



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

ARNOLD JABLON
ZONING COMMISSIONER

April 25, 1984

Mr. Edmund F. Haile
Daft-McCune-Walker, Inc.
530 East Joppa Road
Towson, Maryland 21204

RE: Proposed Franklin Square Medical
Office Building
S/S of Franklin Square Drive, E
of Lennings Avenue - 14th
Election District
(Your File No. B-83038)

Dear Ed:

Pursuant to your letter dated February 9, 1984, please be advised that the proposed earth station would be considered an accessory structure and should meet the requirements of Section 400.1 of the Baltimore County Zoning Regulations. An amendment of the site plan filed in the special exception case should be completed; however, no further hearing would be required.

Sincerely,


ARNOLD JABLON
Zoning Commissioner

AJ/srl

cc: Case No. 83-12-XA ✓

DAFT-MCCUNE-WALKER, INC.

530 East Joppa Road
Towson, Md. 21204
Telephone: 301-296-3333

Land Planning Consultants
Landscape Architects
Engineers

84-284
Rec'd 2.10.84
JED

February 9, 1984

Mr. Arnold Jablon, Zoning Commissioner
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Franklin Square Medical Office Building
(Our File No. B-83039)

Dear Arnold:

The Franklin Square Medical Office Building is being planned on the south side of Franklin Square Drive, east of Lennings Avenue. The property is zoned RO and a special exception has been granted for the construction of a Class "B" Office Building.

One of the doctors who is renting space in the building has asked to install a 3.2 meter diameter earth station antenna on a concrete pad at the rear of the property.

Could you please advise us if this is a permitted accessory use under Section 1801 of the Zoning Regulations. A copy of the CRG plan is attached for your information as well as a fact sheet on the proposed antenna.

Very truly yours,

DAFT-MCCUNE-WALKER, INC.


Edmund F. Haile
Partner

EJH:med

Enclosures

cc: Mr. Frank Palmer

224 **PETITION FOR SPECIAL EXCEPTION** P3-12-XA

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 a Class B office building

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: **Properties Limited Partnership**
(Type or Print Name)
Signature *[Signature]*
11728 Nebel Street
Address
Rockville, Maryland 20852
City and State
Signature
(Type or Print Name)
John E. Bohlen, Jr.
Signature *[Signature]*
6708 Belair Road
Address
Baltimore, Maryland 21206
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
R. Bruce Alderman
Signature
Whitely, Mindel, Clarke & Hill
305 West Chesapeake Avenue
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 828-1050
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day of June, 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 15th day of July, 1982, at 9:45 o'clock A.M.

ECO-No: 1 (over)

229 **PETITION FOR ZONING VARIANCE**

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 Variance from Section .203.4 to allow amenity open space within the R-O zoned land to be a total of (0.80 acre) instead of the required 1.10 acres

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

This represents a variance of 0.30 acre in the R-O area of the site although 0.56 acre remains in DR 5.5 transition area within the site boundaries.

The development of the said property without the variance would be unreasonably hard and particularly difficult due to the location of the zoning boundary lines.

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

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

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: **Properties Limited Partnership**
(Type or Print Name)
Signature *[Signature]*
11728 Nebel Street
Address
Rockville, Maryland 20852
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(Type or Print Name)
John E. Bohlen, Jr.
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Address
Baltimore, Maryland 21206
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
R. Bruce Alderman
Signature
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Towson, Maryland 21204
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Attorney's Telephone No.: 828-1050
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(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 7, 1982

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

900
Nicholas B. Commodari
Chairman

MEMBER
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Bureau of Education
Zoning Administration
Industrial Development

H. Bruce Alderman, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

Item No. 229
Petitioner - John E. Bohlen, Jr.
Special Exception & Variance Petition

Dear Mr. Alderman:

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.

In view of your client's proposal to construct an office building on this vacant property, the special exception is required, while a variance to the amenity open space requirements is also included. This property is surrounded by office buildings to the south and west across Franklin Square Drive, while vacant wooded land exists to the north. It was the subject of a previous zoning hearing (72-230-RX) in which a reclassification and special exception for office use were granted.

The submitted site plan was approved by the Planning Board on June 10, 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, Chairman
Nicholas B. Commodari, Chairman
Zoning Plans Advisory Committee

ENCLOSURE
cc: Kilde Consultants, Inc.
300 East Joppa Road
Baltimore, Md. 21204

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

NORMAN E. GERBER
DIRECTOR

July 7, 1982

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

June 18, 1982

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 1, 1982

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

Re: Item #229 (1981-1982)
Property Owner: John E. Bohlen, Jr.
S/ES Franklin Square Dr., 215' N/E of Lenning Ave.
Acres: 4.37 District: 14th

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 in connection with Item 15 of Zoning Cycle II (October 1971-April 1972) are referred to for your consideration.

As indicated, Franklin Square Drive, a 48-foot closed section roadway on a minimum 80-foot right-of-way, a public 12-inch water main, fire hydrants, and a public storm drainage system have been constructed.

An extension of the 8-inch public sanitary sewerage in Franklin Square Drive (Drawing #68-0742, File 1) is required to serve this property.

Very truly yours,

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

RAM:EAM:FWR:ss

cc: Jack Wimbley

T-W Key Sheet
19 & 20 NE 26 & 27 Pos. Sheets
NE 5 G Top
B2 Tax Map

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-5550

STEPHEN F. COLLINS
DIRECTOR

June 9, 1982

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

RE: ZAC Meeting of May 11, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items 225 through 234.

Sincerely,

C. Richard Moore
Assistant Traffic Engineer

CRW/GMS/elj

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

Dear Mr. Hammond:

Comments on Item #229, Zoning Advisory Committee Meeting, May 18, 1982, are as follows:

Property Owner: John E. Bohlen, Jr.
Location: SE/Side Franklin Square Drive 215' N/E of Lenning Avenue
Acres: 4.37
District: 14th

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.

This plan was approved by the Baltimore County Planning Board, June 3, 1982.

Very truly yours,

John L. Wimbley
Planner III
Current Planning & Development

JLW:rh

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

Dear Mr. Hammond:

Comments on Item 229, Zoning Advisory Committee Meeting of May 18, 1982, are as follows:

Property Owner: John E. Bohlen, Jr.
Location: SE/Side Franklin Square Drive 215' N/E of Lenning Avenue
Existing Zoning: R-O
Proposed Zoning: Special Exception for a Class B Office Building in an R-O Zone and Variance to permit amenity open space within the R-O zoned land to be a total of 0.80 acres in lieu of the required 1.10 acres.

Acres: 4.37
District: 14th

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,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF:ru

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20th day of July, 1982, that the herein Petition for Special Exception for a Class B office building, in accordance with the site plan prepared by Kidde Consultants, revised June 2, 1982, signed on June 10, 1982 by Norman E. Gerber, Director of Planning, approved by the Baltimore County Planning Board, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

John M.H. Jung
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE July 20, 1982
BY John M.H. Jung
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20th day of July, 1982, that the herein Petition for Variance(s) to permit the amenity open space within the R.O. zoned land to be a total of 18% (0.8 acre) of the gross site area in lieu of the required 25% (1.1 acres) is hereby GRANTED, from and after the date of this Order, subject to the terms, provisions, and conditions of the accompanying Special Exception Order.

John M.H. Jung
Deputy Zoning Commissioner of
Baltimore County



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

June 14, 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: John E. Bohlen, Jr.

Location: SE/S Franklin Square Drive 215' N/E of Lenning Avenue

Item No.: 229 Zoning Agenda: Meeting of May 18, 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 _____ 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.
- (X) 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 M.H. Jung Noted and Approved: John M.H. Jung
Planning Group Fire Prevention Bureau
Special Inspection Division

JK /mb/cm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner

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

FROM: Zoning Petition No. 83-12-XA

SUBJECT: Petitioner: John E. Bohlen, Jr.

Date: June 18, 1982

A plan for this proposal was approved by the Planning Board on June 8, 1982. This location is an excellent one for the proposed use. If granted, a landscaping plan should be required.

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

NEG:JGH:dme



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 20, 1982

R. Bruce Alderman, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception
and Variance
SE/S of Franklin Square Dr., 215' NE of
Lenning Ave. - 14th Election District
John E. Bohlen, Jr. - Petitioner
NO. 83-12-XA (Item No. 229)

Dear Mr. Alderman:

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

Very truly yours,

John M.H. Jung
JOHN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 20, 1982

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

Z.A.C. Meeting of: May 18, 1982

RE: Item No: 229
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

The above has no adverse effect on student population.

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

WNP/bp

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
SE/S of Franklin Square Drive, 215'
NE of Lenning Ave., 14th District

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY

JOHN E. BOHLEN, JR., Petitioner : Case No. 83-12-XA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

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 21st day of June, 1982, a copy of the foregoing Order was mailed to R. Bruce Alderman, Esquire, White, Mindel, Clarke & Hill, 305 W. Chesapeake Avenue, Towson, Maryland 21204, Attorney for Petitioner.

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

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

14th Election District

ZONING: Petition for Special Exception and Variance
LOCATION: Southeast side of Franklin Square Drive, 215 ft. Northeast of Lenning Avenue
DATE & TIME: Thursday, July 15, 1982 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 Exception for a Class B office building and Variance to allow amenity open space within the R.O. zoned land to be a total of 18% (0.8 acre) of the gross site area instead of the required 25% (1.1 acres)

The Zoning Regulations to be excepted as follows:
Section 203.4 - minimum amenity open space required in a R.O. zone for a Class B office building

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

Being the property of John E. Bohlen, Jr., as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, July 15, 1982 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

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

Cable: KIDDENGR
Telex: 37769
1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500

Direct Dial Number
321-5512

DESCRIPTION

4.37 ACRE PARCEL, SOUTHEAST SIDE OF FRANKLIN SQUARE DRIVE,
215' + NORTHEAST OF LENNING AVENUE, BALTIMORE COUNTY, MARYLAND.

This Description is for a Special Exception in an R.O. Zone for a Class "B" Medical Office Building and a Variance for Amenity Open Space in an R.O. Zone.

Beginning on the southeast side of Franklin Square Drive at the division line between the area zoned "D.R. 16" and the area zoned "R.O." (the division line between the land owned by Simon H. Mohr and Franklin Square Foundation), said beginning point being distant 215 feet, more or less, as measured northeasterly along said Franklin Square Drive, from the east side of Lenning Avenue, running thence binding on the southeast side of said Franklin Square Drive, (1) N 50° 03' 25" E 400.07 feet, to the division line between the land owned by Simon H. Mohr and the land adjacent to the northeast owned by American Turres-Baltimore, Inc., thence binding on a part of said division line, (2) S 50° 04' 50" E 480 feet, more or less, to the division line between the area zoned "R.O." and the area zoned "D.R. 5.5" thence binding on said division line, (3) S 50° 05' 13" W 400 feet, more or less, to said division line between the land owned by Simon H. Mohr and Franklin Square

June 15, 1982

R. Bruce Alderman, Esquire
White, Mindel, Clarke & Hill
305 W. Chesapeake Avenue
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Special Exception and Variance
SE/S of Franklin Square Dr., 215' NE of Lenning Ave.
John E. Bohlen, Jr. - Petitioner
Case #83-12-XA

TIME: 9:45 A.M.

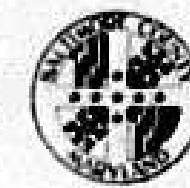
DATE: Thursday, July 15, 1982

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

TOWSON, MARYLAND

cc: Payne Properties Limited Partnership
c/o Martin L. Well, General Partner
11728 Nobel Street
Rockville, Maryland 20852

ZONING COMMISSIONER OF
BALTIMORE COUNTY



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 1, 1982

R. Bruce Alderman, Esquire
305 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception & Variance
John E. Bohlen, Jr. - Petitioner
SE/S of Franklin Square Dr., 215' NE of
Lenning Avenue

Dear Mr. Alderman:

This is to advise you that \$79.44 is due for advertising and posting of the above property.

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

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

No. 108915

DATE: 7/15/82 ACCOUNT: 01-662

AMOUNT: \$79.44

RECEIVED FROM: R. Bruce Alderman, Esquire
FOR: Advertising & Posting Case #83-12-XA
(John E. Bohlen, Jr.)

8 031*****79440 0150A

VALIDATION OR SIGNATURE OF CASHIER

R. Bruce Alderman, Esquire
305 W. Chesapeake Avenue
Towson, Md. 21204

Nicholas B. Commey
111 W. Chesapeake Avenue
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 15th day of June, 1982

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: John E. Bohlen, Jr.
Petitioner's attorney: R. Bruce Alderman, Esq.
Reviewed by: Nicholas B. Commey
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14 Date of Posting: 6/25/82
Posted for: Petition for Special Exception & Variance
Petitioner: John E. Bohlen, Jr.
Location of property: SE/S of Franklin Square Dr., 215' NE of
Lenning Ave.
Location of Signs: Along Franklin Sq. Dr.
Remarks:
Posted by: William E. Hammond Date of return: 7/1/82
Number of Signs: 2

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

14th Election District

ZONING: Petition for Special Exception and Variance
LOCATION: Southeast side of Franklin Square Drive, 215 ft. Northeast of Lenning Avenue
DATE & TIME: Thursday, July 15, 1982 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 Exception for a Class B office building and Variance to allow amenity open space within the R.O. zoned land to be a total of 18% (0.8 acre) of the gross site area instead of the required 25% (1.1 acres)

The Zoning Regulations to be excepted as follows:
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All that parcel of land in the Fourteenth District of Baltimore County

Being the property of John E. Bohlen, Jr., as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, July 15, 1982 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

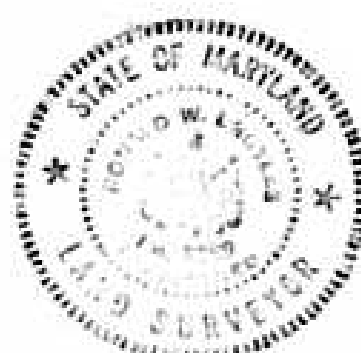
CERTIFICATE OF PUBLICATION

TOWSON, MD., June 24, 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 one time before the 15th day of July, 1982, the first publication appearing on the 24th day of June, 1982.

THE JEFFERSONIAN
Manager.

Cost of Advertisement, \$



PAY HERE FOR APPEAL
OF PETITION AND VARIANCE
1000 BOSTON STREET
TOWSON, MD. 21204

83-12-XA
NOTICE: Petition for Special Exception and Variance
Southeast side of Franklin Square Drive, 215 ft. Northeast of Lenning Avenue
DATE & TIME: Thursday, July 15, 1982 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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Hearing Date: Thursday, July 15, 1982 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



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: <i>[Signature]</i>						Revised Plans: Change in outline or description ☐ Yes ☐ No				
Previous case: <i>[Signature]</i>						Map # <i>[Blank]</i>				

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 7 day of May, 1982

Filing Fee \$ 50 Received: ☒ Check ☐ Cash ☐ Other

#229

[Signature]
B. Hammond, Zoning Commissioner

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

No. 106874

by *[Signature]*

dated by *[Signature]*

the Petition for assignment of a

DATE 5/7/82 ACCOUNT 01-662

AMOUNT 50.00

RECEIVED FROM *[Signature]*

FOR *[Signature]*

[Signature]

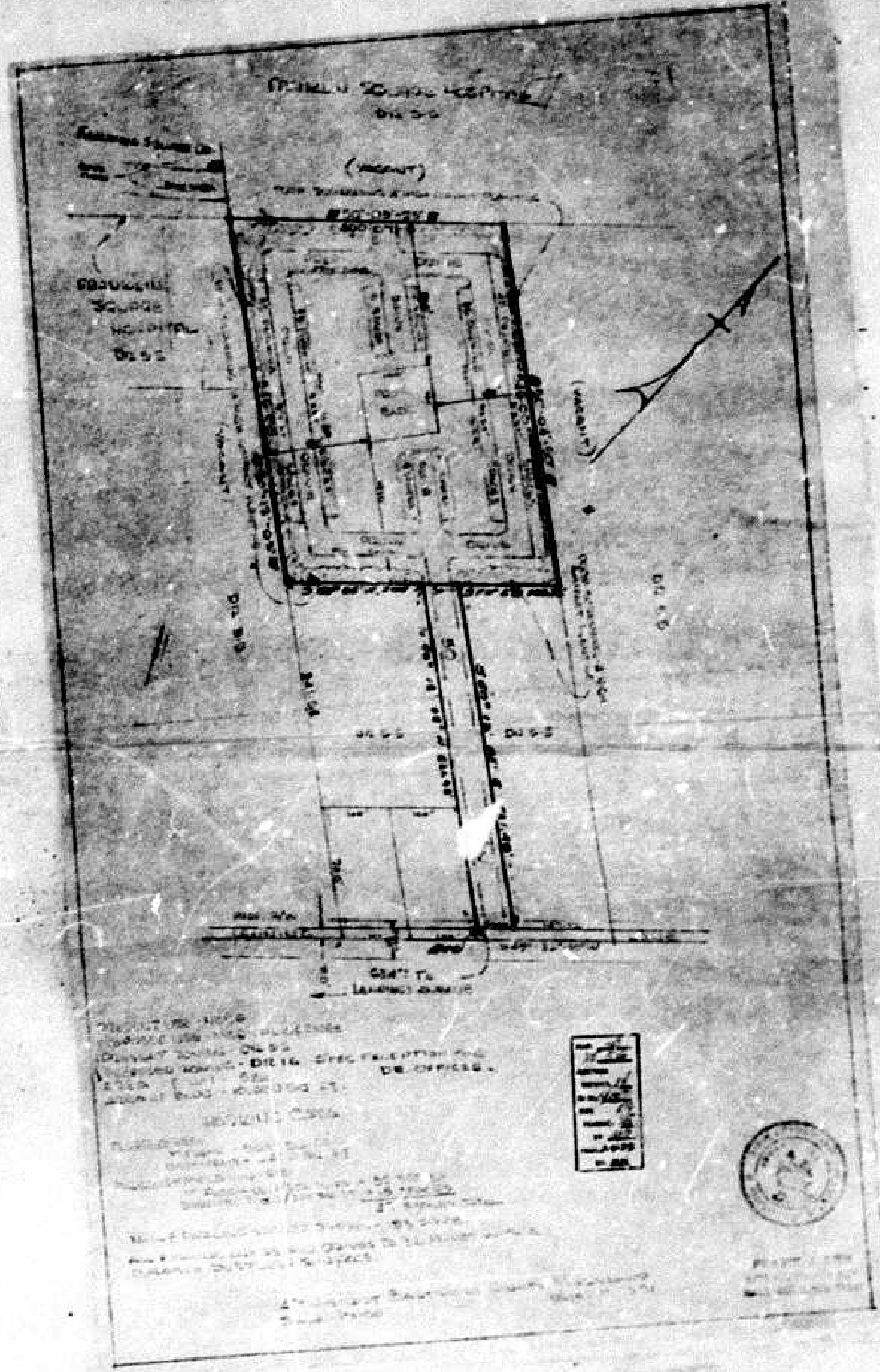
371 7 50.00

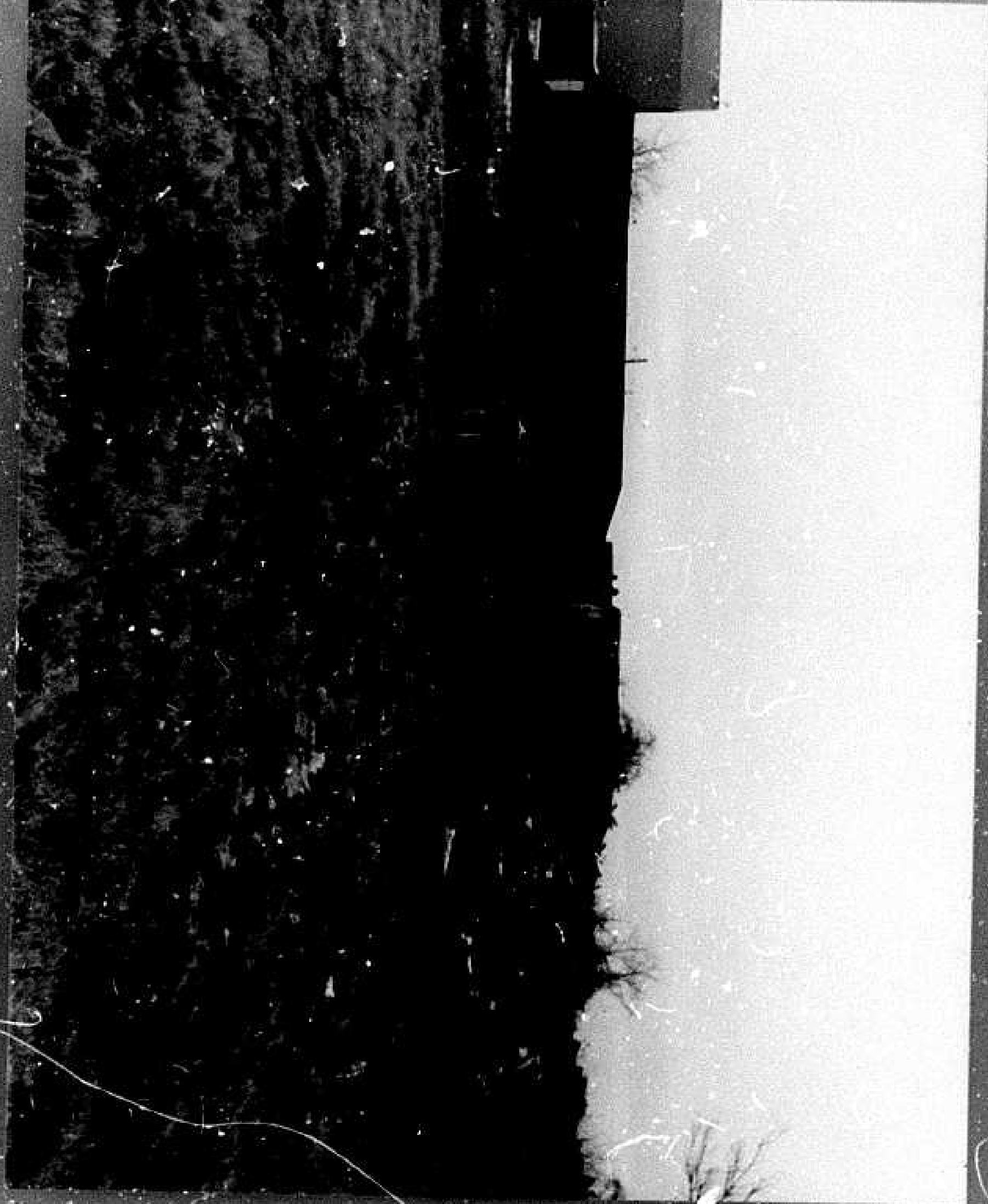
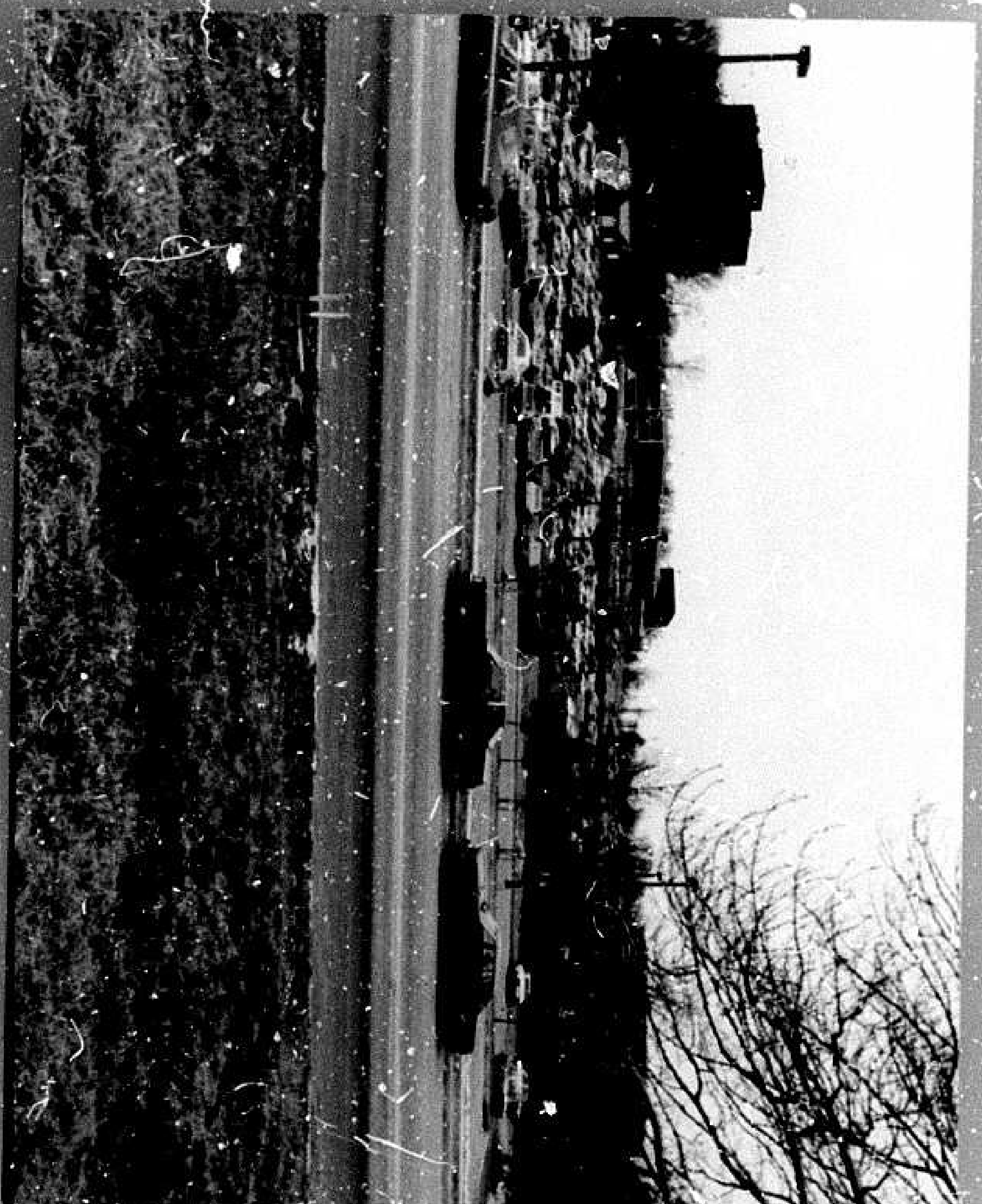
VALIDATION OR SIGNATURE OF CASHIER

Petition for Special Exception and Variance 14TH ELECTION DISTRICT
ZONING: Petition for Special Exception and Variance
LOCATION: Southeast side of Franklin Square Drive, 315 Ft. Northeast of Lanning Avenue.
DATE & TIME: Thursday, July 15, 1982 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 Exception for a Class B office building and Variance to allow assembly open space within the R.O. zoned land

to be a total of 10% (0.1 acre) of the gross site area instead of the required 25% (1.1 acres).
The Zoning Regulations to be excepted as follows:
Section 203.4 - minimum amenity open space required in a R.O. zone for a Class B office building.
All that parcel of land in the Fourteenth District of Baltimore County, beginning on the southeast side of Franklin Square Drive at the division line between the area zoned "D.R. 18" and the area zoned "R.O." the division line between the land owned by Simon H. Mohr and Franklin Square Foundation, said beginning point being distant 712 to 4, more or less, as measured northeasterly along said Franklin Square Drive, from the south side of Lanning Avenue, running thence blinding on the southeast side of said Franklin Square Drive, (1) N 50° 03' 21" E 400.97 feet, to the division line between the land owned by Simon H. Mohr and the land adjacent to the northeast owned by American Turner-Baltimore, Inc., thence blinding on a part of said division line, (2) S 50° 54' 50" E 400 feet, more or less, to the division line between the area zoned "R.O." and the area zoned "D.R. 18", thence blinding on said division line, (3) S 50° 05' 12" W 400 feet, more or less, to said division line between the land owned by Simon H. Mohr and Franklin Square Foundation, thence blinding on a part of said division line, (4) N 50° 12' 45" W 400 feet, more or less, to the place of beginning.
Containing 4.37 acres of land.
Being the property of John E. Bohlen, Jr., as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, July 15, 1982 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order Of
William L. Hammond
Zoning Commissioner of Baltimore County

The Times
Middle River, Md., June 24, 1982
This is to Certify, That the annexed
[Signature]
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of *[Blank]* successive weeks before the *24th* day of *June*, 1982
[Signature], Publisher.





15
#12-2302X
#15
#12-2302X

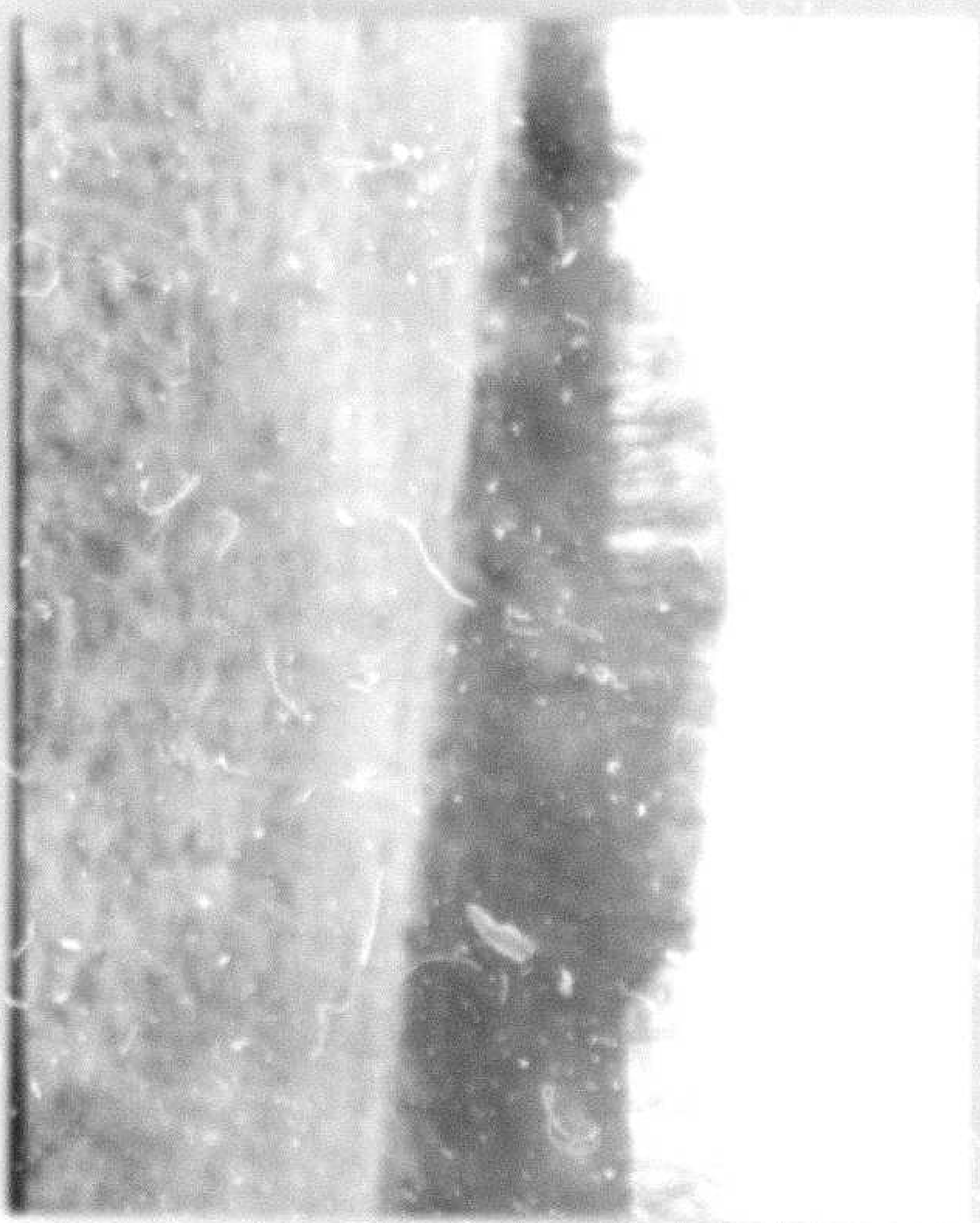
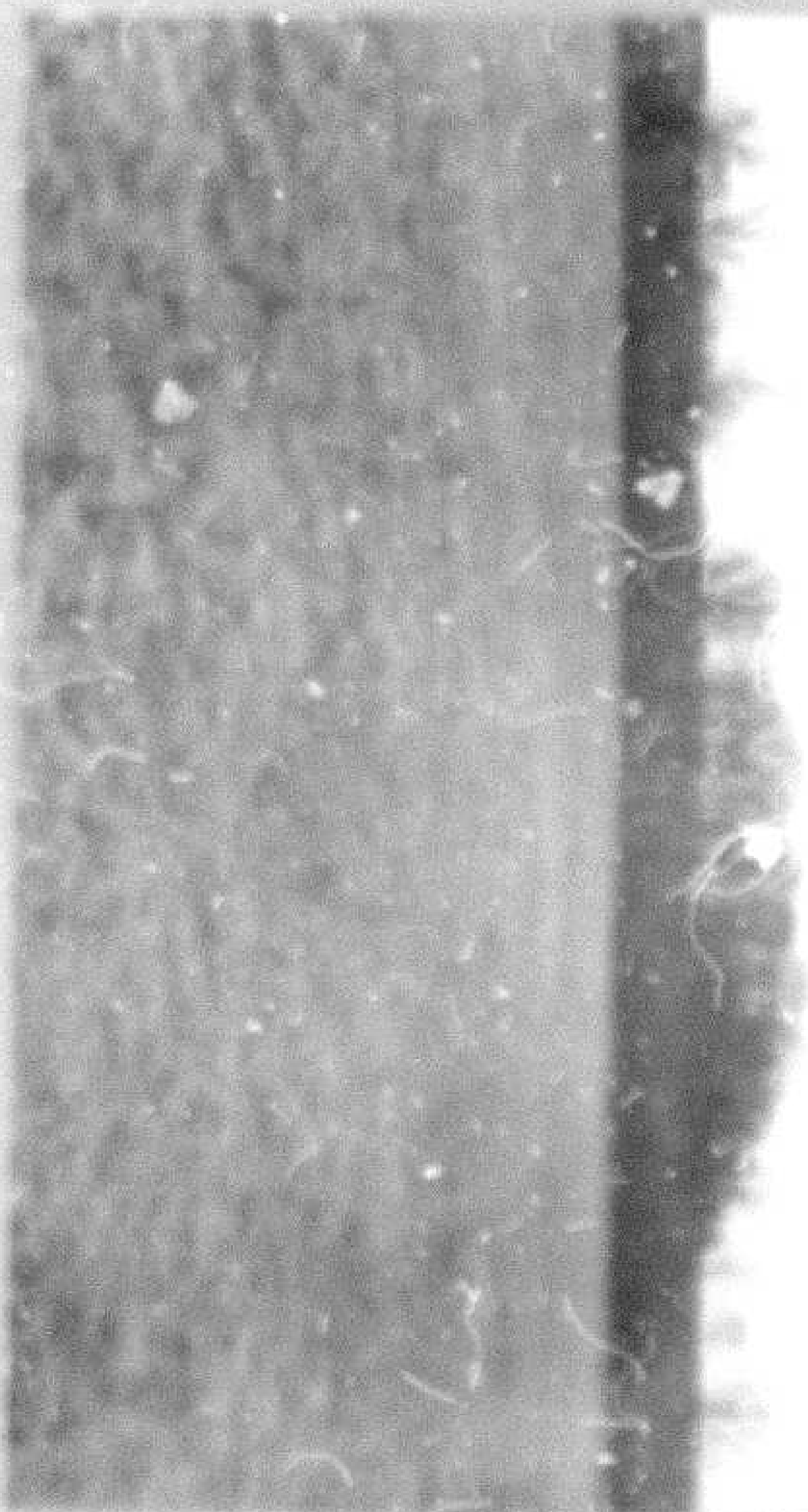
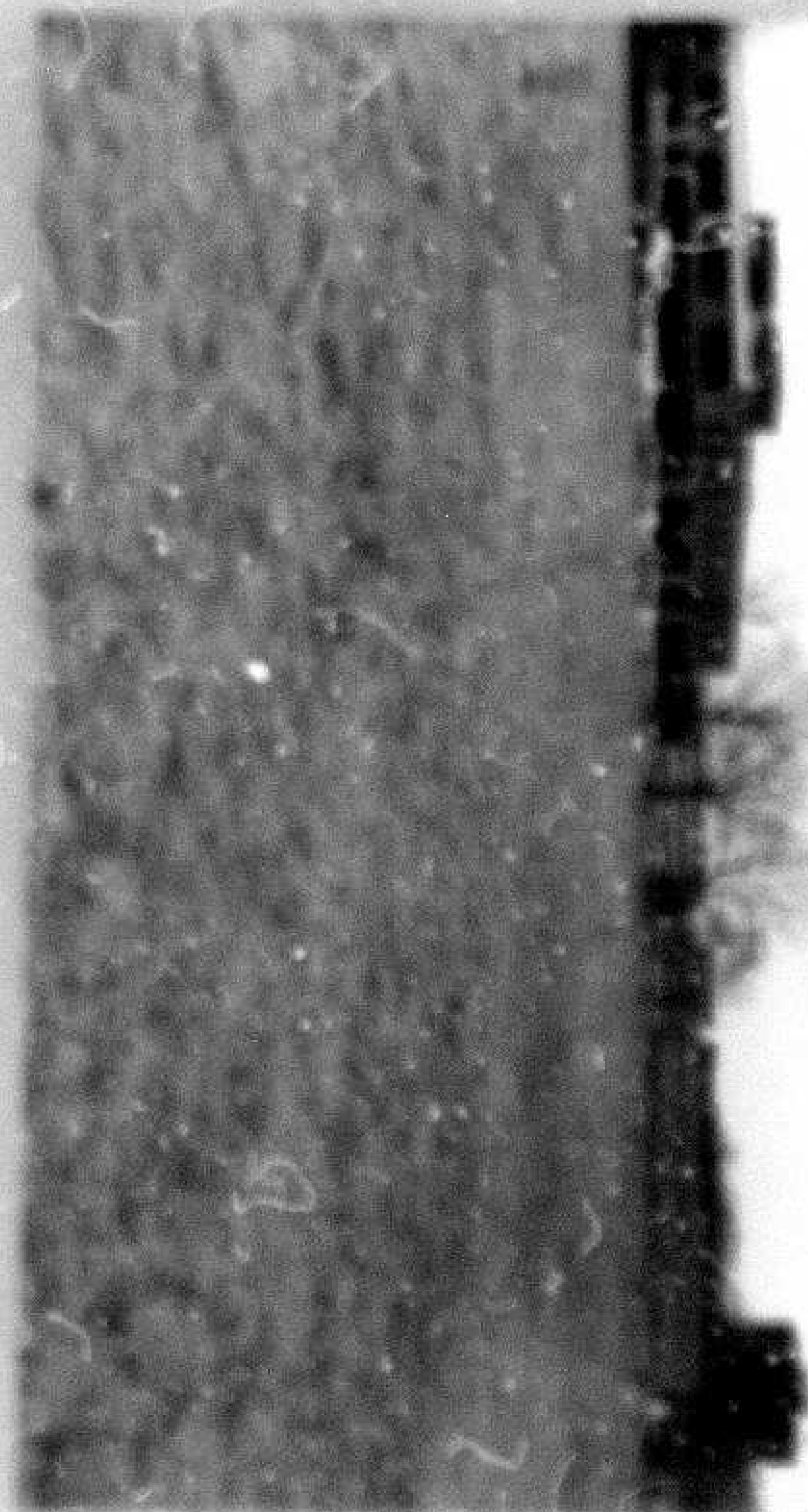
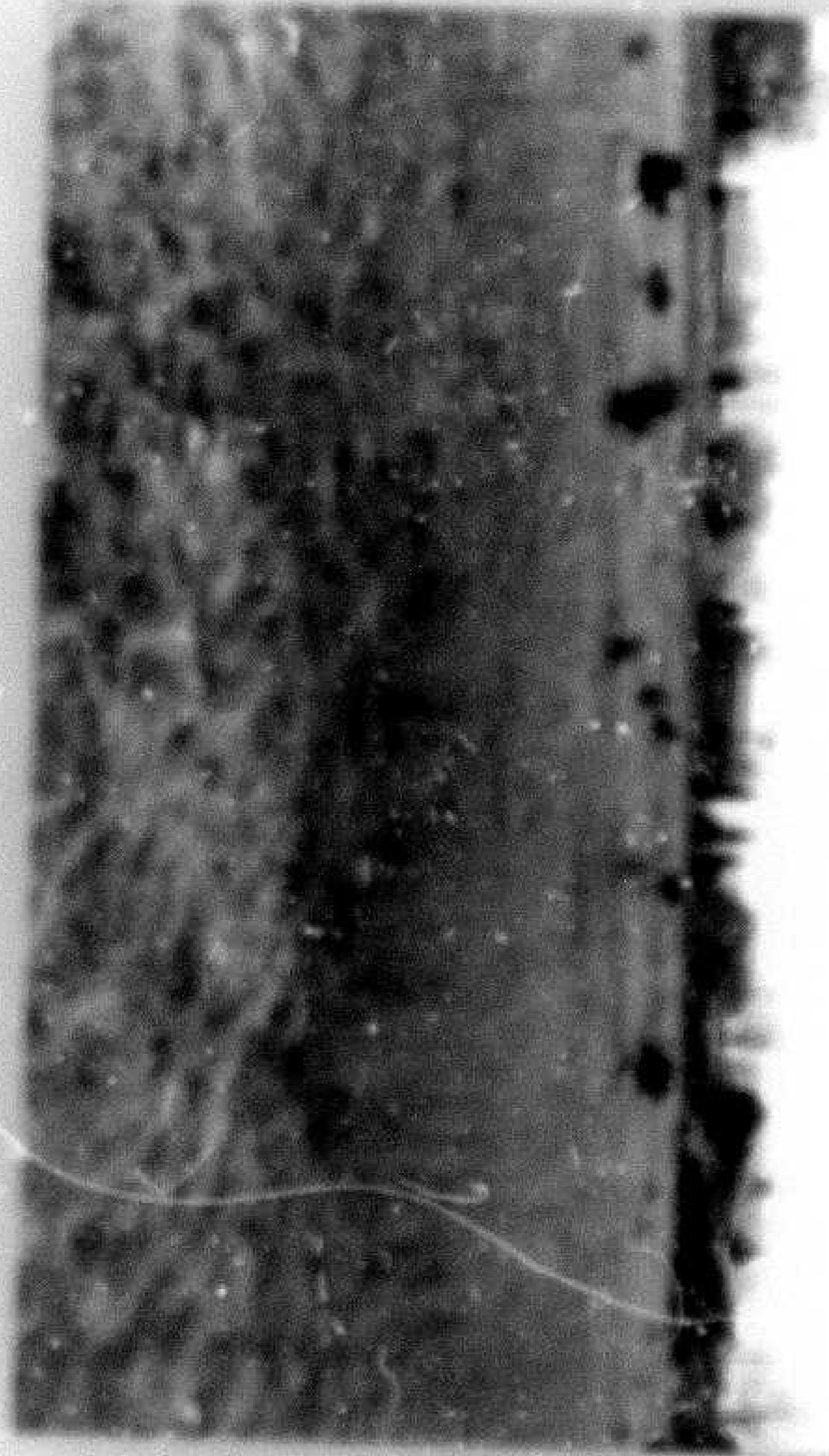
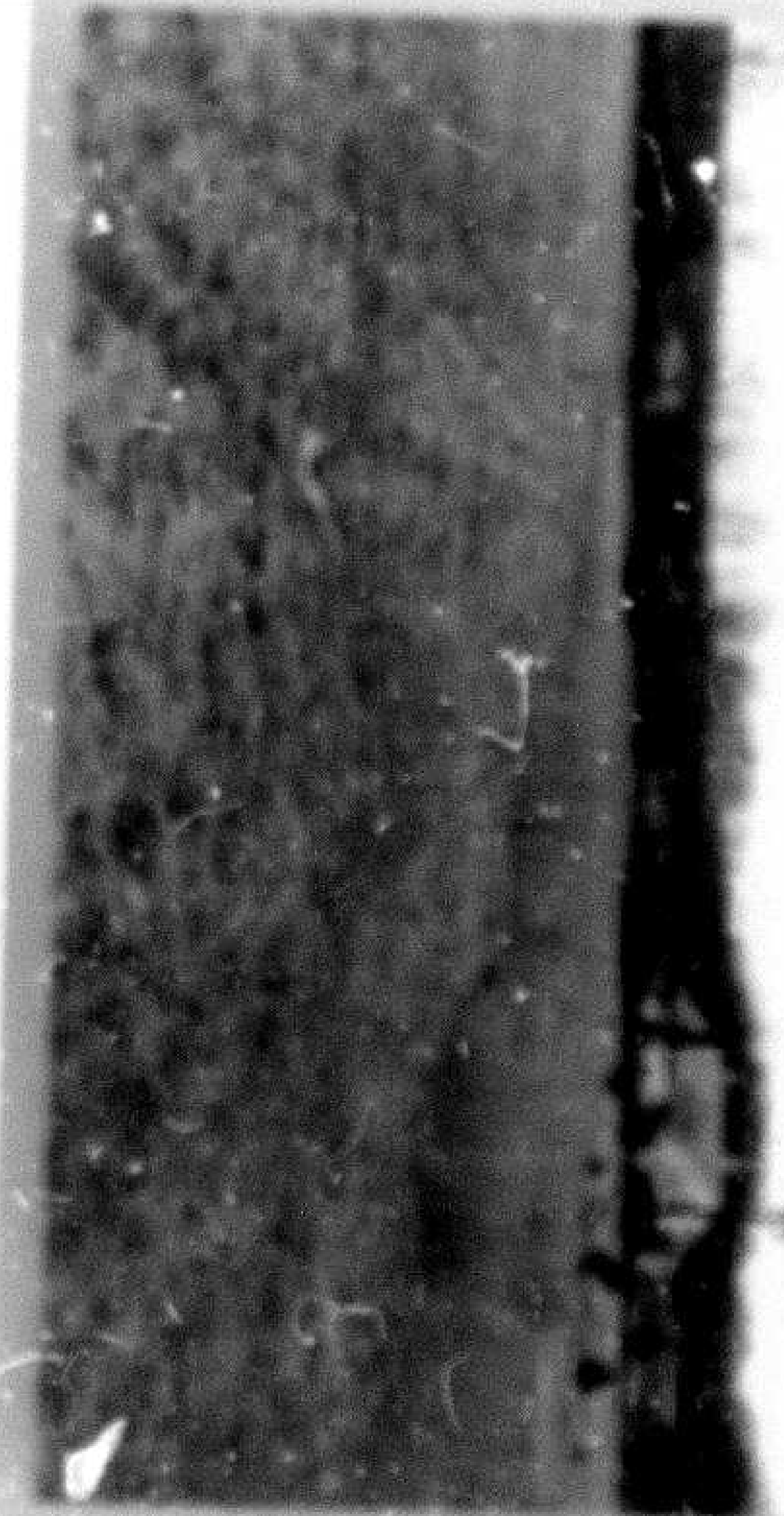
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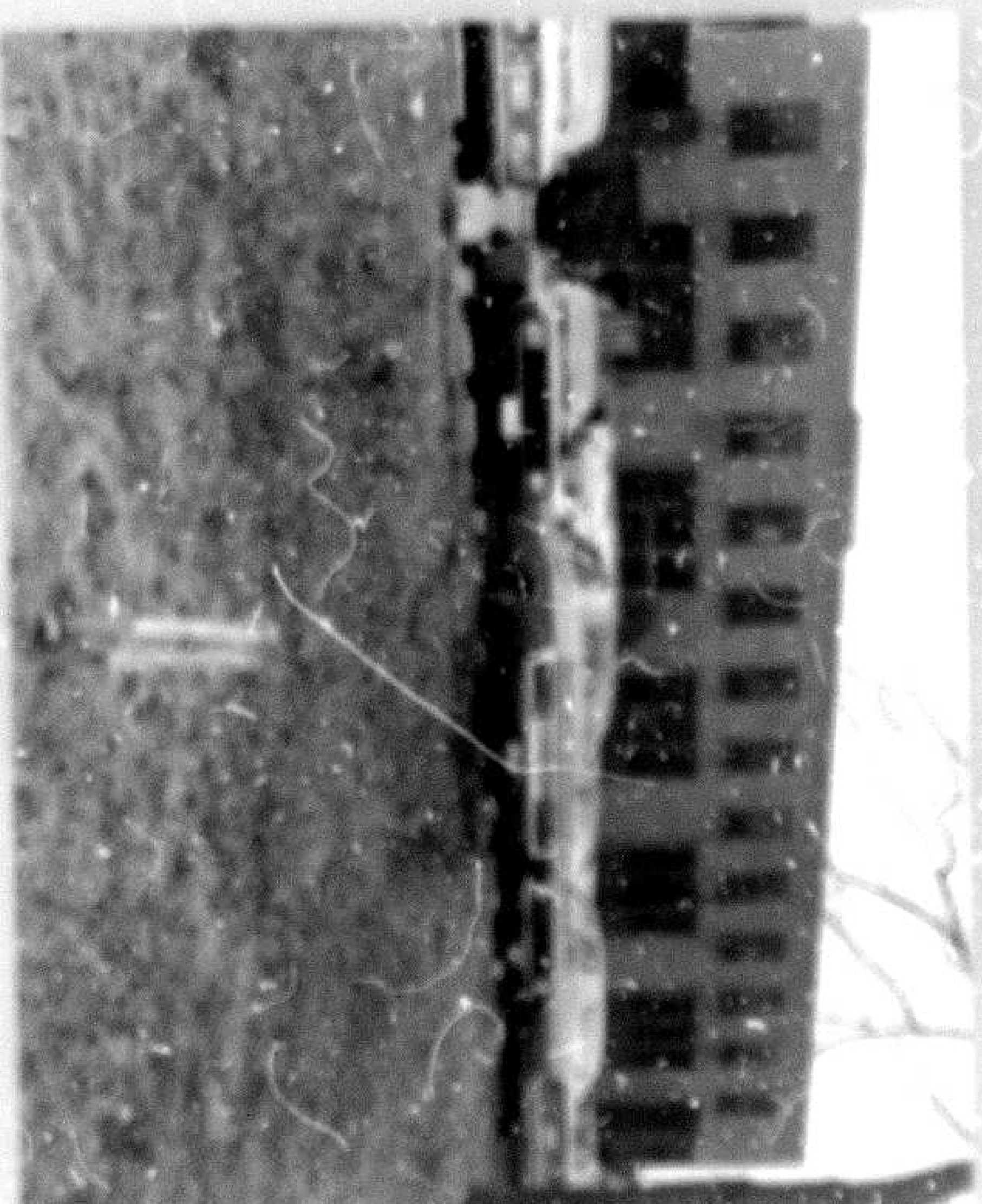
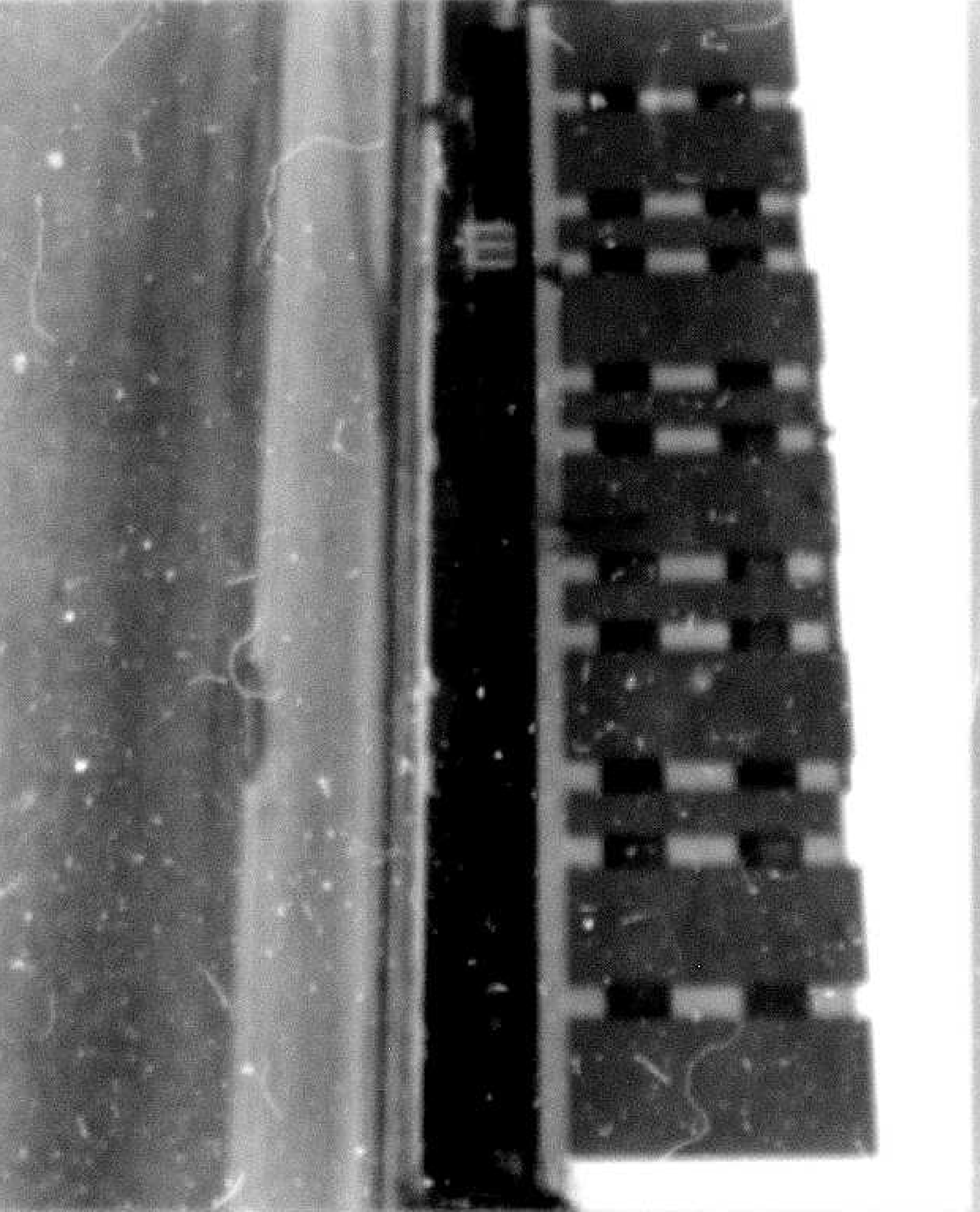
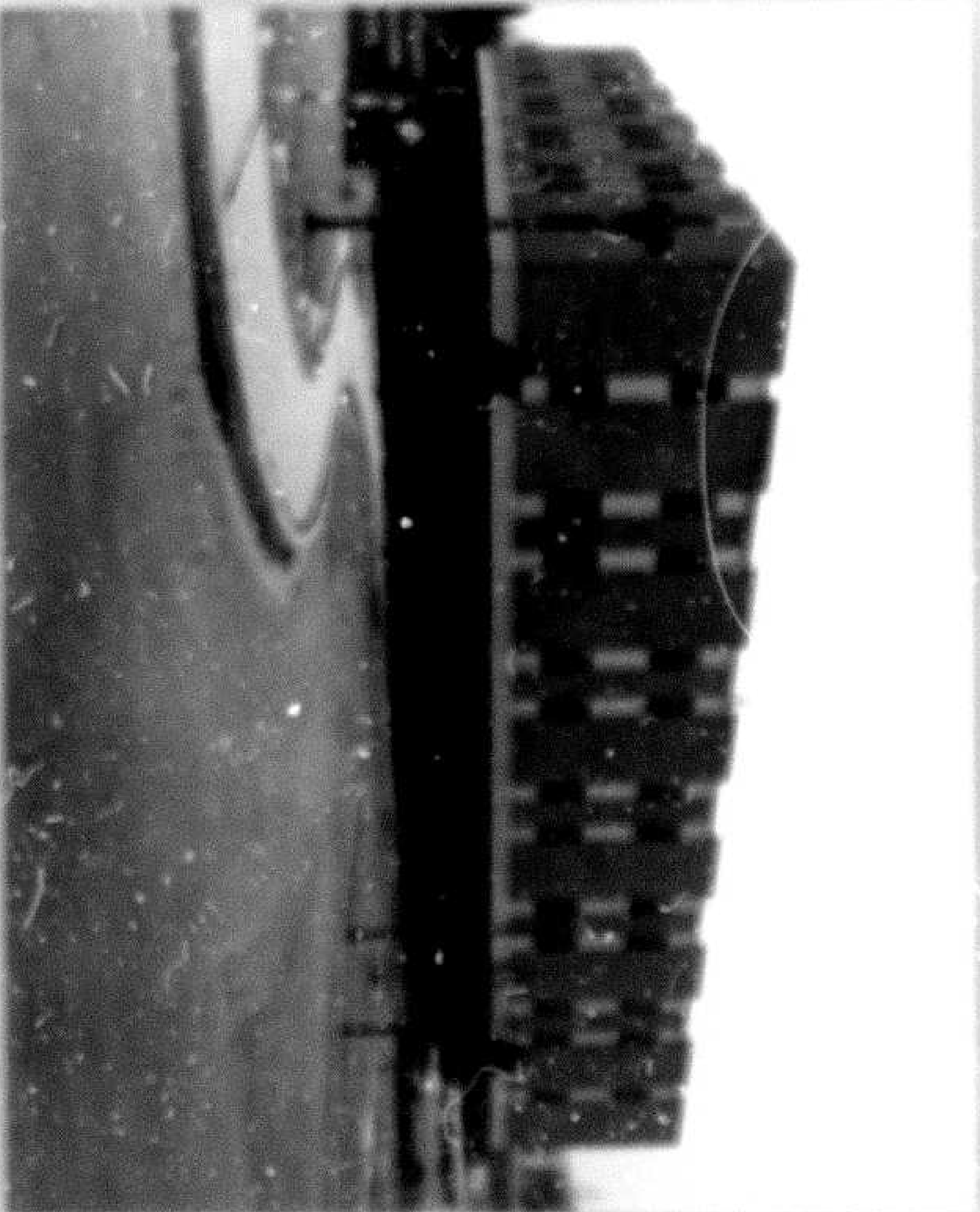
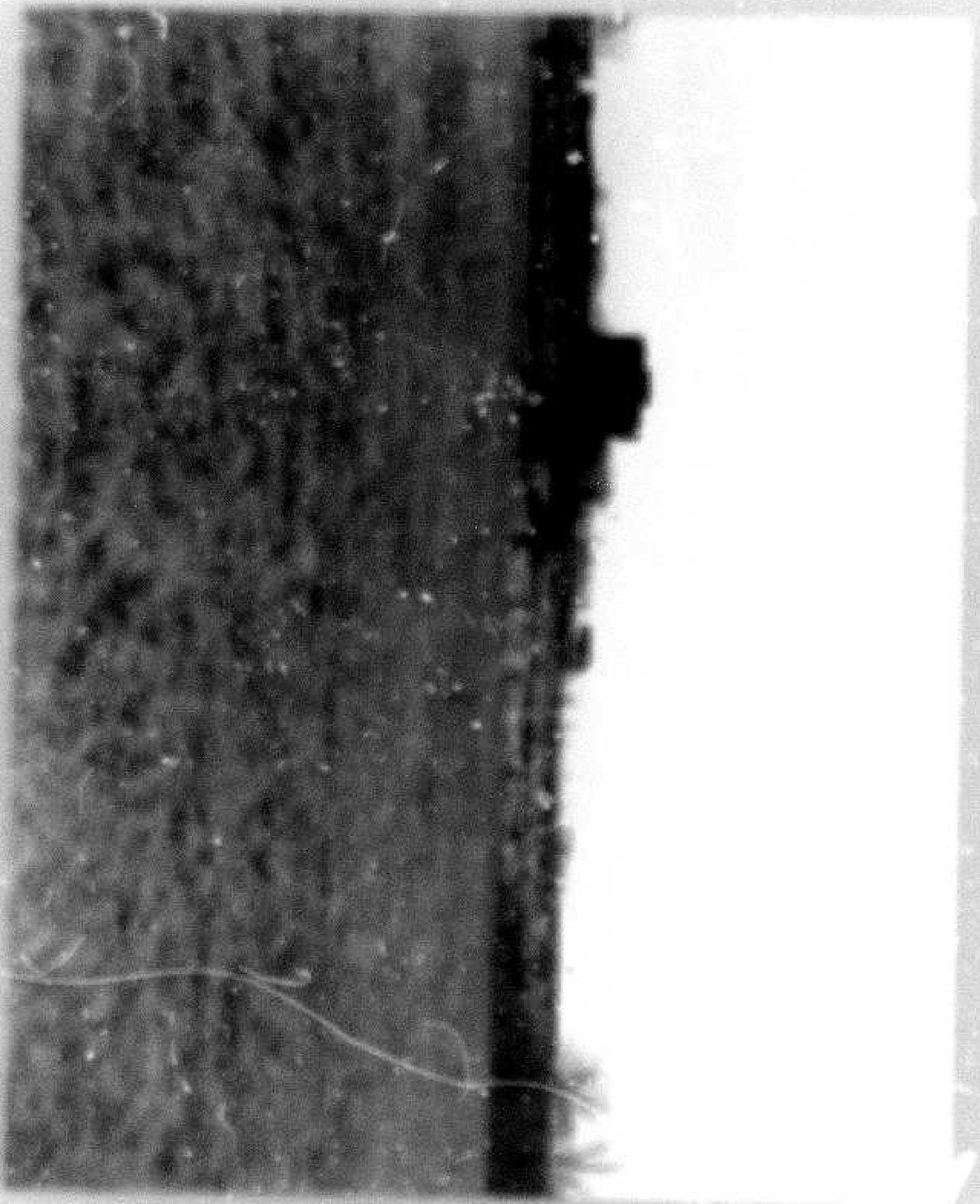
room is over by the Council in using the land N.Y. 55

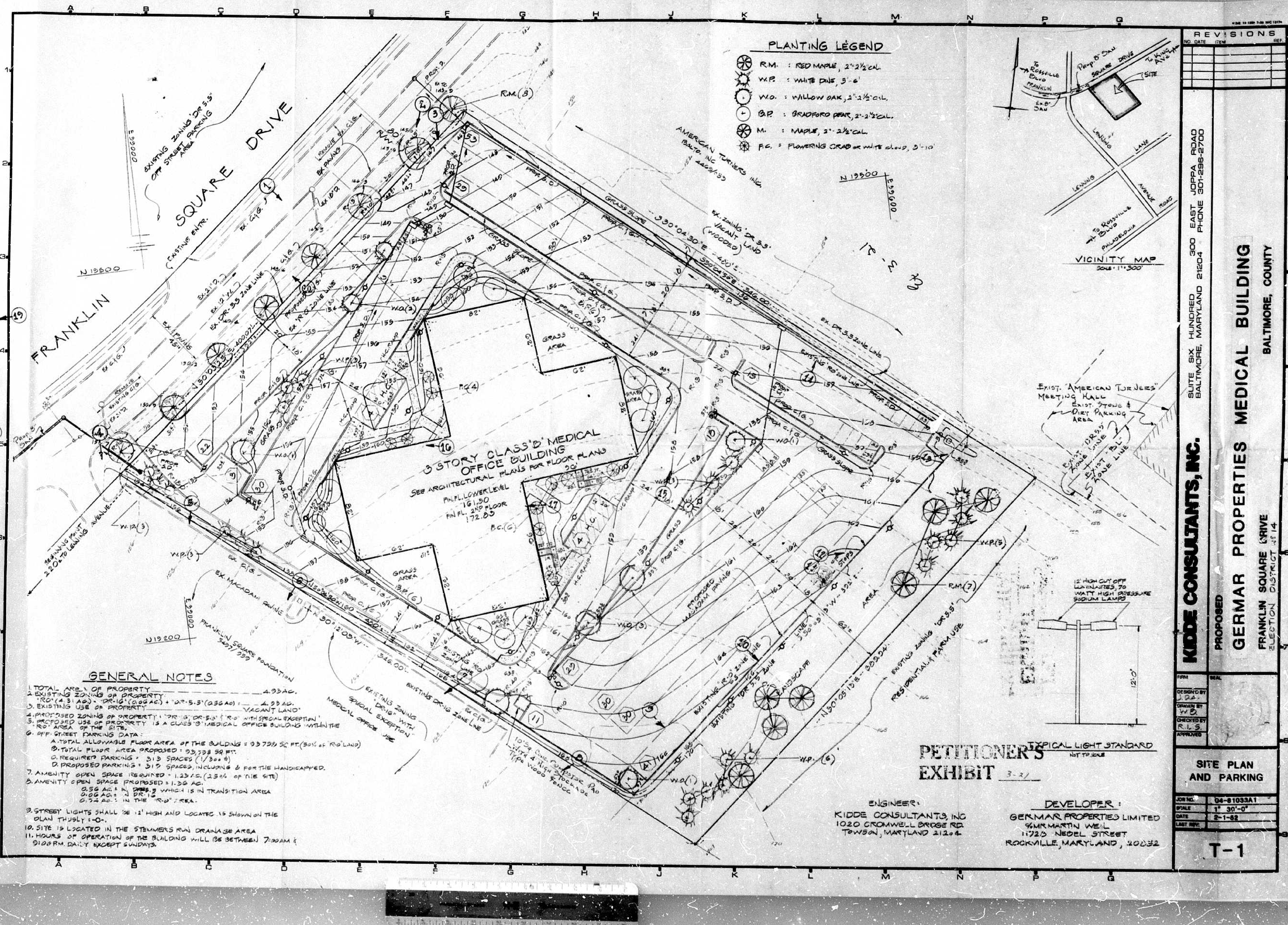
The Franklin Square Hospital is zoned D.M. 55. The hospital, which was adopted by the Council proposed by the Planning Dept., made no provision for the officers near the hospital. The proposed officers will, however, that the Dept. are in a clear proximity to the hospital and will be available if the need should arise.

Additional facts pertaining to the zoning will be brought out at the hearing.

[illegible]

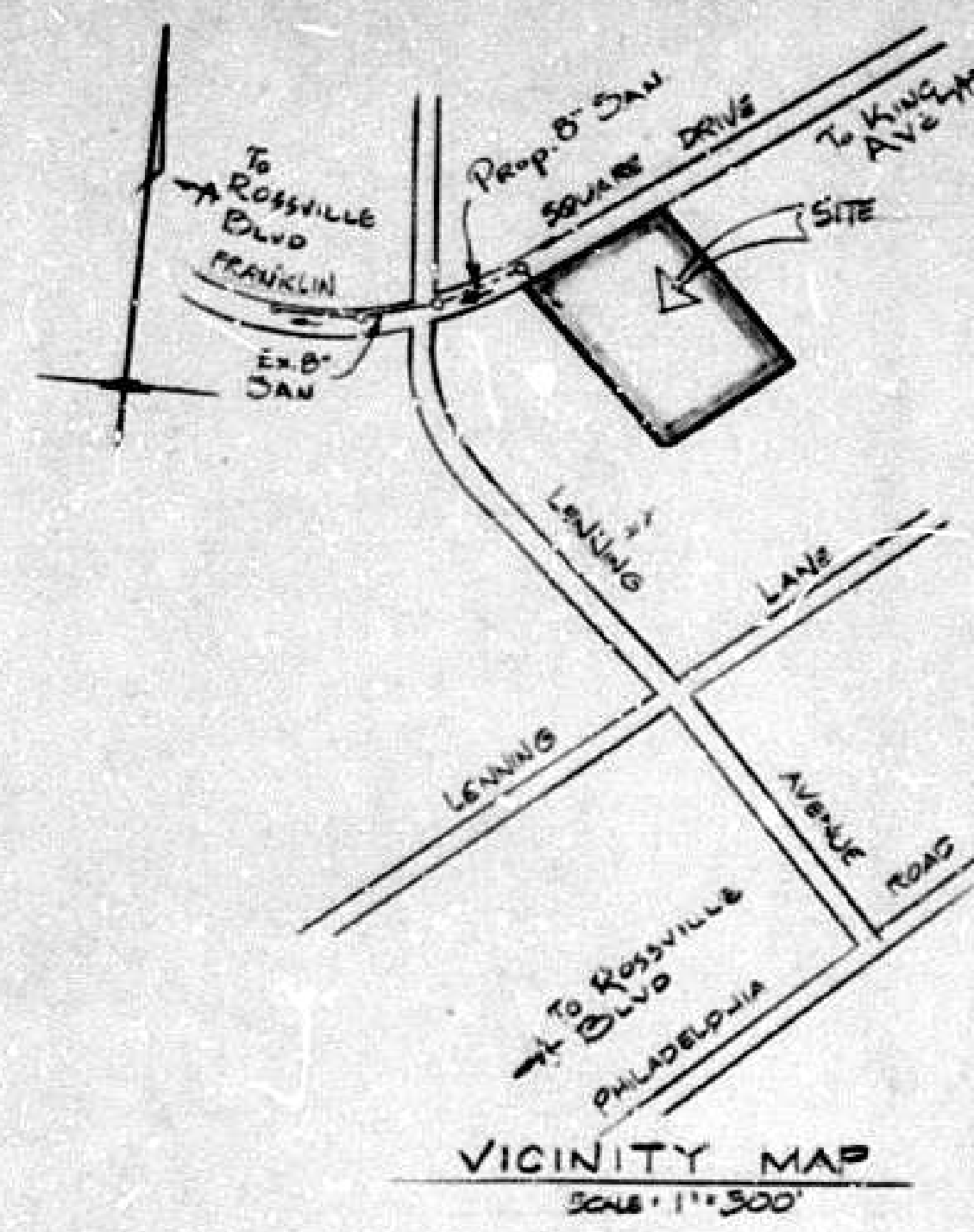






PLANTING LEGEND

- R.M. : RED MAPLE, 2"-2 1/2" CAL.
- W.P. : WHITE PINE, 3"-6"
- W.O. : WILLOW OAK, 2"-2 1/2" CAL.
- B.P. : BRADFORD PEAR, 2"-2 1/2" CAL.
- M. : MAPLE, 2"-2 1/2" CAL.
- F.G. : FLOWERING GRAB OR WHITE CLOUD, 3'-10"



REVISIONS		
NO.	DATE	ITEM

SUITE SIX HUNDRED EAST JOPPA ROAD BALTIMORE, MARYLAND 21204 PHONE 301-296-2700

KIDDE CONSULTANTS, INC.

GERMAR PROPERTIES MEDICAL BUILDING
FRANKLIN SQUARE DRIVE
BALTIMORE, COUNTY
ELECTION DISTRICT 14

GENERAL NOTES

- TOTAL AREA OF PROPERTY: 4.93 AC.
- EXISTING ZONING OF PROPERTY: "R-1" (4.31 AC) + "DR-10" (0.62 AC) + "DR-5.5" (0.36 AC) = 4.93 AC.
- EXISTING USE OF PROPERTY: VACANT LAND.
- PROPOSED ZONING OF PROPERTY: "DR-5.5" (R-1 WITH SPECIAL EXCEPTION).
- PROPOSED USE OF PROPERTY: A CLASS 'B' MEDICAL OFFICE BUILDING WITHIN THE "R-1" AREA OF THE SITE.
- OFF-STREET PARKING DATA:
 - A. TOTAL ALLOWABLE FLOOR AREA OF THE BUILDING = 93,739 SQ. FT. (50% OF "R-1" LAND)
 - B. TOTAL FLOOR AREA PROPOSED = 93,739 SQ. FT.
 - C. REQUIRED PARKING = 313 SPACES (1/300 #)
 - D. PROPOSED PARKING = 313 SPACES, INCLUDING 6 FOR THE HANDICAPPED.
- AMENITY OPEN SPACE REQUIRED = 1.23 AC. (25% OF THE SITE)
- AMENITY OPEN SPACE PROPOSED = 1.36 AC.
 - 0.56 AC. IN "DR-5.5" WHICH IS IN TRANSITION AREA
 - 0.06 AC. IN "DR-10"
 - 0.74 AC. IN THE "R-1" AREA.
- STREET LIGHTS SHALL BE 12' HIGH AND LOCATED AS SHOWN ON THE PLAN THUSLY: 0-.
- SITE IS LOCATED IN THE STEMMERS RUN DRAINAGE AREA
- HOURS OF OPERATION OF THE BUILDING WILL BE BETWEEN 7:00AM & 9:00PM DAILY EXCEPT SUNDAYS.

PETITIONER'S EXHIBIT 3-2/

ENGINEER:
KIDDE CONSULTANTS, INC.
1020 CROMWELL BRIDGE RD.
TOWSON, MARYLAND 21204

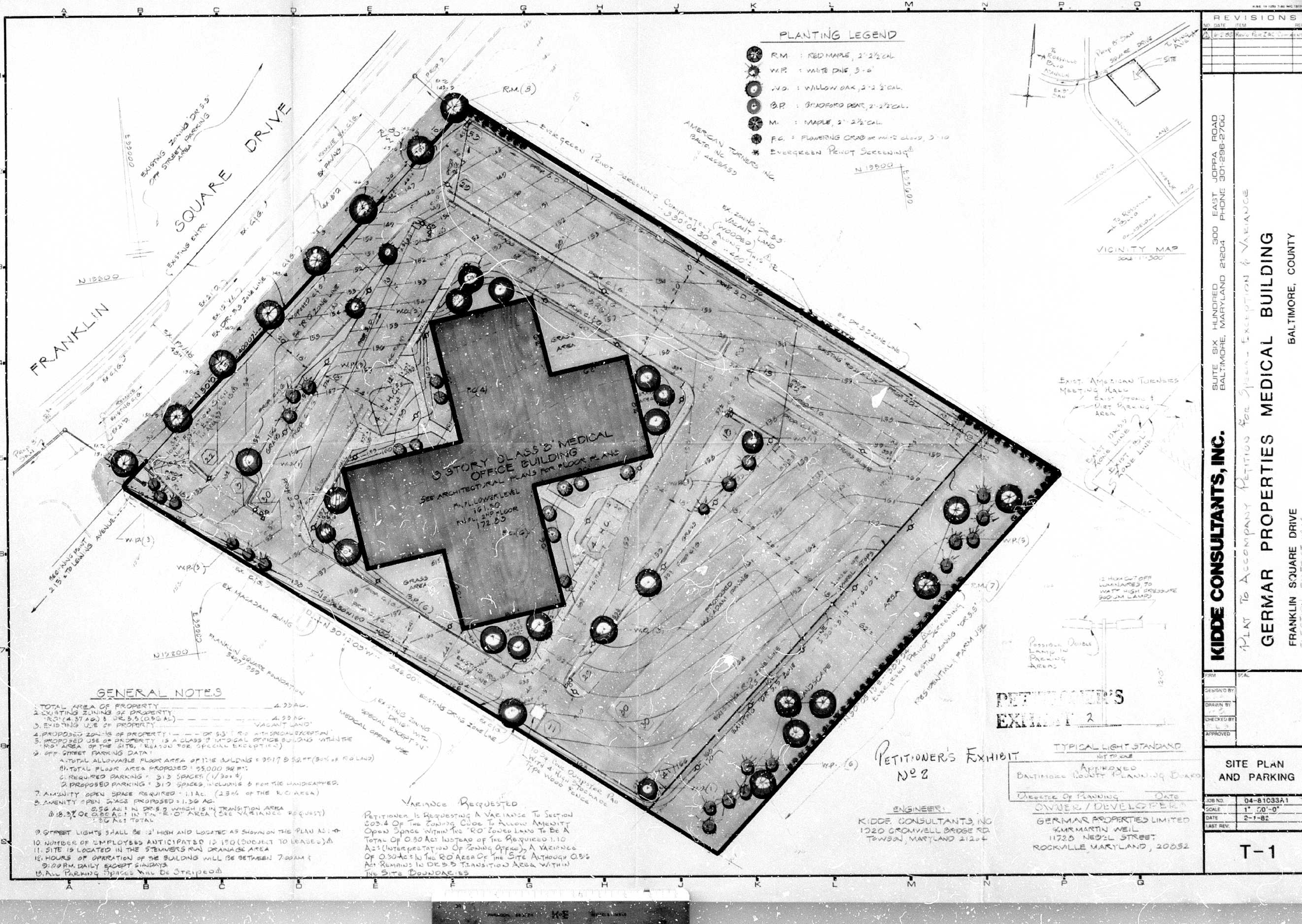
DEVELOPER:
GERMAR PROPERTIES LIMITED
5600 MARTIN WEL
11725 NEDEL STREET
ROCKVILLE, MARYLAND, 20852

FORM	SEAL
DESIGNED BY J.D.A.	
DRAWN BY W.B.	
CHECKED BY R.L.S.	
APPROVED	

SITE PLAN AND PARKING

JOB NO.	04-81039A1
SCALE	1" = 30'-0"
DATE	2-1-82
LAST REV.	

T-1



PLANTING LEGEND

- RM : RED MAPLE, 2'-2 1/2" CAL.
- VAP : WHITE DWF, 3'-6"
- WD : WILLOW OAK, 2'-2 1/2" CAL.
- BP : BRADFORD PEAR, 2'-2 1/2" CAL.
- M : MAPLE, 2'-2 1/2" CAL.
- FC : FLOWERING CRABAPPLE, 3'-10"
- EVERGREEN PRIVET SCREENING

GENERAL NOTES

- TOTAL AREA OF PROPERTY: 4.22 AC.
- EXISTING ZONING OF PROPERTY: R-O (4.37 AC) & R-5.5 (0.85 AC) - "VACANT LAND"
- EXISTING USE OF PROPERTY: "VACANT LAND"
- PROPOSED ZONING OF PROPERTY: R-O (4.37 AC) WITH SPECIAL EXCEPTION
- PROPOSED USE OF PROPERTY: A CLASS B MEDICAL OFFICE BUILDING WITH THE MEDICAL OFFICE AREA OF THE SITE, (REASON FOR SPECIAL EXCEPTION)
- OFF STREET PARKING DATA:
 - A. TOTAL ALLOWABLE FLOOR AREA OF THE BUILDING = 251,752 SF (80% OF R-O LAND)
 - B. TOTAL FLOOR AREA PROPOSED = 250,000 SF
 - C. REQUIRED PARKING = 313 SPACES (1/300 FT)
 - D. PROPOSED PARKING = 313 SPACES, INCLUDING 6 FOR THE HANDICAPPED.
- AMENITY OPEN SPACE REQUIRED = 1.1 AC. (25% OF THE R-O AREA)
- AMENITY OPEN SPACE PROPOSED = 1.36 AC.
 - 0.56 AC IN DR-S, WHICH IS IN TRANSITION AREA
 - 0.80 AC IN THE R-O AREA (SEE VARIANCE REQUEST)
 - 1.36 AC TOTAL
- STREET LIGHTS SHALL BE 12' HIGH AND LOCATED AS SHOWN ON THE PLAN AS:
- NUMBER OF EMPLOYEES ANTICIPATED IS 150 (SUBJECT TO LEASES)
- SITE IS LOCATED IN THE STEMMERS RUN DRAINAGE AREA
- HOURS OF OPERATION OF THE BUILDING WILL BE BETWEEN 7:00 AM & 5:00 PM DAILY EXCEPT SUNDAYS
- ALL PARKING SPACES WILL BE STRIPED

VARIANCE REQUESTED

PETITIONER IS REQUESTING A VARIANCE TO SECTION 303.4 OF THE ZONING CODE TO ALLOW AMENITY OPEN SPACE WITHIN THE R-O ZONED LAND TO BE A TOTAL OF 0.80 AC INSTEAD OF THE REQUIRED 1.10 AC. (INTERPRETATION OF ZONING OFFICE). A VARIANCE OF 0.30 AC IN THE R-O AREA OF THE SITE ALTHOUGH 0.5% AC REMAINS IN THE R-5.5 TRANSITION AREA WITHIN THE SITE BOUNDARIES.

PETITIONER'S EXHIBIT 2

PETITIONER'S EXHIBIT NO 2

ENGINEER:
KIDDE CONSULTANTS, INC.
1320 GROMWELL BRIDGE RD
TOWSON, MARYLAND 21204

APPROVED
BALTIMORE COUNTY PLANNING BOARD
DIRECTOR OF PLANNING
OWNER / DEVELOPER
GERMAR PROPERTIES LIMITED
GERMARTIN WEIL
11725 NEDSEL STREET
ROCKVILLE, MARYLAND, 20852

REVISIONS		
NO.	DATE	ITEM
1	12-2-82	REVISED PER ZAC COMMENTS

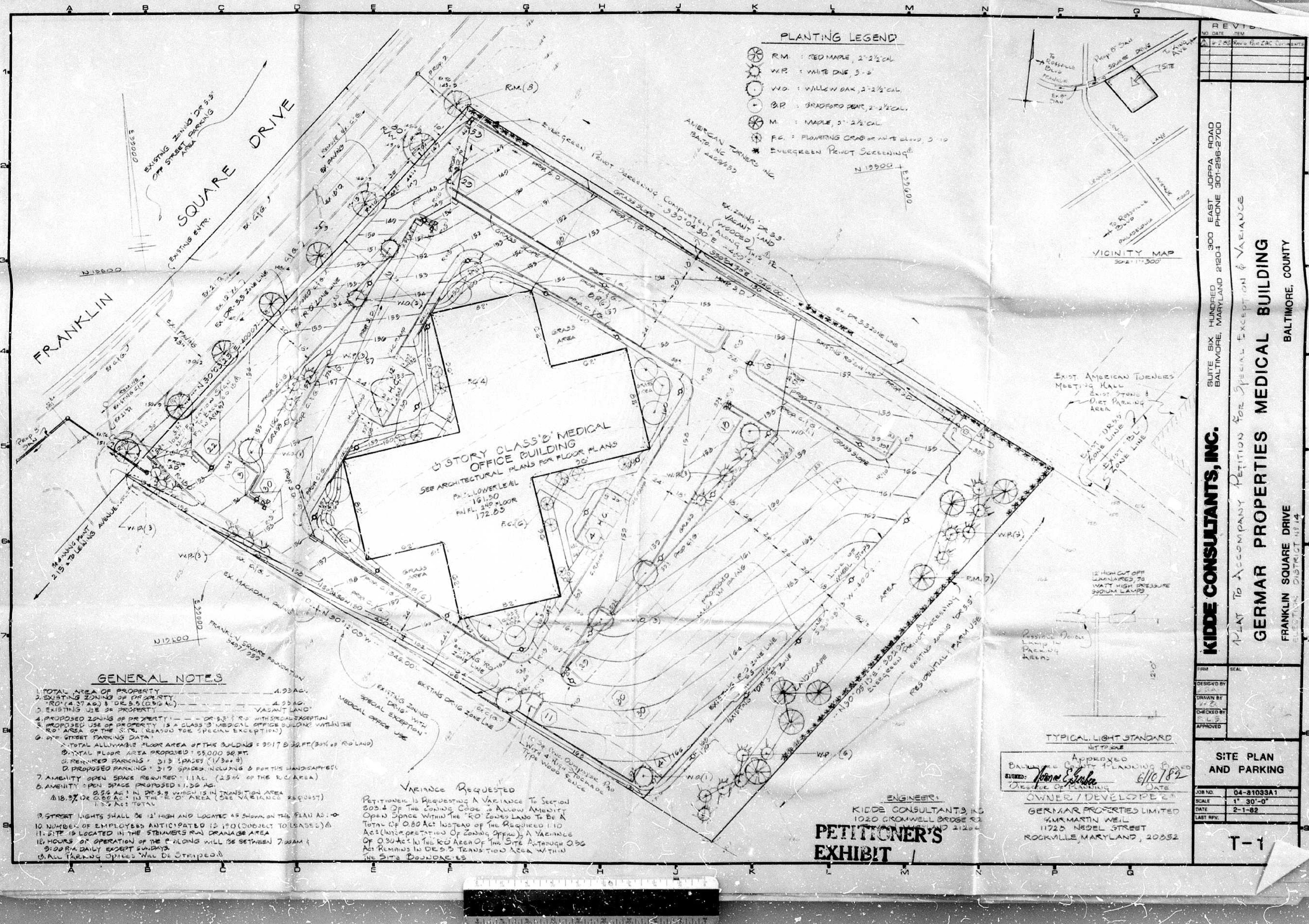
KIDDE CONSULTANTS, INC.
SUITE SIX HUNDRED
BALTIMORE, MARYLAND 21204
PHONE 301-296-2700

GERMAR PROPERTIES MEDICAL BUILDING
FRANKLIN SQUARE DRIVE
ELECTION DISTRICT 14

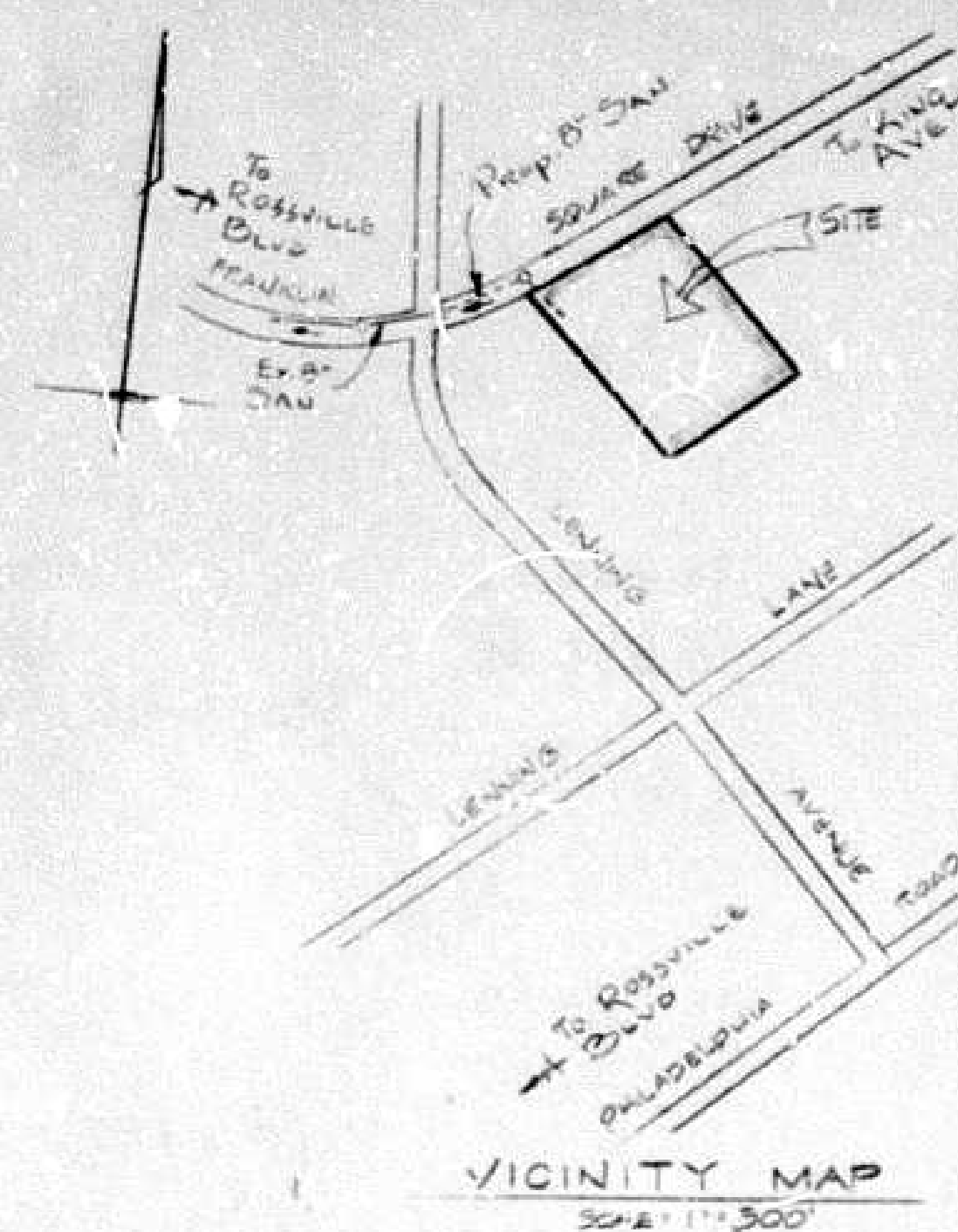
BALTIMORE, COUNTY

SITE PLAN AND PARKING	
JOB NO.	04-81033A1
SCALE	1" = 60'-0"
DATE	2-1-82
LAST REV.	

T-1



- PLANTING LEGEND**
- RM : RED MAPLE, 2" 2 1/2" CAL.
 - WP : WHITE PINE, 3" - 3'
 - WO : WILLOW OAK, 2" 2 1/2" CAL.
 - BP : BRADFORD PEAR, 2" 2 1/2" CAL.
 - M : MAPLE, 3" 2 1/2" CAL.
 - FC : FLOWERING CRABAPPLE WHITE BLOSSOM, 3" - 10'
 - * EVERGREEN PRIVET SCREENING
- AMERICAN TURNERS INC.
BALTO. NC TURNERS INC.
4469/453



3 STORY CLASS 'B' MEDICAL
OFFICE BUILDING
SEE ARCHITECTURAL PLANS FOR FLOOR PLANS
FIN. LOWER LEVEL
161.80
FIN. FL. 2ND FLOOR
172.85
F.C. (G)

GENERAL NOTES

- TOTAL AREA OF PROPERTY: 1.93 AC.
- EXISTING ZONING OF PROPERTY: "R-O" (437 AC) & "D-S-B" (0.95 AC)
- EXISTING USE OF PROPERTY: VACANT LAND
- PROPOSED ZONING OF PROPERTY: "R-O" with SPECIAL EXCEPTION
- PROPOSED USE OF PROPERTY: A CLASS 'B' MEDICAL OFFICE BUILDING WITHIN THE "R-O" AREA OF THE SITE. (REASON FOR SPECIAL EXCEPTION)
- STREET PARKING DATA:
 - TOTAL ALLOWABLE FLOOR AREA OF THE BUILDING = 3017 S. 32 FT. (30% OF "R-O" LAND)
 - TOTAL FLOOR AREA PROPOSED = 55,000 S. 32 FT.
 - REQUIRED PARKING = 313 SPACES (1/300 S)
 - PROPOSED PARKING = 313 SPACES INCLUDING 3 FOR THE HANDICAPPED
- AMENITY OPEN SPACE REQUIRED: 1.1 AC. (25% OF THE "R-O" AREA)
- AMENITY OPEN SPACE PROPOSED: 1.36 AC.
 - 0.56 AC. IN "D-S-B" WHICH IS IN TRANSITION AREA
 - 0.80 AC. IN THE "R-O" AREA (SEE VARIANCE REQUEST)
 - 1.36 AC. TOTAL
- STREET LIGHTS SHALL BE 12' HIGH AND LOCATED AS SHOWN ON THIS PLAN AS: -
- NUMBER OF EMPLOYEES ANTICIPATED IS 150 (SUBJECT TO LEASES)
- SITE IS LOCATED IN THE STEVENSONS RUN DRAINAGE AREA
- HOURS OF OPERATION OF THE BUILDING WILL BE BETWEEN 7:00 AM & 5:00 PM DAILY EXCEPT SUNDAYS
- ALL PARKING SPACES WILL BE STRIPED

VARIANCE REQUESTED

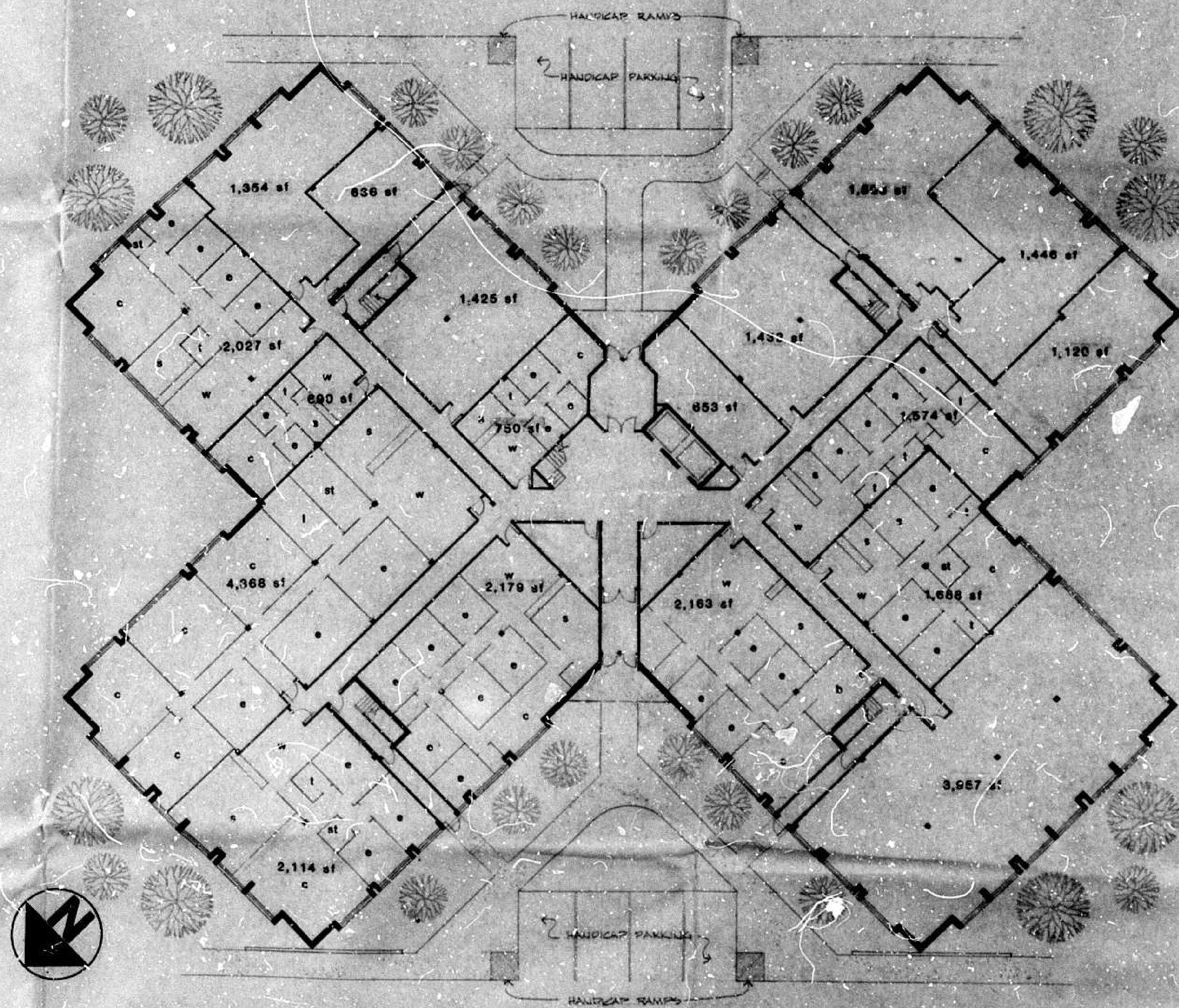
PETITIONER IS REQUESTING A VARIANCE TO SECTION 203.4 OF THE ZONING CODE TO ALLOW AMENITY OPEN SPACE WITHIN THE "R-O" ZONED LAND TO BE A TOTAL OF 0.80 AC. INSTEAD OF THE REQUIRED 1.10 AC. (INTERPRETATION OF ZONING OFFICE). A VARIANCE OF 0.30 AC. IN THE "R-O" AREA OF THE SITE ALTHOUGH 0.96 AC. REMAINS IN "D-S-B" TRANSITION AREA WITHIN THE SITE BOUNDARIES.

PETITIONER'S EXHIBIT

TYPICAL LIGHT STANDARD

APPROVED
BALTIMORE COUNTY PLANNING BOARD
DATE: 6/10/82
DESIGNER: [Signature]
OWNER/DEVELOPER:
GERMAR PROPERTIES LIMITED
444 MARTIN WEIL
11725 NEDEL STREET
ROCKVILLE, MARYLAND, 20852

REVISED	
NO.	DATE
1	6/10/82
KIDDE CONSULTANTS, INC.	
SUITE SIX HUNDRED BALTIMORE, MARYLAND 21204 PHONE 301-256-2700	
300 EAST JOPPA ROAD BALTIMORE, MARYLAND 21204 PHONE 301-256-2700	
PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION & VARIANCE	
GERMAR PROPERTIES MEDICAL BUILDING	
FRANKLIN SQUARE DRIVE BALTIMORE, COUNTY	
ELECTION DISTRICT 1814	
DESIGNED BY	SEAL
DRAWN BY	
CHECKED BY	
APPROVED	
SITE PLAN AND PARKING	
JOB NO.	04-81033A1
SCALE	1" = 30'-0"
DATE	2-1-82
LAST REV.	



FIRST FLOOR PLAN

1/16" = 1'-0"

First Floor

Gross Total	31,081 sf
Net Total (tenant spaces)	25,359 sf
Efficiency	81.6%

Second Floor

Gross Total	31,337 sf
Net Total (tenant spaces)	26,305 sf
Efficiency	83.9%

Third Floor

Gross Total	31,337 sf
Net Total (tenant spaces)	23,373 sf
Efficiency	84.2%

GROSS TOTAL	93,755 SF
NET TOTAL	78,037 SF
EFFICIENCY	83.2%

LEGEND

- b - business
- c - consultation
- e - examination
- l - laboratory
- s - secretary
- st - storage
- t - toilet
- w - waiting

REVISIONS			
NO.	DATE	ITEM	REF.

KODE CONSULTANTS, INC.
SUITE SIX HUNDRED BALTIMORE, MARYLAND 21204
330 EAST JOPPA ROAD
PHONE 301-298-2700

PROPOSED

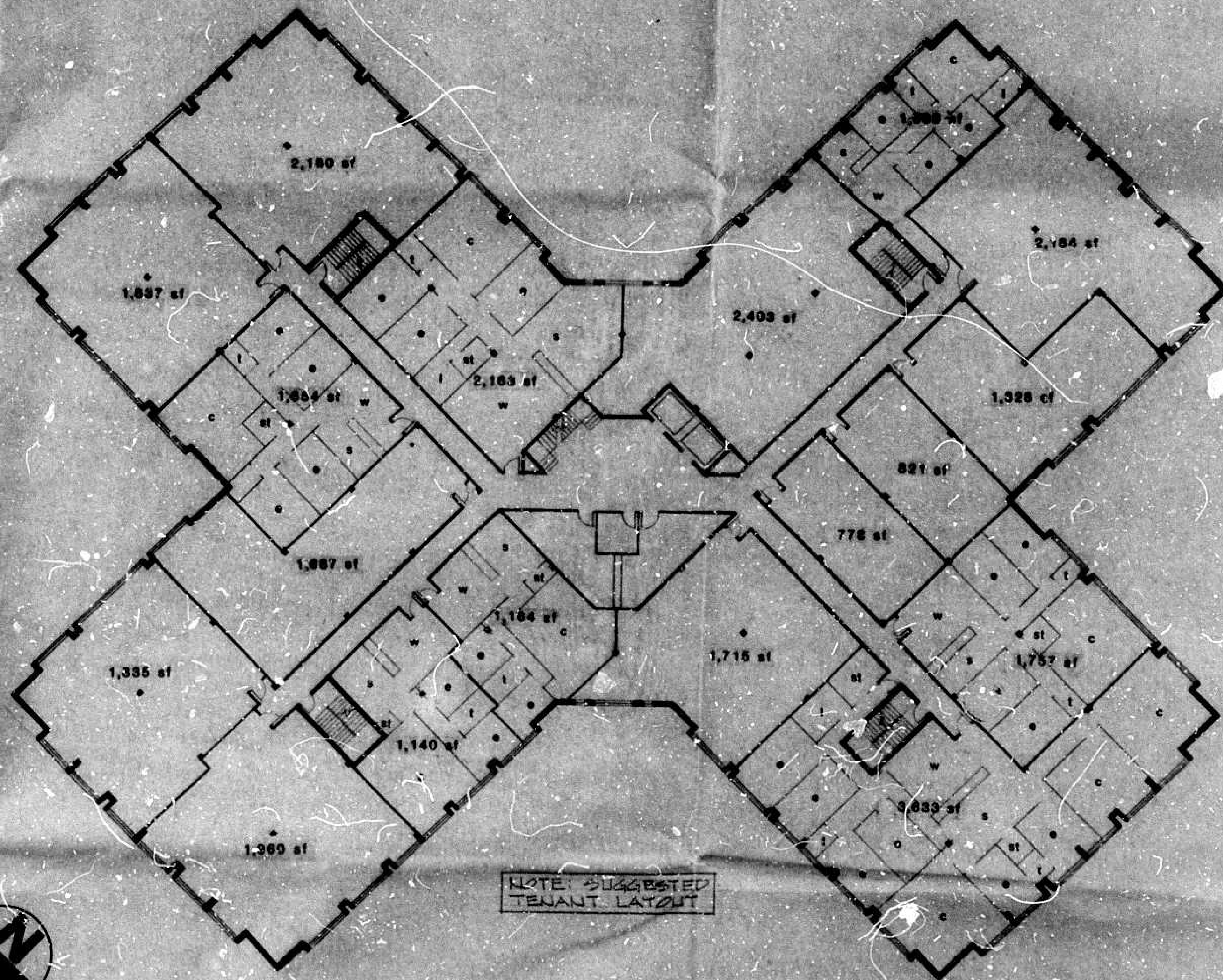
GERMAR PROPERTIES MEDICAL BUILDING
FRANKLIN SQUARE DRIVE
BALTIMORE, COUNTY

DESIGNED BY	
DRAWN BY	
CHECKED BY	
APPROVED	

FIRST FLOOR TENANT LAYOUT

JOB NO.	04-01088A1
SCALE	1/16" = 1'-0"
DATE	3-31-82
LAST REV.	6-3-82

A-4



NOTE: SUGGESTED
TENANT LAYOUT

- LEGEND**
- b - business
 - c - consultation
 - e - examination
 - l - laboratory
 - s - secretary
 - st - storage
 - t - toilet
 - w - waiting

SECOND FLOOR PLAN

1/16" = 1'-0"

REVISIONS			
NO.	DATE	ITEM	REF.

KIDDE CONSULTANTS, INC.
SUITE SIX, HUNDRED 300 EAST JOPPA ROAD
BALTIMORE, MARYLAND 21204 PHONE 301-286-2700

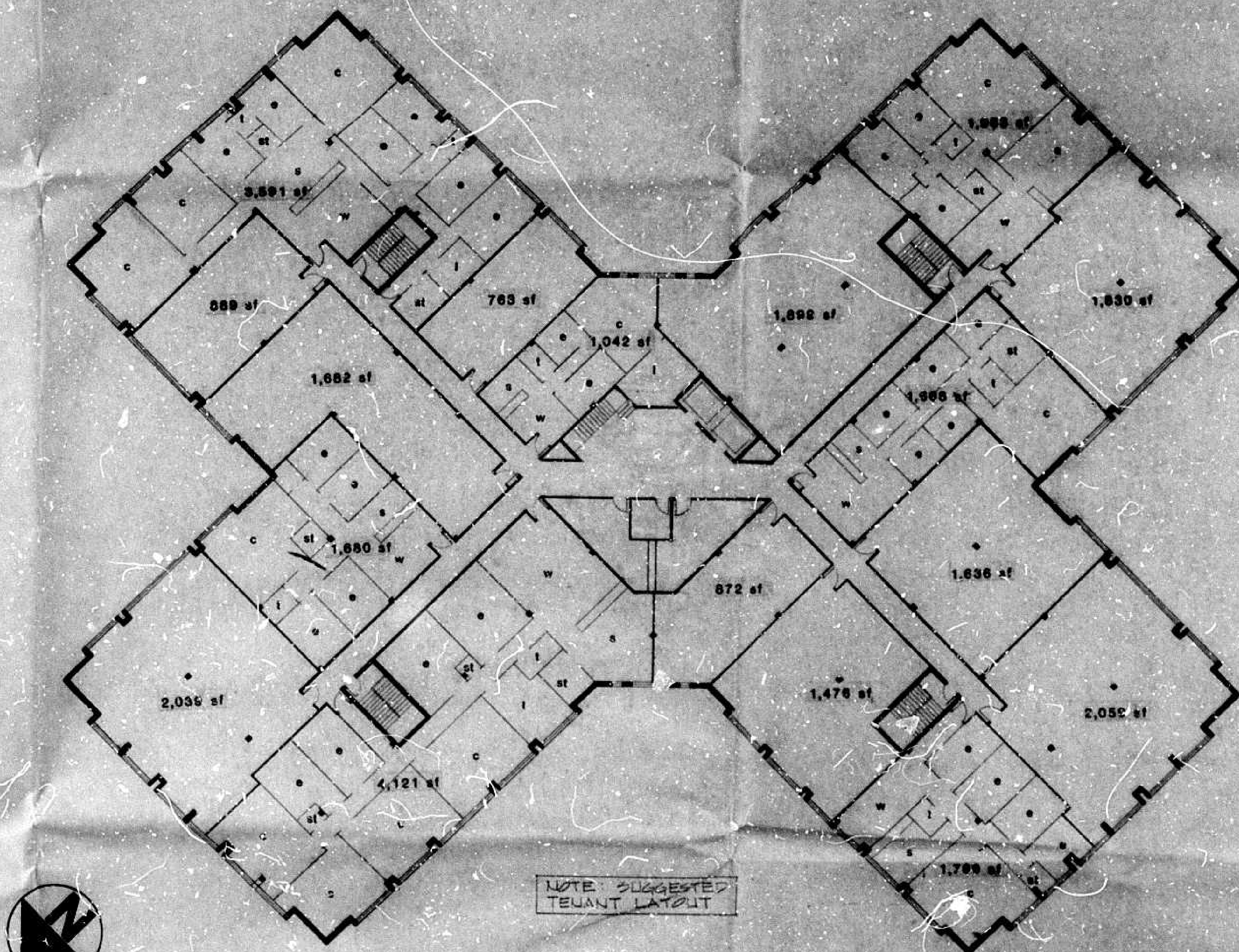
PROPOSED
GERMAR PROPERTIES MEDICAL BUILDING
FRANKLIN SQUARE DRIVE
BALTIMORE, COUNTY

FORM	SEAL
DESIGNED BY SEM	
DRAWN BY CWA	
CHECKED BY	
APPROVED	

**SECOND FLOOR
TENANT LAYOUT**

JCB NO.	04-8103321
SCALE	1/16" = 1'-0"
DATE	3-31-82
LAST REV.	5-3-82

A-5



NOTE: SUGGESTED
TENANT LAYOUT

- LEGEND**
- b - business
 - c - consultation
 - e - examination
 - l - laboratory
 - s - secretary
 - st - storage
 - t - toilet
 - w - waiting

THIRD FLOOR PLAN

1/50" = 1'-0"

REVISIONS			
NO.	DATE	ITEM	REF.

SUITE SIX HUNDRED
BALTIMORE, MARYLAND 21204
PHONE 301-296-2700

KIDDE CONSULTANTS, INC.

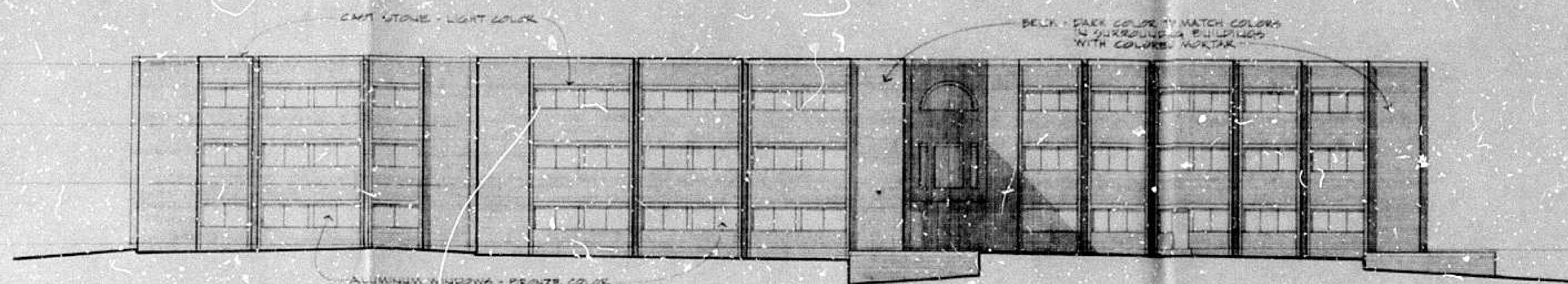
PROPOSED

GERMAR PROPERTIES MEDICAL BUILDING
FRANKLIN SQUARE DRIVE
BALTIMORE, COUNTY

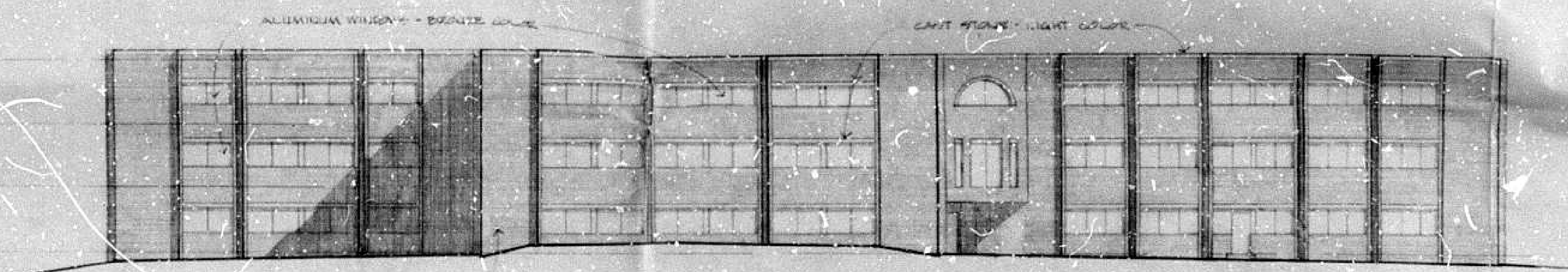
DESIGNED BY
DRAWN BY
CHECKED BY
APPROVED

**THIRD FLOOR
TENANT LAYOUT**

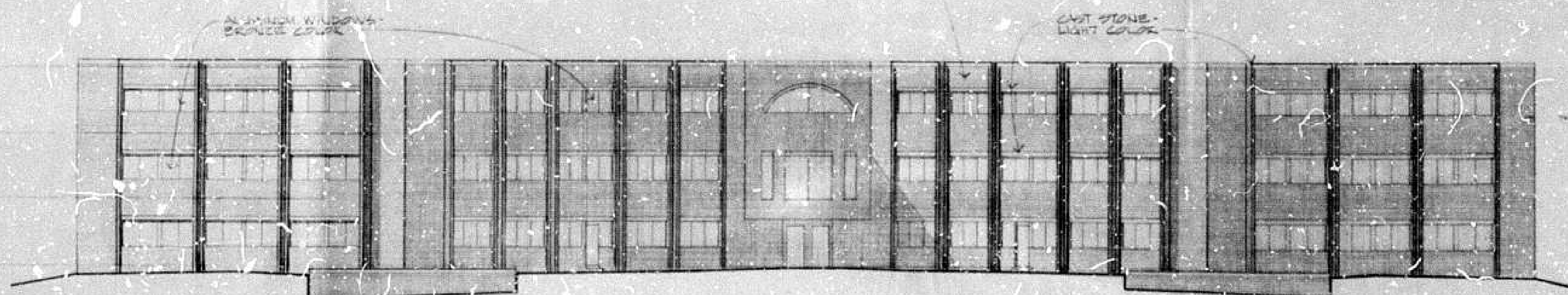
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SCALE 1/16" = 1'-0"
DATE 8-31-82
LAST REV. 8-3-82



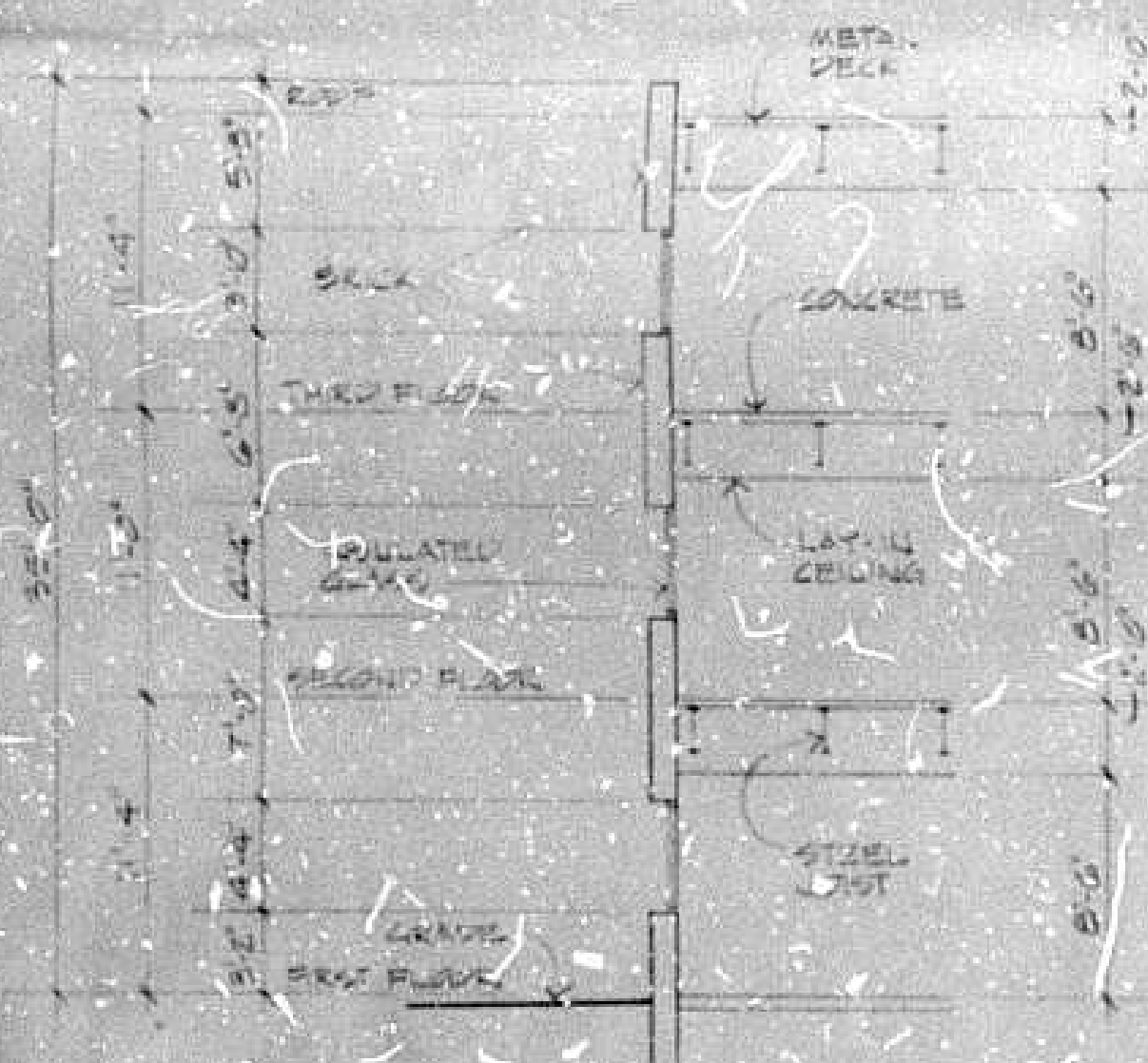
NORTH ELEVATION



SOUTH ELEVATION



FRONT ELEVATION



WALL SECTION



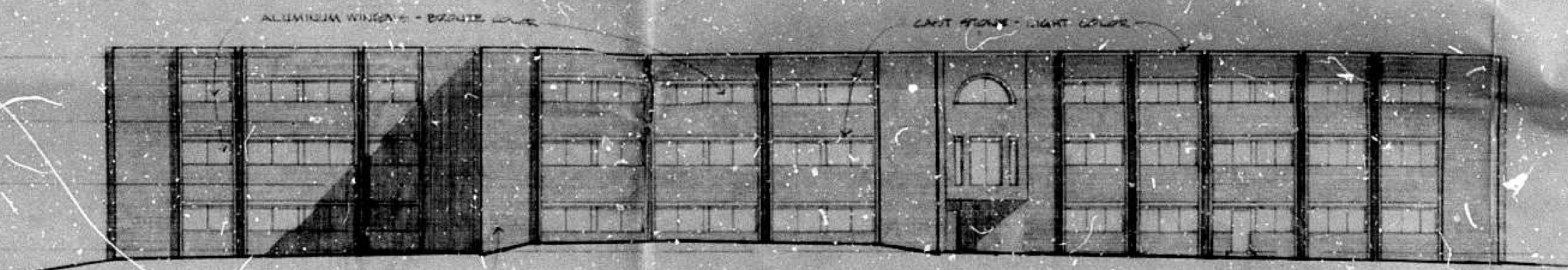
TRANSVERSE SECTION

REVISIONS			
NO.	DATE	ITEM	REF.

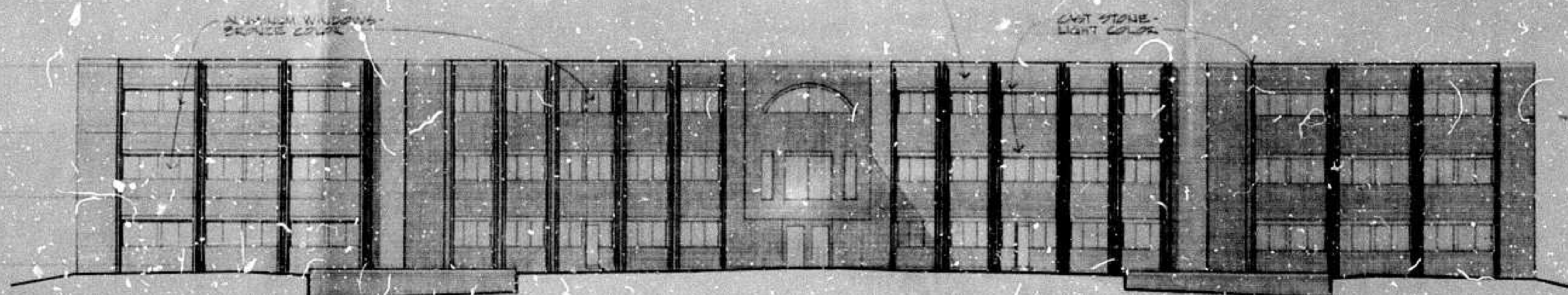
KIDDE CONSULTANTS, INC. SUITE SIX HUNDRED BALTIMORE, MARYLAND 21204 300 EAST JOPPA ROAD PHONE 301-296-2700	PROPOSED GERMAR PROPERTIES MEDICAL BUILDING FRANKLIN SQUARE DRIVE BALTIMORE, COUNTY
	FIRM: SEAL: DESIGNED BY: DRAWN BY: CHECKED BY: APPROVED:
ELEVATIONS AND SECTIONS	
JOB NO. 04-81023A1 SCALE 1/16" = 1'-0" DATE 2-1-82 LAST REV. 1-16-82	
A-7	



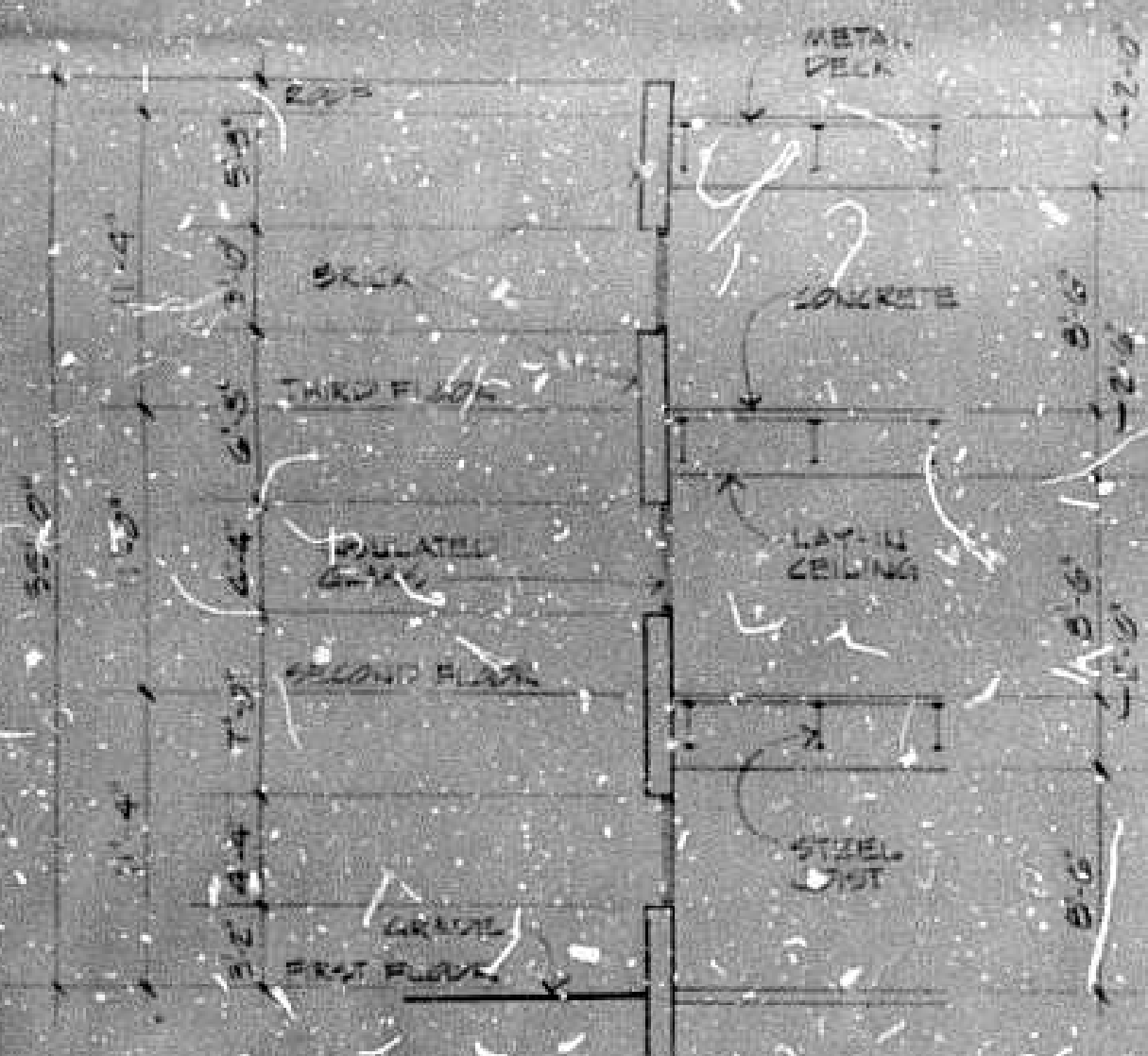
NORTH ELEVATION



SOUTH ELEVATION



FRONT ELEVATION



WALL SECTION



TRANSVERSE SECTION

REVISIONS			
NO.	DATE	ITEM	REV.

KIDDE CONSULTANTS, INC.		SUITE SIX HUNDRED BALTIMORE, MARYLAND 21204	300 EAST JOPPA ROAD PHONE 301-296-2700										
PROPOSED		GERMAR PROPERTIES MEDICAL BUILDING											
		BALTIMORE, COUNTY											
		FRANKLIN SQUARE DRIVE											
<table border="1"> <tr> <th colspan="2">ELEVATIONS AND SECTIONS</th> </tr> <tr> <td>JOB NO.</td> <td>04-81023A1</td> </tr> <tr> <td>SCALE</td> <td>1/16" 1'-0"</td> </tr> <tr> <td>DATE</td> <td>2-1-82</td> </tr> <tr> <td>LAST REV.</td> <td>1-16-82</td> </tr> </table>				ELEVATIONS AND SECTIONS		JOB NO.	04-81023A1	SCALE	1/16" 1'-0"	DATE	2-1-82	LAST REV.	1-16-82
ELEVATIONS AND SECTIONS													
JOB NO.	04-81023A1												
SCALE	1/16" 1'-0"												
DATE	2-1-82												
LAST REV.	1-16-82												
A-7													

PETITIONER'S EXHIBIT

3-2-2

239,000

TOPAZ C

SUBJECT
SITE

RG

72-230-RX

BL

D.R. 16

73-30

412,000

55

3-22

EX

ROSS