

**PETITION FOR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property shown 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 an office building containing offices and two apartments in an RAE-2 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: \_\_\_\_\_  
 (Type or Print Name)

Signature: \_\_\_\_\_  
 (Type or Print Name)

Address: \_\_\_\_\_  
 City and State: \_\_\_\_\_

Legal Owner(s): \_\_\_\_\_  
 (Type or Print Name)

By: W. Lee Thomas  
 Signature: \_\_\_\_\_  
 (Type or Print Name)

Address: \_\_\_\_\_  
 City and State: \_\_\_\_\_

Attorney for Petitioner: \_\_\_\_\_  
 W. Lee Thomas, Esquire  
 (Type or Print Name)

Signature: \_\_\_\_\_  
 409 Washington Avenue, Suite 314  
 Address  
 Towson, Maryland 21204  
 City and State

Name and telephone number of legal owner, contract purchaser or representative to be contacted  
 W. Lee Thomas, Esquire  
 Name  
 (301) 296-6777  
 Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of August, 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 19th day of September, 1982, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

William E. Hammond  
 Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1 (over)

83-14-X  
#257

**BALTIMORE COUNTY  
 ZONING PLANS  
 ADVISORY COMMITTEE**



**PETITION AND SITE PLAN  
 EVALUATION COMMENTS**

W. Lee Thomas, Esquire  
 409 Washington Avenue  
 Suite 314  
 Towson, Maryland 21204

cc: George W. Stephens, Jr. & Assoc.  
 303 Allegheny Avenue  
 Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
 County Office Building  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21204

Your Petition has been received and accepted for filing this 11th day of August, 1982.

William E. Hammond  
 WILLIAM E. HAMMOND  
 Zoning Commissioner

Petitioner: International Trading Co., Inc.  
 Petitioner's Attorney: W. Lee Thomas Reviewed by: Nicholas B. Commodari  
 Nicholas B. Commodari  
 Chairman, Zoning Plans  
 Advisory Committee

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

September 3, 1982

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

W. Lee Thomas, Esquire  
 409 Washington Avenue  
 Suite 314  
 Towson, Maryland 21204

cc: Nicholas B. Commodari  
 Chairman

RE: Case #83-14-X (Item No. 251)  
 Petitioner-International Trading  
 Company, Inc.  
 Special Exception Petition

- 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

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 raze the existing dwelling and construct an office building with two apartments, this hearing is required.

As shown on the submitted site plan, the exact size of the proposed building is unknown at this time. However, the proposed layout is based on the maximum size building anticipated.

As I indicated in my previous conversation with your engineer, Mr. Smith, the Planning Board will review this proposal prior to the scheduled hearing. If any revisions are required, the site plans must be revised and presented at the hearing.

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:mch

Enclosures

cc: George W. Stephens, Jr. & Assoc.  
 303 Allegheny Avenue  
 Towson, Maryland 21204

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

TO: Edward Hardesty  
 ATTN: Oliver L. Myers  
 FROM: Ellsworth N. Diver, P.E.  
 SUBJECT: Item 73 (1970-1971)  
 Property Owner: Dr. Harry Levin, et al  
 S/E cor. int. of Jeppa Road and Townsdown Blvd.  
 Present Zoning: RA and R-6  
 Proposed Zoning: RA with Special Exception for offices;  
 Special Hearing for off street parking  
 District: 9th  
 No. Acres: 0.88

Date: December 8, 1970

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:**

Jeppa Road, an existing County road, was recently improved in this area as a divided highway with closed roadway sections. No further highway improvements are proposed.

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

Entrances shall be constructed in accordance with Baltimore County Standards.

**Sediment Controls:**

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.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

**Storm Drains:**

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

Item 73 (1970-1971)  
 Property Owner: Dr. Harry Levin, et al  
 Page 2  
 December 8, 1970

**Storm Drains: (Cont'd)**

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:**

Both public water supply and sanitary sewerage are available to serve this property.

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

END:RAM:FWR:ss

N-W Key Sheet  
 30 NE 4 Position Sheet  
 NE 10A Topo  
 70A Tax

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

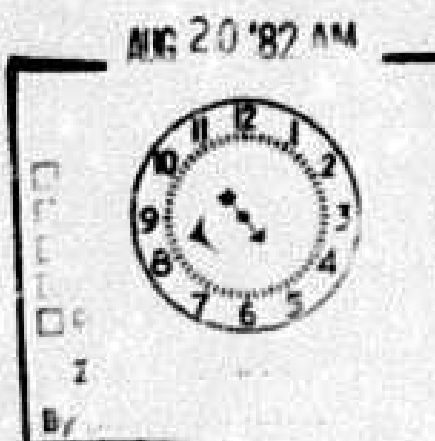
TO: Mr. Nick Commodari  
 FROM: C. Richard Moore, Assistant Traffic Engineer/Planning & Zoning  
 SUBJECT: International Trading Company  
 Jeppa Road E. of Jeppa Road

The Department of Traffic Engineering may request that the triangular island at the end of the 20 ft. entrance be eliminated at the time of application for Building Permit. The purpose of this is to accommodate tractor trailer vehicles.

C. Richard Moore  
 C. Richard Moore  
 Assistant Traffic Engineer  
 Planning & Design

CRM/GMJ/bza

cc - Mr. Robert Morton, Bureau of Public Services  
 - Mr. John Smith, Stephens & Associates



BALTIMORE COUNTY  
 DEPARTMENT OF PUBLIC WORKS  
 TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.  
 DIRECTOR  
 June 21, 1982

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

Re: Item #251 (1981-1982)  
 Property Owner: International Trading Company, Inc.  
 S/E corner Jeppa Rd. and Fairmount Avenue  
 Acres: 0.876 District: 9th

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 73 (1970-1971) 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 251 (1981-1982).

Very truly yours,

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

RAM:EAM:FWR:ss

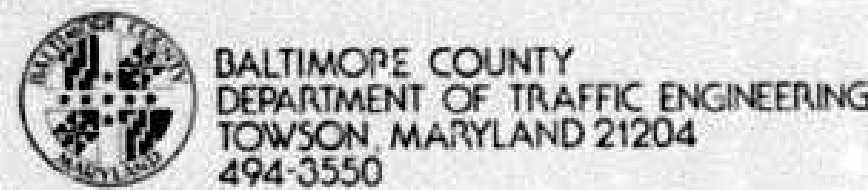
cc: Jack Wimbley

N-W Key Sheet  
 30 NE 4 Pos. Sheet  
 NE 10 A Topo  
 70A Tax Map

Attachment

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Special Exception



STEPHEN E. COLLINS  
DIRECTOR

June 10, 1982

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

Item No. 251 -ZAC- 6/8/82  
Property Owner: Int. Trading Co., Inc.  
Location: S/E Corner Joppa Road & Fairmount Avenue  
Existing Zoning: RAE-2  
Proposed Zoning: Special Exception for office building

Acres: 0.86  
District: 9th

Dear Mr. Hammond:

The proposed entrance should be widened to 30 ft. at Joppa Road with a right turn-in, right turn-out only island to prevent wrong way movements on Joppa Road. Also, the proposed entrance road should be 24 ft. wide past the entrance on Joppa Road, along the side of the proposed building.

Very truly yours,  
*C. Richard Moore*  
C. Richard Moore  
Assistant Traffic Engineer

CBM/GMS/r1j



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

August 10, 1982

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

Dear Mr. Hammond:

Comments on Item #251, Zoning Advisory Committee Meeting of June 8, 1982, are as follows:

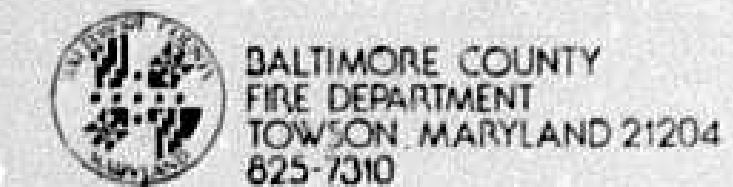
Property Owner: International Trading Company, Inc.  
Location: SE/Cor. Joppa Road and Fairmount Avenue  
Existing Zoning: R.A.E.-2  
Proposed Zoning: Special Exception for an office building containing offices and two apartments.  
Acres: 0.876  
District: 9th

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*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJF/als  
cc: David Filbert



PAUL H. REINCKE  
CHIEF

September 1, 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: International Trading Company, Inc.

Location: SE/Cor. Joppa Road and Fairmount Avenue

Item No.: 251 Zoning Agenda: Meeting of June 8, 1982

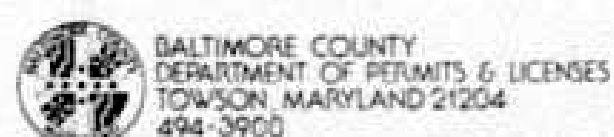
Gentlemen:

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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 50 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.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*  
Plann. & Group Fire Prevention Bureau  
Special Inspection Division

JK/mb/cm



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

June 17, 1982

Dear Mr. Hammond:  
Comments on Item # 251 Zoning Advisory Committee Meeting June 8, 1982 are as follows:

Property Owner: International Trading Company, Inc.  
Location: SE/Corner Joppa Road and Fairmount Avenue  
Existing Zoning:  
Proposed Zoning:

Acres: 0.876  
District: 9th

The items checked below are applicable:

- X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 4-82 State of Maryland Code for the Handicapped and Ageist 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 lines. A firewall is required if construction is on the lot line. See Table 401, Line 2, Section 1107 and Table 1109.
- 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 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 401.

NOTE: X I. Comments Show required number of Handicapped parking spaces, curb cuts, signs, location of elevator.

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 (Plans Review) at 111 West Chesapeake Ave., Towson.

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

### BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent Towson, Maryland - 21204

Date: June 16, 1982

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

Z.A.C. Meeting of: June 8, 1982

RE: Item No: 246, 247, 248, 249, 250, (251), 252  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above items have no bearing on student population.

Very truly yours,  
*Nick Petrovich*  
Mr. Nick Petrovich, Assistant  
Department of Planning

KNP/bp

IN THE MATTER OF : BEFORE  
THE APPLICATION OF : COUNTY BOARD OF APPEALS  
INTERNATIONAL TRADING : OF  
COMPANY, INC. : BALTIMORE COUNTY  
FOR SPECIAL EXCEPTION :  
FOR AN OFFICE BUILDING :  
CONTAINING OFFICES AND :  
TWO APARTMENTS IN AN :  
RAE-2 ZONE : No. 83-74-X  
On property located on the south :  
side of Joppa Road, 166' southeast :  
of the center line of Fairmount Avenue :  
9th District :

### OPINION

This case comes before this Board on appeal from an Order of the Zoning Commissioner, dated January 19, 1983, granting the requested Special Exception for an office building in an RAE-2 zone, with restrictions. The appeal is taken with specific regard to restriction #3 in the above noted Order.

Testimony presented this day was to the effect that International Trading Company, Inc., the Petitioners, fully intend to use 50% of the available office space for their own use and that this same testimony was presented to the Zoning Commissioner at his hearing. As a result of this testimony, restriction #3 was included in his Order. However, when financing for the project was sought from Maryland National Bank, it was refused because of this restriction. Petitioners' exhibit #1, a letter from Maryland National Bank to Petitioner, verifies this. It is standard practice to incorporate reasonable restrictions in any Special Exception Order and since this testimony was presented, this would appear to be a reasonable restriction. Since it now appears that banking practices would not permit financing for the entire project because of this restriction, it becomes no longer a reasonable restriction, and the Board is of the opinion that this restriction must be deleted from the original Order dated January 19, 1983, and will so Order.

The Petitioner also this day presented to the Board, an amended plan or revised site plan as required in restriction #6, and this now becomes part of the subject case file.

International Trading Co., Inc. 2.  
Case No. 83-74-X

### ORDER

For the reasons set forth in the foregoing Opinion, it is this 1st day of July, 1983, by the County Board of Appeals, ORDERED that restriction #3 of the original Order of the Zoning Commissioner, dated January 19, 1983, be deleted from the Order entirely, and that the remainder of said Order be and the same is AFFIRMED. Any appeal from this decision must be in accordance with Rules 8-1 thru 8-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

*William T. Hackett*  
William T. Hackett, Chairman

*William R. Evans*  
William R. Evans

*Patricia Phipps*  
Patricia Phipps

International Trading Co.  
 Exhibits #80-74-X

Petitioner  
 6/17/83 Letter from Reinhold  
 series of photos of the site  
 Plat to Occupying zoning Petitioner

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
 S/S of Joppa Rd., 166' SE of the  
 Centerline of Fairmount Ave.,  
 9th District : OF BALTIMORE COUNTY

INTERNATIONAL TRADING CO., : Case No. 83-74-X  
 INC., 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  
 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 25th day of August, 1982, a copy of the foregoing Order was mailed to W. Lee Thomas, Esquire, 409 Washington Avenue, Suite 314, Towson, Maryland 21204, Attorney for Petitioner.

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

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The petitioner herein seeks a special exception for the construction of an office building containing offices and two apartments in an R.A.E.2 (Residence, Apartment, Elevator) Zone, as shown on the site plan prepared by George William Stephens, Jr. and Associates, Inc., revised August 11, 1982, and marked Petitioner's Exhibit I.

Testimony in support of the petition and Petitioner's Exhibit I indicate that the subject site is located on the south side of Joppa Road, east of Fairmount Avenue, contains 0.876 of an acre, and has a frontage of 121.06 feet on Joppa Road. The proposed improvement, consisting of offices only in the basement and on the first and second floors, will have two apartments and offices on the third floor. Harold Rubin, Vice President of International Trading Company, Inc., stated that the petitioning corporation plans to use 50% of the total office space and both of the apartments-one for the maintenance staff and the other for the owner of the corporation. General office use is planned for the remaining offices.

Section 201.2.A.6. of the Baltimore County Zoning Regulations sets forth the following:

"Special exceptions-the following, when permitted as special exceptions (see Section 502): Office buildings, offices in buildings containing less than 25 dwelling units, or offices totalling more than 25 per cent of the floor area in an apartment building, with any retail or service uses listed under Subparagraph 3 permitted only if specifically allowed under the granted special exception, and with the floor area ratio of the site limited to a maximum of 4.0."

Nicholas B. Mangione, one of the protestants, testified that he is the owner of a tract of land east of the subject site and that if the subject site is improved as proposed, it will downgrade the value of adjacent properties. He stated that while all of the proposed grading is not shown, he feels that the retaining wall shown along the easterly property line will have to be constructed 25 feet high to continue the lateral support of the adjacent land.

From a review of the zoning regulations, it is obvious that the legislative intent of the County Council was to permit apartment buildings and offices (business,

professional, governmental, or institutional) within apartment buildings of 25 or more dwelling units as permitted uses in the R.A.E.2 Zone (Section 201.2.A.2.h) whereas, office buildings, offices in buildings containing less than 25 dwelling units, or offices totalling more than 25% of the floor area in an apartment building may be established only by special exception (Section 201.2.A.6.), subject to Section 502.

In the instant matter, since the petitioner proposes two apartments totalling 1,800 square feet and offices on all floors, including the basement, totalling 22,670 square feet (or a maximum of 23,670 square feet by a reduction in storage space), the proposal comes within the purview of Section 201.2.A.6., i.e., offices in buildings containing less than 25 dwelling units. Section 201.2.A.1. is not applicable since it obviously only applies to offices, retail uses, and service uses referred to in Section 201.2.A.2., i.e., apartment building of 25 or more dwelling units.

Since the petitioner has met the requirements established by Section 502.1 and the proposed use will not adversely affect the health, safety, or general welfare of the community, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of January, 1983, that the Petition for Special Exception for an office building containing offices and two apartments in an R.A.E.2 Zone, in accordance with Petitioner's Exhibit I, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the notes contained on Petitioner's Exhibit I.
2. Compliance with the comments submitted by the Department of Permits and Licenses, dated June 17, 1982, and the Maryland Department of Transportation, dated June 10 or August 18, 1982 regarding the dividing island.
3. No more than 50% of the available office space shall be rented for general office use and the remaining space shall be retained for use by the petitioner. The two apartments shall be used as residential units only by the petitioner's employees.
4. The proposed building shall be constructed within the building footprint shown on Petitioner's Exhibit I.
5. The granting of the herein special exception is conditioned upon, as a condition precedent to the effective date of this Order, approval of the development plan by the Baltimore County Planning Board and the recordation of its affirmative action among the minutes of its meeting. The development plan shall be substantially in keeping with Petitioner's Exhibit I; otherwise, Petitioner's Exhibit I shall be subject to a public hearing for the amendment thereof.

RETURNED IN FILE  
 TO ZONING

ORDER RECEIVED FOR FILING

DATE January 19, 1983  
 BY John P. Lang, Clerk

ORDER RECEIVED FOR FILING

DATE January 19, 1983  
 BY John P. Lang, Clerk

6. A revised site plan, incorporating the conditions and restrictions set forth above, shall be submitted for approval by 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.

William E. Hammond  
 William E. Hammond  
 Zoning Commissioner of  
 Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

William E. Hammond  
 Date: August 31, 1982

SUBJECT: Zoning Petition 83-74-X  
 International Trading Company, Inc.,

The proposed use would be appropriate here. If granted, it is requested that a detailed landscaping plan, submitted to and approved by the Division of Current Planning and Development, be required.

Norman E. Gerber per J. Howell  
 Norman E. Gerber  
 Director of Planning and Zoning

NEG:JGH:slc

cc: Arlen January  
 Shirley Hess

PETITIONER'S  
 EXHIBIT 2

FROM THE OFFICE OF  
 GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.  
 ENGINEERS  
 303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

SUMMARY OF QUALIFICATIONS  
 JOHN STRONG SMITH June 1, 1981

EDUCATION Antioch College, B.S. in Civil Engineering University of Illinois.

QUALIFICATIONS Professional Engineering Registration in Maryland - 1958.

EXPERIENCE Whitman, Rehardt and Associates, 4 years designer of municipal utilities preparation of Baltimore County Design Standards.

Baltimore County Department of Public Work, Chief Division of Research and Standards, 2 years preparation of Capital Program and Major Sewerage Reports.

Matz, Childs, and Associates of Rockville Associates Engineer, 2 years supervision of Development Planning and Engineering Projects (Highway and Storm Drainage).

J. Strong Smith and Associates, Consulting Engineer, 8 years residential, industrial and commercial land development projects. Highway and Utility Design.

Smith, Teacher & Associates; Planners, Engineers and surveyors, 7 years community planning and engineering grading and sediment control design, surveys.

George William Stephens, Jr. & Associates, Inc. Chief Engineer

Have made numerous appearances before Zoning Commissioners, Boards of Zoning Appeals and in circuit courts in Baltimore, Anne Arundel and Montgomery Counties.

PETITIONER'S  
 EXHIBIT 3

Mr. Dick Comodari  
 Zoning September 10, 1982

C. Richard Moore, Assistant Traffic Engineer/Planning & Design  
 International Trading Company  
 Joppa Road E. of Fairmount Avenue

The Department of Traffic Engineering requests that the triangular island at the end of the 20 ft. entrance be eliminated by the time of application for Building Permit. The purpose of this is to accommodate truck traffic. This letter supersedes all previous comments.

15/  
 C. Richard Moore  
 Assistant Traffic Engineer  
 Planning & Design

CMH/GMJ/x13

cc: Mr. C. Brown, Bureau of Public Services  
 Mr. Robert Morton, Bureau of Public Services  
 Mr. John Smith, Stephens & Associates

PETITIONER'S  
 EXHIBIT 4

ORDER RECEIVED FOR FILING

DATE January 19, 1983  
 BY John P. Lang, Clerk

3/14/83 - Notified the following of hearing set on Wed. June 22, 1983, at 10 a.m.:

W. Lee Thomas, Esq.  
Nicholas Mangione  
Albert Gubb  
J. Dyer  
W. Hammond  
N. Gerber  
J. Howell  
J. Hession, Esq.

FROM THE OFFICE OF  
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.  
ENGINEERS  
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

SUMMARY OF QUALIFICATIONS  
JOHN STRONG SMITH  
June 1, 1981

**EDUCATION** Antioch College, B.S. in Civil Engineering; University of Illinois.

**QUALIFICATIONS** Professional Engineering Registration in Maryland - 1958.

**EXPERIENCE** Whitman, Requardt and Associates, 4 years designer of municipal utilities preparation of Baltimore County Design Standards.

Baltimore County Department of Public Work, Chief Division of Research and Standards, 2 years preparation of Capital Program and Major Sewerage Reports.

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George William Stephens, Jr. & Associates, Inc. Chief Engineer

Have made numerous appearances before Zoning Commissioners, Boards of Zoning Appeals and in circuit courts in Baltimore, Anne Arundel and Montgomery Counties.

494-3180

County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204  
March 14, 1983

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 83-74-X INTERNATIONAL TRADING CO., INC.  
5/5 Joppa Rd., 166' SE of the centerline of Fairmount Avenue  
9th District  
SE-Office building in an RAE-2 zone  
1/19/83 - Z. C.'s Order-GRANTED with restrictions

ASSIGNED FOR: WEDNESDAY, JUNE 22, 1983, at 10 a.m.

cc: W. Lee Thomas, Esq. Atty. for Petitioners  
Nicholas Mangione Protestant  
Albert Gubb "  
J. E. Dyer  
W. E. Hammond  
N. Gerber  
J. Howell  
J. W. Hession, Esq. People's Counsel

June Holman, Secretary

494-3180

County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204  
July 1, 1983

W. Lee Thomas, Esq.  
409 Washington Ave., Suite 314  
Towson, Md. 21204

Re: Case No. 83-74-X  
International Trading Co., Inc.

Dear Mr. Thomas:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

*June Holman*  
June Holman, Secretary

Encl.  
cc: Nicholas B. Mangione  
Albert Gubb  
J. E. Dyer  
W. E. Hammond  
N. Gerber  
J. Howell  
J. W. Hession, Esq.

MARYLAND NATIONAL BANK  
P.O. Box 987  
Baltimore, Maryland 21203



June 17, 1983

Mr. Harold T. ...  
Executive Vice President  
International Trading Company, Inc.  
409 Washington Avenue  
Towson, Maryland 21204

re: 405 East Joppa Road

Dear Harold,

Pursuant to our discussions concerning Maryland National Bank providing financing for your proposed office building to be located at 405 East Joppa Road, I feel that the present zoning of the property is an insurmountable obstacle.

As we understand it, the present zoning exception granted to International Trading Company last year is valid only so long as your company occupies at least 50% of the building. Consequently, if International Trading Company, for whatever reason does not meet this requirement, the Bank is left with collateral that could not be sold because of the zoning violation. I think any lender will consider this a serious problem.

If this zoning issue can be resolved, we will be pleased to continue to review your financing request.

Very truly yours,

*William E. Rinehart*

William E. Rinehart  
Vice President

WER/sjg

BOARD OF APPEALS  
PETITIONER'S  
EXHIBIT #1

R

Mr. Nick Commodari  
Zoning  
September 10, 1982

C. Richard Moore, Assistant Traffic Engineer/Planning & Design  
International Trading Company  
Joppa Road E. of Fairmount Avenue

The Department of Traffic Engineering requests that the triangular island at the end of the 20 ft. entrance be eliminated by the time of application for Building Permit. The purpose of this is to accommodate truck traffic. This letter supercedes all previous comments.

*151*  
C. Richard Moore  
Assistant Traffic Engineer  
Planning & Design

CMW/GMJ/r1j

cc: Mr. C. Brown, Bureau of Public Services  
Mr. Robert Horton, Bureau of Public Services  
Mr. John Smith, Stephens & Associates

PETITIONER'S  
EXHIBIT 4

FROM THE OFFICE OF  
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.  
ENGINEERS  
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

SUMMARY OF QUALIFICATIONS  
JOHN STRONG SMITH  
June 1, 1981

**EDUCATION** Antioch College, B.S. in Civil Engineering University of Illinois.

**QUALIFICATIONS** Professional Engineering Registration in Maryland - 1958.

**EXPERIENCE** Whitman, Requardt and Associates, 4 years designer of municipal utilities preparation of Baltimore County Design Standards.

Baltimore County Department of Public Work, Chief Division of Research and Standards, 2 years preparation of Capital Program and Major Sewerage Reports.

Matz, Childs, and Associates of Rockville Associates Engineer, 2 years supervision of Development Planning and Engineering Projects (Highway and Storm Drainage).

J. Strong Smith and Associates, Consulting Engineer, 8 years residential, industrial and commercial land development projects. Highway and Utility Design.

Smith, Teacher & Associates; Planners, Engineers and surveyors, 7 years community planning and engineering grading and sediment control design, surveys.

George William Stephens, Jr. & Associates, Inc. Chief Engineer

Have made numerous appearances before Zoning Commissioners, Boards of Zoning Appeals and in circuit courts in Baltimore, Anne Arundel and Montgomery Counties.

PETITIONER'S  
EXHIBIT 3

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond  
TO: Zoning Commissioner  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
Date: August 31, 1982  
SUBJECT: Zoning Petition 83-74-X  
International Trading Company, Inc.,

The proposed use would be appropriate here. If granted, it is requested that a detailed landscaping plan, submitted to and approved by the Division of Current Planning and Development, be required.

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

NEG:JGH:lc

cc: Arlen January  
Shirley Hess

PETITIONER'S  
EXHIBIT 2

WILLIAM E. HAMMOND ZONING COMMISSIONER January 19, 1983

W. Lee Thomas, Esquire 409 Washington Avenue, Suite 314 Towson, Maryland 21204

RE: Petition for Special Exception S/S of Joppa Road, 166' SE of the centerline of Fairmount Avenue - 9th Election District International Trading Company, Inc. - Petitioner NO. 83-74-X (Item No. 251)

Dear Mr. Thomas: 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

- Attachments: cc: Mr. Nicholas B. Mangione 1205 York Road/Penthouse Lutherville, Maryland 21093 Mr. Albert Gubb 417 East Joppa Road Towson, Maryland 21204 John W. Hessian, III, Esquire People's Counsel

February 7, 1983

The Honorable William E. Hammond Zoning Commissioner Baltimore County Office of Planning and Zoning County Office Building Towson, MD 21204

Re: Petition for Special Exception S/S of Joppa Road, 166' SE of the Centerline of Fairmount Avenue - 9th Election District International Trading Company, Inc. - Petitioner No. 83-74-X (Item No. 251)

Dear Mr. Commissioner: The Petitioners in the matter referred to above, feeling aggrieved by the Decision of the Zoning Commissioner dated January 19, 1983, do appeal from such Order to the County Board of Appeals. A \$100.00 check in payment of the Appeal fee is enclosed.

Very truly yours, W. Lee Thomas

- cc: Nicholas B. Mangione Albert Gubb John W. Hessian, III, Esquire

January 25, 1983

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

Dear Mr. Commissioner: Your Order of January 19, 1983, has been received and I would earnestly request that you reconsider Paragraph No. 3 of that Order. The practical difficulties resulting from Paragraph No. 3 are such that, in my opinion, in the opinion of our lending institution, development of the property under that portion of the Order would be impossible.

Your Paragraph No. 3 reads: "3. No more than 50% of the available office space shall be rented for general office use and the remaining space shall be retained for use by the petitioner. The two apartments shall be used as residential units only by the petitioner's employees."

Exact interpretation of the language dealing with the retention for use by the Petitioner of at least fifty percent of the space would make it impossible for a lending institution to finance construction of the facility and would make it forever impossible to sell the facility either voluntarily or otherwise. The Petitioner is International Trading Company, Inc., a Maryland corporation, and if it, and only it, is to be allowed to use at least half of the space in perpetuity, then obviously a lending institution forced to "buy-in" at a foreclosure sale would be left with a building in which half of

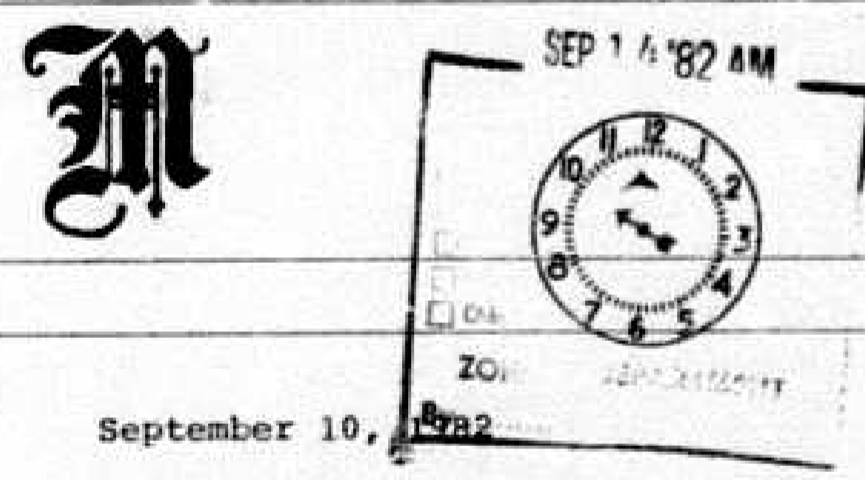
the space could not be used by anybody inasmuch as the Petitioner might no longer be in existence. Even if International Trading Company, Inc. were fortunate enough to find a lending institution that ignored the restrictive nature of Paragraph No. 3, it would still be economically impossible to construct the building because of that Paragraph. To construct the building would mean that International Trading Company, Inc., must forever remain in existence and remain as the owner of the building; otherwise, there would be a violation of the Special Exception Order. My client has been in operation for approximately 20 years and has no intention of terminating business; however, we cannot know the future and it might be necessary to terminate existence at some future time. Termination would require a sale of the premises and obviously, any such sale must be at a minute fraction of the building's true value since the purchaser, not being the Petitioner, would be able to lease out or use only a small portion of the leasable space. Even if my client were to remain in business, it might be economically necessary at some future date to change its headquarters location and, with such an Order in existence, such change would not be possible without violating Paragraph No. 3 of your Order.

In view of the above, I earnestly request that you amend your Order of January 19, 1983, and eliminate these onerous provisions of Paragraph No. 3.

Very truly yours, W. Lee Thomas

WLT:sah

Nicholas B. Mangione, Chairman of the Board



September 10, 1982

Mr. William Hammond Baltimore County Zoning Commissioner 111 W. Chesapeake Avenue County Office Bldg. Towson, MD 21204

Re: Zoning Case #83-14-X Joppa Road NEAR Fairmount Avenue INTERNATIONAL TRADING CO, INC.

Dear Mr. Hammond: I have this date noticed a sign which looks like it has been placed on the edge of my property (I own the property known as the Huber property). In addition to the possibility of the sign being located on my property rather than that of my adjacent neighbor who is the petitioner, I would like to go on record as being against the downgrading of the RAE-2 zoning, because of my fear that when I propose to put my building up in compliance with RAE-2 zoning, there may be something on the books or the County Council or Planning Department may change their thinking and downgrade my zoning because I am further away from Fairmount Avenue.

This is a very valid concern on my part in view of the fact that I own not only the Huber piece, but also the White tract. As you can see, this would be a terrible financial loss to me if the zoning is downgraded, and in some way my zoning is affected. Consequently, I reiterate my objection to your granting this special exception.

Respectfully, Nicholas B. Mangione

NBM/mrp

WILLIAM E. HAMMOND ZONING COMMISSIONER

February 17, 1983

Mr. Nicholas B. Mangione 1205 York Road/Penthouse Lutherville, Maryland 21093

Re: Petition for Special Exception S/S of Joppa Rd., 166' SE of the centerline of Fairmount Avenue International Trading Company, Inc. - Petitioner Case No. 83-74-X

Dear Mr. Mangione: Please be advised that an Appeal has been filed by W. Lee Thomas, Esquire, on behalf of the Petitioners, from the decision rendered by the Zoning Commissioner of Baltimore County in the above referenced matter. You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours, William E. Hammond Zoning Commissioner

- cc: Albert Gubb 417 East Joppa Road Towson, Maryland 21204 John W. Hessian, III, Esquire People's Counsel

W. Lee Thomas, Esquire 409 Washington Avenue, Suite 314 Towson, Maryland 21204

August 18, 1982

NOTICE OF HEARING Re: Petition for Special Exception S/S of Joppa Rd., 166' SE of the c/l of Fairmount Avenue International Trading Company, Inc., Petitioner Case #83-74-X Item #251

TIME: 1:30 P.M. DATE: Tuesday, September 14, 1982 PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND

William E. Hammond ZONING COMMISSIONER OF BALTIMORE COUNTY

May 5, 1982

Description to accompany a Zoning Petition for a Special Exception to permit an Office Building in an existing RAE-2 Zone

Beginning for the same at a point being located South 52° 07' East 166 feet more or less from the intersection formed by the center lines of Joppa Road and Fairmount Avenue, running thence binding on the South side of Joppa Road, the two following courses, viz: (1) southeasterly by a curve to the right having a rad us of 160.00 feet for a distance of 30.61 feet, said curve being subtended by a chord bearing South 84° 09' 12" East 30.56 feet and (2) South 68° 32' 10" East 90.50 feet, running thence leaving said road, (3) South 20° 58' 00" West crossing the existing Zoning Line between RAE-2 and DR 10.5 at a distance of 271 feet, in all, 410.48 feet, (4) North 66° 53' 30" West 60.04 feet, running thence (5) North 20° 58' 00" East, binding for part of the distance on the existing Zoning Line between DR 10.5 and RO Zones a distance of 141 feet and binding for part of the distance on the existing Zoning Line between RAE-2 and RO, a distance of 20 feet, in all, 181.20 feet, running thence (6) North 69° 02' 00" West 60.10 feet, running thence (7) North 21° 10' 00" East, binding on the existing Zoning Line between RAE-2 and RO Zones, in all, 28.00 feet, running thence (8) North 20° 58' 00" East, binding for part of the distance on the existing Zoning Line between RAE-2 and RO Zones a distance of 32 feet, in all, 191.85 feet to the place of beginning. Containing 0.876 acres of land more or less.



WILLIAM E. HAMMOND ZONING COMMISSIONER

W. Lee Thomas, Esquire  
409 Washington Avenue, Suite 314  
Towson, Maryland 21204

September 10, 1982

Re: Petition for Special Exception  
S/S Joppa Rd., 166' SE of the c/l of  
Fairmount Avenue  
International Trading Company, Inc. -  
Petitioner  
Case #83-74-X

Dear Mr. Thomas:

This is to advise you that \$71.30 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*  
WILLIAM E. HAMMOND  
Zoning Commissioner

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

No. 108966

DATE 9/15/82 ACCOUNT 01-662

AMOUNT \$71.30

RECEIVED FROM W. Lee Thomas, Esquire  
FOR Advertising & Posting Case #83-74-X  
(International Trading Company, Inc.)

6 013\*\*\*\*\*713010 8158A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL EXCEPTION

9th Election District

ZONING: Petition for Special Exception  
LOCATION: South side of Joppa Road, 166 ft. Southeast of the centerline of Fairmount Avenue  
DATE & TIME: Tuesday, September 14, 1982 at 1:30 P.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Exception for: an office building containing offices and two apartments in a R. A. E. 2 zone

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

Being the property of International Trading Company, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, September 14, 1982 at 1:30 P.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 9 Date of Posting 9/12/82  
Posted for Petitioner for Special Exception  
Petitioner: International Trading Co., Inc.  
Location of property: S/S Joppa Rd., 166' SE of the c/l of Fairmount Ave.  
Location of Signs: front of property (Facing Joppa Rd.)  
Remarks:  
Posted by *Marjorie Clarke* Signature Date of return: 9/13/82  
Number of Signs: 1

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 9 Date of Posting 2/25/83  
Posted for Petitioner for Special Exception Board of Appeals  
Petitioner: International Trading Co., Inc.  
Location of property: S/S Joppa Rd., 166' SE of the c/l of Fairmount Ave.  
Location of Signs: front of property (Facing Joppa Rd.)  
Remarks:  
Posted by *Marjorie Clarke* Signature Date of return: 2/25/83  
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 26, 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. before the 14th day of September, 1982, the next publication appearing on the 26th day of August, 1982.

THE JEFFERSONIAN,

Cost of Advertisement, \$ 29.75

PETITION FOR SPECIAL EXCEPTION  
No. 83-74-X  
ZONING: Petition for Special Exception  
LOCATION: South side of Joppa Road, 166 ft. Southeast of the centerline of Fairmount Avenue  
DATE & TIME: Tuesday, September 14, 1982 at 1:30 P.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing:  
Petition for Special Exception for an office building containing offices and two apartments in a R. A. E. 2 zone  
All that parcel of land in the Ninth District of Baltimore County being located South 83° 07' East 166 feet more or less from the intersection formed by the center line of Joppa Road and Fairmount Avenue, running thence bearing on the South side of Joppa Road, the two following courses: (1) southerly by a curve to the right having a radius of 100.00 feet for a distance of 30.81 feet, said curve being subtended by a chord bearing South 84° 09' 12" East 30.86 feet and 12° South 09' 22" East 82.20 feet, running thence leaving said road, 12° South 09' 22" West crossing the existing Zoning Line between RAE-2 and DR 10.5 at a distance of 27.1 feet, to all 200.00 feet, 12° North 09' 22" West 60.04 feet, running thence (2) North 09' 00" East, binding for part of the distance on the existing Zoning Line between DR 10.5 and RO Zone a distance of 14 feet and binding for part of the distance on the existing Zoning Line between RAE-3 and RO Zone, a distance of 30 feet, to all 181.20 feet, running thence (3) North 09' 22" West 60.10 feet, running thence (4) North 21° 19' 00" East, binding on the existing Zoning Line between RAE-3 and RO Zone, in all 200.00 feet, running thence (5) North 20° 59' 00" East, binding for part of the distance on the existing Zoning Line between RAE-3 and RO Zone a distance of 13 feet, to all 187.80 feet to the place of beginning.  
Containing 0.475 acres of land more or less.  
Being the property of International Trading Company, Inc., as shown on plat plan filed with the Zoning Department.  
Hearing Date: Tuesday, September 14, 1982 at 1:30 P.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
By Order of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
Aug. 26

#83-74-X 9th District  
54 Joppa Rd., 166' SE centerline of Fairmount Avenue  
International Trading Co., Inc.  
1 SIGN

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>MB</i>			Revised Plans:							
Previous case:			Change in outline or description	Yes	No					
			Map #							

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 25 day of MAY 1982.  
Filing Fee \$ 50 Received:  Check  
 Cash  
 Other

#2  
*William E. Hammond*  
William E. Hammond, Zoning Commissioner

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

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

No. 107916  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE 2/25/83 ACCOUNT R-01-515-000 AMOUNT \$100.00

RECEIVED FROM W. Lee Thomas, Esquire  
FOR Appeal of Case No. 83-74-X  
(International Trading Company, Inc.)

6 066\*\*\*\*\*1000010 8100A

VALIDATION OR SIGNATURE OF CASHIER

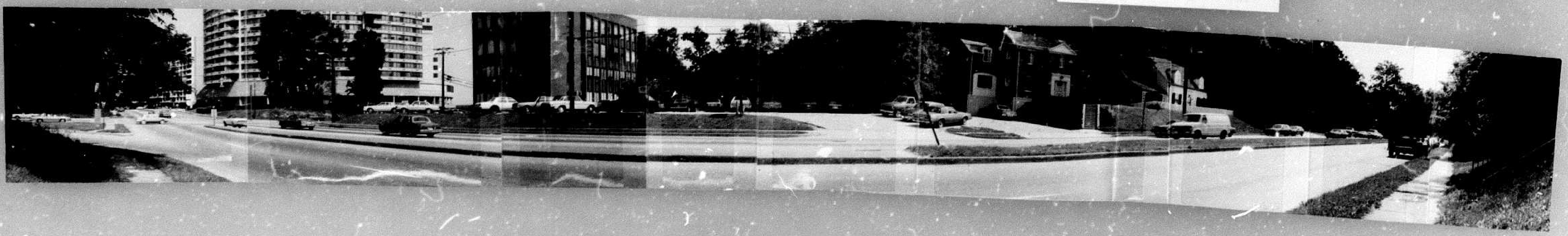
No. 115005  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE 2/9/83 ACCOUNT R-01-515-000 AMOUNT \$100.00

RECEIVED FROM W. Lee Thomas, Esquire  
FOR Appeal of Case No. 83-74-X  
(International Trading Company, Inc.)

6 066\*\*\*\*\*1000010 8100A

VALIDATION OR SIGNATURE OF CASHIER



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

No. 115006

DATE 2/9/83 ACCOUNT R-01-515-000 AMOUNT \$5.00

RECEIVED FROM W. Lee Thomas, Esquire  
FOR Appeal Sign for Case No. 83-74-X

6 071\*\*\*\*\*50010 8100A

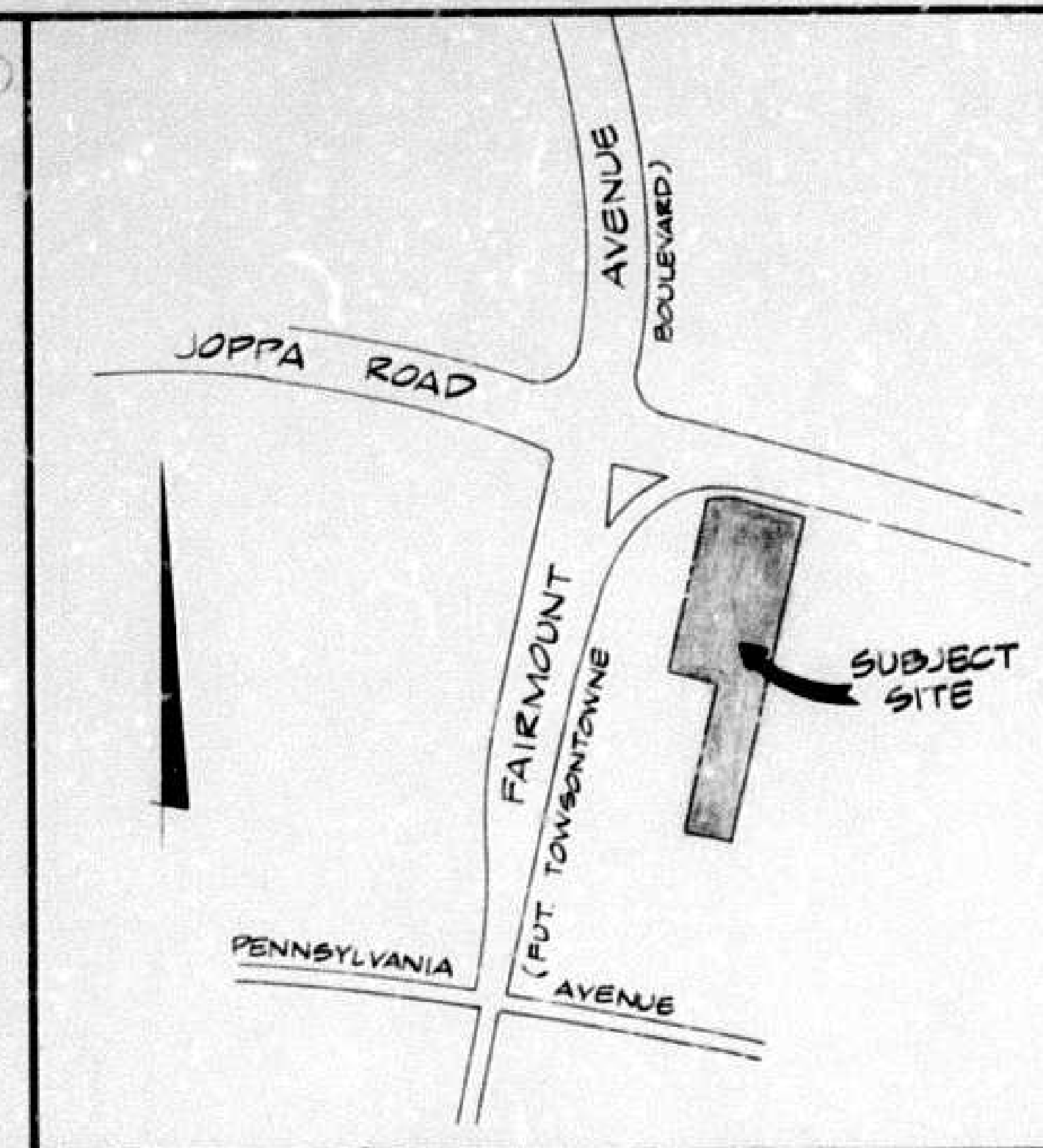
VALIDATION OR SIGNATURE OF CASHIER

NOTE: THIS PLAN IS SUBJECT TO SECTION 202 - DEVELOPMENT PLAN (B.C.Z.P.)

THOMAS J. AND MARY HUGHES 2440/83  
VACANT

NOTES: LANDSCAPING SHALL INCORPORATE EXISTING VEGETATION WHERE POSSIBLE, BY LEAVING SOME AREAS UNDISTURBED AND REPLANTING A PART OF AN OVERALL LANDSCAPING PLAN. IF PLANTINGS ARE REQUIRED FOR SCREENING THEY SHALL BE IN AREAS SHOWN AND SHALL BE EVERGREENS. WALLS OR FENCES IF NEEDED MAY WILL SUPPLEMENT OR REPLACE PLANTINGS.

55.750  
1.87500



LOCATION MAP SCALE: 1"=200'

201.3—Bulk Regulations in R.A.E. 2 Zones. [Bill No. 100, 1970.]

- A. The maximum height of any point on a building shall be 1 1/2 times the maximum height that would be permitted by application of the height regulations for B.L. zones (see Section 231). [Bill No. 100, 1970.]
- B. The average width of any elevation of a building of seven or more stories shall not exceed 2 1/2 times the average height of such elevation. [Bill No. 100, 1970.]
- C. Minimum Yard Requirements and Building-Location Requirements. [Bill No. 100, 1970.]
  - 1. No building shall be located less than 60 feet from the centerline of any street nor less than 15 feet from the street line thereof. No part of a building 40 feet or more in height above the average grade level at the building-foundation line shall be located closer than 30 feet to any property line other than a street line; no part of a building less than such height shall be located closer than 15 feet to any property line other than a street line. [Bill No. 100, 1970.]
  - 2. No apartment window facing a property line other than a street line shall be closer than 25 feet thereto. The minimum distance between the centers of facing windows of different apartments on the same lot in an R.A.E. 2 zone shall be 75 feet. [Bill No. 100, 1970.]
- D. Density. Gross residential density shall not exceed 80 density units per acre. [Bill No. 100, 1970.]
- E. The minimum amenity open space ratio shall be 0.2. [Bill No. 100, 1970.]

201.4—Off-Street Parking. Off-street parking-space requirements in R.A.E. 2 zones shall be the same as those in C.T. Districts (superimposed upon B.L., B.M., or B.R. zones—see Sections 232B, 235B, 238B, and 409). [Bill No. 100, 1970.]

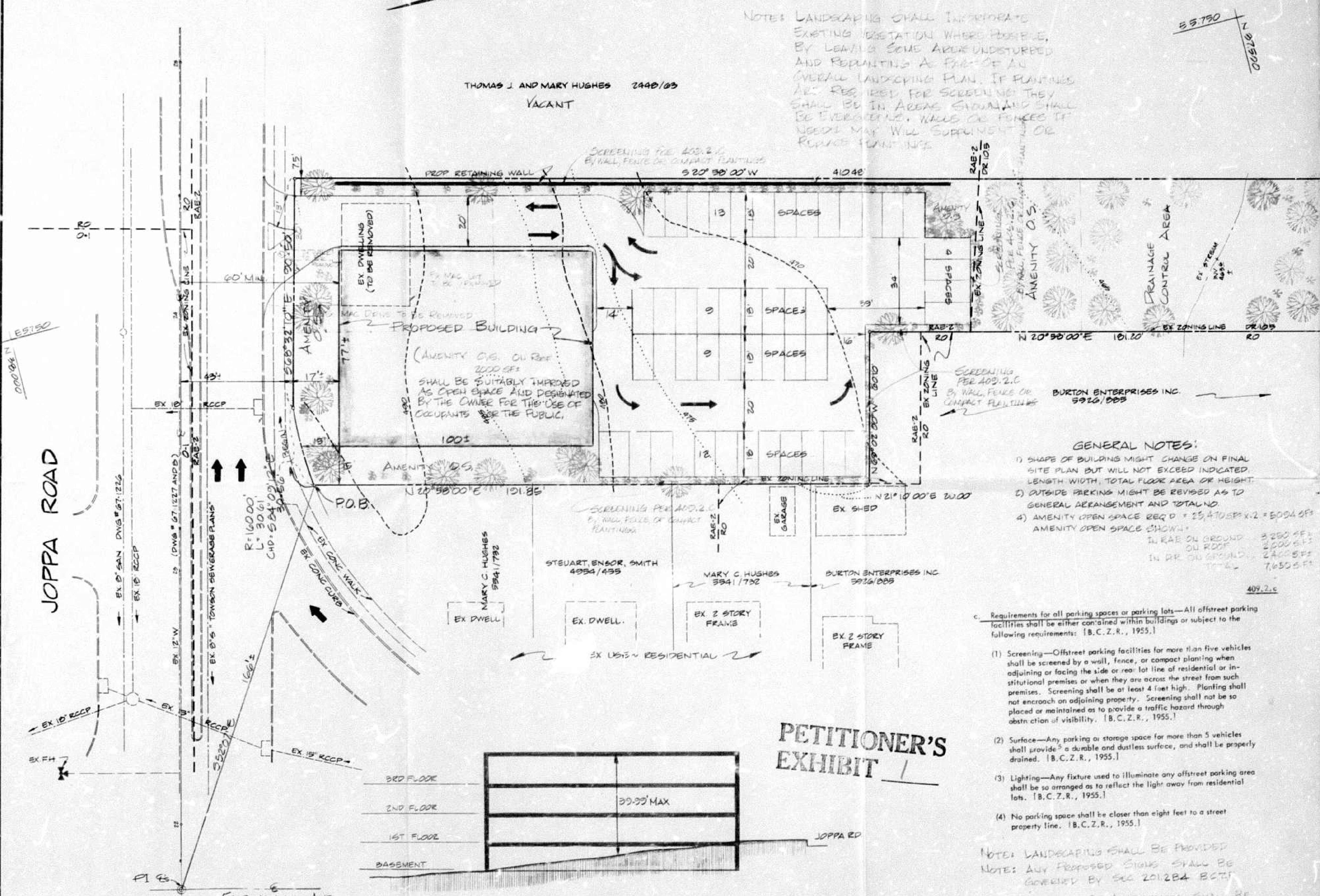
**PARKING TABULATION**

3RD FLOOR	2 APARTMENTS @ 900 SF EACH = 1800 SF	= 2 PS
	1 PS/APT	= 11.0 PS
	OFFICES @ 5900 SF = 500	= 13.4 PS
2ND FLOOR	OFFICES @ 7700 SF = 500	= 25.7 PS
1ST FLOOR	OFFICES @ 7700 SF = 300	= 2.7 PS
BASEMENT	OFFICES @ 1370 SF = 500	= 2 PS
	STORAGE OR OFFICE SPACE @ 1000 SF = 500	= 12 PS
	* PARKING = 12 PS	
	<b>TOTAL PARKING REQUIRED = 59.6 - 1 = 58.6</b>	
<b>PARKING PROVIDED</b>		
	47 PARKING SPACES (OUTDOOR)	= 47 PS
	* 12 PARKING SPACE (BUILDING BASEMENT)	= 12 PS
	<b>TOTAL PARKING PROVIDED = 59 PS</b>	
* INCLUDES 2 SPACES FOR THE HANDICAPPED		
NOTE: 1 APT PARKING SPACE MAY BE USED FOR OFFICE REQMT.		

**SITE DATA**

- 1) AREA = 0.076 ACRES
- 2) ADDITIONAL IMPERVIOUS AREA = 0.45 ACRES
- 3) SITE IS EXEMPT FROM STORM WATER MANAGEMENT REQUIREMENTS

PN. 46.41

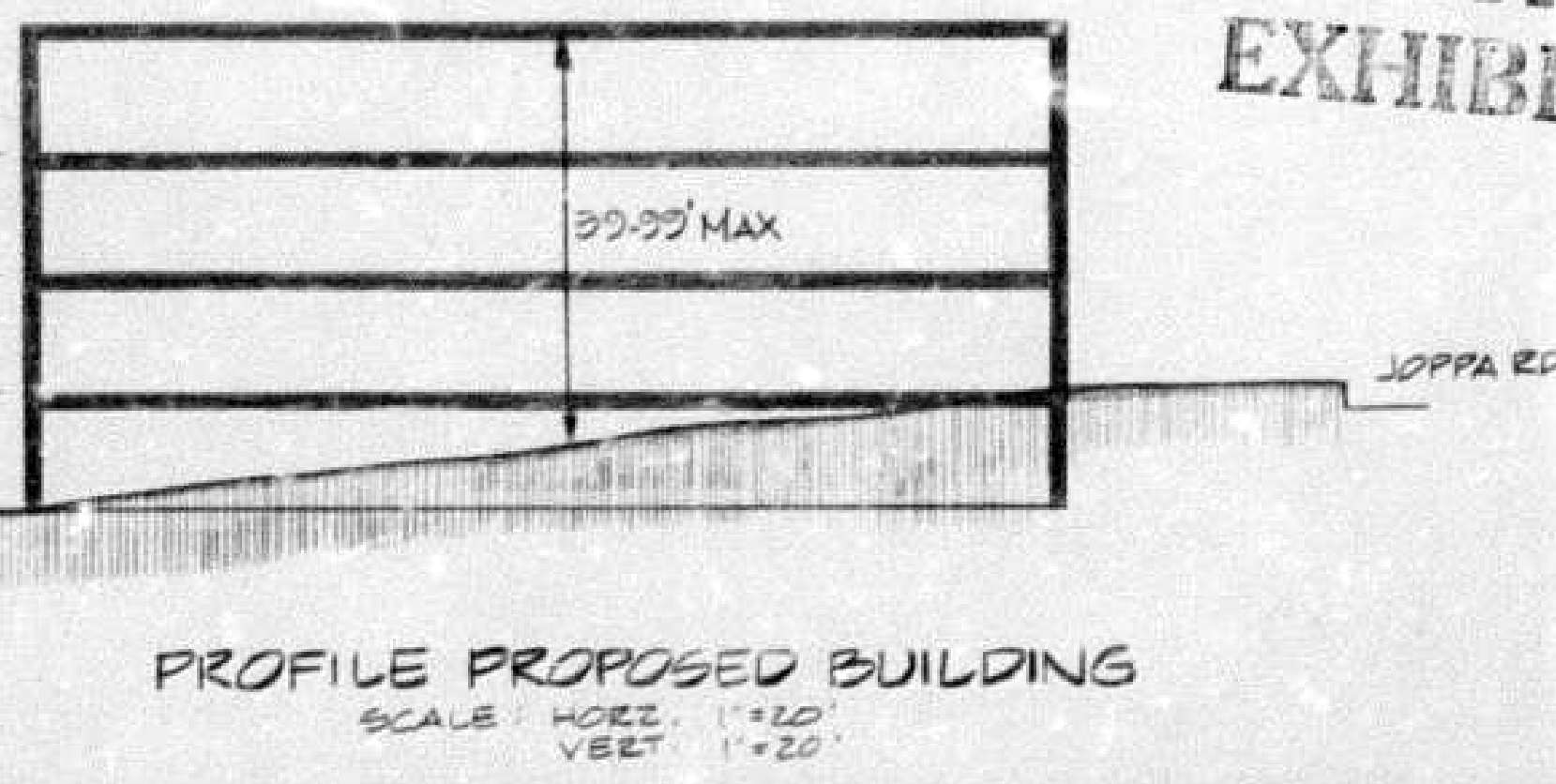


- GENERAL NOTES:**
- 1) SHAPE OF BUILDINGS MIGHT CHANGE ON FINAL SITE PLAN BUT WILL NOT EXCEED INDICATED LENGTH, WIDTH, TOTAL FLOOR AREA OR HEIGHT.
  - 2) OUTSIDE PARKING MIGHT BE REVISED AS TO GENERAL ARRANGEMENT AND TOTAL NO.
  - 3) AMENITY OPEN SPACE REQ'D = 25,470 SQ. FT. X 0.2 = 5094 SQ. FT. AMENITY OPEN SPACE SHOWN:
- |                  |          |
|------------------|----------|
| IN RAE ON GROUND | 3,250 SF |
| ON ROOF          | 2,000 SF |
| IN DR. ON GROUND | 2,400 SF |
| TOTAL            | 7,650 SF |

c. Requirements for all parking spaces or parking lots—All offstreet parking facilities shall be either contained within buildings or subject to the following requirements: [B.C.Z.R., 1955.]

- (1) Screening—Offstreet parking facilities for more than five vehicles shall be screened by a wall, fence, or compact planting when adjoining or facing the side or rear lot line of residential or institutional premises or when they are across the street from such premises. Screening shall be at least 4 feet high. Planting shall not encroach on adjoining property. Screening shall not be so placed or maintained as to provide a traffic hazard through obstruction of visibility. [B.C.Z.R., 1955.]
- (2) Surface—Any parking or storage space for more than 5 vehicles shall provide a durable and dustless surface, and shall be properly drained. [B.C.Z.R., 1955.]
- (3) Lighting—Any fixture used to illuminate any offstreet parking area shall be so arranged as to reflect the light away from residential lots. [B.C.Z.R., 1955.]
- (4) No parking space shall be closer than eight feet to a street property line. [B.C.Z.R., 1955.]

NOTE: LANDSCAPING SHALL BE PROVIDED  
NOTE: ANY PROPOSED SIGNS SHALL BE GOVERNED BY SEC 201.284 B.C.Z.P.  
NOTE: LOCATION OF APARTMENTS SHALL BE IN ACCORDANCE WITH SEC 201.302 SHOWN HEREON



**PETITIONER'S EXHIBIT 1**

GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC  
ENGINEERS  
303 ALLEGHENY AVE. TOWSON, MD. 21204  
(301) 825-8120



**OWNER:**  
INTERNATIONAL TRADING CO.  
MERCANTILE BUILDING  
TOWSON, MARYLAND 21204

**PLAT TO ACCOMPANY ZONING PETITION FOR SPECIAL EXCEPTION FOR AN OFFICE BUILDING IN AN EXISTING RAE-2 ZONE**  
NO. 405 JOPPA ROAD

BALTO CO, MARYLAND  
SCALE: 1"=20'

ELECTION DIST # 9  
MAY 1982

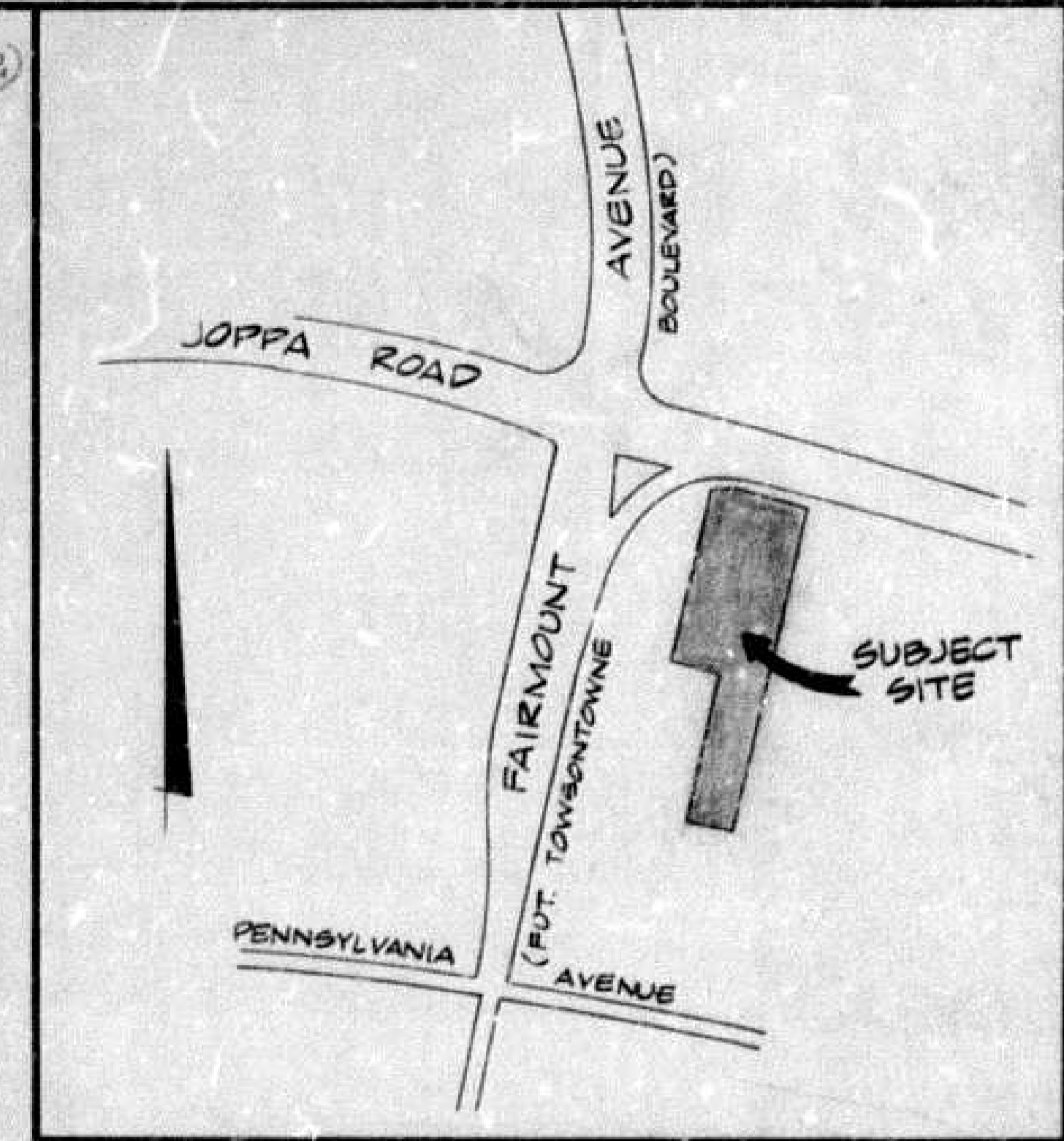
Revised 8-11-82 #251  
REV MAY 14, 1982  
REV MAY 24, 1982  
REV AUGUST 11, 1982



NOTE: THIS PLAN IS SUBJECT TO SECTION 202 - DEVELOPMENT PLAN (BCZR)

THOMAS J. AND MARY HUGHES 2448/85  
VACANT

NOTES: LANDSCAPING SHALL INCORPORATE EXISTING VEGETATION WHERE POSSIBLE, BY LEAVING SOME AREAS UNDISTURBED AND REPAINTING AS PART OF AN OVERALL LANDSCAPING PLAN. IF PLANTINGS ARE REQUIRED FOR SCREENING THEY SHALL BE IN AREAS SHOWN AND SHALL BE EVERGREENS. WALLS OR FENCES IF NEEDED MAY WILL SUPPLEMENT OR REPLACE PLANTINGS.



LOCATION MAP SCALE: 1"=200'

201.3 - Bulk Regulations in R.A.E. 2 Zones. [Bill No. 100, 1970.]

- A. The maximum height of any point on a building shall be 1 1/2 times the maximum height that would be permitted by application of the height regulations for B.L. zones (see Section 231). [Bill No. 100, 1970.]
- B. The average width of any elevation of a building of seven or more stories shall not exceed 2 1/2 times the average height of such elevation. [Bill No. 100, 1970.]
- C. Minimum Yard Requirements and Building-Location Requirements. [Bill No. 100, 1970.]
  - 1. No building shall be located less than 60 feet from the centerline of any street nor less than 15 feet from the street line thereof. No part of a building 40 feet or more in height above the average grade level at the building-foundation line shall be located closer than 30 feet to any property line other than a street line; no part of a building less than such height shall be located closer than 15 feet to any property line other than a street line. [Bill No. 100, 1970.]
  - 2. No apartment window facing a property line other than a street line shall be closer than 25 feet there to. The minimum distance between the centers of facing windows of different apartments on the same lot in an R.A.E. 2 zone shall be 75 feet. [Bill No. 100, 1970.]
- D. Density. Gross residential density shall not exceed 80 density units per acre. [Bill No. 100, 1970.]
- E. The minimum amenity open space ratio shall be 0.2. [Bill No. 100, 1970.]

201.4 - Off-Street Parking. Off-street parking-space requirements in R.A.E. 2 zones shall be the same as those in C.T. Districts (superimposed upon B.L., B.M., or B.R. zones—see Sections 232B, 235B, 238B, and 409). [Bill No. 100, 1970.]

**PARKING TABULATION**

FLOOR	DESCRIPTION	PS
3RD FLOOR	2 APARTMENTS @ 900 SF EACH = 1800 SF	= 2 PS
	1 PS/APT	
2ND FLOOR	OFFICES @ 5800 SF = 300	= 11.8 PS
	OFFICES @ 7700 SF = 500	
1ST FLOOR	OFFICES @ 7700 SF = 300	= 25.7 PS
	OFFICES @ 1370 SF = 500	
BASEMENT	STORAGE OR OFFICE SPACE @ 1000 SF = 500	= 2 PS
	* PARKING = 12 PS	
<b>TOTAL PARKING REQUIRED = 59.6 = 50.6</b>		
<b>PARKING PROVIDED:</b>		
47 PARKING SPACES (OUTDOOR)		= 47 PS
* 12 PARKING SPACE (BUILDING BASEMENT)		= 12 PS
<b>TOTAL PARKING PROVIDED = 59 PS</b>		

\* INCLUDES 2 SPACES FOR THE HANDICAPPED  
NOTE: 1 APT PARKING SPACE MAY BE USED FOR OFFICE REQ'T.

**SITE DATA**

- 1) AREA = 0.870 ACRES
- 2) ADDITIONAL IMPERVIOUS AREA = 0.49 ACRES
- 3) SITE IS EXEMPT FROM STORM WATER MANAGEMENT REQUIREMENTS

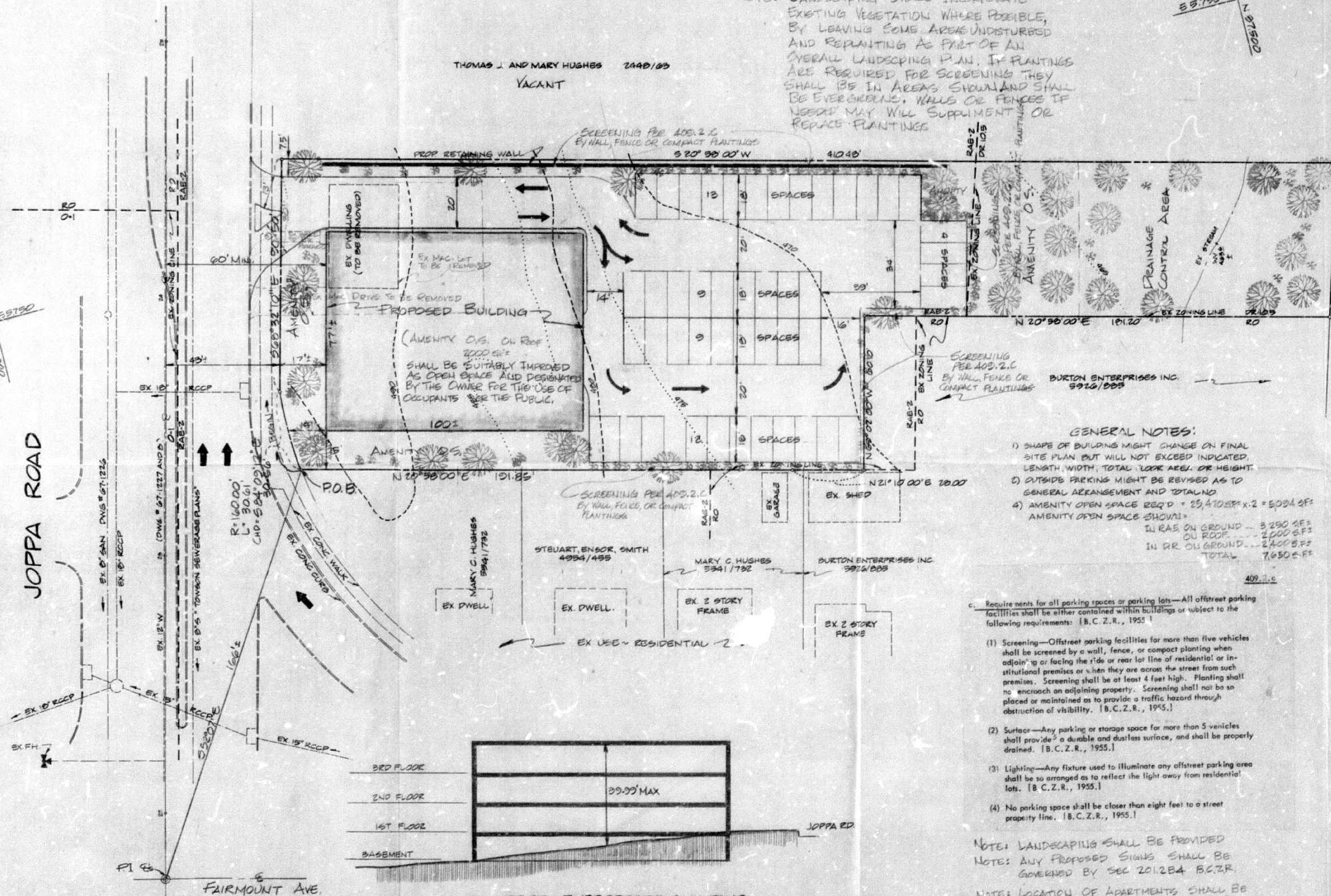
PLAT TO ACCOMPANY ZONING PETITION FOR SPECIAL EXCEPTION FOR AN OFFICE BUILDING IN AN EXISTING RAE-2 ZONE  
NO. 405 JOPPA ROAD

**GENERAL NOTES:**

- 1) SHAPE OF BUILDING MIGHT CHANGE ON FINAL SITE PLAN BUT WILL NOT EXCEED INDICATED LENGTH, WIDTH, TOTAL FLOOR AREA, OR HEIGHT.
- 2) OUTSIDE PARKING MIGHT BE REVISED AS TO GENERAL ARRANGEMENT AND TOTAL NO.
- 3) AMENITY OPEN SPACE REQ'D = 25,470 SF x 2 = 50,940 SF. AMENITY OPEN SPACE SHOWN = 51,250 SF ON GROUND - 3,250 SF ON ROOF - 2,000 SF IN RR ON GROUND - 2,400 SF TOTAL 76,500 SF

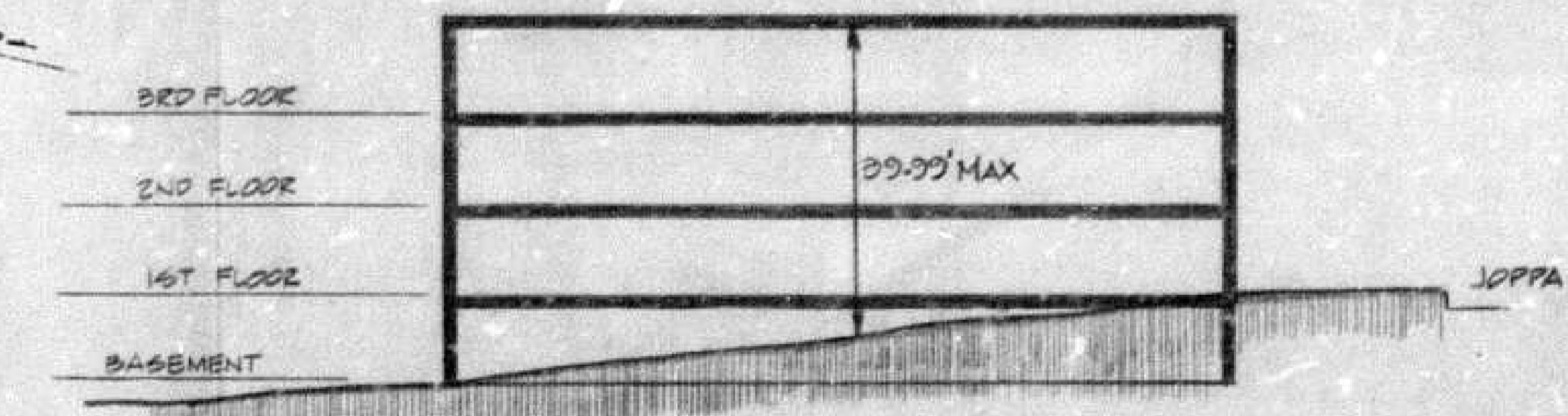
- c. Requirements for all parking spaces or parking lots—All offstreet parking facilities shall be either contained within buildings or subject to the following requirements: [B.C.Z.R., 1955.]
- (1) Screening—Offstreet parking facilities for more than five vehicles shall be screened by a wall, fence, or compact planting when adjacent to or facing the side or rear lot line of residential or institutional premises or when they are across the street from such premises. Screening shall be at least 4 feet high. Planting shall not encroach an adjoining property. Screening shall not be so placed or maintained as to provide a traffic hazard through obstruction of visibility. [B.C.Z.R., 1955.]
  - (2) Surface—Any parking or storage space for more than 5 vehicles shall provide a durable and dustless surface, and shall be properly drained. [B.C.Z.R., 1955.]
  - (3) Lighting—Any fixture used to illuminate any offstreet parking area shall be so arranged as to reflect the light away from residential lots. [B.C.Z.R., 1955.]
  - (4) No parking space shall be closer than eight feet to a street property line. [B.C.Z.R., 1955.]

NOTE: LANDSCAPING SHALL BE PROVIDED  
NOTE: ANY PROPOSED SIGNS SHALL BE GOVERNED BY SEC 201.2B4 B.C.Z.R.  
NOTE: LOCATION OF APARTMENTS SHALL BE IN ACCORDANCE WITH SEC 201.3C2 SHOWN HEREON



JOPPA ROAD

FAIRMOUNT AVE.



PROFILE PROPOSED BUILDING  
SCALE: HORIZ. 1"=20'  
VERT. 1"=20'

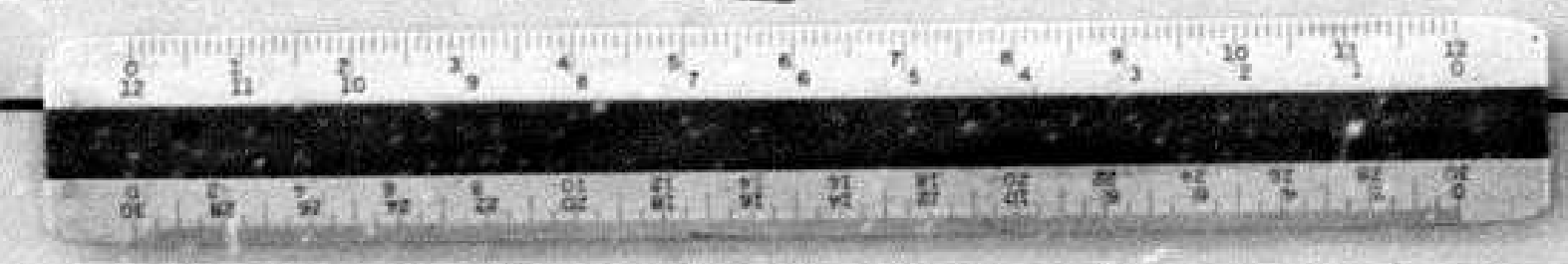
GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC.  
ENGINEERS  
303 ALLEGHENY AVE. TOWSON, MD. 21204  
(301) 825-8120



PETITIONER'S EXHIBIT #1

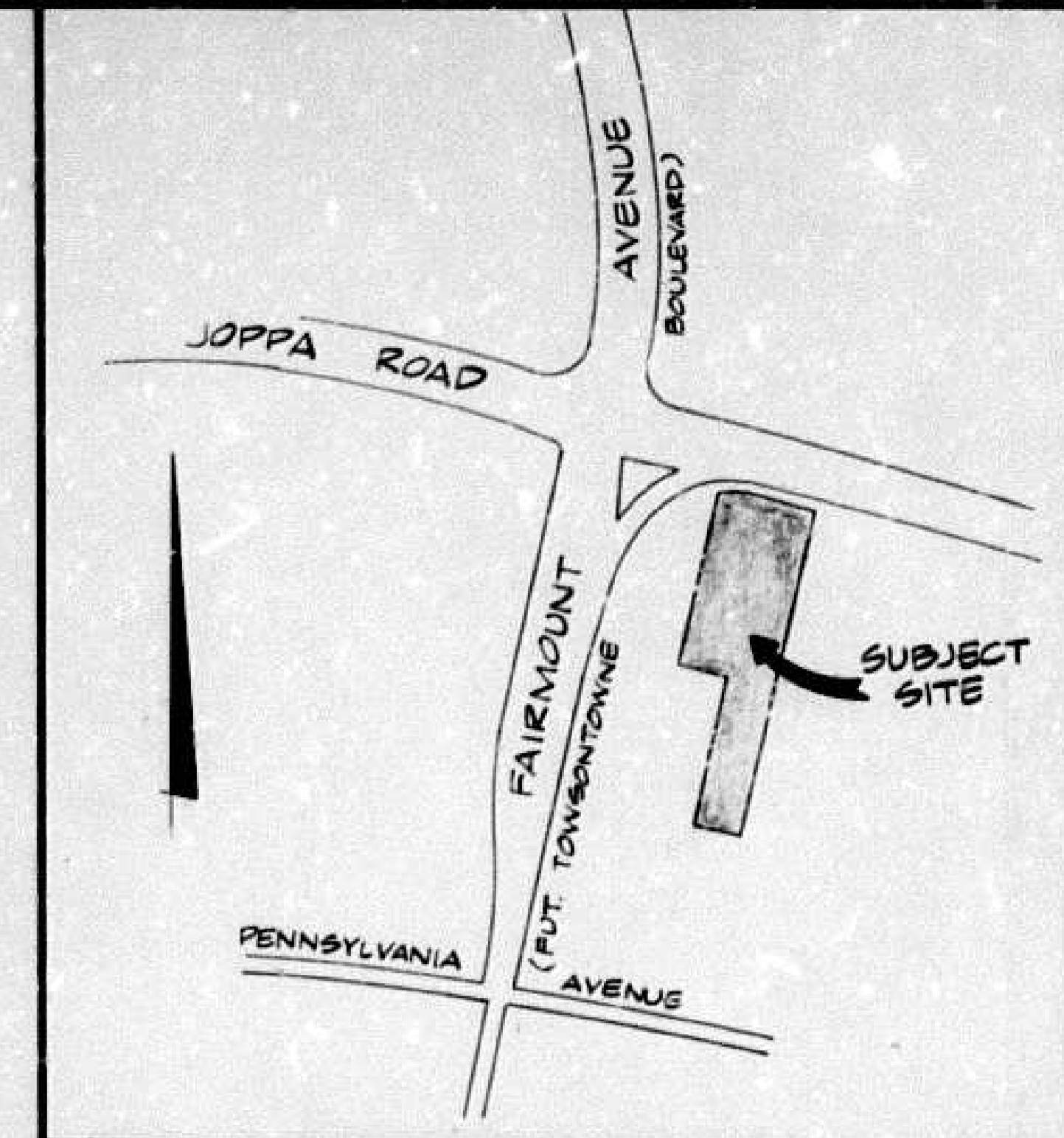
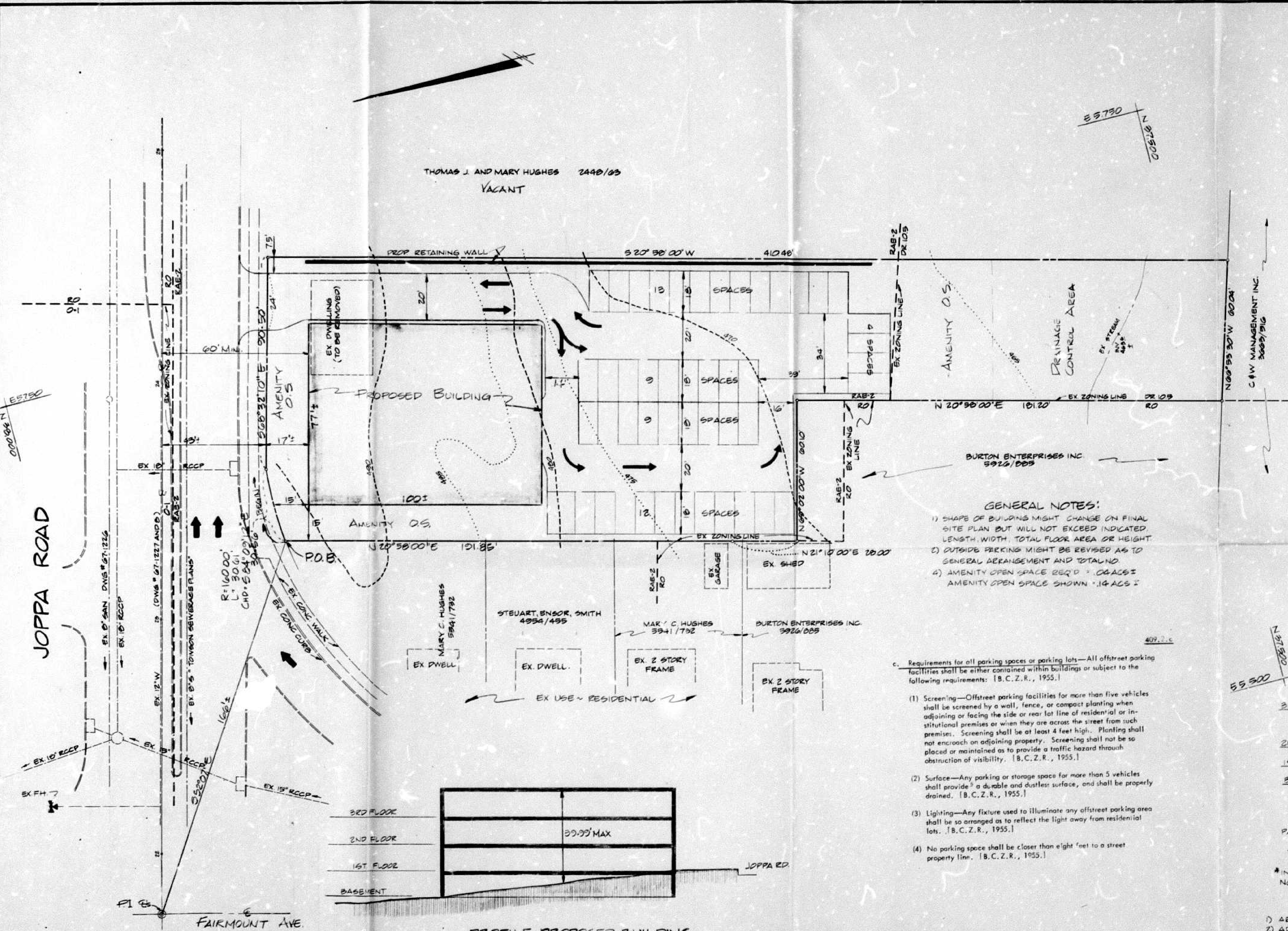
OWNER:  
INTERNATIONAL TRADING CO.  
MERCANTILE BUILDING  
TOWSON, MARYLAND 21204

BALTO CO., MARYLAND  
SCALE: 1"=20'  
ELECTION 71ST \*9 MAY 1982  
REV. MAY 14, 1982  
REV. MAY 24, 1982  
REV. AUGUST 11, 1982





THOMAS J. AND MARY HUGHES 2440/03  
VACANT



LOCATION MAP SCALE: 1"=200'

- 201.3—Bulk Regulations in R.A.E. 2 Zones. [Bill No. 100, 1970.]
- The maximum height of any point on a building shall be  $1\frac{1}{2}$  times the maximum height that would be permitted by application of the height regulations for B.L. zones (see Section 231). [Bill No. 100, 1970.]
  - The average width of any elevation of a building of seven or more stories shall not exceed  $2\frac{1}{2}$  times the average height of such elevation. [Bill No. 100, 1970.]
  - Minimum Yard Requirements and Building-Location Requirements. [Bill No. 100, 1970.]
    - No building shall be located less than 60 feet from the centerline of any street nor less than 15 feet from the street line thereof. No part of a building 40 feet or more in height above the average grade level at the building-foundation line shall be located closer than 30 feet to any property line other than a street line; no part of a building less than such height shall be located closer than 15 feet to any property line other than a street line. [Bill No. 100, 1970.]
    - No apartment window facing a property line other than a street line shall be closer than 25 feet thereto. The minimum distance between the centers of facing windows of different apartments on the same lot in an R.A.E. 2 zone shall be 75 feet. [Bill No. 100, 1970.]
  - Density. Gross residential density shall not exceed 80 density units per acre. [Bill No. 100, 1970.]
  - The minimum amenity open space ratio shall be 0.2. [Bill No. 100, 1970.]
- 201.4—Off-Street Parking. Off-street parking-space requirements in R.A.E. 2 zones shall be the same as those in C.T. Districts (superimposed upon E.L., B.M., or B.R. zones—see Sections 232B, 235B, 238B, and 409). [Bill No. 100, 1970.]

**GENERAL NOTES:**

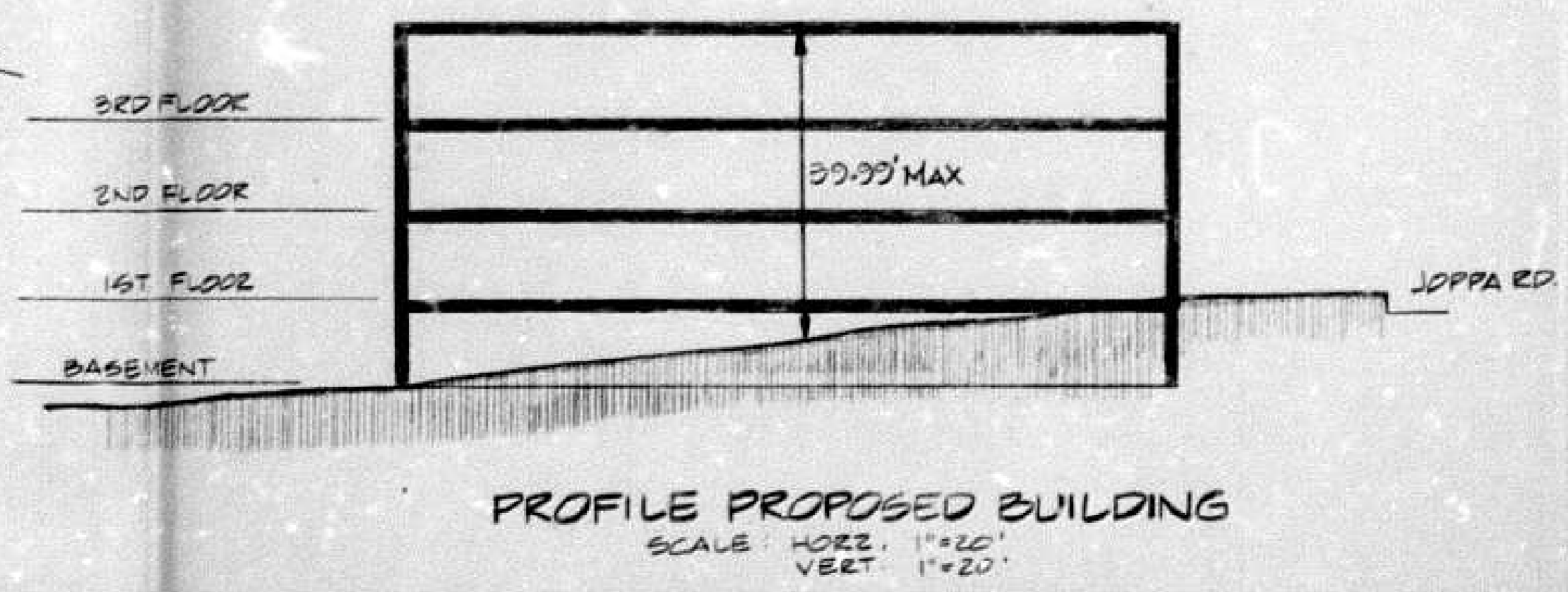
- SHAPE OF BUILDING MIGHT CHANGE ON FINAL SITE PLAN BUT WILL NOT EXCEED INDICATED LENGTH, WIDTH, TOTAL FLOOR AREA OR HEIGHT.
- OUTSIDE PARKING MIGHT BE REVISED AS TO GENERAL ARRANGEMENT AND TOTAL NO.
- AMENITY OPEN SPACE REQ'D = 0.04 ACS ± AMENITY OPEN SPACE SHOWN = 0.14 ACS ±

- c. Requirements for all parking spaces or parking lots—All offstreet parking facilities shall be either contained within buildings or subject to the following requirements: [B.C.Z.R., 1955.]
- Screening—Offstreet parking facilities for more than five vehicles shall be screened by a wall, fence, or compact planting when adjoining or facing the side or rear lot line of residential or institutional premises or when they are across the street from such premises. Screening shall be at least 4 feet high. Planting shall not encroach on adjoining property. Screening shall not be so placed or maintained as to provide a traffic hazard through obstruction of visibility. [B.C.Z.R., 1955.]
  - Surface—Any parking or storage space for more than 5 vehicles shall provide a durable and dustless surface, and shall be properly drained. [B.C.Z.R., 1955.]
  - Lighting—Any fixture used to illuminate any offstreet parking area shall be so arranged as to reflect the light away from residential lots. [B.C.Z.R., 1955.]
  - No parking space shall be closer than eight feet to a street property line. [B.C.Z.R., 1955.]

**PARKING TABULATION**

3RD FLOOR	2 APARTMENTS @ 900 SF EACH = 1800 SF	
	1 PS/APT	= 2 PS
	OFFICES @ 5900 SF = 500	= 11.8 PS
2ND FLOOR	OFFICES @ 7700 SF = 500	
	OFFICES @ 7700 SF = 300	= 13.4 PS
1ST FLOOR	OFFICES @ 7700 SF = 300	
	OFFICES @ 1370 SF = 500	= 2.7 PS
	STORAGE OR OFFICE SPACE 1000 SF = 500	= 2 PS
	* PARKING = 12 PS	
	<b>TOTAL PARKING REQUIRED = 50.6 - 1 = 50.6</b>	
<b>PARKING PROVIDED</b>		
	47 PARKING SPACES (OUTDOOR)	= 47 PS
	* 12 PARKING SPACE (BUILDING BASEMENT)	= 12 PS
	<b>TOTAL PARKING PROVIDED = 59 PS</b>	

\* INCLUDES 2 SPACES FOR THE HANDICAPPED  
NOTE: 1 APT PARKING SPACE MAY BE USED FOR OFFICE REQ'T.



PROFILE PROPOSED BUILDING  
SCALE: HORIZ. 1"=20'  
VERT. 1"=20'

GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC  
ENGINEERS  
303 ALLEGHENY AVE. TOWSON, MD. 21204  
(301) 825 8120



**OWNER:**  
INTERNATIONAL TRADING CO.  
MERCANTILE BUILDING  
TOWSON, MARYLAND 21204

**PLAT TO ACCOMPANY ZONING PETITION FOR SPECIAL EXCEPTION FOR AN OFFICE BUILDING IN AN EXISTING RAE-2 ZONE**

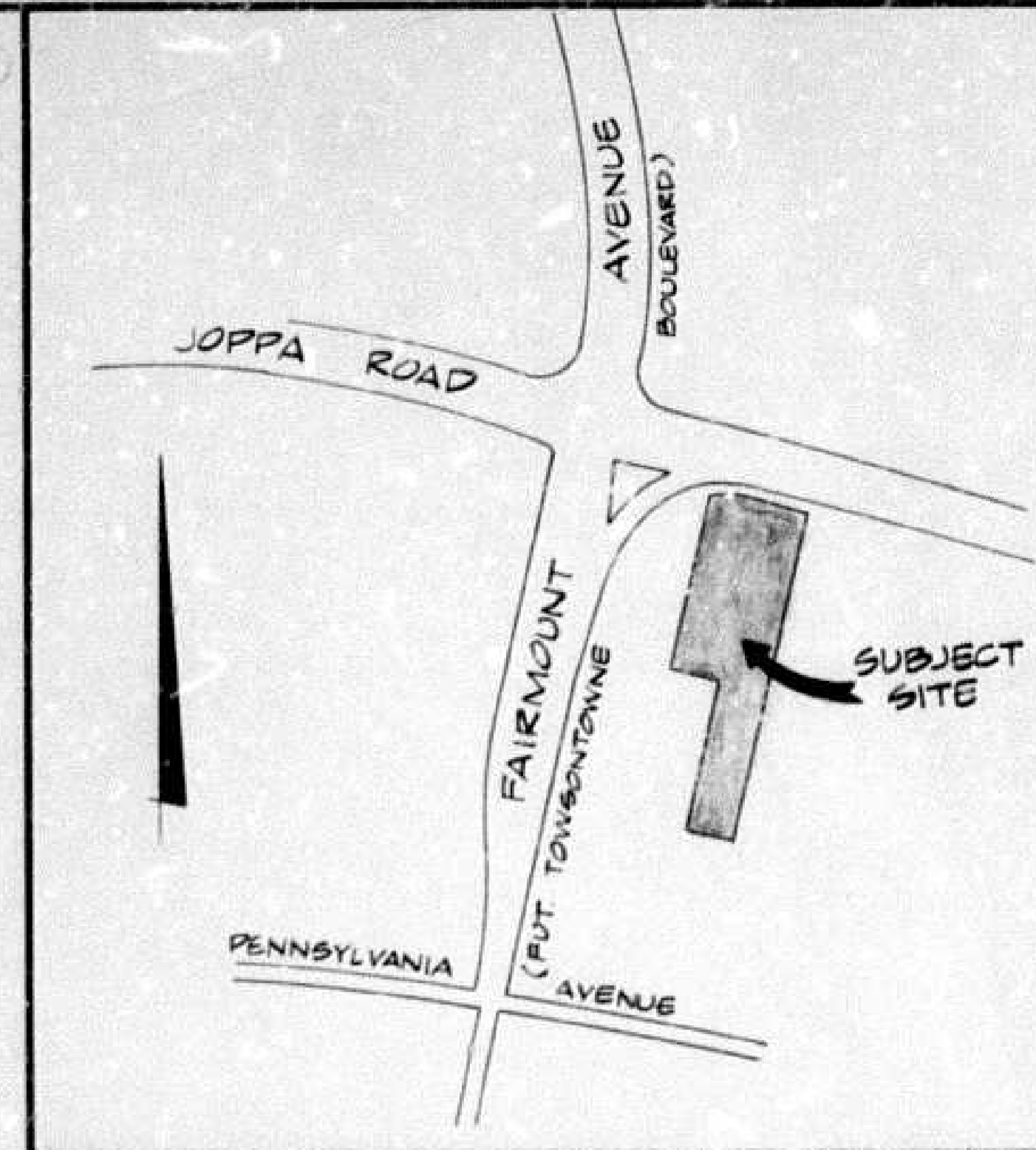
NO 405 JOPPA ROAD  
BALTO CO., MARYLAND  
SCALE: 1"=20'  
JTB #051  
ELECTION DIST #9  
MAY 1982  
REV MAY 14 1982  
REV MAY 24, 1982  
P.L. 4641



NOTE: THIS PLAN IS SUBJECT TO SECTION 202 - DEVELOPMENT PLAN (B.C.Z.P.)

THOMAS J AND MARY HUGHES 2448/00  
VACANT

NOTE: LANDSCAPING SHALL INCORPORATE EXISTING VEGETATION WHERE POSSIBLE, BY LEAVING SOME AREAS UNDISTURBED AND REPLANTING AS PART OF AN OVERALL LANDSCAPING PLAN. IF PLANTINGS ARE REQUIRED FOR SCREENING THEY SHALL BE IN AREAS SHOWN AND SHALL BE EVERGREENS, PALMS OR FENCES IF NECESSARY WILL SUPPLEMENT OR REPLACE PLANTINGS.



LOCATION MAP SCALE: 1"=200'

201.3—Bulk Regulations in R.A.E. 2 Zones. [Bill No. 100, 1970.]

- A. The maximum height of any point on a building shall be  $\frac{1}{2}$  times the maximum height that would be permitted by application of the height regulations for R.L. zones (see Section 231). [Bill No. 100, 1970.]
- B. The average width of any elevation of a building of seven or more stories shall not exceed  $2\frac{1}{2}$  times the average height of such elevation. [Bill No. 100, 1970.]
- C. Minimum Yard Requirements and Building-Location Requirements. [Bill No. 100, 1970.]
  - 1. No building shall be located less than 60 feet from the centerline of any street nor less than 15 feet from the street line thereof. No part of a building 40 feet or more in height above the average grade level at the building-foundation line shall be located closer than 30 feet to any property line other than a street line; no part of a building less than such height shall be located closer than 15 feet to any property line other than a street line. [Bill No. 100, 1970.]
  - 2. No apartment window facing a property line other than a street line shall be closer than 25 feet thereto. The minimum distance between the centers of facing windows of different apartments on the same lot in an R.A.E. 2 zone shall be 75 feet. [Bill No. 100, 1970.]
- D. Density. Gross residential density shall not exceed 80 density units per acre. [Bill No. 100, 1970.]
- E. The minimum amenity open space ratio shall be 0.2. [Bill No. 100, 1970.]

201.4—Off-Street Parking. Off-street parking-space requirements in R.A.E. 2 zones shall be the same as those in C.T. Districts (superimposed upon 3.L., B.M., or B.R. zones—see Sections 232B, 233B, 238B, and 469). [Bill No. 100, 1970.]

**PARKING TABULATION**

3RD FLOOR	2 APARTMENTS @ 900 SF EACH = 1800 SF	= 2 PS.
1 PS/APT	OFFICES @ 5000 SF = 500	= 11.2 PS.
2ND FLOOR	OFFICES @ 7700 SF = 500	= 19.4 PS.
1ST FLOOR	OFFICES @ 7700 SF = 300	= 25.7 PS.
BASEMENT	OFFICES @ 1370 SF = 500	= 2.7 PS.
	STORAGE OR OFFICE SPACE @ 1000 SF = 500	= 2 PS.
	* PARKING = 2 PS	
<b>TOTAL PARKING REQUIRED = 59.6 = 59.6</b>		

<b>PARKING PROVIDED</b>	
47 PARKING SPACES (OUTDOOR)	= 47 PS.
* 2 PARKING SPACE (BUILDING BASEMENT)	= 2 PS.
<b>TOTAL PARKING PROVIDED = 49 PS.</b>	

\* INCLUDES 2 SPACES FOR THE HANDICAPPED  
NOTE: 1 APT PARKING SPACE MAY BE USED FOR OFFICE REQMT.

**SITE DATA**

- 1) AREA = 0.876 ACRES
- 2) ADDITIONAL IMPERVIOUS AREA = 0.49 ACRES
- 3) SITE IS EXEMPT FROM STORM WATER MANAGEMENT REQUIREMENTS

Ed. 464

**GENERAL NOTES:**

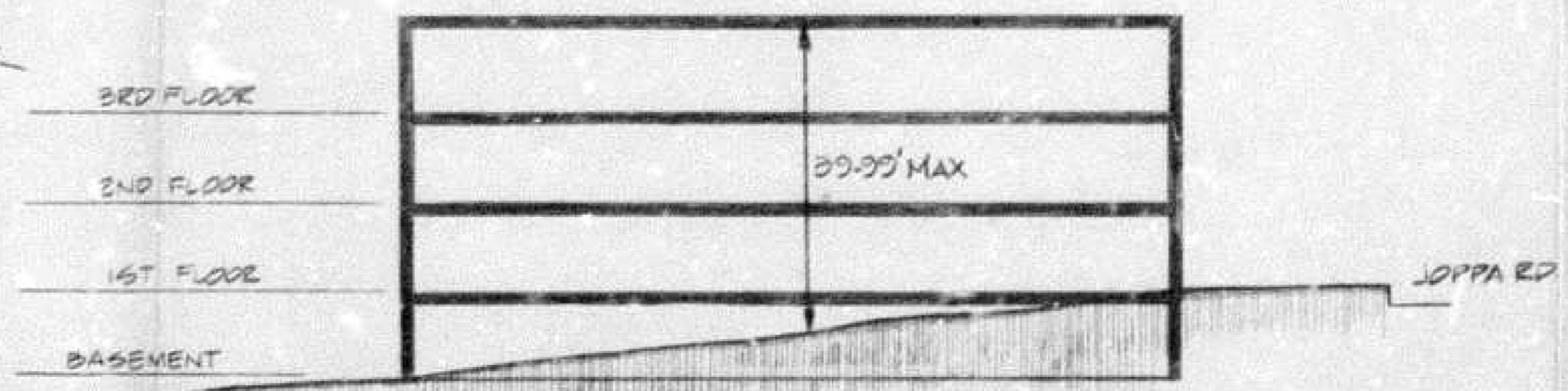
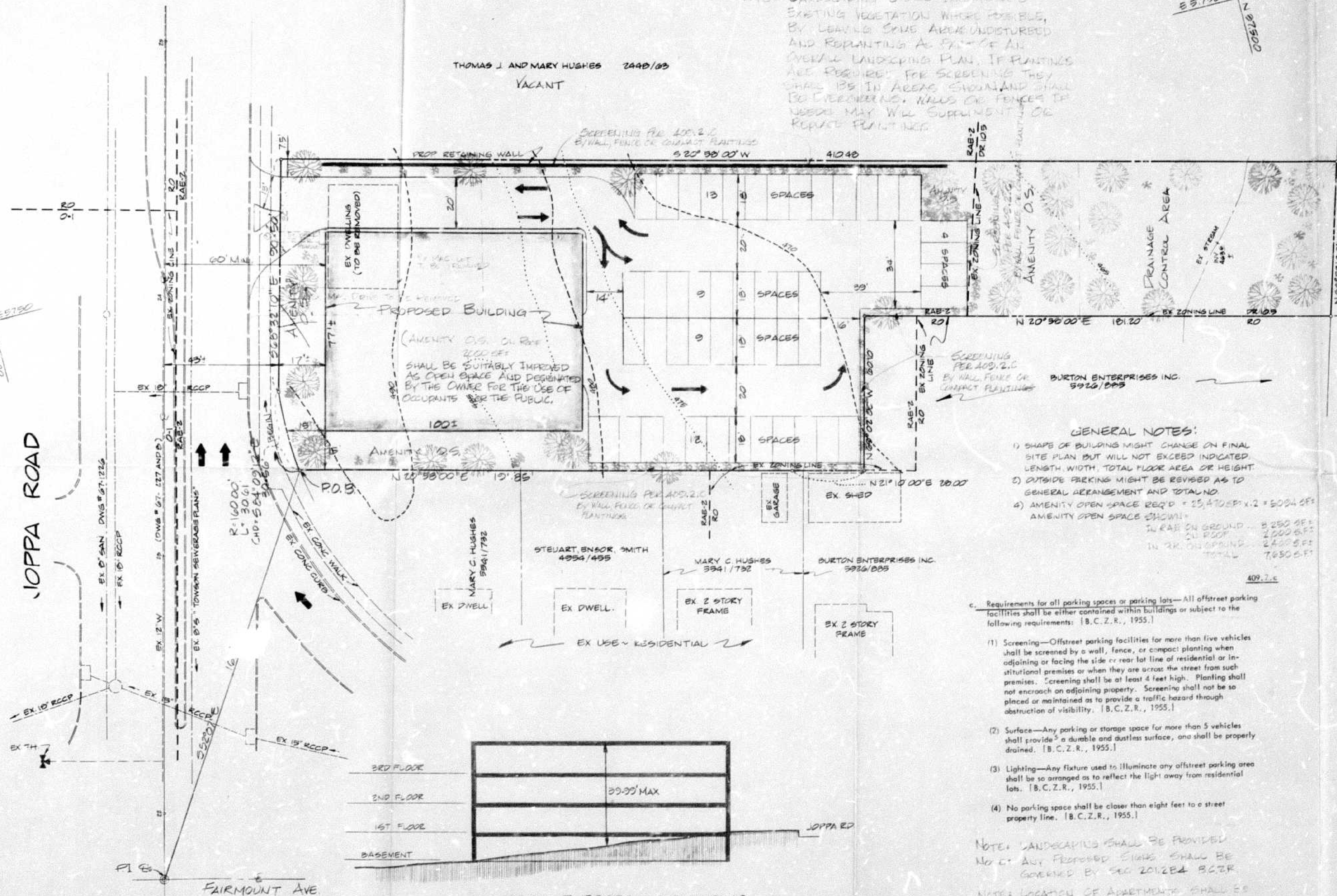
- 1) SHAPE OF BUILDING MIGHT CHANGE ON FINAL SITE PLAN BUT WILL NOT EXCEED INDICATED LENGTH, WIDTH, TOTAL FLOOR AREA OR HEIGHT.
- 2) OUTSIDE PARKING MIGHT BE REVISED AS TO GENERAL ARRANGEMENT AND TOTAL NO.
- 3) AMENITY OPEN SPACE REQ'D = 25,470 SF x 2 = 50,940 SF
- 4) AMENITY OPEN SPACE SHOWN:
  - IN RAE ON GROUND = 8,250 SF
  - 20' ROOF = 2,000 SF
  - IN 2K. ON GROUND = 24,500 SF
  - TOTAL = 76,500 SF**

c. Requirements for all parking spaces or parking lots—All offstreet parking facilities shall be either contained within buildings or subject to the following requirements: [B.C.Z.R., 1955.]

- (1) Screening—Offstreet parking facilities for more than five vehicles shall be screened by a wall, fence, or compact planting when adjoining or facing the side or rear lot line of residential or institutional premises or when they are across the street from such premises. Screening shall be at least 4 feet high. Planting shall not encroach an adjoining property. Screening shall not be so placed or maintained as to provide a traffic hazard through obstruction of visibility. [B.C.Z.R., 1955.]
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- (3) Lighting—Any fixture used to illuminate any offstreet parking area shall be so arranged as to reflect the light away from residential lots. [B.C.Z.R., 1955.]
- (4) No parking space shall be closer than eight feet to a street property line. [B.C.Z.R., 1955.]

NOTE: LANDSCAPING SHALL BE PROVIDED  
NO CITY-OWNED PROPERTY SHALL BE GOVERNED BY SEC 201.2B4 B.C.Z.P.

NOTE: LOCATION OF APARTMENTS SHALL BE IN ACCORDANCE WITH SEC 201.3C2 SHOWN HEREON



PROFILE PROPOSED BUILDING  
SCALE: HORIZ. 1"=20'  
VERT. 1"=20'

GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC  
ENGINEERS  
303 ALLEGHENY AVE. TOWSON, MD. 21204  
(301) 825-8120



**OWNER:**  
INTERNATIONAL TRADING CO.  
MERCANTILE BUILDING  
TOWSON, MARYLAND 21204

**PLAT TO ACCOMPANY ZONING PETITION FOR SPECIAL EXCEPTION FOR AN OFFICE BUILDING IN AN EXISTING RAE-2 ZONE**  
NO 405 JOPPA ROAD

BALTO CO, MARYLAND  
SCALE: 1"=20'

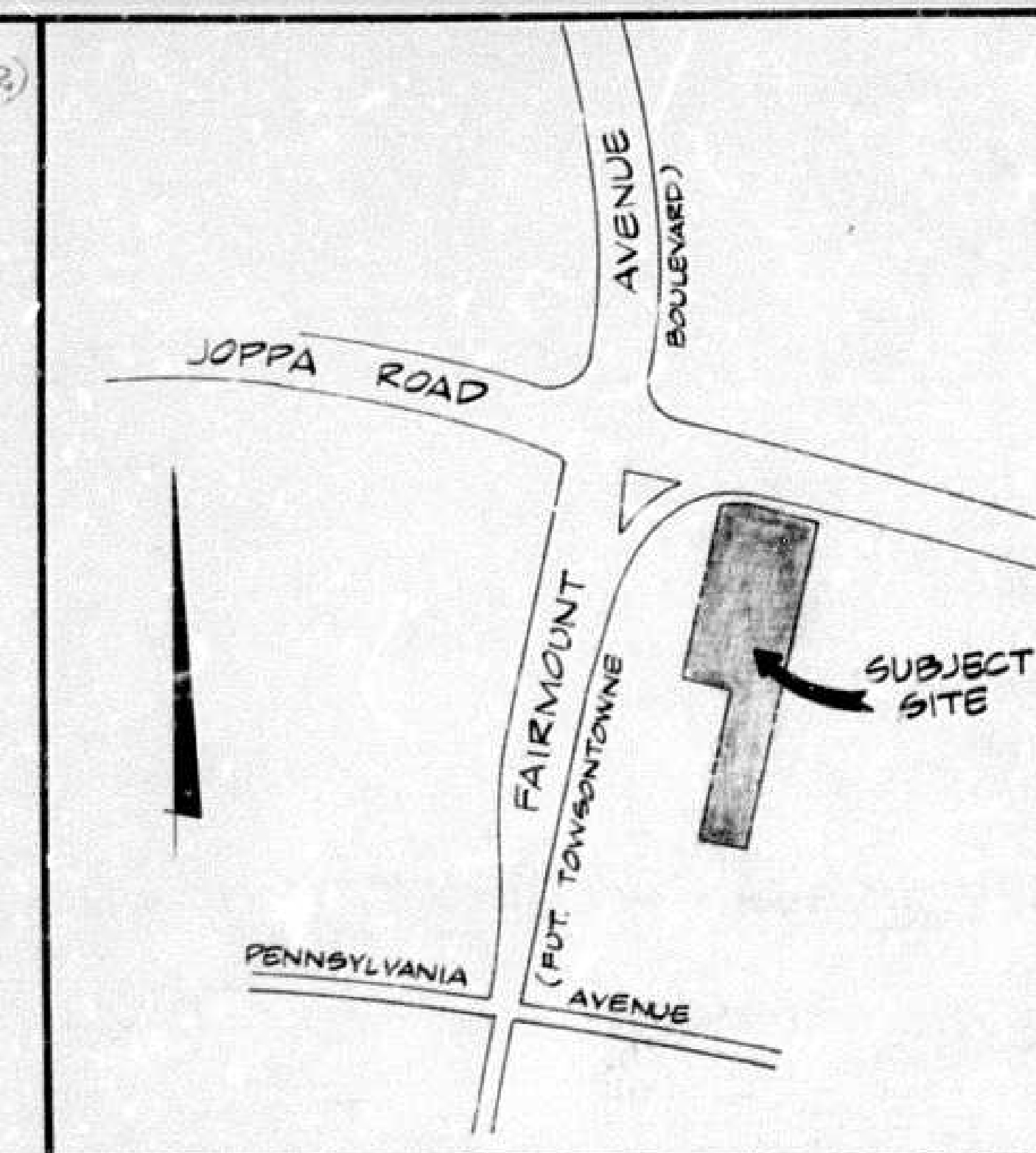
ELECTION DIST # 9  
MAY 1982

REV. MAY 14, 1982  
REV. MAY 24, 1982  
REV. AUGUST 11, 1982



THOMAS J. AND MARY HUGHES 2448/83  
VACANT

NOTE: LANDSCAPING SHALL INCORPORATE EXISTING VEGETATION WHERE POSSIBLE, BY LEAVING SOME AREAS UNDISTURBED AND REPLANTING AS PART OF AN OVERALL LANDSCAPING PLAN. IF PLANTINGS ARE REQUIRED FOR SCREENING THEY SHALL BE IN AREAS SHOWN AND SHALL BE EVERGREENS. WALLS OR FENCES IF USED MAY WILL SUPPLEMENT OR REPLACE PLANTINGS



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201.3—Bulk Regulations in R.A.E. 2 Zones. [Bill No. 100, 1970.]

- A. The maximum height of any point on a building shall be 1 1/2 times the maximum height that would be permitted by application of the height regulations for B.L. zones (see Section 231). [Bill No. 100, 1970.]
- B. The average width of any elevation of a building of seven or more stories shall not exceed 2 1/2 times the average height of such elevation. [Bill No. 100, 1970.]
- C. Minimum Yard Requirements and Building-Location Requirements. [Bill No. 100, 1970.]
  - 1. No building shall be located less than 40 feet from the centerline of any street nor less than 15 feet from the street line thereof. No part of a building 40 feet or more in height above the average grade level at the building-foundation line shall be located closer than 30 feet to any property line other than a street line; no part of a building less than such height shall be located closer than 15 feet to any property line other than a street line. [Bill No. 100, 1970.]
  - 2. No apartment window facing a property line other than a street line shall be closer than 25 feet thereto. The minimum distance between the centers of facing windows of different apartments on the same lot in an R.A.E. 2 zone shall be 75 feet. [Bill No. 100, 1970.]
- D. Density. Gross residential density shall not exceed 80 density units per acre. [Bill No. 100, 1970.]
- E. The minimum amenity open space ratio shall be 0.2. [Bill No. 100, 1970.]

201.4—Off-Street Parking. Off-street parking-space requirements in R.A.E. 2 zones shall be the same as those in C.F. Districts (superimposed upon B.L., B.M., or B.R. zones—see Sections 2328, 2358, 2388, and 409). [Bill No. 100, 1970.]

**GENERAL NOTES:**

- 1) SHAPE OF BUILDING MIGHT CHANGE ON FINAL SITE PLAN BUT WILL NOT EXCEED INDICATED LENGTH WIDTH, TOTAL FLOOR AREA OR HEIGHT.
- 2) OUTSIDE PARKING MIGHT BE REVISED AS TO GENERAL ARRANGEMENT AND TOTAL NO.
- 3) AMENITY OPEN SPACE REQ'D = 25,470 SF x .2 = 5094 SF  
AMENITY OPEN SPACE SHOWN:  
IN RAE ON GROUND --- 3,250 SF  
ON ROOF --- 2,000 SF  
IN DR. ON GROUND --- 2,400 SF  
TOTAL 7,650 SF

c. Requirements for all parking spaces or parking lots—All offstreet parking facilities shall be either contained within buildings or subject to the following requirements: [B.C.Z.R., 1955.]

- (1) Screening—Offstreet parking facilities for more than five vehicles shall be screened by a wall, fence, or compact planting when adjoining or facing the side or rear lot line of residential or institutional premises or when they are across the street from such premises. Screening shall be at least 4 feet high. Planting shall not encroach on adjoining property. Screening shall not be so placed or maintained as to provide a traffic hazard through obstruction of visibility. [B.C.Z.R., 1955.]
- (2) Surface—Any parking or storage space for more than 5 vehicles shall provide a durable and dustless surface, and shall be properly drained. [B.C.Z.R., 1955.]
- (3) Lighting—Any fixture used to illuminate any offstreet parking area shall be so arranged as to reflect the light away from residential lots. [B.C.Z.R., 1955.]
- (4) No parking space shall be closer than eight feet to a street property line. [B.C.Z.R., 1955.]

NOTE: LANDSCAPING SHALL BE PROVIDED  
NOTE: ANY PROPOSED SIGNS SHALL BE GOVERNED BY SEC 201.2B4 B.C.Z.R.  
NOTE: LOCATION OF APARTMENTS SHALL BE IN ACCORDANCE WITH SEC 201.5C2 SHOWN HEREON

NOTE: PROPOSED CONSTRUCTION WILL COMPLY WITH APPROPRIATE REGULATIONS PERTAINING TO PROVISIONS FOR HANDICAPPED PERSONS (UP TO FAR AS THE ELEVATOR CURB CUTS, SIGNS AND ACCESS ETC. INCLUDING 3 PARKING SPACES AS NOTED) AND BY

NOTE: 1 APT PARKING SPACE MAY BE USED FOR OFFICE USE. INCLUDES 2 SPACES FOR THE HANDICAPPED. INCLUDES 1 SPACE FOR THE HANDICAPPED.

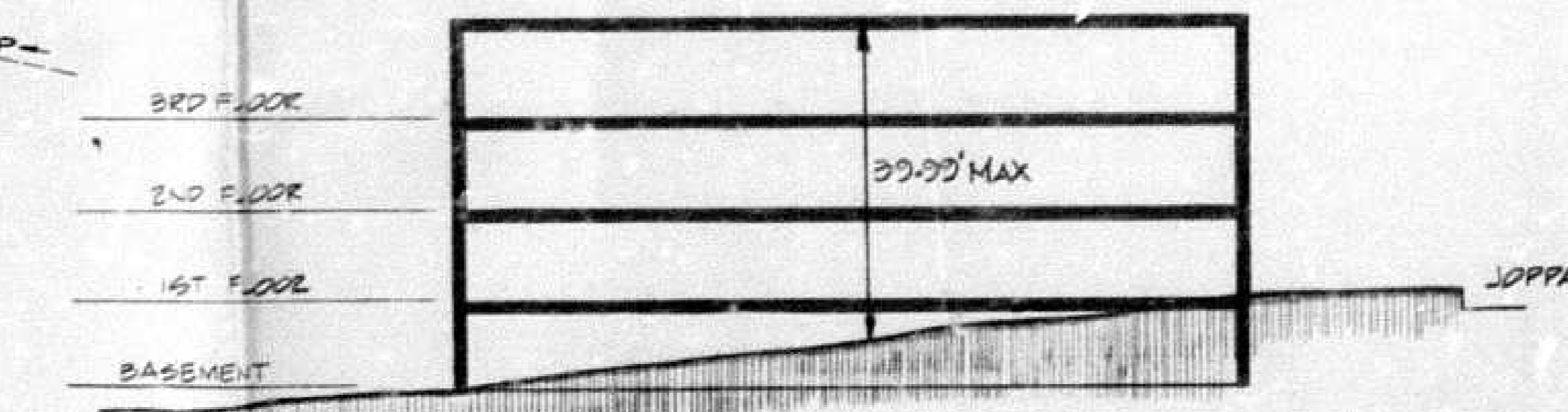
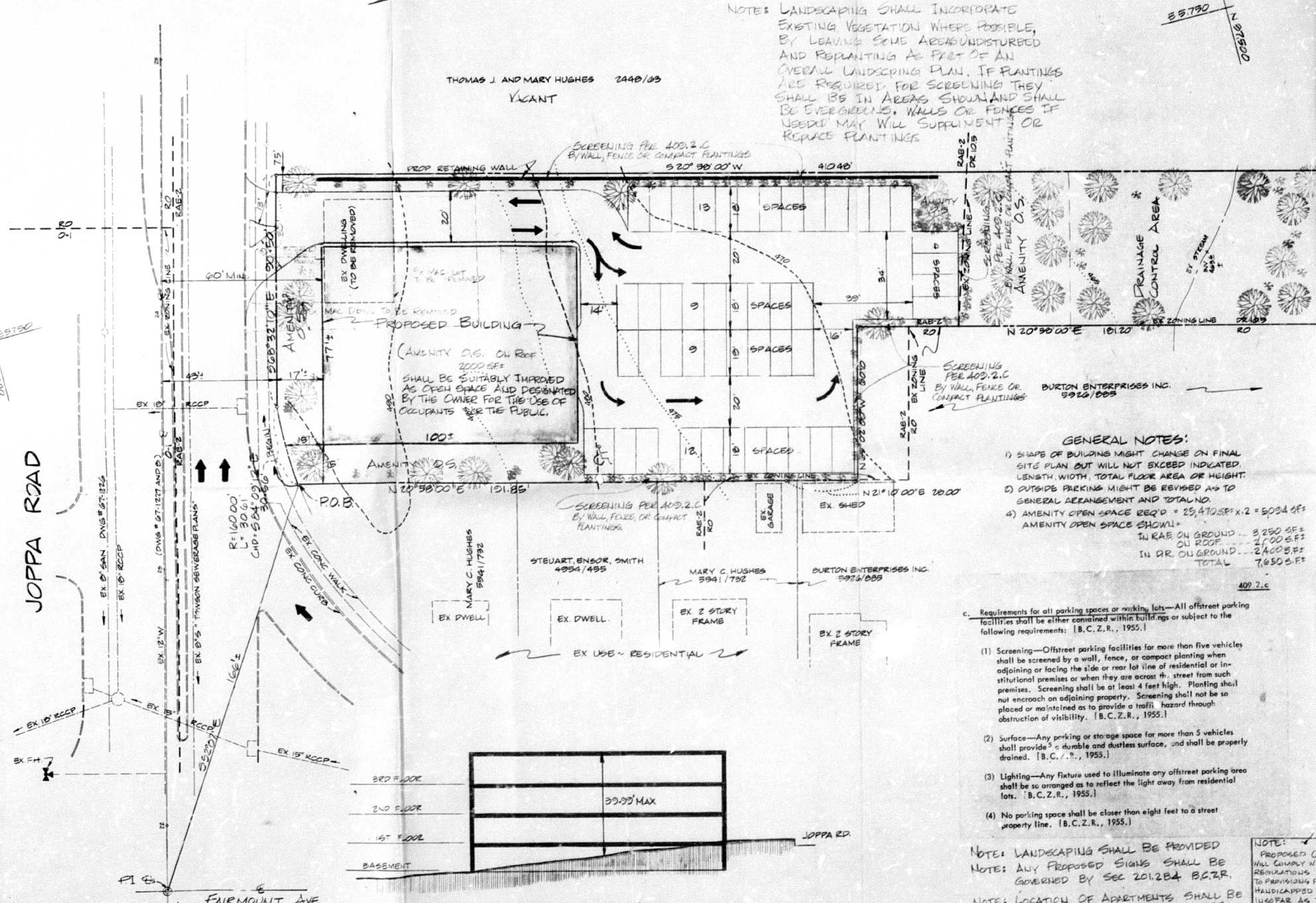
**SITE DATA**

- 1) AREA = 0.076 ACRES
- 2) ADDITIONAL IMPEVIOUS AREA = 0.49 AC
- 3) SITE IS EXEMPT FROM STORM WATER MANAGEMENT REQUIREMENTS

**PARKING TABULATION**

2ND FLOOR	2 APARTMENTS @ 900 SF EACH * 1800 SF	= 2 PS.
1 PS/APT		= 11.8 PS
OFFICES @ 5900 SF + 300		= 13.4 PS
2ND FLOOR	OFFICES @ 7700 SF + 300	= 25.7 PS
1ST FLOOR	OFFICES @ 7700 SF + 300	= 2.7 PS
BASMENT	OFFICES @ 1370 SF + 500	= 2 PS
	STORAGE OR OFFICE SPACE @ 1000 SF + 500	= 12 PS
	* PARKING ~ 12 PS	
<b>TOTAL PARKING REQUIRED = 59.6-1 = 58.6</b>		

PARKING PROVIDED:  
47 PARKING SPACES (OUTDOOR)  
12 PARKING SPACE (BUILDING BASEMENT)  
**TOTAL PARKING PROVIDED = 59 PS**



PROFILE PROPOSED BUILDING  
SCALE: HORIZ. 1"=20'  
VERT. 1"=20'

GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC  
ENGINEERS  
303 ALLEGHENY AVE. TOWSON, MD. 21204  
(301) 825-8120



**OWNER:**  
INTERNATIONAL TRADING CO.  
MERCANTILE BUILDING  
TOWSON, MARYLAND 21204

**PLAT TO ACCOMPANY ZONING PETITION FOR SPECIAL EXCEPTION FOR AN OFFICE BUILDING IN AN EXISTING RAE-2 ZONE**

BALTO CO MARYLAND  
SCALE 1"=20'

ELECTION DISTRICT  
MAY 1982

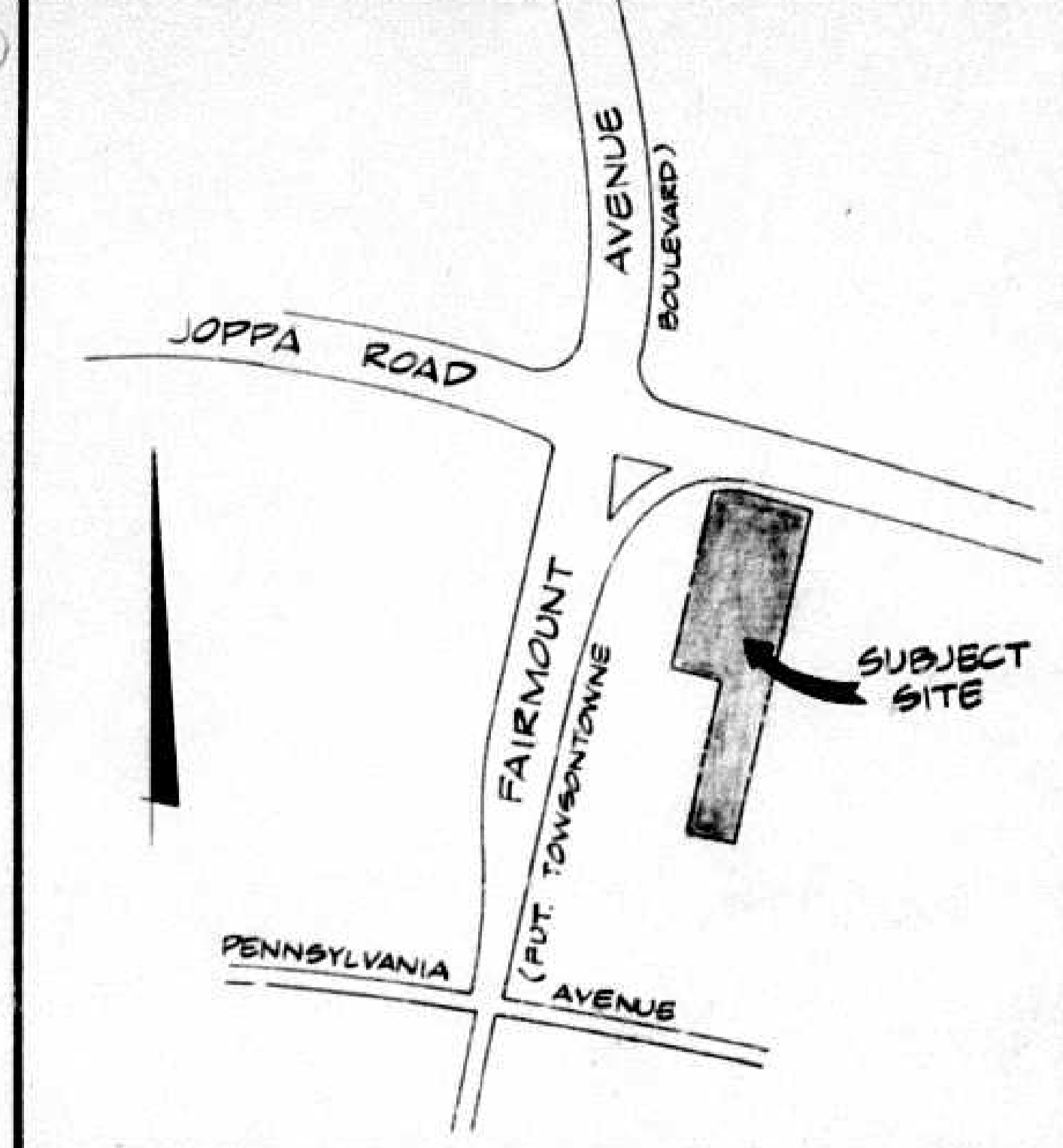
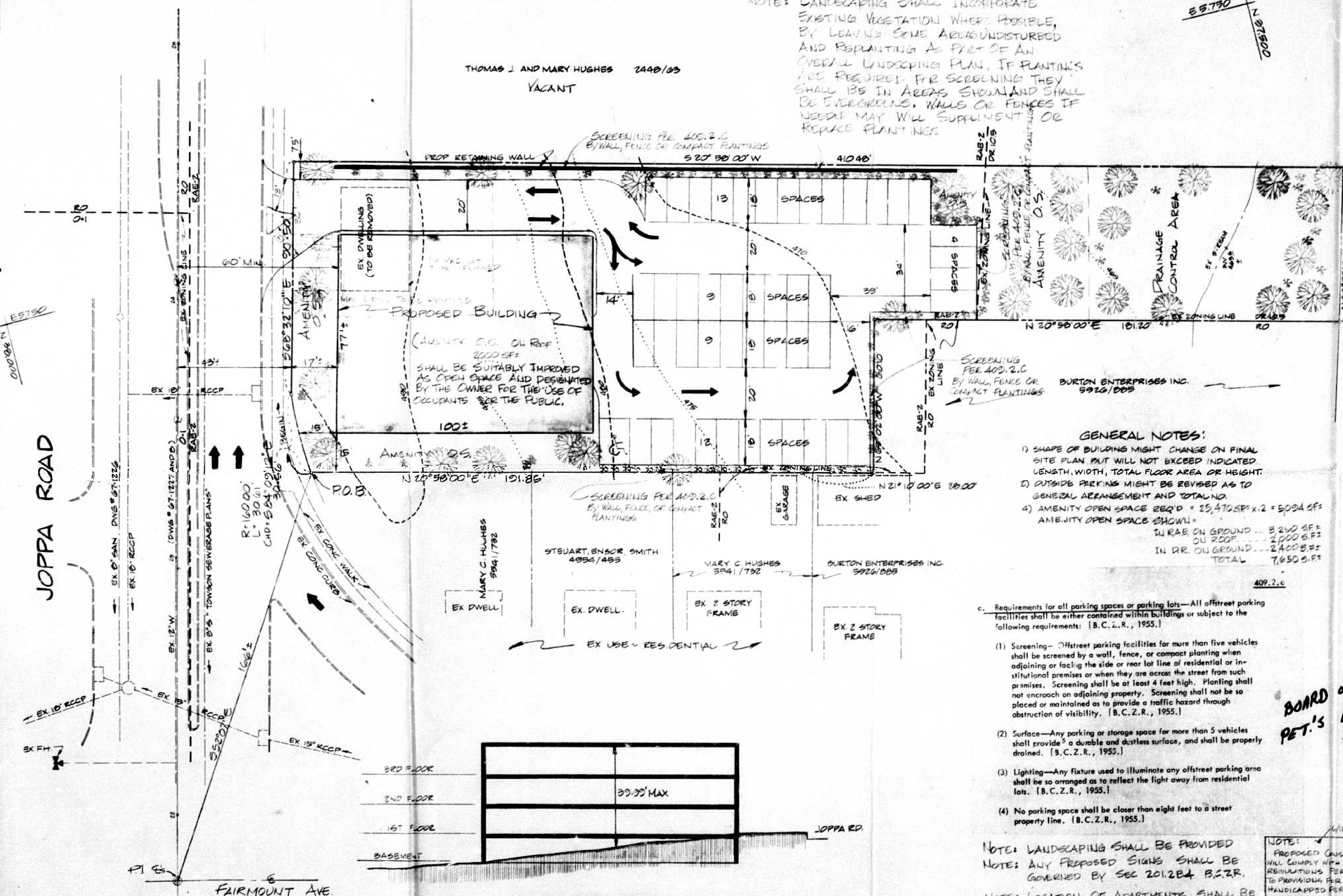
REV. 11/24/1982  
REV. 11/24/1982

PN. 4641

NOTE: THIS PLAN IS SUBJECT TO SECTION 202 - DEVELOPMENT PLAN (B.C.Z.R.)

THOMAS J. AND MARY HUGHES 2440/03  
VACANT

NOTE: LANDSCAPING SHALL INCORPORATE EXISTING VEGETATION WHERE POSSIBLE, BY LEAVING SOME AREAS UNDISTURBED AND REPLANTING AS PART OF AN OVERALL LANDSCAPING PLAN. IF PLANTINGS ARE REQUIRED FOR SCREENING THEY SHALL BE IN AREAS SHOWN AND SHALL BE EVERGREENS. WALLS OR FENCES IF NEEDED MAY WILL SUPPLEMENT OR REPLACE PLANTINGS



LOCATION MAP SCALE: 1"=200'

201.3—Bulk Regulations in R.A.E. 2 Zones. [Bill No. 100, 1970.]

- A. The maximum height of any point on a building shall be 1 1/2 times the maximum height that would be permitted by application of the height regulations for B.L. zones (see Section 231). [Bill No. 100, 1970.]
- B. The average width of any elevation of a building of seven or more stories shall not exceed 2 1/2 times the average height of such elevation. [Bill No. 100, 1970.]
- C. Minimum Yard Requirements and Building-Location Requirements. [Bill No. 100, 1970.]
  - 1. No building shall be located less than 60 feet from the centerline of any street nor less than 15 feet from the street line thereof. No part of a building 40 feet or more in height above the average grade level at the building-foundation line shall be located closer than 30 feet to any property line other than a street line; no part of a building less than such height shall be located closer than 15 feet to any property line other than a street line. [Bill No. 100, 1970.]
  - 2. No apartment window facing a property line other than a street line shall be closer than 25 feet thereto. The minimum distance between the centers of facing windows of different apartments on the same lot in an R.A.E. 2 zone shall be 75 feet. [Bill No. 100, 1970.]
- D. Density. Gross residential density shall not exceed 80 density units per acre. [Bill No. 100, 1970.]
- E. The minimum amenity open space ratio shall be 0.2. [Bill No. 100, 1970.]

201.4—Off-Street Parking. Off-street parking-space requirements in R.A.E. 2 zones shall be the same as those in C.T. Districts (superimposed upon B.L., B.M., or B.R. zones—see Sections 232B, 235B, 238B, and 409). [Bill No. 100, 1970.]

**GENERAL NOTES:**

- 1) SHAPE OF BUILDING MIGHT CHANGE ON FINAL SITE PLAN BUT WILL NOT EXCEED INDICATED LENGTH, WIDTH, TOTAL FLOOR AREA OR HEIGHT.
- 2) OUTSIDE PARKING MIGHT BE REVISED AS TO GENERAL ARRANGEMENT AND TOTAL NO.
- 3) AMENITY OPEN SPACE REQ'D = 25,470 SF x .2 = 5,094 SF
- 4) AMENITY OPEN SPACE SHOWN =
  - IN RAE ON GROUND = 3,200 SF
  - ON ROOF = 2,000 SF
  - IN RR. ON GROUND = 2,400 SF
  - TOTAL = 7,600 SF

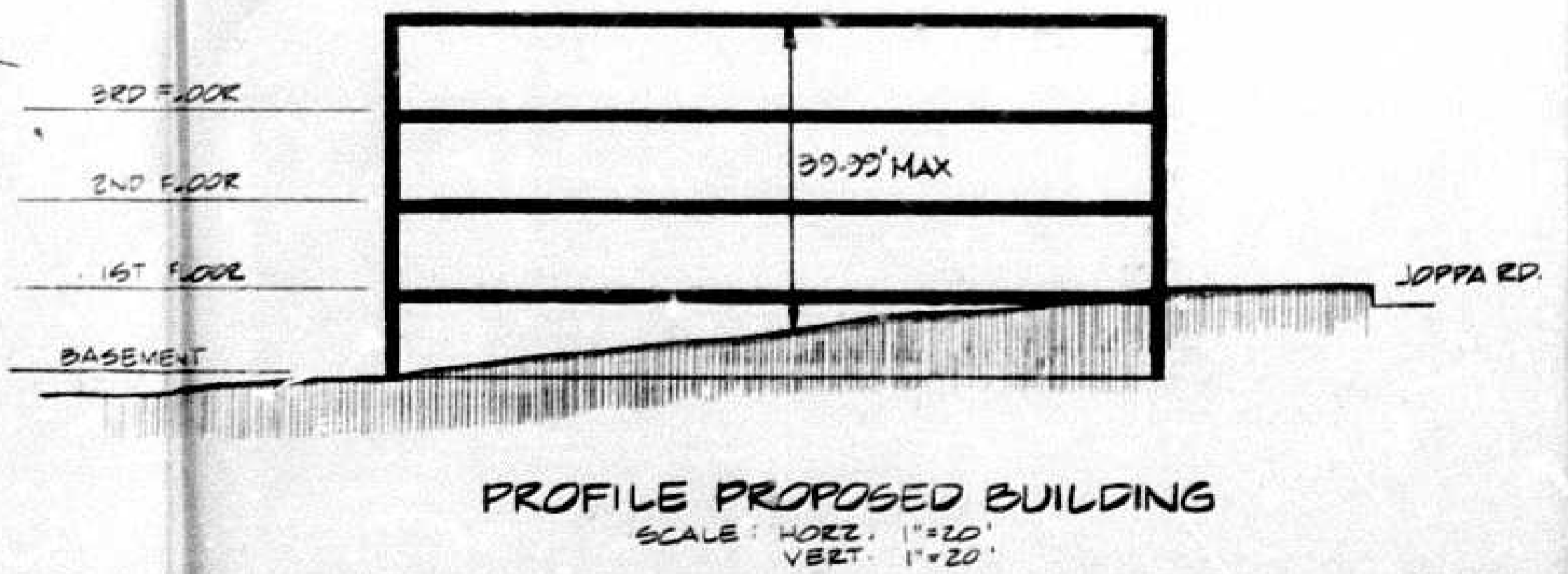
c. Requirements for all parking spaces or parking lots—All offstreet parking facilities shall be either contained within buildings or subject to the following requirements: [B.C.Z.R., 1955.]

- (1) Screening—Offstreet parking facilities for more than five vehicles shall be screened by a wall, fence, or compact planting when adjoining or facing the side or rear lot line of residential or institutional premises or when they are across the street from such premises. Screening shall be at least 4 feet high. Planting shall not encroach on adjoining property. Screening shall not be so placed or maintained as to provide a traffic hazard through obstruction of visibility. [B.C.Z.R., 1955.]
- (2) Surface—Any parking or storage space for more than 5 vehicles shall provide a durable and dustless surface, and shall be properly drained. [B.C.Z.R., 1955.]
- (3) Lighting—Any fixture used to illuminate any offstreet parking area shall be so arranged as to reflect the light away from residential lots. [B.C.Z.R., 1955.]
- (4) No parking space shall be closer than eight feet to a street property line. [B.C.Z.R., 1955.]

BOARD OF APPEALS  
EXHIBIT  
#3  
PET.'S

**PARKING TABULATION**

3RD FLOOR	2 APARTMENTS @ 900 SF EACH = 1,800 SF	= 2 PS
1 PS/APT	OFFICES @ 5900 SF = 500	= 11.0 PS
2ND FLOOR	OFFICES @ 7700 SF = 300	= 13.4 PS
1ST FLOOR	OFFICES @ 7700 SF = 300	= 25.7 PS
BASEMENT	OFFICES @ 1370 SF = 500	= 2.7 PS
	STORAGE OR OFFICE SPACE @ 1000 SF = 500	= 2 PS
	* PARKING = 12 PS	
<b>TOTAL PARKING REQUIRED = 59.6 - 1 = 58.6</b>		
<b>PARKING PROVIDED:</b>		
	47 PARKING SPACES (OUTDOOR)	= 47 PS
	* 12 PARKING SPACE (BUILDING BASEMENT)	= 12 PS
<b>TOTAL PARKING PROVIDED = 59 PS</b>		



NOTE: LANDSCAPING SHALL BE PROVIDED  
NOTE: ANY PROPOSED SIGNS SHALL BE GOVERNED BY SEC 201.2B & B.C.Z.R.  
NOTE: LOCATION OF APARTMENTS SHALL BE IN ACCORDANCE WITH SEC 201.3C2 SHOWN HEREON

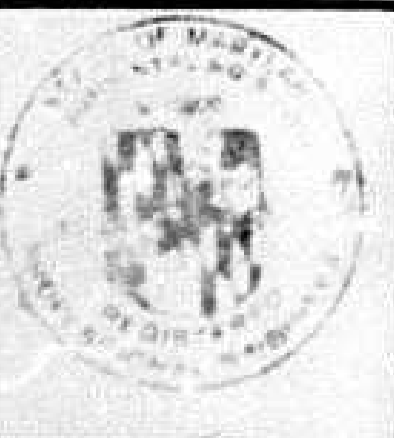
NOTE: PROPOSED CONSTRUCTION WILL COMPLY WITH APPLICABLE REGULATIONS PERTAINING TO PROVIDING FOR HANDICAPPED PERSONS IN ACCORDANCE WITH THE ELEVATOR CURB CUTS, SIGNS AND ACCESS ETC. INCLUDING 3 PARKING SPACES AS NOTED ON THIS PLAN.

NOTE: INCLUDES 2 SPACES FOR THE HANDICAPPED  
NOTE: 1 APT. PARKING SPACE MAY BE USED FOR OFFICE REQMT.  
NOTE: INCLUDES 1 SPACE FOR THE HANDICAPPED

**SITE DATA**

- 1) AREA = 0.070 ACRES
- 2) ADDITIONAL IMPERVIOUS AREA = 0.40 ACRES
- 3) SITE IS EXEMPT FROM STORM WATER MANAGEMENT REQUIREMENTS

GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC  
ENGINEERS  
303 ALLEGHENY AVE. TOWSON, MD. 21204  
(301) 825-8120

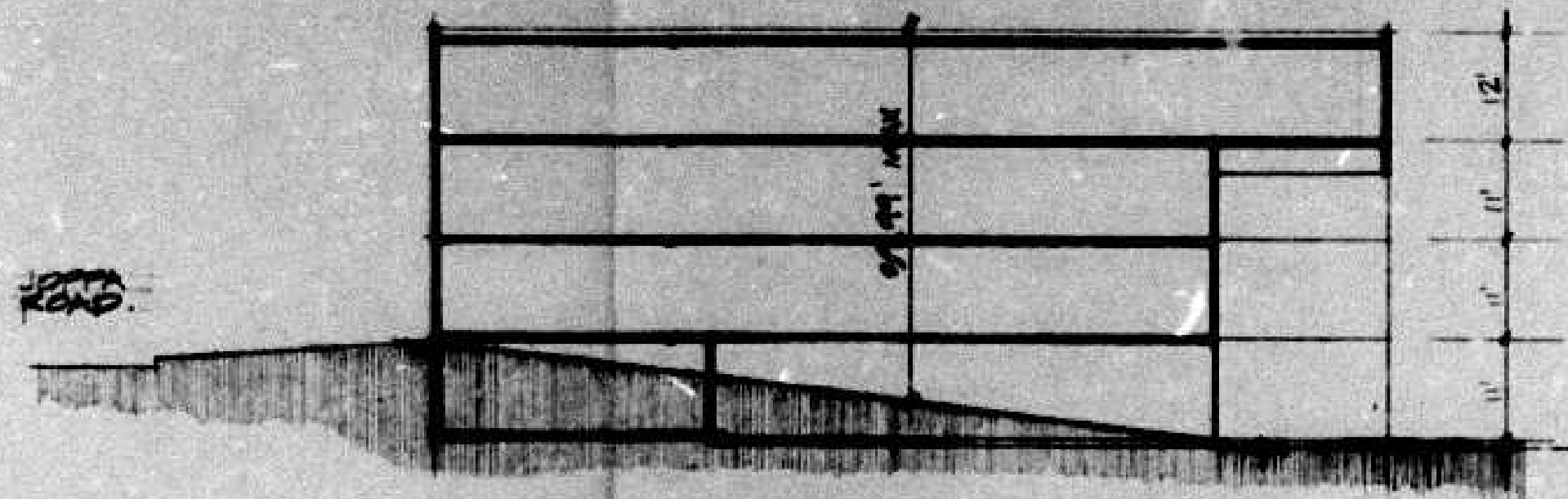


OWNER:  
INTERNATIONAL TRADING CO.  
MERCANTILE BUILDING  
TOWSON, MARYLAND 21204

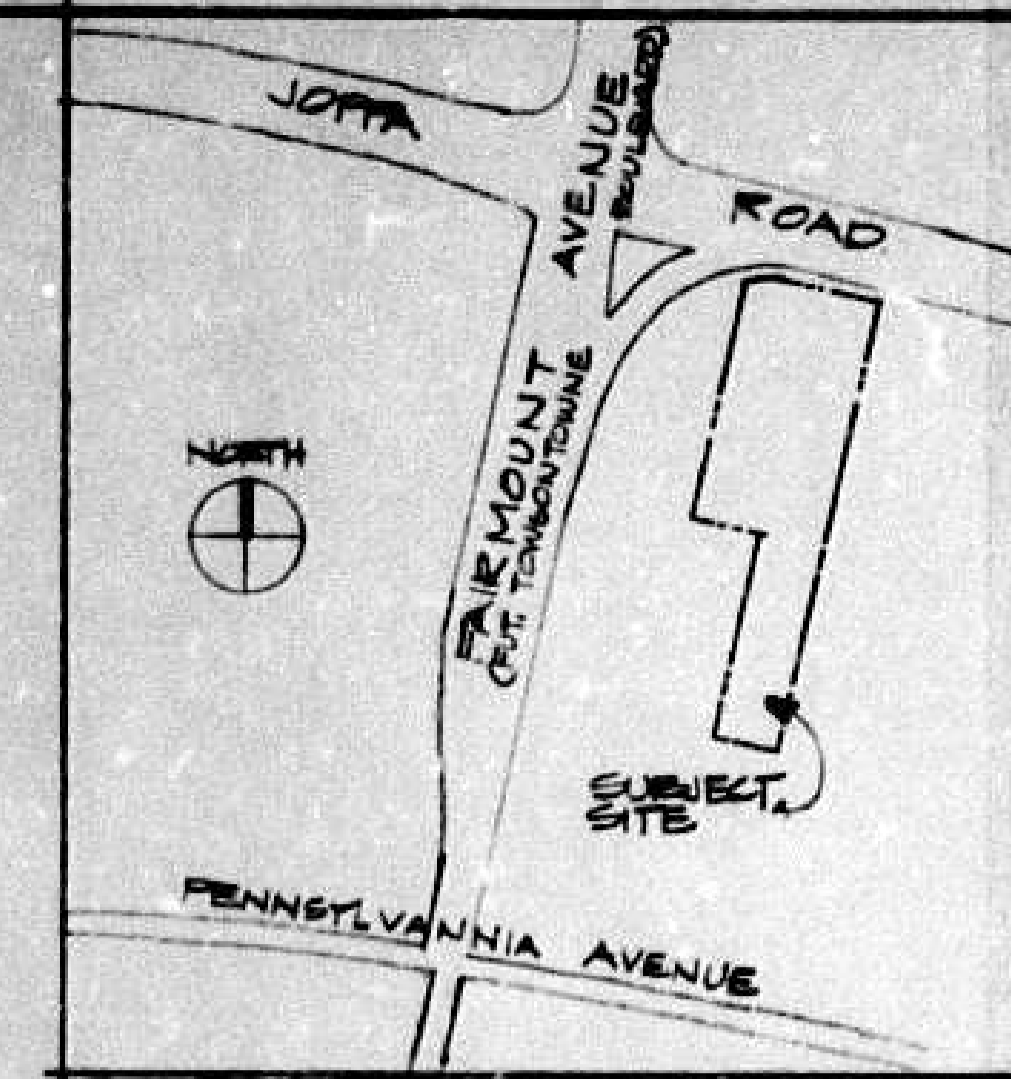
PLAT TO ACCOMPANY ZONING PETITION  
FOR SPECIAL EXCEPTION FOR AN OFFICE  
BUILDING IN AN EXISTING RAE-2 ZONE

NO. 205 JOPPA ROAD  
BALTO CO. MARYLAND  
SCALE 1"=20'  
ELECTION DIST. 9  
MAY 1982

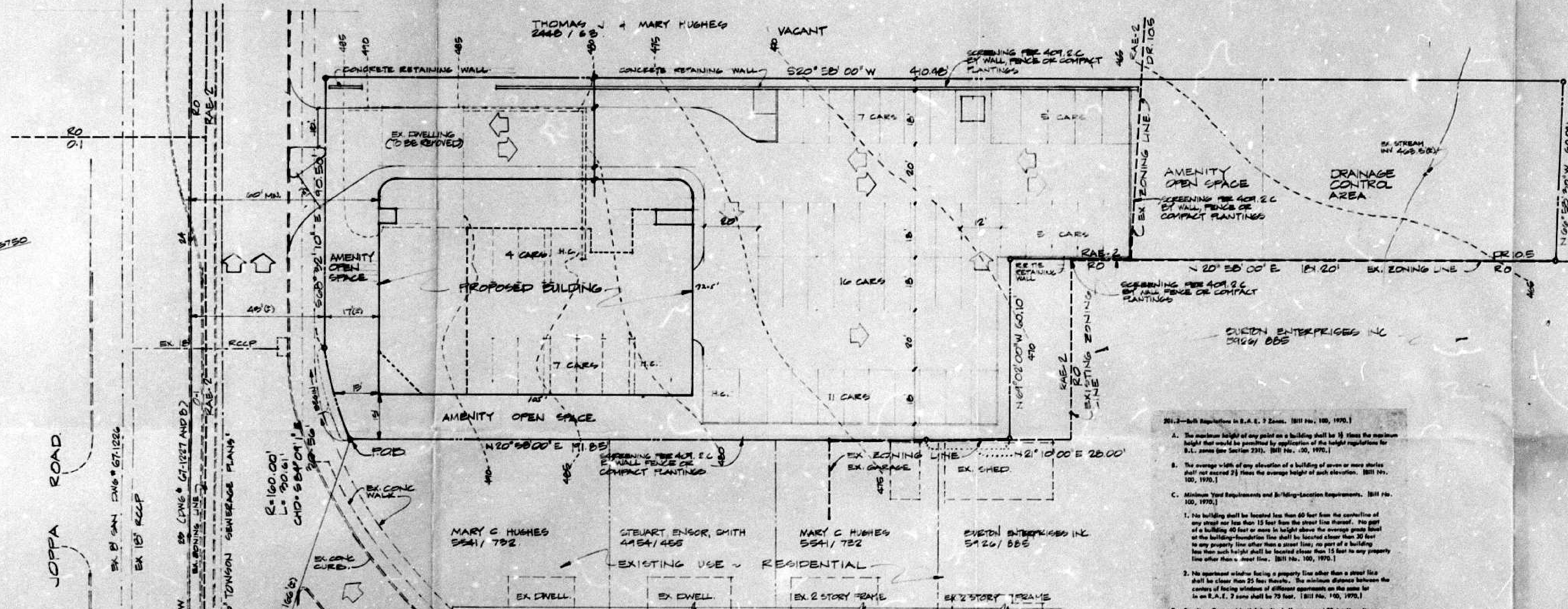




PROFILE - PROPOSED BUILDING  
SCALE: VERTICAL 1"=20'  
HORIZONTAL 1"=20'



LOCATION MAP  
SCALE 1"=200'



FLAT PLAN  
SCALE 1"=20'

**SITE DATA**  
 1. AREA = 0.876 ACRES (2)  
 2. ADDITIONAL UNBUILT AREA = 0.041 ACRES (3)  
 3. SITE IS EXEMPT FROM STORM WATER MANAGEMENT REQUIREMENTS.

**NOTES:** LANDSCAPING SHALL INCORPORATE EXISTING VEGETATION WHERE POSSIBLE BY LEAVING SOME AREAS UNDISTURBED AND REPLANTING AS PART OF AN OVERALL LANDSCAPING PLAN. IF PLANTINGS ARE REQUIRED FOR SCREENING THEY SHALL BE IN AREAS SHOWN AND SHALL BE EVERGREENS. WALLS OR FENCES IF NEEDED MAY BE SUPPLEMENT OR REPLACE PLANTINGS.

- 201.2—Bulk Regulations in R.A.E. 2 Zones. [Bill No. 100, 1970.]
- The maximum height of any part of a building shall be 15 times the maximum height that would be permitted by application of the height regulations for R.L. zones (see Section 221). [Bill No. 100, 1970.]
  - The average width of any elevation of a building of seven or more stories shall not exceed 2/3 times the average height of such elevation. [Bill No. 100, 1970.]
  - Minimum Yard Requirements and Building-Location Requirements. [Bill No. 100, 1970.]
    - No building shall be located less than 40 feet from the centerline of any street nor less than 15 feet from the street line thereof. No part of a building 40 feet or more in height above the average grade level at the building-foundation line shall be located closer than 30 feet to any property line other than a street line, no part of a building less than such height shall be located closer than 15 feet to any property line other than a street line. [Bill No. 100, 1970.]
    - No apartment window facing a property line other than a street line shall be closer than 25 feet therefrom. The minimum distance between the centers of facing windows of different apartments on the same lot in an R.A.E. 2 zone shall be 75 feet. [Bill No. 100, 1970.]
  - Density. Gross residential density shall not exceed 80 density units per acre. [Bill No. 100, 1970.]
  - The minimum amenity open space ratio shall be 0.2. [Bill No. 100, 1970.]
- 201.4—Off-Street Parking. Off-street parking-space requirements in R.A.E. 2 zones shall be the same as those in C.1. Districts (see Appendix B.1., B.2., or B.3. zones—see Sections 228, 229, 230, and 407). [Bill No. 100, 1970.]

**PARKING TABULATION**

THIRD FLOOR	OFFICES @ 7551.25 SF = 500	= 15.14
SECOND FLOOR	OFFICES @ 6917.9 SF = 500	= 12.64
FIRST FLOOR	OFFICES @ 6917.9 SF = 500	= 12.64
GROUND FLOOR	OFFICES/STORAGE @ 216.26 SF = 200	= 10.67
<b>TOTAL PARKING REQUIRED</b>		<b>= 50.9 = 51 PA</b>
<b>PARKING PROVIDED:</b>		
	44 PARKING SPACES (OUTDOOR)	= 44 PA
	11 PARKING SPACES (UNDER COVER)	= 11 PA
<b>TOTAL PARKING PROVIDED</b>		<b>= 55 PA</b>
	(INCLUDES 9 HANDICAPPED ACCESSIBLE PARKING SPACES, 2 UNDER COVER, OUTDOOR)	

**THE ITC BUILDING**  
 405 EAST JOPPA ROAD  
 TOWSON MARYLAND  
 BALTIMORE COUNTY 9TH ELECTION DISTRICT

**OWNER:**  
 INTERNATIONAL TRADING CO.  
 MERCANTILE BUILDING  
 TOWSON, MARYLAND, 21284

**STRUCTURAL ENGINEERS**  
 GEORGE EVANS ASSOCIATES

**MECHANICAL/ELECTRICAL ENGINEERS**  
 MILLER SCHUERHOLZ ASSOC.

**CIVIL/SITE ENGINEERS**  
 CENTURY ENGINEERING INC.

Richter  
 Cornbrooks  
 Gribble, Inc.

**Revisions:**

No.	Date

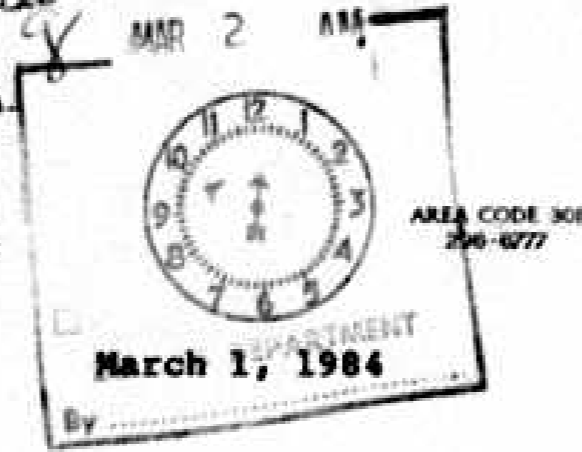
Date: 27 FEB 84  
 Drawing No: 0000.01

W. LEE THOMAS  
DAVID A. WILSON  
KEITH E. RONALD

4-11-84  
Per Meeting with  
J. Boyer, A. Jablon &  
Lee Thomas,

3/1/84  
To PC  
Please advise

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



84-441  
jed

Sp. Hearing  
will be  
required.  
No written reply  
needed. as per JED

Arthur Jablon, Esquire  
Zoning Commissioner of Baltimore County  
Office of Planning and Zoning  
Towson, MD 21204

Re: International Trading Company, Inc.  
Case No.: 83-74-X

Dear Mr. Commissioner:

My client, International Trading Company, Inc., is the owner of a parcel of real property on Joppa Road near Fairmount Avenue in Baltimore County, Maryland. The property has been zoned RAE-2 for many years.

On January 19, 1983, a Special Exception was granted the property owner to use the site for construction of an office building (Case No.: 83-74-X). A technical problem with the wording of restriction #3 of the Order of the Zoning Commissioner resulted in Petitioner's filing an appeal to the County Board of Appeals. The County Board of Appeals on July 1, 1983, passed an order deleting restriction #3 from the Commissioner's Order of January 19, 1983.

The plat in the cited case Order showed building use as follows:

Offices	23,670 sq. feet
Apartments	<u>1,800 sq. feet</u>
	25,470

further, the plat indicated a "footprint" of 77 feet in width and 100 feet in length for the structure.

Subsequently we have consulted with architects and planners and financing institutions and they have recommended that the owner eliminate the apartment use, reduce the building size and use a third floor rear "overhang" to enhance the appearance of the building. All of these suggestions are worthy and the owner wishes to comply.

The building as proposed would have a total of 23,357 feet devoted to office space (some 300 feet less than the

W. LEE THOMAS, P. A.

Arthur Jablon, Esquire

March 1, 1984

Special Exception allows) and would eliminate the apartment use thus reducing the building size by an additional 1800 square feet. The parking required would therefore shrink from 59 to 51 (the owner would still provide 55). Finally the use of the third floor rear overhang would result in a third floor only building length of 105 feet rather than 100 feet as shown on the plat on file (the first and second floor length would be less than 100 feet). The decrease in overall building space is caused by the decrease in building width from 77 feet to approximately 72 1/2 feet.

Since the revision results in a smaller building the elimination of one use of 1800 square feet (the apartment use), the reduction of the second use by over 300 square feet (the office use) and the increase of parking spaces provided over that mandated by 4 (51 required but 55 provided) we request your concurrence in these de minimus revisions:

- a - The smaller building size,
- b - The elimination of apartment use,
- c - The decrease of office space provided,
- d - The excess parking provided,
- e - The use of a third floor rear overhang

Very truly yours,

W. Lee Thomas  
Attorney for  
International Trading  
Company, Inc.

WLT:lah