

PETITION FOR SPECIAL HEARING 83-25-SPH

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Warren Land Co., Inc., legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Amendments to the site plan in Special Exception #81-17X as granted by the Zoning Commissioner on September 12, 1980.

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

Warren Land Co., Inc.
By: George F. Strutt Legal Owner
Contract Purchaser
Address: 300 Five Farms Lane
Timonium, MD. 21093
Petitioner's Attorney
W. Lee Thomas
Address: 409 Washington Ave., Towson, MD 21204
Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 13th day of May, 19 82, 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 29th day of July, 19 82, at 10 o'clock A.M.

William E. Hammond
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL HEARING: BEFORE THE ZONING COMMISSIONER
SW corner of Scott Adam Rd. and
Sunnyvale Ct. (proposed),
8th District : OF BALTIMORE COUNTY

WARREN LAND CO., INC., : Case No. 83-25-SPH
Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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

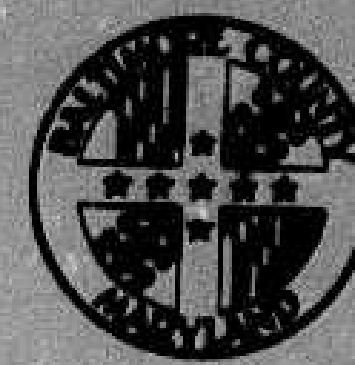
I HEREBY CERTIFY that on this 2nd day of July, 1982, a copy of the foregoing Order was mailed to W. Lee Thomas, Esquire, 409 Washington Avenue, Towson, Maryland 21204, Attorney for Petitioner.

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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 21, 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 Police Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

W. Lee Thomas, Esquire
409 Washington Avenue
Towson, Maryland 21204

RE: Item No. 235 - Case No. 83-25-SPH
Petitioner - Warren Land Company, Inc.
Special Hearing Petition

Dear Mr. Thomas:

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 change the configuration of the proposed office building, increase the square footage of this structure and change the parking layout, this hearing is required.

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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bec
Enclosures
cc: D. S. Thaler & Associates
11 Warren Road
Baltimore, Md. 21208

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 7, 1982

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

Re: Item #235 (1981-1982)
Property Owner: Warren Land Company, Inc.
S/W corner Scott Adam Rd. and Sunnyvale Ct.
Acres: 1.3836 District: 8th

Dear Mr. Hammond:

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

General:

The comments supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Item 209 (1979-1980) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 235 (1981-1982).

Very truly yours,

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

HAM:EAM:FWR:as

cc: Jack Wambley

7-22 Key Sheet
54 NW 4 & 5 Pos. Sheets
NE 16 A & B Topo
51 Tax Map

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

NORMAN E. GERGER
DIRECTOR

July 20, 1982

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 #235, Zoning Advisory Committee Meeting, May 25, 1982, are as follows:

Property Owner: Warren Land Company, Inc.
Location: SW/corner Scott Adam Road and Sunnyvale Court
Acres: 1.3836 sq. ft.
District: 8th

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 petitioner must comply with the Baltimore County Development Regulations, (Bill 56-82).

Very truly yours,

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

JLW:sh

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

June 9, 1982

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

Item No. 235 -ZAC- 5/25/82
Property Owner: Warren Land Co., Inc.
Location: Scott Adam Road and Sunnyvale Court
Existing Zoning: R.O.
Proposed Zoning: Special Exception

Acres: 1.3836
District: 8th

Dear Mr. Hammond:

The proposed screening on the inside of the curve along Scott Adam Road should be relocated to provide adequate sight distance for the proposed entrance as well as for Sunnyvale Court which are both located on the inside of the curve.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/GMJ/r1j

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

June 17, 1982

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

Dear Mr. Hammond:

Comments on Item 235, Zoning Advisory Committee Meeting of May 25, 1982, are as follows:

Property Owner: Warren Land Company, Inc.
Location: SW/Cor. Scott Adam Road and Sunnyvale Court
Existing Zoning: R.O.
Proposed Zoning: Special Hearing to amend site plan in Special Exception Case #81-17-X

Acres: 1.3836
District: 8th

Metropolitan water and sewer are available.

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

Very truly yours,

Ian Forrest
Ian Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF:ru

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that to amend the site plan filed in Case No. 81-17-X to change the configuration of the proposed office building and the parking layout would be in strict harmon. with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 19th day of August, 1982, that the amendments to the site plan filed in Case No. 81-17-X to change the configuration of the proposed office building and the parking layout, in accordance with the site plan prepared by D.S. Thaler & Associates, Inc., dated June 11, 1982, and marked Petitioner's Exhibit 1, is approved and, as such, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the Baltimore County Development Regulations.

2. All outdoor lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity in order to minimize illumination beyond the subject site.

The proposed screening on the inside of the curve along Scott Adam Road may be reduced in height or relocated if approved by both Current Planning and Development Division and the Department of Traffic Engineering.

Approval of the site plan by the Deputy Zoning Commissioner, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division. Minor revisions to the site plan may be made in response to requests from any Baltimore County agency or department so long as the site plan, as revised, is without material change or alteration and remains in conformity with all legal requirements.

Jean 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 Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Warren Land Company, Inc.

Location: SW Cor. Scott Adam Road and Sunnyvale Court

Item No.: 235 Zoning Agenda: Meeting of May 25, 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 of _____ 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.

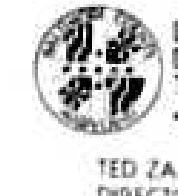
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

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

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

REVIEWED: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mb/cm



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
464-3900

May 26, 1982

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Hammond:

Comments on Item # 235 Zoning Advisory Committee Meeting

are as follows:

Property Owner: Warren Land Company, Inc.
Location: SW Cor. Scott Adam Road and Sunnyvale Court
Existing Zoning: O
Proposed Zoning: Special Hearing to amend site plan in Special Exception Case #81-17-X.

Acres: 1.3836

District: 8th

The items checked below are applicable:

X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 10-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

X B. A building/ & other _____ 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 lines. A firewall is required if construction is on the lot line. See Table 107, line 2, Section 1107 and Table 1102.

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

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

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

Note: X 1. Comments: Handicapped shall not be compelled to walk behind parked vehicles to reach building entrance. See the code diagrammatic for recommendations. Provide elevator in compliance with Handicapped Code. Show parking signs for handicapped, curb cuts, etc.

NOTE: These comments reflect only on the information provided by the drawings 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 (Plan Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

[Signature]
Ed. S. Burdick, Chief
Plan Review

CE:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 21, 1982

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

Z.A.C. Meeting of: May 25, 1982

RE: Item No: 230, 231, 232, 233, 234, 235, 236
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,

[Signature]
Mr. Nick Petrovich, Assistant
Department of Planning

KNP/hp

W. LEE THOMAS, P.A.

Ms. Jean M. H. Jung

July 29, 1982

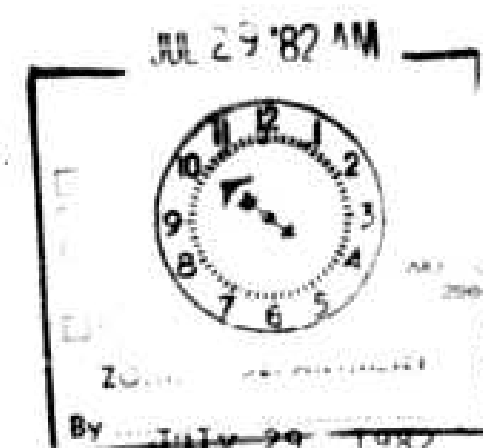
or "minor revisions" would make it very clear that your overall control of the project remains without delegation of any important portion thereof.

Very truly yours,

[Signature]
W. Lee Thomas

WLT:gs

W. LEE THOMAS, P.A.
ATTORNEYS AT LAW
3013 344
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204



Ms. Jean M. H. Jung
Deputy Zoning Commissioner
County Office Building
Towson, MD 21204

Re: Petition for Special Hearing
Case No. 83-25-SPH

Dear Ms. Jung:

I have set forth below suggested terminology which might be of assistance in meeting the problems posed by Mr. Thaler this morning while at the same time complying with your very understandable reluctance to delegate your particular duties.

If you would use the following immediately after the words "subject, however, to the following restrictions", it might clear up the problem:

"1. Approval of the site plan by the Department of Public Works and the Office of Planning and Zoning without material change or alteration. It is understood that landscaping and screening approval must be obtained from the Current Planning and Development Division. Minor revisions to the site plan may be made in response to requests from a Baltimore County agency or department so long as the site plan as revised remains in conformity with all legal requirements."

It would seem, and Mr. Thaler agrees, that this or similar wording should certainly solve the problem that he has had and that he can anticipate. I hope, at the same time, that the specific reference to "material change"

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 83-25-SPH
Warren Land Co., Inc.

Date July 20, 1982

There are no comprehensive planning factors requiring comment on this petition.

[Signature]
Norman E. Gerber, Director of Planning and Zoning

NEG:JGH:lc

cc: Arlene January
Shirley Hess

Mr. William E. Hammond
Zoning Commissioner
Room 109, County Office Building
Towson, Maryland 21204

RE: Case No. 83-25-SPH
Building Permit Application
No. _____
8th Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

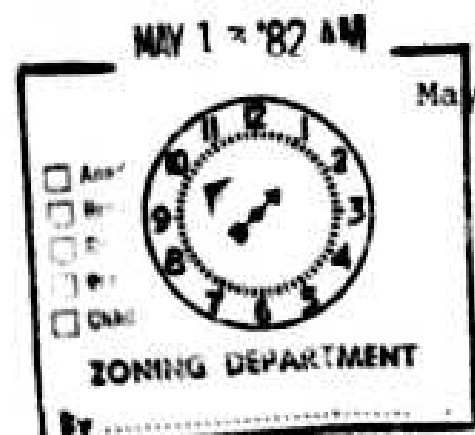
We hereby relieve our builder, Baltimore County, Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

[Signature]
V. Pres. WARREN LAND CO. INC.

W. LEE THOMAS, P. A.
ATTORNEYS AT LAW
SUITE 314
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

AREA CODE 301
206-6777



Mr. William E. Hammond
Zoning Commissioner for
Baltimore County
County Office Building
Towson, MD 21204

Re: Request for Special Hearing for
Amendment to Special Exception #81-17X
Petitioner: Warren Land Co., Inc.

Dear Mr. Hammond:

As your records will show, on September 12, 1980, a Special Exception was granted to the then property owner, Scottish Development Corporation, and the Contract Purchasers, my clients, to construct an office building on the north side of Scott Adam Road approximately 727 feet east of York Road in the 8th Election District of Baltimore County, Maryland. As is usual, a plot plan was submitted with the Petition.

Since September, 1980, it has been determined that the exact location of the office building must be changed in order to better beautify the site and area. Exterior modifications are also advisable since the exterior entrances and halls that we had anticipated using proved to be impractical and we, therefore, hope to enclose what would have been an open exterior hall.

As you can see from the attached plat, the building area is increased to 9,858 square feet per floor. This is due, however, to the enclosing of the halls. The leaseable or sales area was and remains 8,000 square feet per floor for a total of 24,000 square feet for the office building.

The principal purpose of this letter is to request of you a hearing on this amendment as promptly as possible. My client has informed me that financing for the project, which

W. LEE THOMAS, P. A.

Mr. William E. Hammond

May 13, 1982

has been arranged through a local savings and loan association, was to be settled at the end of June, 1982, and my client is concerned that a long delay in settling might result in a loss of favorable financing. In addition, a substantial portion of the premises to be constructed is already under contract to others, with settlement dates that can only be met if my client begins construction by mid-July.

Again, we would appreciate anything you can do to expedite this matter. We ask that you use your discretion to expedite since the amendment to the site plan is a minor one.

Very truly yours,

W. Lee Thomas
W. Lee Thomas
Attorney for
Warren Land Co., Inc.

WLT:cpk

Enclosure

WARREN LAND CO., INC.

By: *George F. Strutt*
George Strutt, President



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 19, 1982

W. Lee Thomas, Esquire
409 Washington Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
SW/corner of Scott Adam Rd. & Sunnyvale
Ct. (proposed) - 8th Election District
Warren Land Co., Inc. - Petitioner
No. 83-25-SPH (Item No. 235)

Dear Mr. Thomas:

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

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

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

No. 108929

DATE 7-29-82 ACCOUNT 01-662

AMOUNT \$72.59

RECEIVED FROM: *George F. Strutt*
FOR: *Advertising & Posting Case #83-25-SPH (Warren Land Co., Inc.)*

6 025*****7259 0298A

VALIDATION OR SIGNATURE OF CASHIER



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 20, 1982

W. Lee Thomas, Esquire
409 Washington Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing (proposed)
SW/cor. of Scott Adam Rd. & Sunnyvale Ct. /
Warren Land Co., Inc. - Petitioner
Case #83-25-SPH Item #235

Dear Mr. Thomas:

This is to advise you that \$72.59 is due for advertising and posting of the above property.

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:j

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

No. 106882

DATE 5/13/82 ACCOUNT 01.662

Item # 235 AMOUNT 25.00

RECEIVED FROM: *W. Lee Thomas*
FOR: *409 Washington Ave. 21204*
Filing Fee for petition for
Warren Land Co.

25.00

VALIDATION OR SIGNATURE OF CASHIER

D. S. THALER & ASSOCIATES, INC.

11 WARREN ROAD • BALTIMORE, MARYLAND 21208 • (301) 484-4100

DESCRIPTION TO ACCOMPANY

SPECIAL HEARING TO AMEND

SPECIAL EXCEPTION FOR

PARCEL 'A' - ASPEN MILL

Beginning for the same on the west right of way line of Scott Adam Road, 60.00 feet wide, where it is intersected by the southwest right of way fillet line of Sunnyvale Court, (proposed) said point being designated as number 61 and having coordinate values in the Baltimore County Meridian of North 63.602.40 and West 5.816.53, all as shown on a plat entitled "AMENDED PLAT 2 of 2 ASPEN MILL" dated March 22, 1982 prepared by D.S. Thaler & Associates, Inc. and intended to be recorded hereafter and running thence and binding on the west side of Scott Adam Road, 237.31 feet along the arc of a line curving to the right having a radius of 520.00 feet and a chord bearing South 59°19'29.3" West 235.25 feet, thence leaving said road and running North 18°40'46" West 205.50 feet, thence North 04°57'24" East 26.98 feet, thence North 85°02'36" West 87.06 feet, thence North 04°57'24" East 177.82 feet to the southwest right of way line of Sunnyvale Court, 50.00 feet wide, thence running and binding on said road South 50°57'43" East 433.33 feet to the southwest fillet line of said road, and running thence and binding on same South 02°37'45" East 13.30 feet to the place of beginning.

Containing 1.3836 acres of land more or less.



CIVIL ENGINEERS • SITE PLANNERS

PETITION FOR SPECIAL HEARING

8th Election District

ZONING:

Petition for Special Hearing

LOCATION:

Southwest corner of Scott Adam Road and Sunnyvale Court (proposed)

DATE & TIME:

Thursday, July 29, 1982 at 10:00 A. M.

PUBLIC HEARING:

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

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

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve amendments to the site plan in Special Exception No. 81-17-X, as granted by the Zoning Commissioner on September 12, 1980

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

Being the property of Warren Land Co., Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, July 29, 1982 at 10:00 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

W. Lee Thomas, Esquire
409 Washington Avenue
Towson, Md. 21204

D.S. Thaler & Associates
11 Warren Road
Baltimore, Md. 21208

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 13th day of May, 1982.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: *Warren Land Co., Inc.*

Petitioner's Attorney: *W. Lee Thomas, Esq.*

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

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 13 day of May, 1982.

Filing Fee \$ 75.00 Received: ☒ Check
☐ Cash
☐ Other

Item # 235
CS # 106882

Petitioner: *Warren Land Co.* Submitted by: *W. Lee Thomas*

Petitioner's Attorney: *Same* Reviewed by: *W. Lee Thomas*

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

83-25-SPH

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8 Date of Posting: 7/11/82
 Posted for: Petition for Special Hearing
 Petitioner: Warren Land Co. Inc.
 Location of property: 500 ft. South Adam Rd. and
Bunnysale Ct. (proposed)
 Location of Signs: along South Adam Rd.
 Remarks: _____
 Posted by: Alan D. Colmar Date of return: 7/16/82
 Number of Signs: 1



PETITION FOR SPECIAL HEARING
 8th Election District

ZONING: Petition for Special Hearing
LOCATION: Southwest corner of South Adam Road and Bunnysale Court (proposed)
DATE & TIME: Thursday, July 29, 1982 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Hearing under Section 90A.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve amendments to the site plan in Special Certificate No. 21-17-X, as granted by the Zoning Commissioner on September 12, 1980.

All that parcel of land in the Eighth District of Baltimore County beginning for the same on the west right of way line of South Adam Road, 40.00 feet wide, where it is intersected by the southwest right of way fillet line of Bunnysale Court, (proposed) mile point being designated as number 41 and having coordinate values in the Baltimore County Meridian of North 61,602.00 and West 5,016.51, all as shown on a plat entitled "AMENDED PLAT 2 of ASPEN HILL," dated March 22, 1982 prepared by D.S. Thaler & Associates, Inc. and intended to be recorded hereafter and running thence and binding on the west side of South Adam Road, 217.31 feet along the arc of a line curving to the right having a radius of 520.00 feet and a chord bearing South 50° 17' 29.7" West 26.30 feet, thence leaving said road and running North 18° 40' 45" West 265.50 feet, thence North 04° 57' 34" East 26.30 feet, thence North 88° 02' 35" West 87.00 feet thence North 04° 57' 34" East 171.00 feet to the southwest right of way line of Bunnysale Court, 20.00 feet wide, thence running and binding on said road South 50° 17' 29.7" East 211.31 feet to the southwest fillet line of said road, and running thence and binding on same South 02° 37' 45" East 13.30 feet to the place of beginning.

Containing 1.2000 acres of land more or less.

Being the property of Warren Land Co., Inc. as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, July 29, 1982 at 10:00 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
 July 8.

83-25-SPH

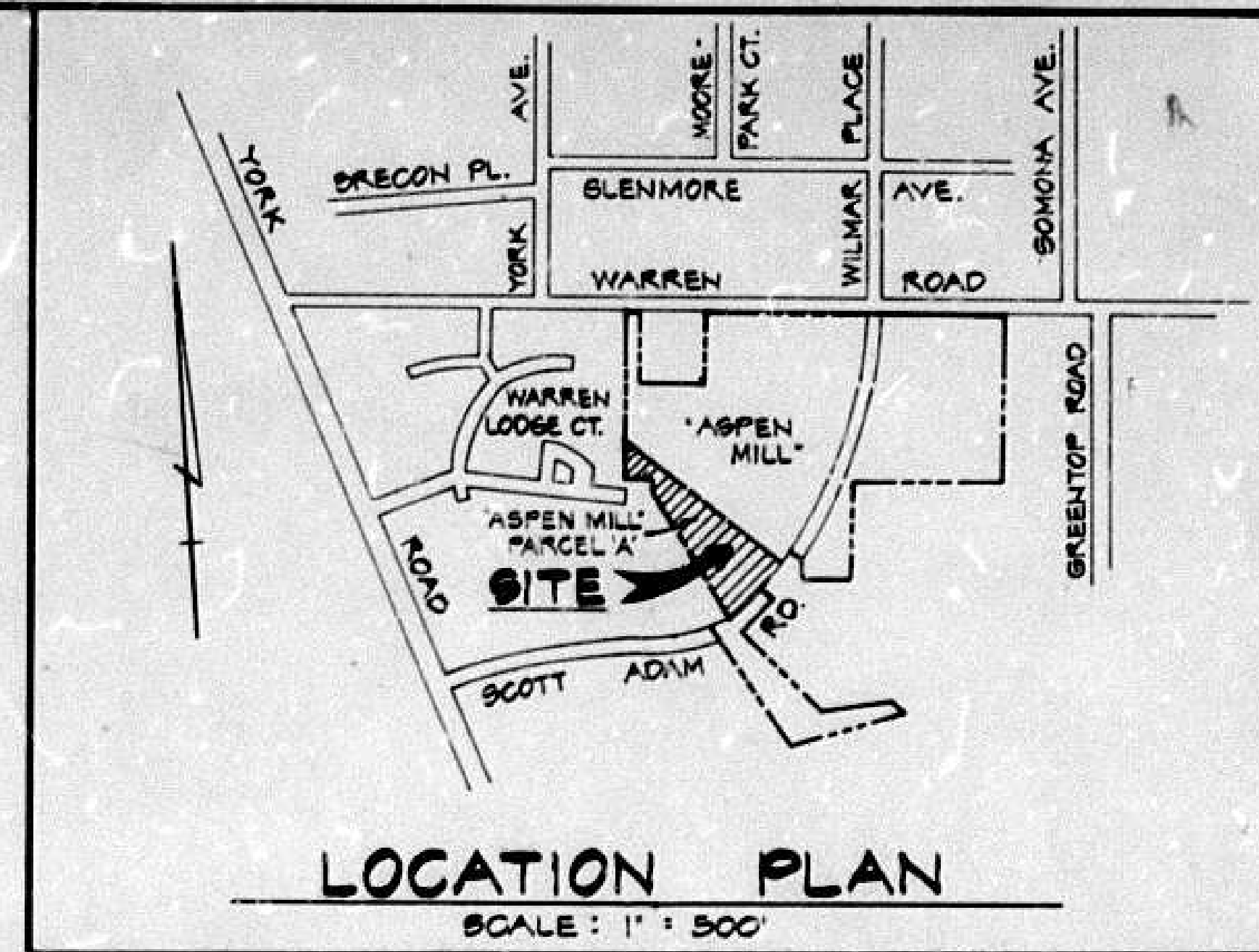
CERTIFICATE OF PUBLICATION

TOWSON, MD., July 8, 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., ~~announced~~ one time ~~successive weeks~~ before the 29th day of July, 1982, the ~~first~~ publication appearing on the 8th day of July, 1982.

THE JEFFERSONIAN
L. Frank Strickland
 Manager.

Cost of Advertisement, \$ _____



GENERAL NOTES

- EXISTING ZONING - R-O
- AREA OF SITE = 1.3836 ACRES (GROSS)
- GROUND FLOOR: USE
TOTAL FLOOR AREA
NUMBER OF SPACES REQUIRED 2,858/300
OFFICES 2,858 SQ. FT.
39 SPACES
- FIRST FLOOR: USE
TOTAL FLOOR AREA
NUMBER OF SPACES REQUIRED 2,858/500
OFFICES 2,858 SQ. FT.
20 SPACES
- SECOND FLOOR: USE
TOTAL FLOOR AREA
NUMBER OF SPACES REQUIRED 2,858/500
OFFICES 2,858 SQ. FT.
20 SPACES
- TOTAL SPACES REQUIRED 78 SPACES
- TOTAL SPACES PROVIDED 78 SPACES
- HANDICAPPED SPACES SHOWN THUSLY
- ALL PROPOSED PAVING TO BE BITUMINOUS CONCRETE WITH STONE BASE AND PROPERLY DRAINED
- LIGHTING STANDARDS SHOWN THUSLY
- TRAFFIC FLOW PATTERN SHOWN THUSLY
- EXISTING SITE VACANT
- NUMBER OF HANDICAPPED SPACES REQUIRED: 1 PER 25 SPACES = 3 SPACES
- NUMBER OF HANDICAPPED SPACES PROVIDED: 78 + 25 = 3 SPACES
- PROPOSED BUILDING USE:
GROUND FLOOR - OFFICE - 2,858 SQ. FT.
FIRST FLOOR - OFFICE - 2,858 SQ. FT.
SECOND FLOOR - OFFICE - 2,858 SQ. FT.
TOTAL 28,574 SQ. FT.

NOTES

- ALL OUTDOOR LIGHTING SHALL BE 10' HEIGHT AND REGULATED AS TO LOCATION, DIRECTION, GLARE, AND INTENSITY, IN ORDER TO MINIMIZE ILLUMINATION BEYOND THE SUBJECT PROPERTY

Old Plot

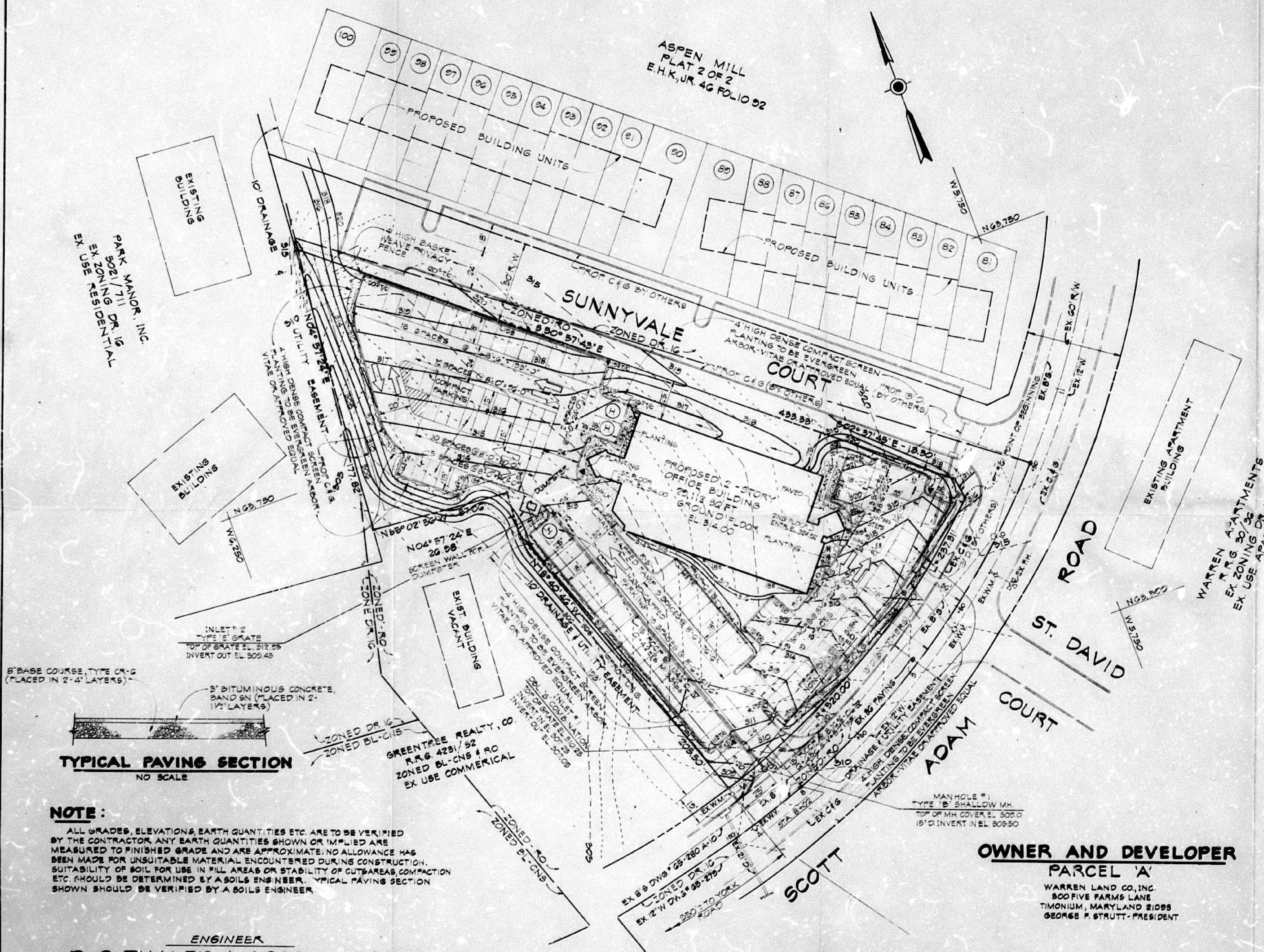
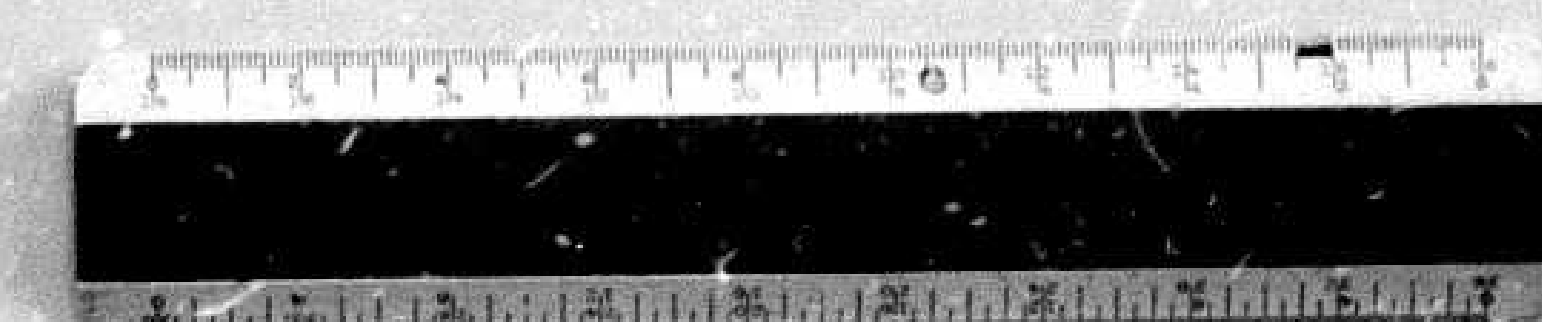
NOTE:
OUTLINE INFORMATION AND LOCATION TAKEN FROM RECORDED PLAT E.H.K., JR. 46 FOLIO 92, DATED APRIL 2, 1980.

TOTAL DISTURBED AREA = 63,598 SQ. FT.

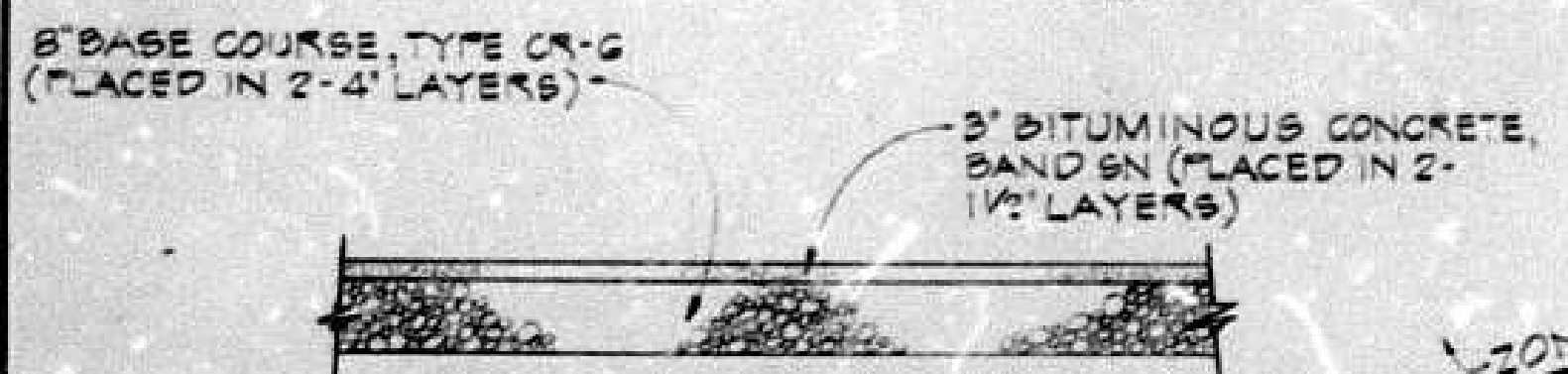
PLAT TO ACCOMPANY
SPECIAL HEARING TO AMEND
SPECIAL EXCEPTION - 81-17X - GRANTED 9/12/80
SITE PLAN
ASPEN MILL - PARCEL 'A'
ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30' APRIL 22, 1982

OWNER AND DEVELOPER

PARCEL 'A'
WARREN LAND CO., INC.
800 FIVE FARMS LANE
TIMONIUM, MARYLAND 21098
GEORGE F. STRUTT, PRESIDENT



TYPICAL PAVING SECTION

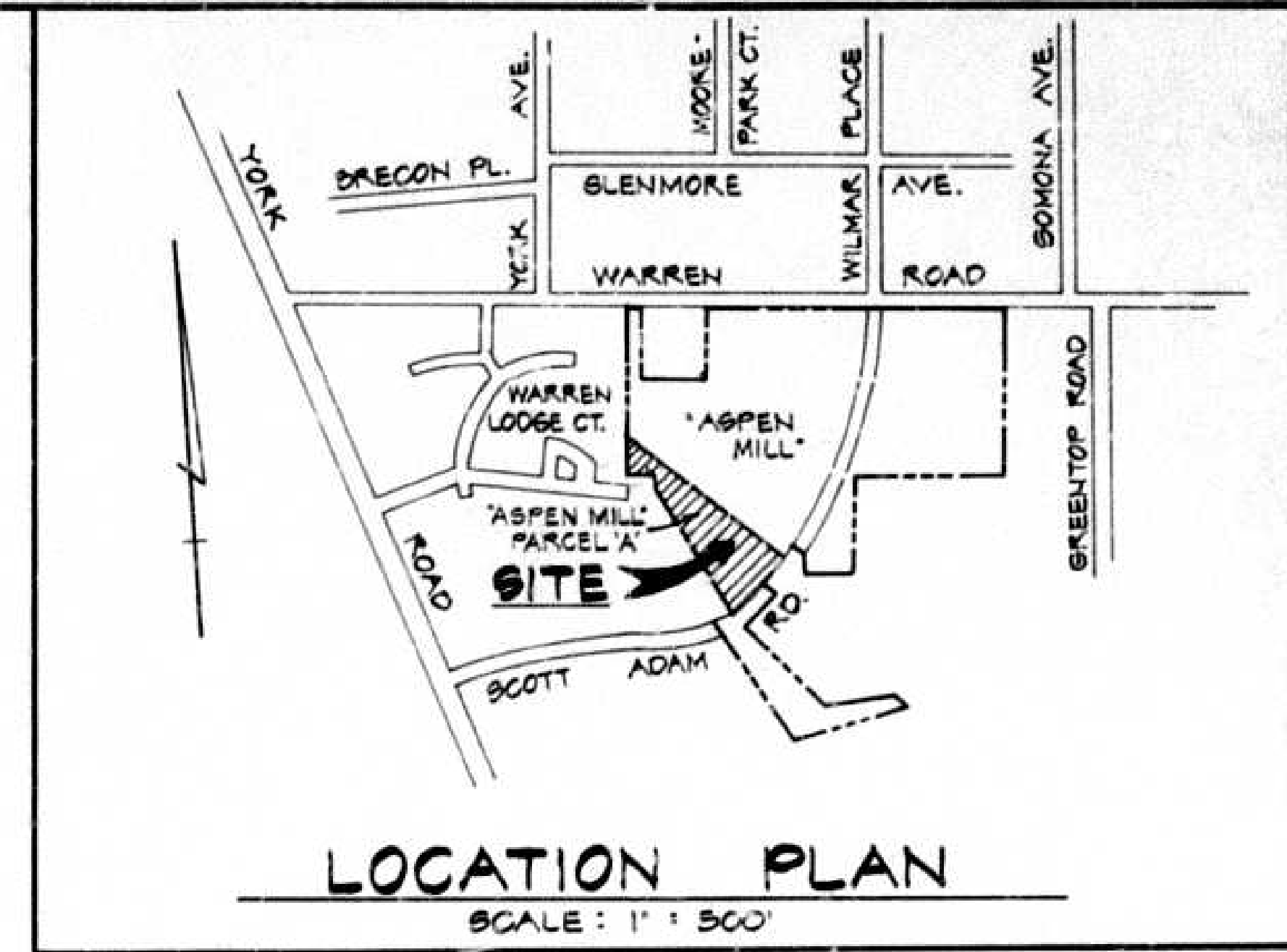


NOTE:

ALL GRADES, ELEVATIONS, EARTH QUANTITIES ETC. ARE TO BE VERIFIED BY THE CONTRACTOR. ANY EARTH QUANTITIES SHOWN OR IMPLIED ARE MEASURED TO FINISHED GRADE AND ARE APPROXIMATE. NO ALLOWANCE HAS BEEN MADE FOR UNSUITABLE MATERIAL ENCOUNTERED DURING CONSTRUCTION. SUITABILITY OF SOIL FOR USE IN FILL AREAS OR STABILITY OF CUTS AREAS, COMPACTION ETC. SHOULD BE DETERMINED BY A SOILS ENGINEER. TYPICAL PAVING SECTION SHOWN SHOULD BE VERIFIED BY A SOILS ENGINEER.

ENGINEER
D. S. THALER & ASSOCIATES, INC.
11 WARREN ROAD
BALTIMORE, MARYLAND 21208
301-484-4100





GENERAL NOTES

- EXISTING ZONING - R-0
- AREA OF SITE = 1.3336 ACRES (GROSS)
- GROUND FLOOR: USE
TOTAL FLOOR AREA
NUMBER OF SPACES REQUIRED 0,858/300
OFFICES 2,858 SQ. FT.
33 SPACES
- FIRST FLOOR: USE
TOTAL FLOOR AREA
NUMBER OF SPACES REQUIRED 0,858/500
OFFICES 2,858 SQ. FT.
20 SPACES
- SECOND FLOOR: USE
TOTAL FLOOR AREA
NUMBER OF SPACES REQUIRED 0,858/500
OFFICES 2,858 SQ. FT.
20 SPACES
- TOTAL SPACES REQUIRED 73 SPACES
- TOTAL SPACES PROVIDED 100 SPACES
- HANDICAPPED SPACES SHOWN THUSLY
- ALL PROPOSED PAVING TO BE BITUMINOUS CONCRETE WITH STONE BASE AND PROPERLY DRAINED
- LIGHTING STANDARDS SHOWN THUSLY
- TRAFFIC FLOW PATTERN SHOWN THUSLY
- EXISTING SITE VACANT.
- NUMBER OF HANDICAPPED SPACES REQUIRED = 1 PER 25 SPACES = 3 SPACES
- NUMBER OF HANDICAPPED SPACES PROVIDED = 73 + 25 = 3 SPACES
- PROPOSED BUILDING USE:
GROUND FLOOR - OFFICE - 0,858 SQ. FT.
FIRST FLOOR - OFFICE - 0,858 SQ. FT.
SECOND FLOOR - OFFICE - 0,858 SQ. FT.
TOTAL 25,574 SQ. FT.

NOTES

- ALL OUTDOOR LIGHTING SHALL BE 10' HEIGHT AND REGULATED AS TO LOCATION, DIRECTION, GLARE, AND INTENSITY, IN ORDER TO MINIMIZE ILLUMINATION BEYOND THE SUBJECT PROPERTY

PETITIONER'S EXHIBIT

REVISION PLANS
JUN 28 1980
ITEM #235

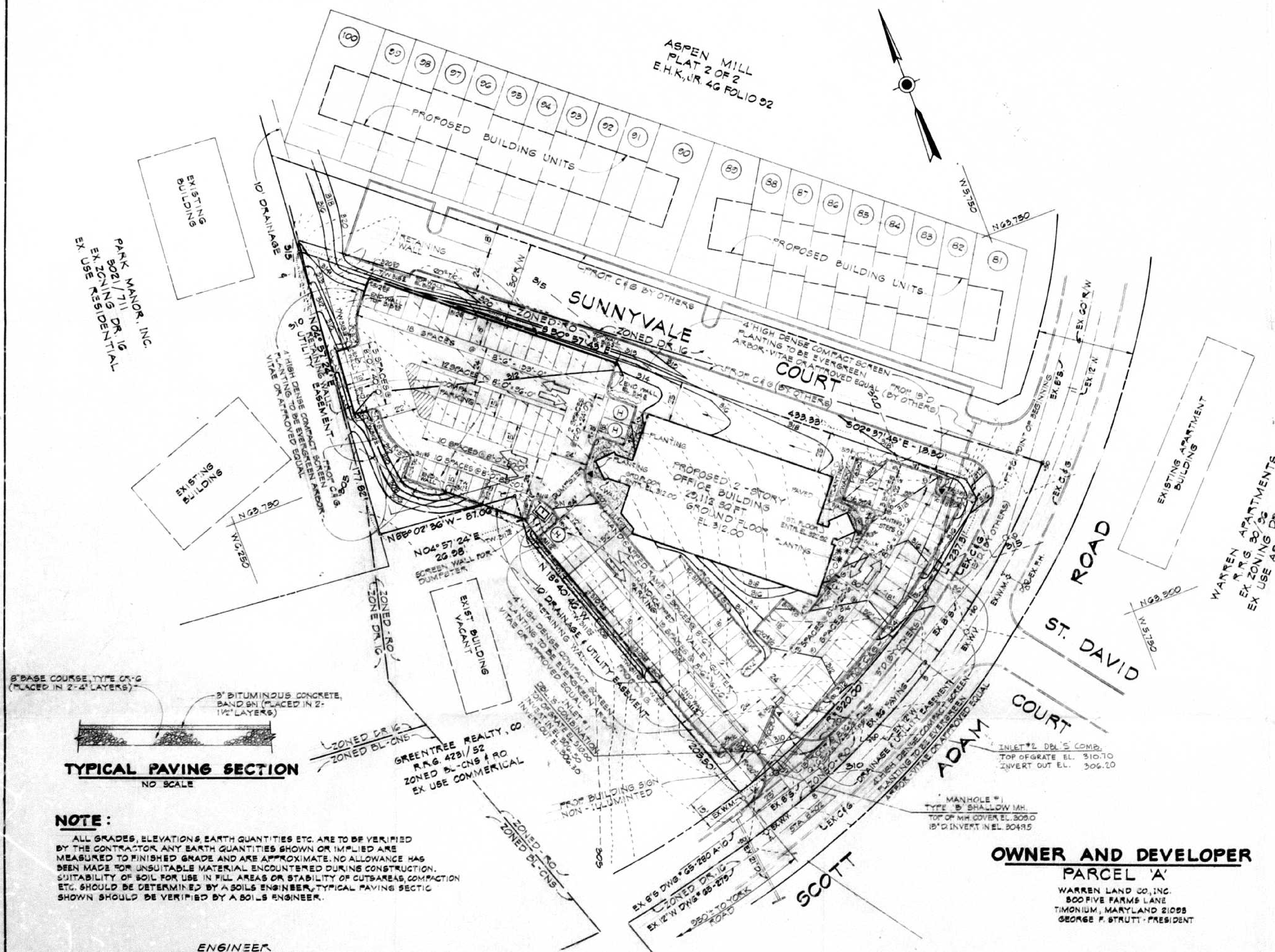
NOTE:
OUTLINE INFORMATION AND LOCATION TAKEN FROM RECORDED PLAT E.H.K., JR. 4G FOLIO 92, DATED APRIL 2, 1980.

TOTAL DISTURBED AREA - 63,508 SQ. FT.

PLAT TO ACCOMPANY
SPECIAL HEARING TO AMEND
SPECIAL EXCEPTION - 81-17X - GRANTED 9/12/80
SITE PLAN
ASPEN MILL - PARCEL 'A'
ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50' JUNE 11, 1982

OWNER AND DEVELOPER

PARCEL 'A'
WARREN LAND CO., INC.
800 FIVE FARMS LANE
TIMONIUM, MARYLAND 21088
GEORGE F. STRUTT, PRESIDENT



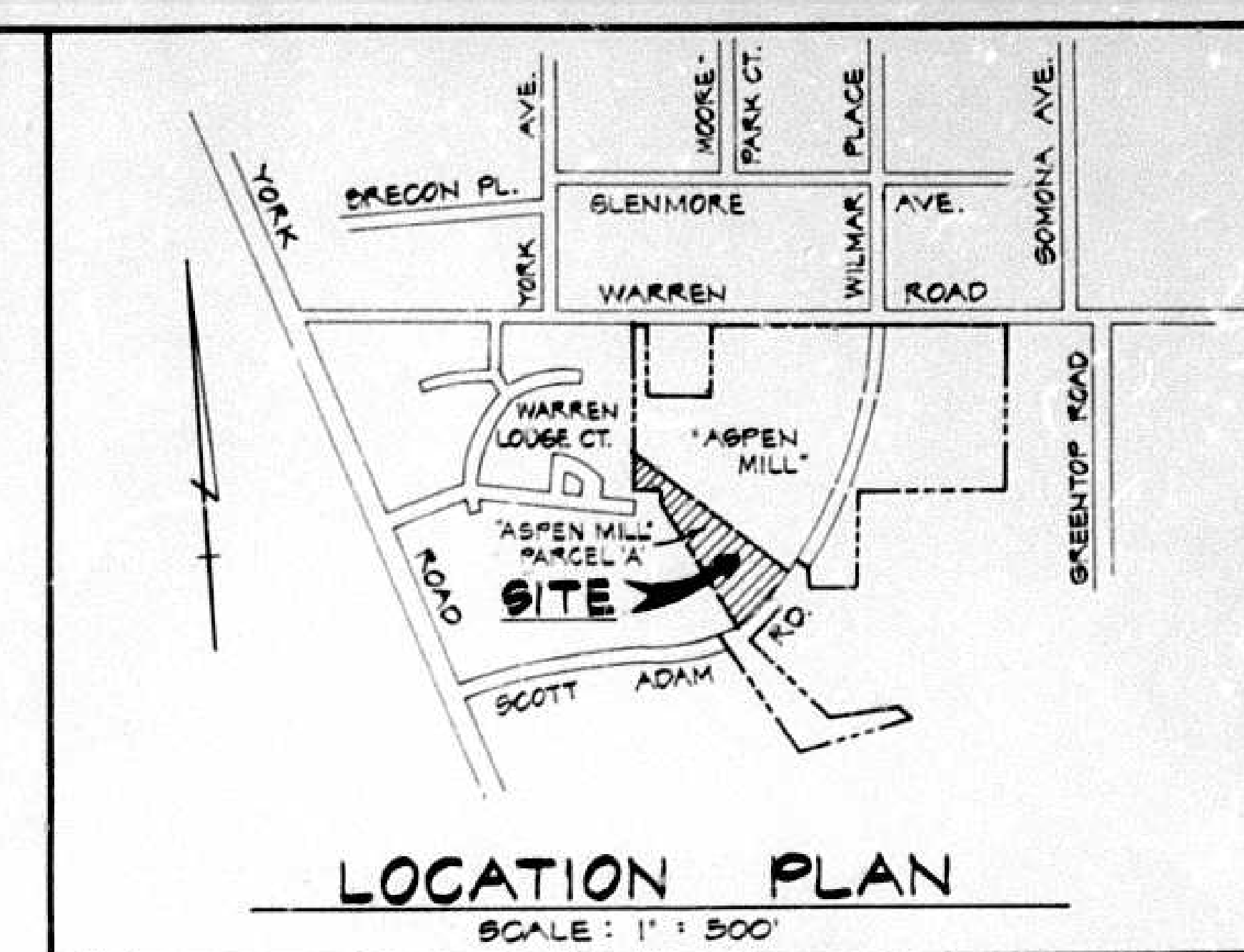
TYPICAL PAVING SECTION

NO SCALE

NOTE:
ALL GRADES, ELEVATIONS, EARTH QUANTITIES ETC. ARE TO BE VERIFIED BY THE CONTRACTOR. ANY EARTH QUANTITIES SHOWN OR IMPLIED ARE MEASURED TO FINISHED GRADE AND ARE APPROXIMATE. NO ALLOWANCE HAS BEEN MADE FOR UNSUITABLE MATERIAL ENCOUNTERED DURING CONSTRUCTION. SUITABILITY OF SOIL FOR USE IN FILL AREAS OR STABILITY OF CUTS AREAS, COMPACTION ETC. SHOULD BE DETERMINED BY A SOILS ENGINEER. TYPICAL PAVING SECTION SHOWN SHOULD BE VERIFIED BY A SOILS ENGINEER.

ENGINEER
D. S. THALER & ASSOCIATES, INC.
11 WARREN ROAD
BALTIMORE, MARYLAND 21208
301-484-4100





GENERAL NOTES

- EXISTING ZONING - RO
- AREA OF SITE - 1.3833 ACRES (GROSS)
- GROUND FLOOR: USE
TOTAL FLOOR AREA
NUMBER OF SPACES REQUIRED 2,858/300
- FIRST FLOOR: USE
TOTAL FLOOR AREA
NUMBER OF SPACES REQUIRED 2,858/300
- SECOND FLOOR: USE
TOTAL FLOOR AREA
NUMBER OF SPACES REQUIRED 2,858/300
- TOTAL SPACES REQUIRED
TOTAL SPACES PROVIDED
- HANDICAPPED SPACES SHOWN THUSLY
- ALL PROPOSED PAVING TO BE BITUMINOUS CONCRETE WITH STONE BASE AND PROPERLY DRAINED
- LIGHTING STANDARDS SHOWN THUSLY
- TRAFFIC FLOW PATTERN SHOWN THUSLY
- EXISTING SITE VACANT
- NUMBER OF HANDICAPPED SPACES REQUIRED - 1 PER 255 SPACES - 3 SPACES
- NUMBER OF HANDICAPPED SPACES PROVIDED - 73 + 25 = 98 SPACES
- PROPOSED BUILDING USE:
GROUND FLOOR - OFFICE - 2,858 SQ. FT.
FIRST FLOOR - OFFICE - 2,858 SQ. FT.
SECOND FLOOR - OFFICE - 2,858 SQ. FT.
TOTAL 20,574 SQ. FT.

NOTES

- ALL OUTDOOR LIGHTING SHALL BE 10' HEIGHT AND REGULATED AS TO LOCATION, DIRECTION, GLARE, AND INTENSITY, IN ORDER TO MINIMIZE ILLUMINATION BEYOND THE SUBJECT PROPERTY

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: *[Signature]*
BY: *[Signature]*
ZONING COMMISSIONER
DATE: 9/22/82

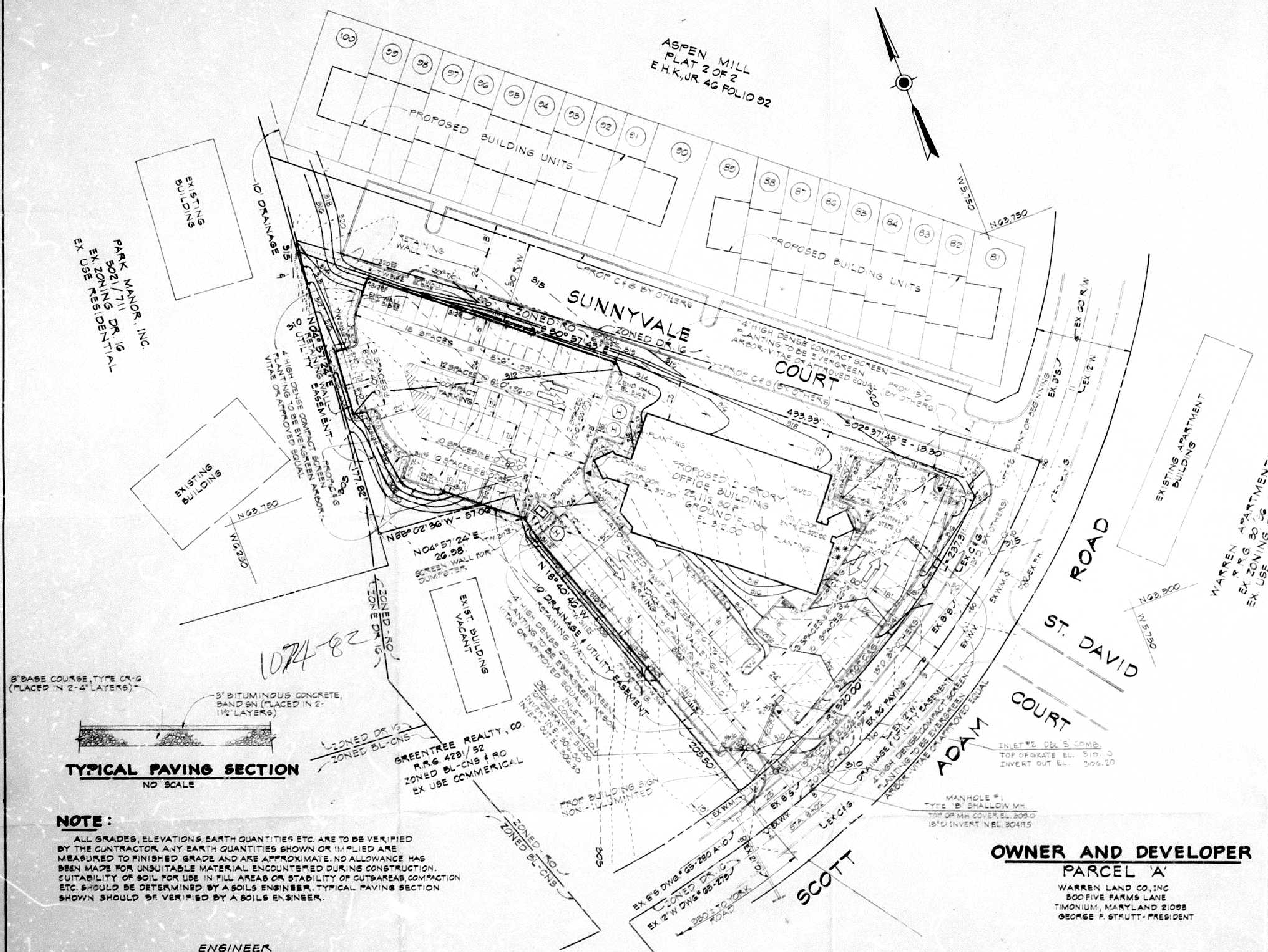
NOTE:
OUTLINE INFORMATION AND LOCATION TAKEN FROM RECORD PLAT E.H.K. JR. 46 FOLIO D2 DATED APRIL 2, 1980.

TOTAL DISTURBED AREA - 62,598 SQ. FT.

SITE PLAN
ASPEN MILL - PARCEL 'A'
ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30' JUNE 11, 1982

OWNER AND DEVELOPER

PARCEL 'A'
WARREN LAND CO., INC.
800 FIVE FARMS LANE
TIMONIUM, MARYLAND 21098
GEORGE F. STRUTT - PRESIDENT



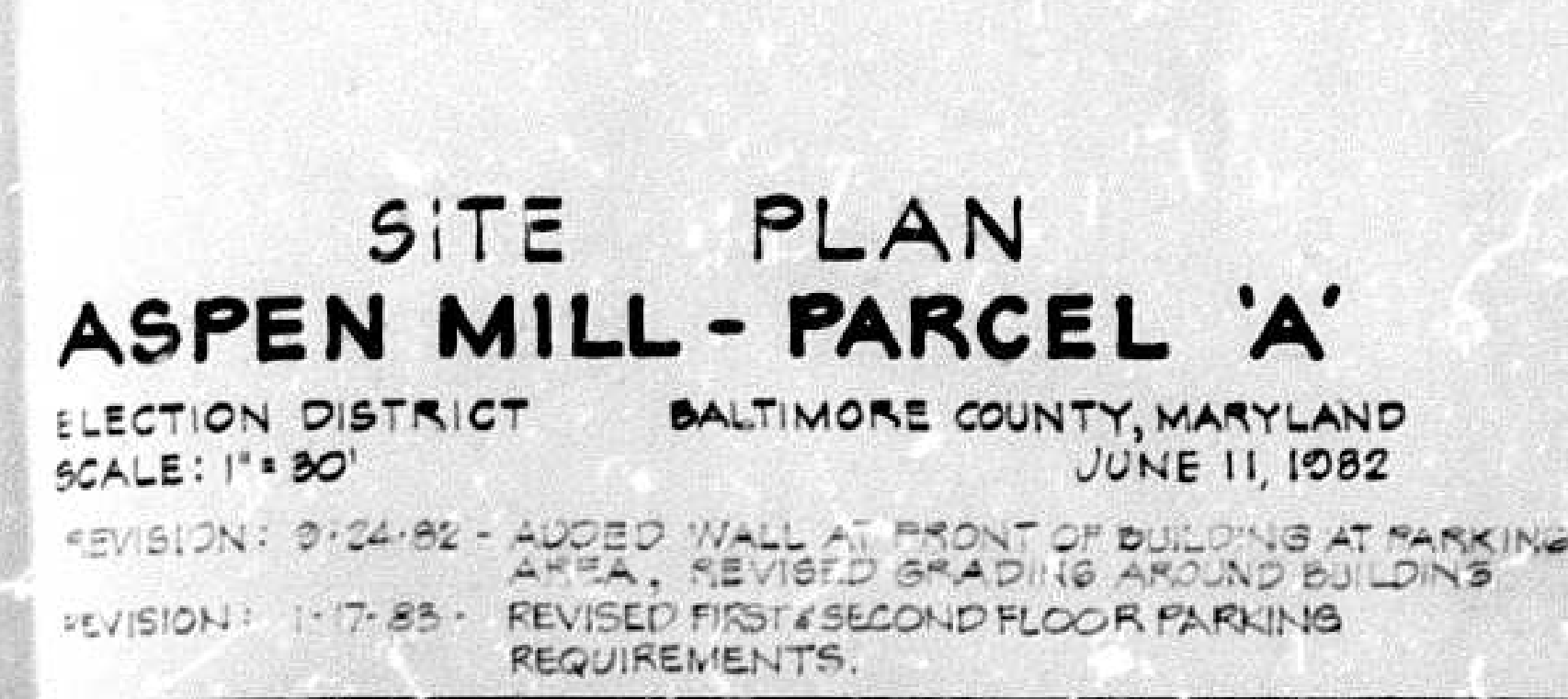
TYPICAL PAVING SECTION

NO SCALE

NOTE:

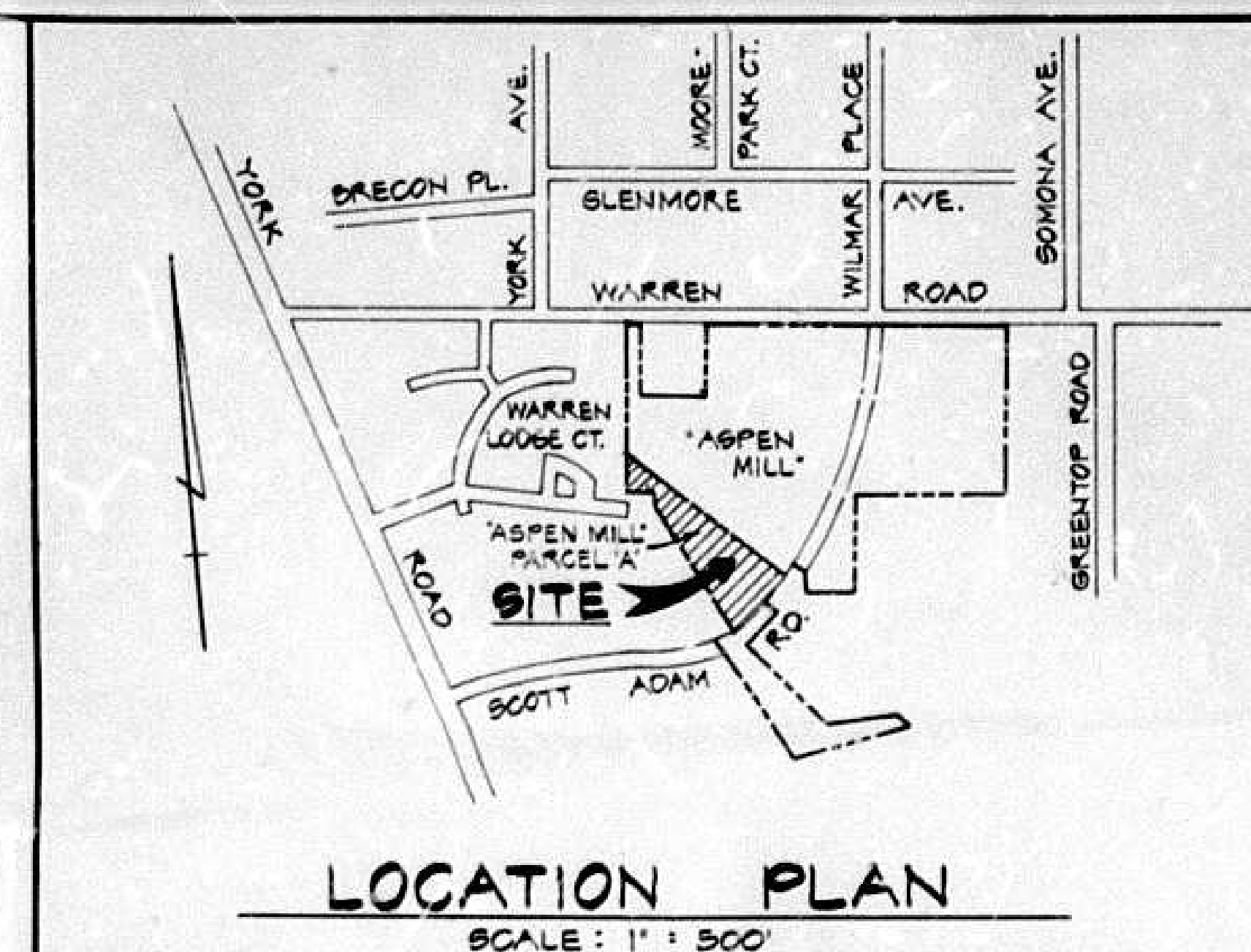
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ENGINEER
D. S. THALER & ASSOCIATES, INC.
11 WARREN ROAD
BALTIMORE, MARYLAND 21208
301-484-4100



ENGINEER
D. S. THALER & ASSOCIATES, INC.
11 WARREN ROAD
BALTIMORE, MARYLAND 21208
301-484-4100

OWNER AND DEVELOPER
PARCEL 'A'
WARREN LAND CO., INC.
800 FIVE FARMS LANE
TIMONIUM, MARYLAND 21088
GEORGE F. STRUTT - PRESIDENT



GENERAL NOTES

- EXISTING ZONING - R-O
- AREA OF SITE - 1.3836 ACRES (GROSS)
- GROUND FLOOR: USE
TOTAL FLOOR AREA
NUMBER OF SPACES REQUIRED 9,858/300
OFFICES 9,858 SQ. FT.
33 SPACES
- FIRST FLOOR: USE
TOTAL FLOOR AREA
NUMBER OF SPACES REQUIRED 9,858/300
OFFICES 9,858 SQ. FT.
33 SPACES
- SECOND FLOOR: USE
TOTAL FLOOR AREA
NUMBER OF SPACES REQUIRED 9,858/300
OFFICES 9,858 SQ. FT.
33 SPACES
- TOTAL SPACES PROVIDED 100 SPACES
- HANDICAPPED SPACES SHOWN THUSLY
- ALL PROPOSED PAVING TO BE BITUMINOUS CONCRETE WITH STONE BASE AND PROPERLY DRAINED
- LIGHTING STANDARDS SHOWN THUSLY
- TRAFFIC FLOW PATTERN SHOWN THUSLY
- EXISTING SITE VACANT
- NUMBER OF HANDICAPPED SPACES REQUIRED - 1 PER 25 SPACES - 4 SPACES
- NUMBER OF HANDICAPPED SPACES PROVIDED - 99 + 25 = 124 SPACES
- PROPOSED BUILDING USE:
GROUND FLOOR - OFFICE - 9,858 SQ. FT.
FIRST FLOOR - OFFICE - 9,858 SQ. FT.
SECOND FLOOR - OFFICE - 9,858 SQ. FT.
TOTAL 29,574 SQ. FT.

NOTES

- ALL OUTDOOR LIGHTING SHALL BE 10' HEIGHT AND REGULATED AS TO LOCATION, DIRECTION, GLARE, AND INTENSITY, IN ORDER TO MINIMIZE ILLUMINATION BEYOND THE SUBJECT PROPERTY

PLANS PROVIDED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 2/1/83
BY: *[Signature]*
DATE: 1/1/83
83-25
C-8583

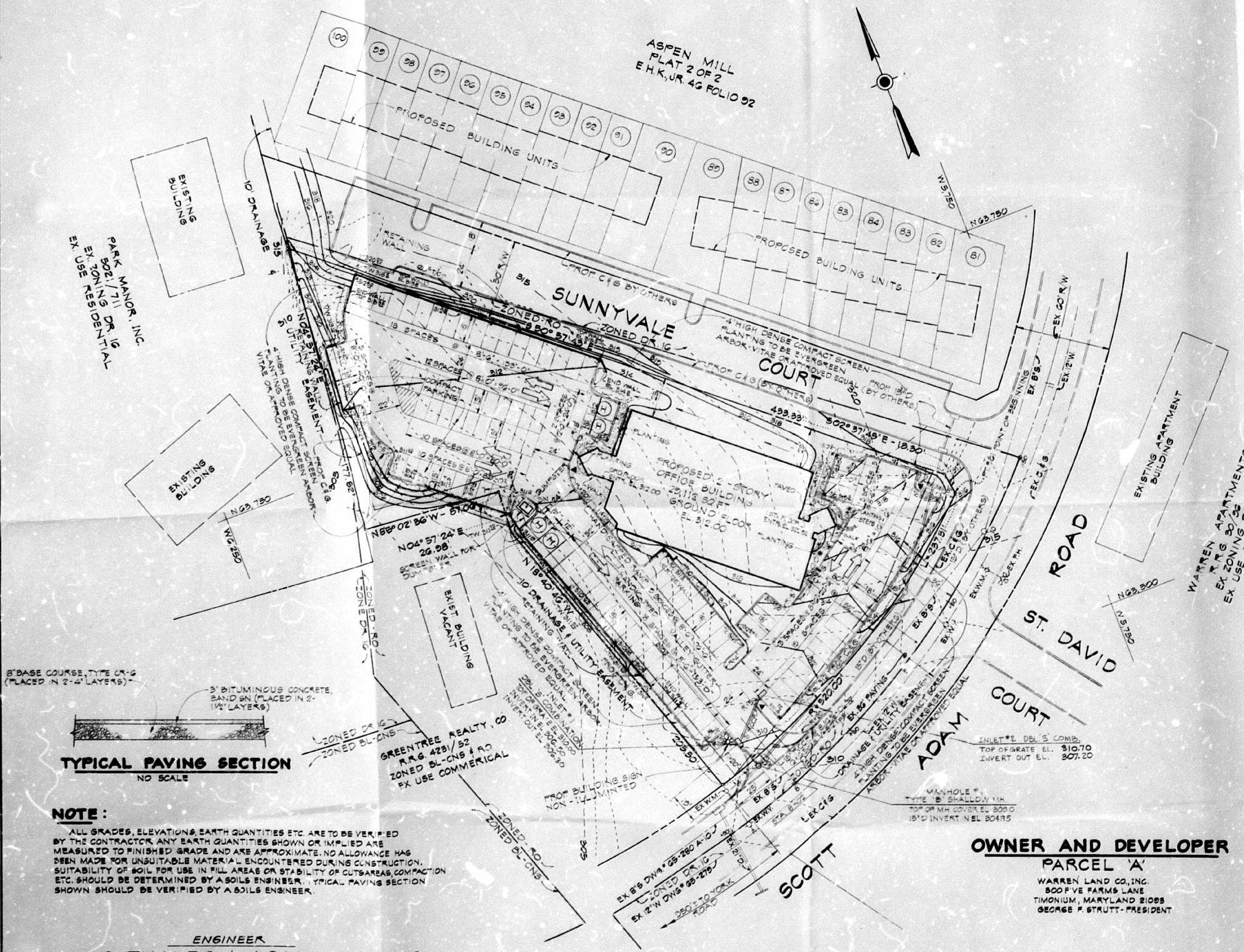
NOTE:
OUTLINE INFORMATION AND LOCATION TAKEN FROM RECORD PLAT E.H.K. JR. 46 FOLIO 92, DATED APRIL 2, 1980.

TOTAL DISTURBED AREA - 68,598 SQ. FT.

SITE PLAN ASPEN MILL - PARCEL 'A'

ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30' JUNE 11, 1982

REVISION: 9-24-82 - ADDED WALL AT FRONT OF BUILDING AT PARKING AREA, REVISED GRADING AROUND BUILDING
REVISION: 1-17-83 - REVISED FIRST & SECOND FLOOR PARKING REQUIREMENTS.



OWNER AND DEVELOPER

PARCEL 'A'
WARREN LAND CO., INC.
800 FIVE FARMS LANE
TIMONIUM, MARYLAND 21093
GEORGE F. STRUTT - PRESIDENT

ENGINEER D. S. THALER & ASSOCIATES, INC.

11 WARREN ROAD
BALTIMORE, MARYLAND 21206
301-464-4100