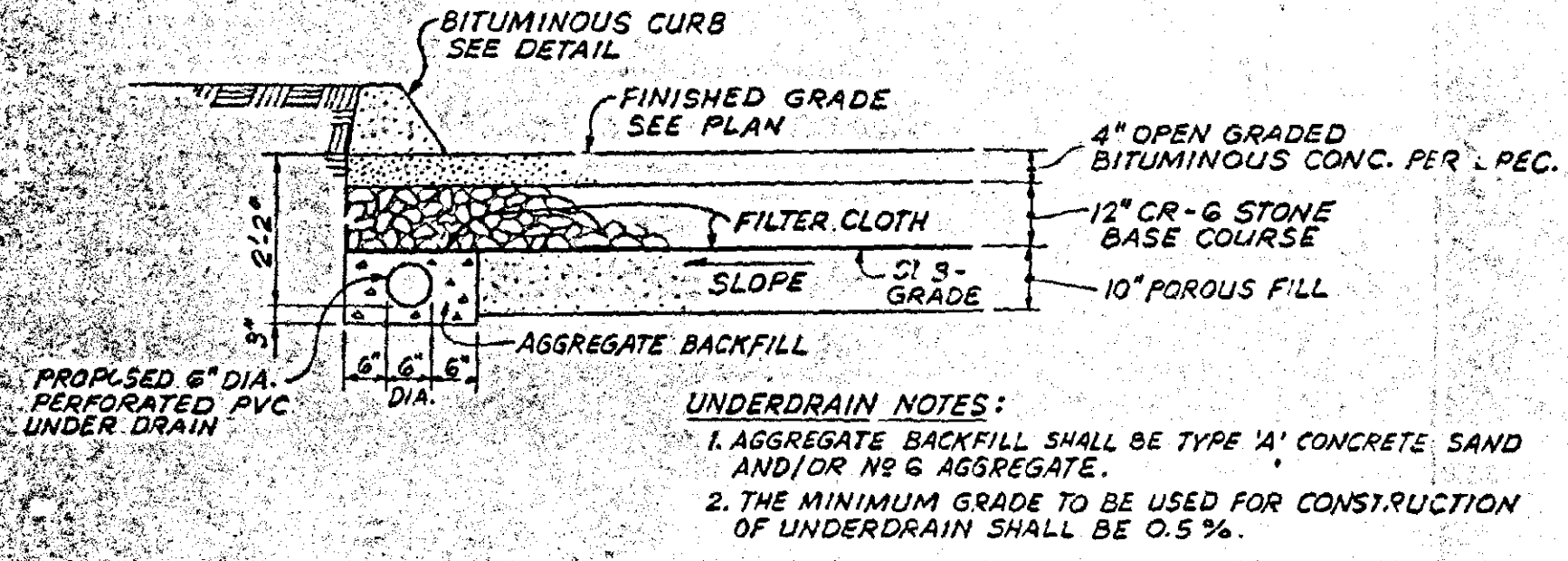


Bonnett & Brandt, Inc.
Architects · Engineers · Planners
100 West Centre Street Baltimore, Maryland
(301) 727-0456

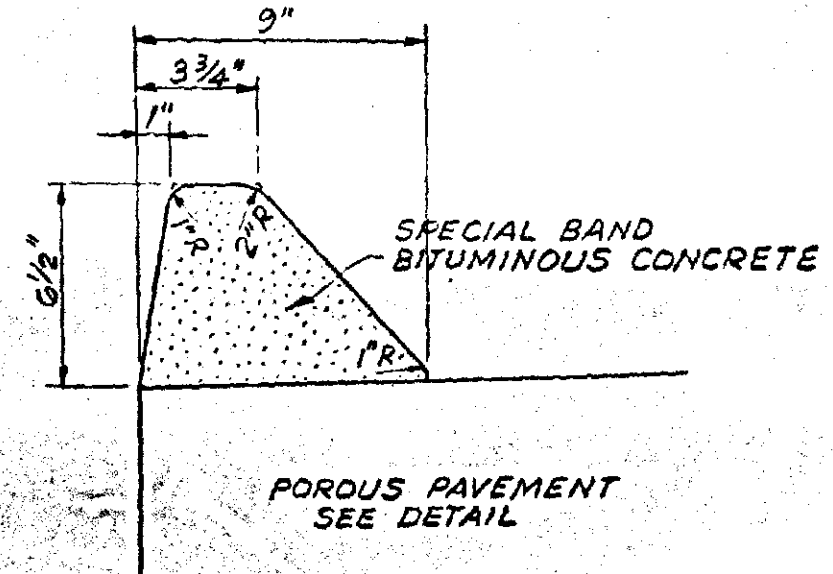


LOCATION MAP
SCALE: 1"=1000'

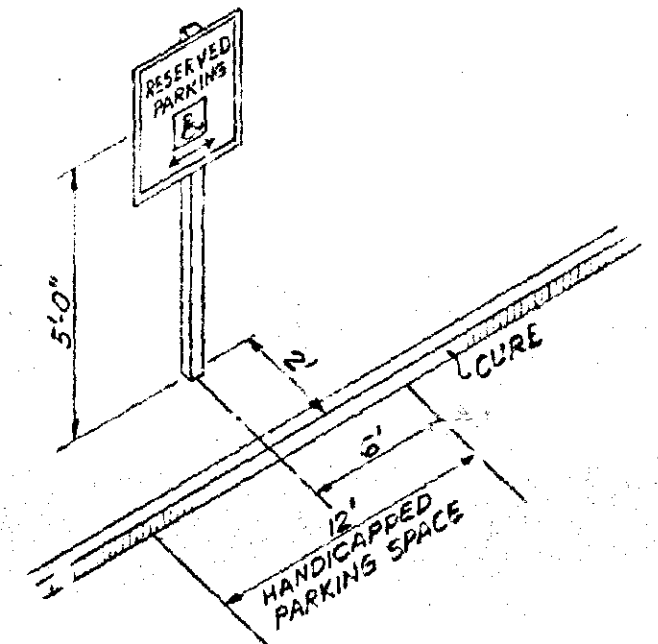
BENCH MARK:
X-9841 ELEVATION 484.68
RAILROAD SPIKE IN MACADAM SOUTH SIDE
SLADE AVE. 400' WEST OF REISTERSTOWN RD.



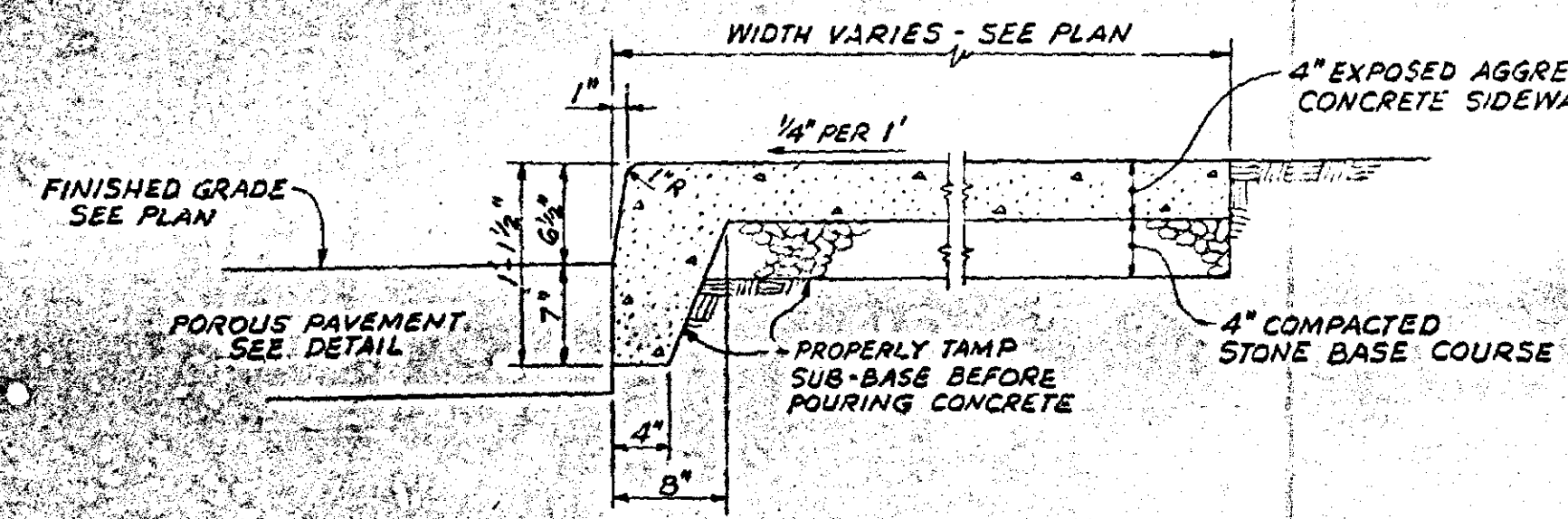
POROUS PAVEMENT AND UNDERDRAIN DETAIL
NOT TO SCALE



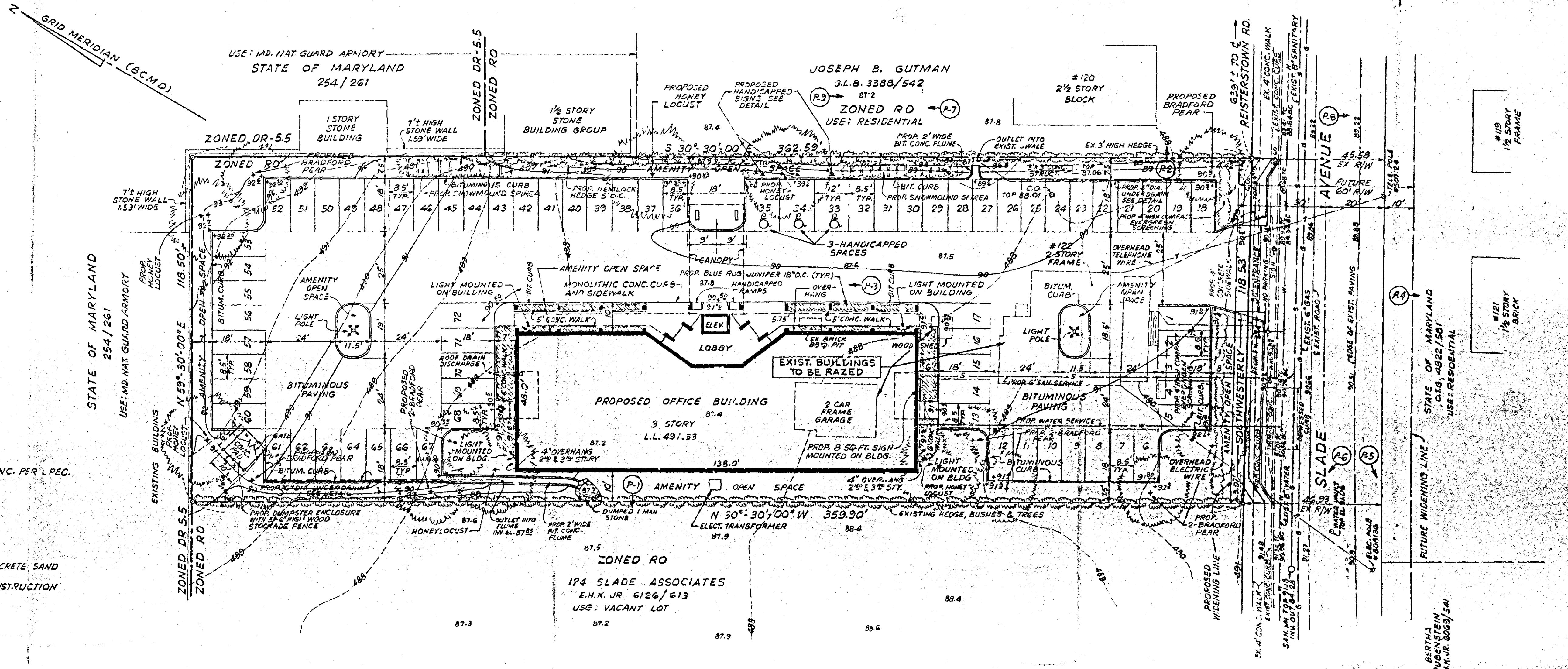
BITUMINOUS CURB DETAIL
SCALE: 2" = 1'-0"



TYPICAL HANDICAPPED
SIGN DETAIL
NOT TO SCALE

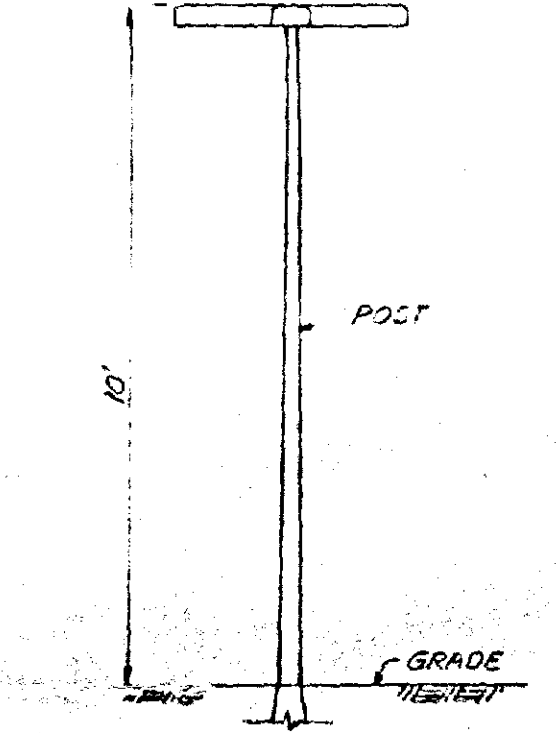


**MONOLITHIC CONCRETE CURB
AND SIDEWALK DETAIL**
SCALE: 1" = 1'-0"



DATA

1. ZONED RO
 2. LOT SIZE = $118.50' \times 357.5' = 42,364 \text{ SQ. FT.}$
 3. GROSS SITE AREA = $42,364 + (118.50' \times 30') = 45,919 \text{ SQ. FT.}$
 4. MAXIMUM FLOOR AREA ALLOWED = $0.5 \times 45,919 = 22,960 \text{ SQ. FT.}$
 5. PROPOSED BUILDING AREA:
- | | |
|---|----------------|
| GROUND FLOOR = $48' \times 138' + 5.75' \times 10.43' (\text{ELEV.}) = 6,684 \text{ SQ. FT.}$ | |
| 2 ND FLOOR = $53.75' \times 138.67' = 7,454 \text{ SQ. FT.}$ | |
| 3 RD FLOOR = $53.75' \times 138.67' = 7,454 \text{ SQ. FT.}$ | |
| <hr/> | |
| TOTAL FLOOR AREA = | 21,592 SQ. FT. |
6. ACTUAL FLOOR AREA RATIO = $\frac{21,592}{45,919} = 0.47$
7. PROPOSED USE: MEDICAL OFFICES.
8. PARKING REQUIRED:
- | |
|---|
| GROUND FLOOR = $6,684 \div 300 = 22.28 \text{ SPACES}$ |
| 2 ND FLOOR = $7,454 \div 300 = 24.85 \text{ SPACES}$ |
| 3 RD FLOOR = $7,454 \div 300 = 24.85 \text{ SPACES}$ |
| <hr/> |
| TOTAL = 71.98 SPACES |
9. PARKING PROVIDED = 72 SPACES (INCLUDING 3 H.C.)
10. SIZE OF PARKING SPACES = $8.5' \times 18' (12' \times 18' \text{ H.C.})$
11. AMENITY OPEN SPACE REQUIRED = $25\% \times 45,919 = 11,480 \text{ SQ. FT.}$
12. AMENITY OPEN SPACE PROVIDED = 11,500 SQ. FT.
13. ~~13.~~ PROPOSED LIGHTS TO BE CUT-OFF DESIGN - 8' TO 10' HIGH. *8' PROP. LIGHTS ATTACHED TO BLDG. (CUT-OFF DESIGN)
14. PARKING LOT TO BE STRIPED AS SHOWN HEREON.
15. HOURS OF OPERATION - 8 TO 6 MONDAY THRU SATURDAY.
16. MAXIMUM NUMBER OF EMPLOYEES - 36.
17. (R1) DENOTES PHOTOGRAPHS WHICH ARE INCLUDED WITH THE SUBMITTAL OF THE FINAL DEVELOPMENT PLAN.



SHARP CUT-OFF LIGHT
DETAIL
NOT TO SCALE

FINAL
DEVELOPMENT PLAN

SPECIAL EXCEPTION FOR CLASS "B" OFFICE BUILDING IN RO ZONE
AT
Nº 122 SLADE AVENUE
3RD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
FOR

DR. STANLEY A. KLATSKY
DEVELOPER
C/O SAMUEL A. KROLL, INC. GENERAL CONTRACTORS
P.O. BOX 519
OWINGS MILLS, MD. 21117

REVISED PLANS
FEB 22 RECD

SHEET S.D. 1

EVANS, HAGAN & HOLDEFER, INC.

DATE	REVISION	BY
2-17-82	FIRE HYDRANT ADDED AND PICTURE LOCATIONS REVISED	N.Z.
2-21-82	REV AS PER A.C. COMMENTS	N.Z.

SURVEYED BY

COMPUTED BY

DRAWN BY

N.Z.

CHECKED BY

J.M.

Drwg. No.



SURVEYORS AND CIVIL ENGINEERS

8013 RELAIN ROAD / BALTIMORE, MD. 21236

(301) 668-1501

530 POPP STREET / CAMBRIDGE, MD. 21613 / (301) 228-3350

1111 JOHN STREET / WESTMINSTER, MD. 21157 / (301) 840-1796

135 YASHINGTON STREET / EASTON, MD. 21601 / (301) 822-6433

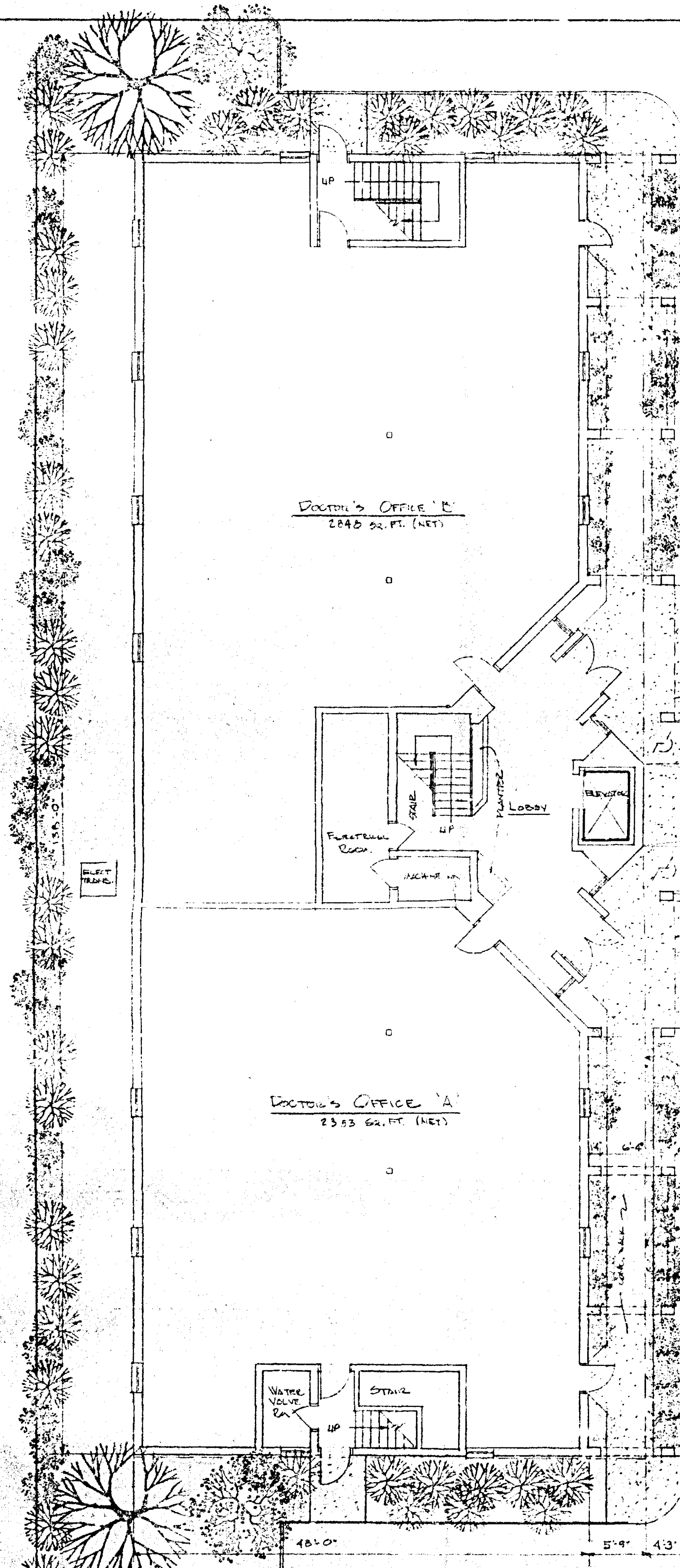


DATE 12/22/81 SCALE 1" = 20'

APPROVED - BALTIMORE COUNTY
PLANNING BOARD

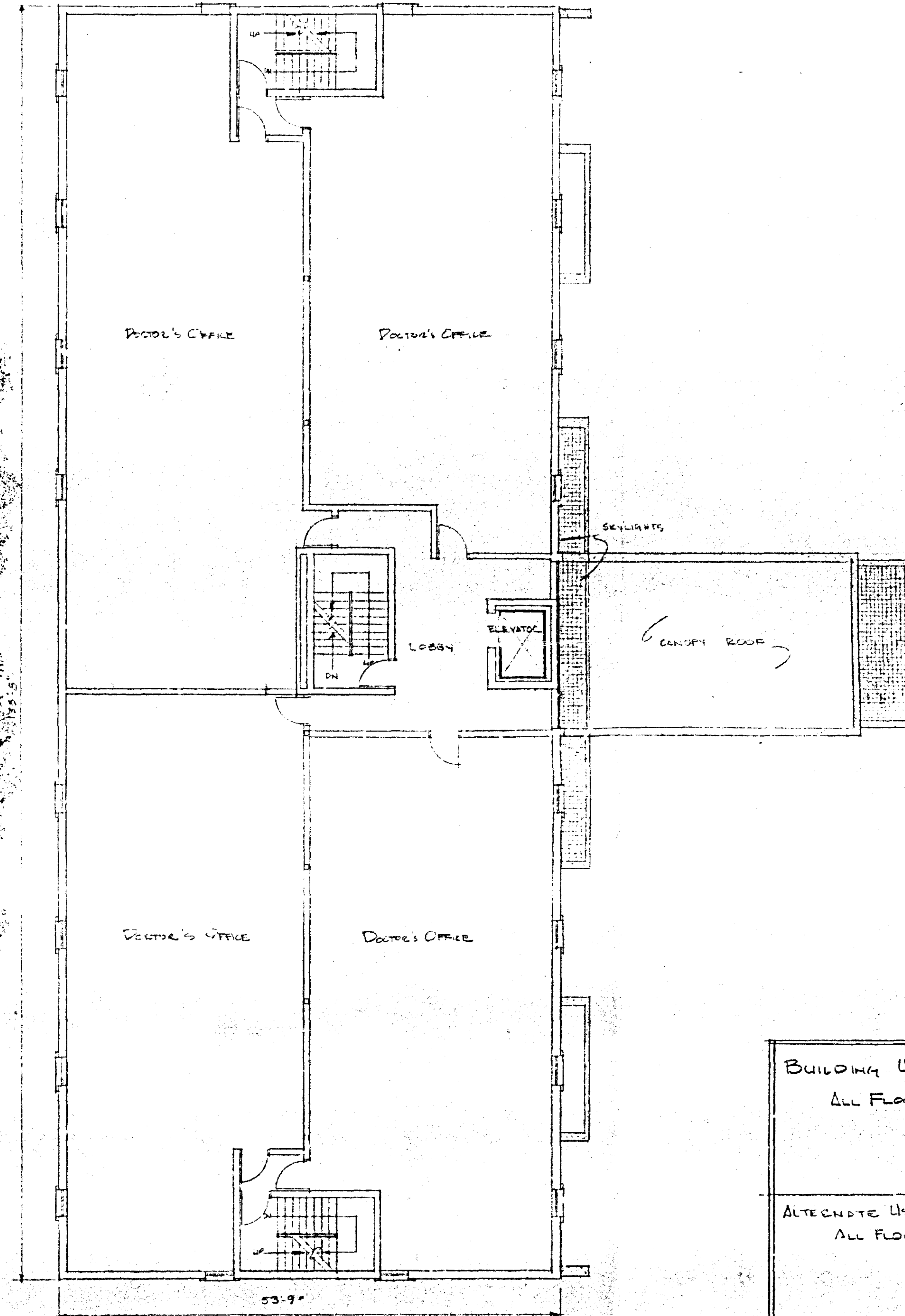
DATE DIRECTOR OF PLANNING

DATE 12/22/81 SCALE 1" = 20'



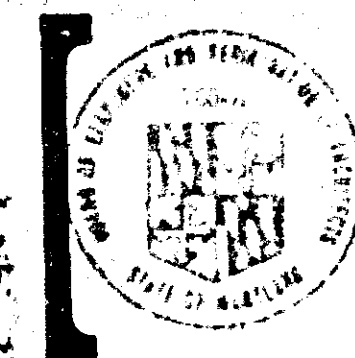
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

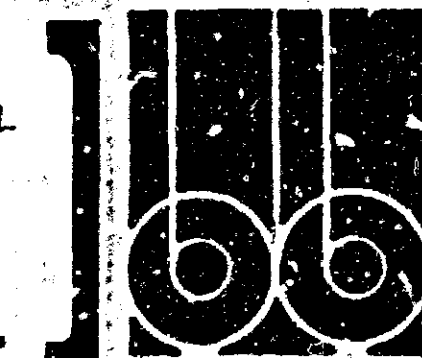


SECOND & THIRD FLOOR PLANS (ADDITION OF 4 OFFICES/FLOOR)
SCALE: 1/8" = 1'-0"

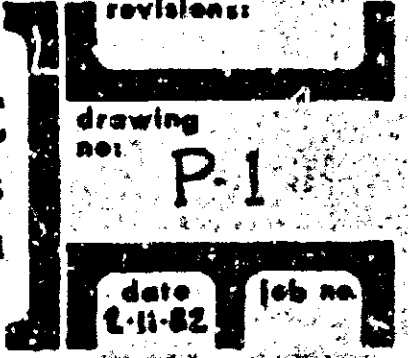
BUILDING USES:	
ALL FLOORS - DOCTOR'S OFFICES	
FIRST FLOOR - 2 SUITES	
SECOND FLOOR - 4 SUITES (ADD.)	
THIRD FLOOR - 4 SUITES (ADD.)	
ALTERNATE USES:	
ALL FLOORS - PROFESSIONAL OFFICES,	
BUSINESS PROFESSIONALS INCLUDING:	
1) ACCOUNTANT	6) DENTIST
2) LAWYER	7) ETC.
3) ENGINEER	
4) INSURANCE AGENT	
5) REAL ESTATE	

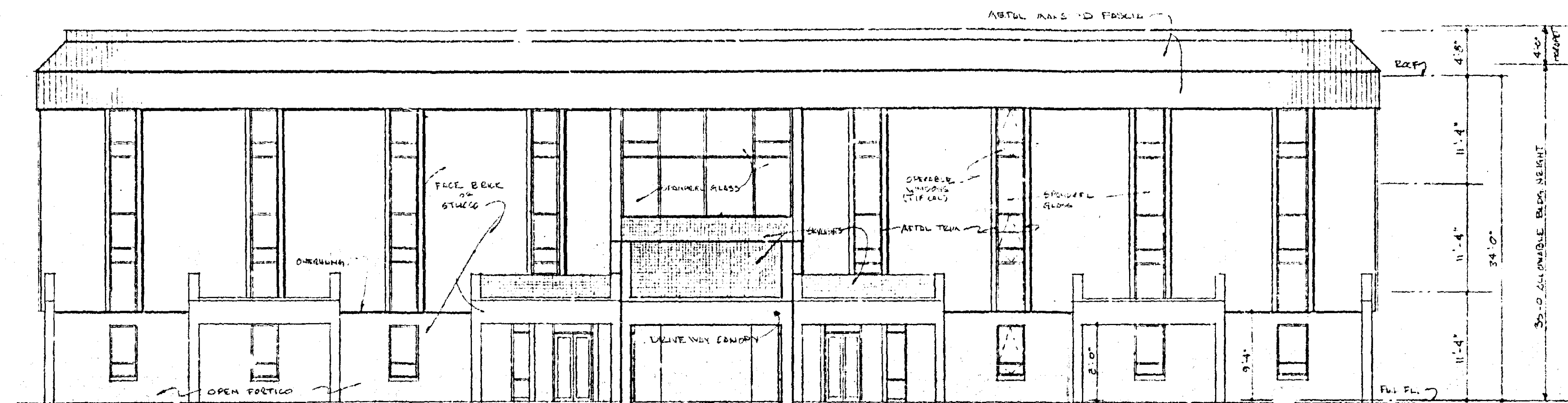


PROPOSED OFFICE BUILDING
122 SLADE AVENUE
FOR
DR. STANLEY KLOTZKY + ASSOCIATES

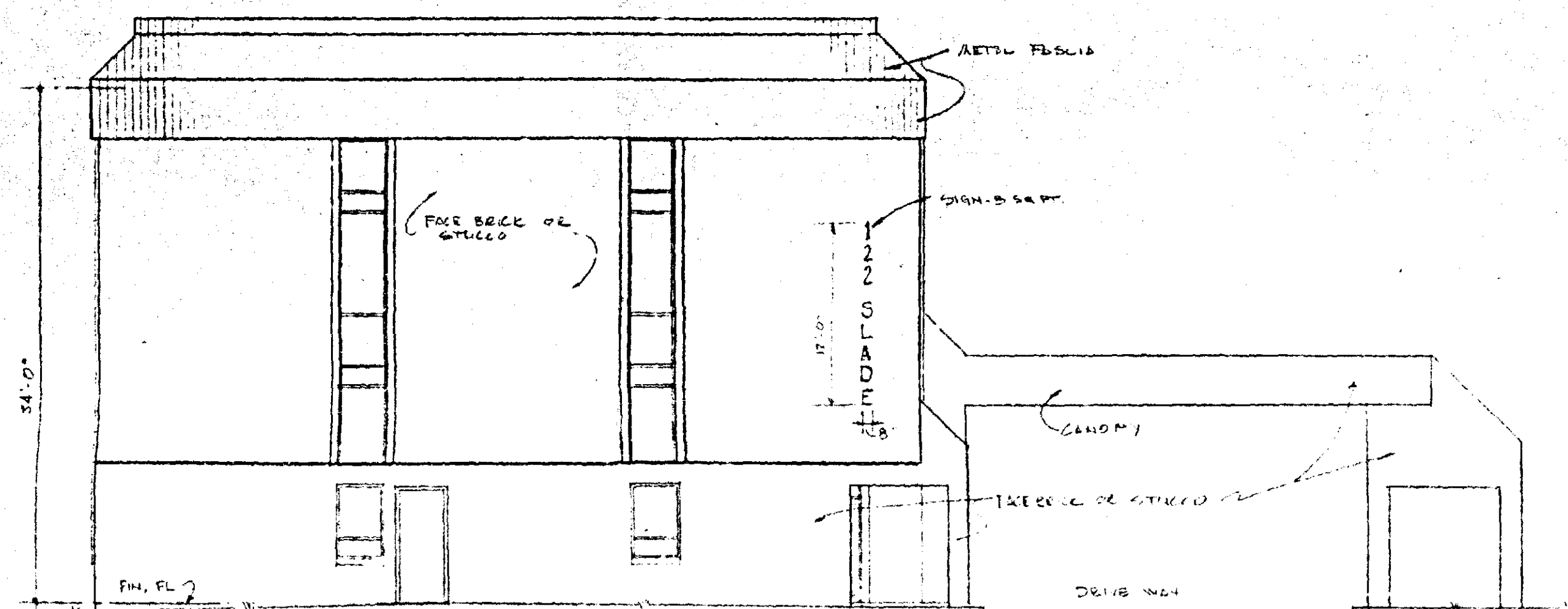


Bonnett & Brandt, Inc.
Architects • Engineers • Planners
100 West Centre Street
Baltimore, Maryland
(301) 727-0456

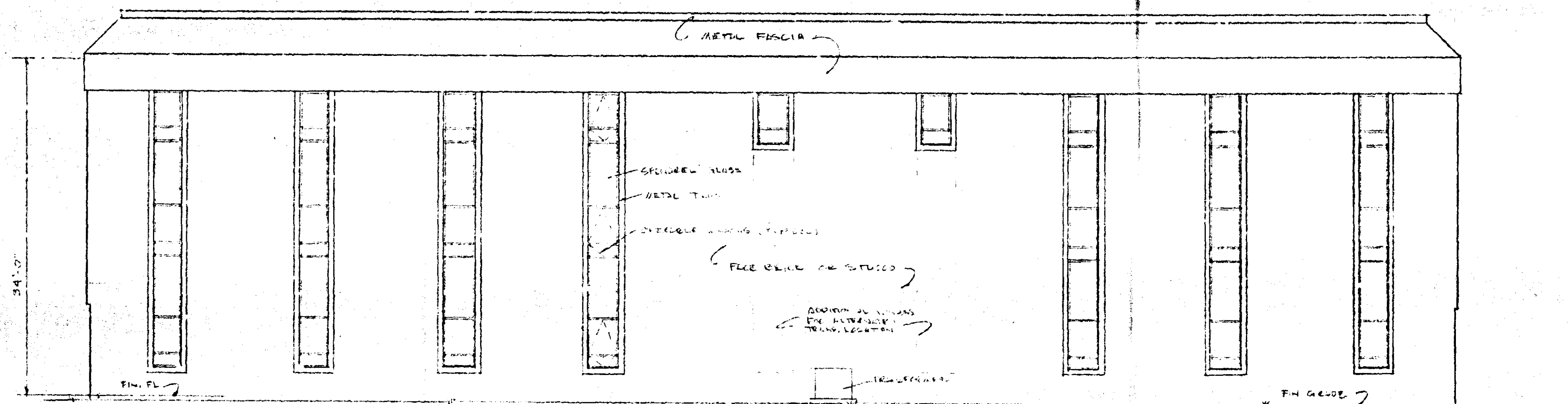




EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION (SOUTH ELEVATION SCALED)
SCALE: 1/8" = 1'-0"



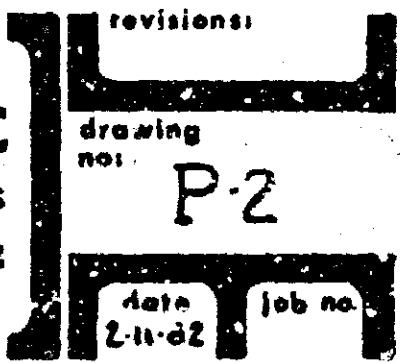
WEST ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED OFFICE BUILDING
AT
122 SLADE AVENUE
FOR
DR. STANLEY KLOTZKY & ASSOCIATES



Bonnett & Brandt, Inc.
Architects • Engineers • Planners
100 West Centre Street Baltimore, Maryland
(301) 727-0456



PETITION FOR SPECIAL EXCEPTION

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 Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for CLASS B Office Building in an R-O Zone.

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

I, or we, agree to pay expenses of above 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.

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: Stanley A. Klatsky
(Type or Print Name)
Signature: *Stanley A. Klatsky*
Address: 2906 Caves Road, 363-3600
City and State: Owings Mills, Maryland 21117
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Geoffrey D. Kroll - Representative, 10300 S. Dolfield Road, 301-363-2200, Baltimore, Maryland 21202
Attorney for Petitioner: Harry L. Chase, 1001 N. Calvert Street, Baltimore, Maryland 21202
Attorney's Telephone No.: 685-5010

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of February, 1982, 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 23rd day of March, 1982, at 10:30 o'clock A.M.

John W. Hession, III
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

(over)

PETITION FOR SPECIAL EXCEPTION

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 Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for CLASS B Office Building in an R-O Zone.

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

I, or we, agree to pay expenses of above 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.

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: Stanley A. Klatsky
(Type or Print Name)
Signature: *Stanley A. Klatsky*
Address: 2906 Caves Road, 363-3600
City and State: Owings Mills, Maryland 21117
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Geoffrey D. Kroll - Representative, 10300 S. Dolfield Rd., 301-363-2200, Baltimore, Maryland 21202
Attorney for Petitioner: Harry L. Chase, 1001 N. Calvert Street, Baltimore, Maryland 21202
Attorney's Telephone No.: 685-5010

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of February, 1982, 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 23rd day of March, 1982, at 10:30 o'clock A.M.

John W. Hession, III
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

(over)

PETITION FOR SPECIAL EXCEPTION

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 Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for CLASS B Office Building in an R-O Zone.

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

I, or we, agree to pay expenses of above 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.

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: Stanley A. Klatsky
(Type or Print Name)
Signature: *Stanley A. Klatsky*
Address: 2906 Caves Road, 363-3600
City and State: Owings Mills, Maryland 21117
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Geoffrey D. Kroll - Representative, 10300 S. Dolfield Road, 301-363-2200, Baltimore, Maryland 21202
Attorney for Petitioner: Harry L. Chase, 1001 N. Calvert Street, Baltimore, Maryland 21202
Attorney's Telephone No.: 685-5010

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of February, 1982, 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 23rd day of March, 1982, at 10:30 o'clock A.M.

John W. Hession, III
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
NW/S of Slade Avenue, 639' SW of the : ZONING COMMISSIONER
centerline of Reisterstown Road - 3rd :
Election District
Stanley A. Klatsky - Petitioner : OF
NO. 82-206-X (Item No. 124) : BALTIMORE COUNTY

The petitioner herein seeks a special exception for the construction of a Class B office building in an R-O (Residential-Office) Zone.

A review of the site plan prepared by Evans, Hagan and Holdefer, Inc., revised February 17, 1982, and marked Petitioner's Exhibit 1, indicates that the subject property is located on the north side of Slade Avenue, has a frontage of 118.50 feet and a depth of 357.5 feet, and contains 42,364 square feet of land, more or less. The plan and testimony presented at the hearing disclose that the Maryland National Guard Armory borders the site on the north and on the rear third of the east property line. The balance of the property on the east is zoned R-O and used residentially. The land on the south, across Slade Avenue, is owned by the State of Maryland and used residentially. Additional lots to the south contain a home converted to offices and a nursing home. A residence and four other office buildings are located to the northeast and the vacant tract on the southwest side of the subject property has been zoned for a 40,000 square foot high-rise office building.

Testimony also indicated that the petitioner, Dr. Stanley A. Klatsky, proposes to construct a three-story office building containing 6,684 square feet on the ground floor and 7,454 square feet on both the second and third floors. He and another doctor intend to use the entire ground floor for their medical offices and the remaining two floors for other medical or general offices. In keeping with this intention, the site plan reflects that the parking space requirements have been determined and provided on the basis of each floor containing only medical offices. Further testimony indicated that the

building will be of brick and stucco, will contain an automatic sprinkler, and that its design and construction will enhance the community.

All of the witnesses for the petitioner testified that the use will not be detrimental to the health, safety, and general welfare of the community and, further, that the requirements of Section 502.1 of the Baltimore County Zoning Regulations have been met. No protestants appeared at the hearing in opposition to the petition.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of April, 1982, that the Petition for Special Exception for a Class B office building in an R-O Zone, in accordance with Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Maryland Department of Transportation, dated January 18, 1982, and the Department of Permits and Licenses, revised March 3, 1982, unless written modifications of either or both are filed with the Office of Planning and Zoning.
2. A revised site plan, incorporating the aforementioned comments, or any written modification thereof provided for in Restriction No. 1 above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

John W. Hession, III
Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NW/S of Slade Ave., 639' :
SW of centerline of Reisterstown Rd., :
3rd District : OF BALTIMORE COUNTY

STANLEY A. KLATSKY, Petitioner : Case No. 82-206-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 therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman *John W. Hession, III*
Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 15th day of March, 1982, a copy of the foregoing Order was mailed to Harry L. Chase, Esquire, 1001 N. Calvert Street, Baltimore, Maryland 21202, Attorney for Petitioner.

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

ORDER RECEIVED FOR FILING
DATE April 15, 1982
BY *John W. Hession, III*

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
NW/S of Slade Avenue, 639' SW of the : ZONING COMMISSIONER
centerline of Reisterstown Road - 3rd :
Election District
Stanley A. Klatsky - Petitioner : OF
NO. 82-206-X (Item No. 124) : BALTIMORE COUNTY

The petitioner herein seeks a special exception for the construction of a Class B office building in an R-O (Residential-Office) Zone.

A review of the site plan prepared by Evans, Hagan and Holdefer, Inc., revised February 17, 1982, and marked Petitioner's Exhibit 1, indicates that the subject property is located on the north side of Slade Avenue, has a frontage of 118.50 feet and a depth of 357.5 feet, and contains 42,364 square feet of land, more or less. The plan and testimony presented at the hearing disclose that the Maryland National Guard Armory borders the site on the north and on the rear third of the east property line. The balance of the property on the east is zoned R-O and used residentially. The land on the south, across Slade Avenue, is owned by the State of Maryland and used residentially. Additional lots to the south contain a home converted to offices and a nursing home. A residence and four other office buildings are located to the northeast and the vacant tract on the southwest side of the subject property has been zoned for a 40,000 square foot high-rise office building.

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building will be of brick and stucco, will contain an automatic sprinkler, and that its design and construction will enhance the community.

All of the witnesses for the petitioner testified that the use will not be detrimental to the health, safety, and general welfare of the community and, further, that the requirements of Section 502.1 of the Baltimore County Zoning Regulations have been met. No protestants appeared at the hearing in opposition to the petition.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of April, 1982, that the Petition for Special Exception for a Class B office building in an R-O Zone, in accordance with Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Maryland Department of Transportation, dated January 18, 1982, and the Department of Permits and Licenses, revised March 3, 1982, unless written modifications of either or both are filed with the Office of Planning and Zoning.
2. A revised site plan, incorporating the aforementioned comments, or any written modification thereof provided for in Restriction No. 1 above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

John W. Hession, III
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE April 15, 1982
BY *John W. Hession, III*