

83-112-SPH
PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan in Case #81-123-SFHA to permit an increase in the size of the proposed building and lot area to revise the parking layout; for a use permit for off street parking in a residential zone and to determine whether the proposed parking areas (new & previously granted) are subject to Bills Nos. 124-81 and 109-82 concerning residential transition areas.

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

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

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____
BY _____
DATE _____

Legal Owner(s): _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
Name _____
Address _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, 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 _____ day of _____, 19____, at _____ o'clock _____ A.M.

Zoning Commissioner of Baltimore County.

ECO-101 (over)

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 83-112-Sph
Leonard Stulman, et ux

Date: October 19, 1982

This office does not believe that the proposed parking areas are permitted in the residential transition areas. Further, it would appear that the prior variance would be valid for the specific building proposed on the site plan for Petitions No. 81-123-ASph and not for the subject proposal.

Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:alc

cc: Arlene January
Shirley Hess

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 25, 1982

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

cc: Nicholas B. Commodari
Chairman

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

T. Rogers Harrison, Esquire
306 West Joppa Road
Towson, Maryland 21204

RE: Item No. 21 - Case No. 83-112-SPH
Petitioner - Leonard Stulman, et ux
Special Hearing Petition

Dear Mr. Harrison:

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.

This currently vacant property is located between Waltham Woods Road and Clement Avenue east of Joppa Road in the 9th Election District. A shopping center and apartments exist to the west and north, while individual dwellings and a dwelling and restaurant exist to the south.

This property was the subject of a previous hearing (Case No. 81-123-SPHA) in which a variance for front yard setback to construct an office building and a special hearing for off-street parking were granted. In view of your client's present proposal to alter the size and layout of the proposed building and parking area, this hearing is now required. Also included with this hearing are requests to utilize an additional parcel of land to the southeast along Clement Avenue for parking and a determination whether this proposed parking and the revised parking layout are subject to Bill Nos. 124-81 and 109-82, concerning residential transition areas.

For further information on the comments of the Department of Permits and Licenses, you may contact Mr. Charles Burnham at 494-3987.

Item No. 21 - Case No. 83-112-SPH
Petitioner - Leonard Stulman, et ux
Special Hearing Petition
Page 2

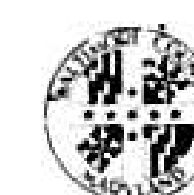
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing 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 Advisory Committee

NBC:bsc

Enclosures

cc: Kidde Consultants, Inc.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

August 19, 1982

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

Re: Item #21 (1982-1983)
Property Owner: Leonard & Helen R. Stulman
S/ES Waltham Woods Rd. 423' N. Iron center-
line of Joppa Rd.
Acres: 0.82 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 which were supplied in conjunction with the Zoning Advisory Committee review of this site in connection with Item 42 (1980-1981) 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 21 (1982-1983).

Very truly yours,
Robert A. Murton, P.E., Chief
Bureau of Public Services

RAM:FMW:ss

cc: Jack Wimbley

Attachments

N-NE Key Sheet
38 NE 15 Pos. Sheet
NE 10 D Topo
71 Tax Map

December 23, 1980

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

Re: Item #42 (1980-1981)
Property Owner: Leonard & Helen R. Stulman
S/ES Clement Avenue 400' E/3 of Joppa Road
Acres: 0.7173 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.

The Highway Comments supplied September 30, 1980 for this Item 42 (1980-1981) are amended only in regard to the future improvement of Clement Avenue.

Clement Avenue, an existing recorded street, now approximately 450 feet in length, is proposed to be improved in the future as a 30-foot closed section roadway on a minimum 40-foot right-of-way, with a standard type roadway termination westerly of the present guard rail barricade.

Very truly yours,

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

RAM:FMW:ss

cc: A. Jurgens
J. Wimbley
P. Booth
D. Grice
S. Ballestri
J. Tremmer

N-NE Key Sheet
38 NE 15 Pos. Sheet
NE 10 D Topo
71 Tax Map

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 _____ day of _____, 19____.

William E. Hammond
Zoning Commissioner

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

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

1. The petitioners herein seek to amend the site plan filed in Case No. 81-123-SPHA to permit an increase in the size of the lot area and proposed building and a revision in the layout of the parking area, to secure a use permit for additional off-street parking in a residential zone, and to determine whether the proposed and previously granted parking areas are subject to Bill Nos. 124-81 and 109-82 concerning residential transition areas (RTA).
2. Testimony presented in behalf of the petitioners indicated that the lot configuration and its increased size resulted from the exchange of land requested by Baltimore County.
3. To approve the amendment would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of the community.

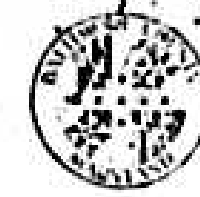
and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 28th day of March, 1983, that the amendment to the site plan filed in Case No. 81-123-SPHA to increase the size of the lot area and proposed building and to revise the layout of the parking area, in accordance with the site plan prepared by Kidde Consultants, Inc., dated June 21, 1982, and marked Petitioners' Exhibit 2, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The site plan, under General Notes, No. 5.D, shall indicate the revised number of parking spaces; No. 17, shall eliminate the verbiage "...and the parking area configuration has changed."
2. The easternmost row of parking shall not encroach on the 20' x 54' southeast parcel released by Baltimore County. Parking shall not be permitted along the southern property line and shall be only for the use of the office building tenants.
3. Compliance with Restrictions 2, 3, and 5 of the Order dated April 29, 1981, Case No. 81-123-SPHA.
4. A revised site plan, incorporating the restrictions set forth above shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning, including a detailed landscaping plan required for approval by the Current Planning and Development Division.

It is FURTHER ORDERED that since the site plan filed in Case No. 81-123-SPHA, dated November 3, 1980, and herein marked Petitioners' Exhibit 1, indicates sufficient parking for the proposed increased building size and protects the adjacent residence from head-in parking along that property line, the request for a use permit for additional off-street parking in a residential zone is hereby DENIED and, FURTHER ORDERED, that since the parking areas requested in Case No. 81-123-SPHA were approved prior to the effective date of Bill Nos. 124-81 and 109-82, they are not subject to RTA regulations.

Jan M. H. Jones
Deputy Zoning Commissioner of
Baltimore County



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. DISTEL P.E.
DIRECTOR

September 26, 1980

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

Re: Item #42 (1980-1981)

Property Owner: Leonard & Helen R. Stulman
N/W 1/2 Clement Avenue 400' N/E of Joppa Road
Acres: 0.7173 Acres 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:

"This property is a portion of the apartment complex 'Kenilworth at Perring Park', recorded O.T.C. 31, Folio 30, Baltimore County highway and utility improvements were constructed in connection with the apartment development per Public Works Agreements #96502 and #96511.

Highways:

Waltham Woods Road is an existing County road, improved as indicated; no further highway improvements are proposed at this time.

The roadway indicated as proposed access for the requested parking area is a private road. Clement Avenue, an existing public road was terminated and barricaded as indicated in connection with the development of the "Kenilworth at Perring Park" apartments. Clement Avenue is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way with standard type roadway termination if Clement Avenue is to remain a dead-end street. No vehicular access to this proposed office building and parking lot is to be provided from Clement Avenue. However, the entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #42 (1980-1981)
Property Owner: Leonard & Helen R. Stulman
Page: 2
September 26, 1980

Storm Drains:

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Storm drains as required in connection with any further development of this property are to be designed and constructed in accordance with Baltimore County Standards and Specifications.

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:

As indicated, there is a public 12-inch water main in Waltham Woods Road and there is an 8-inch public sanitary sewerage in Waltham Woods Road and within a 10-foot drainage and utility easement through this property. The Petitioner is cautioned that no encroachment by construction of any structure, including footings, is permitted within Baltimore County rights-of-way and utility easements. During the course of construction on this property, protection must be afforded by the contractor for the sanitary sewerage and storm drains; any damage sustained would be the full responsibility of the Petitioner.

Very truly yours,

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

END:EM:FWR:ss

cc: R. Morton
J. Wimbley
P. Koch
D. Grise
S. Bellestri

N-NE Key Sheet
38 NE 15 Pos. Sheet
NE 10 D Topo
71 Tax Map



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

STEPHEN E. COLLINS
DIRECTOR

August 25, 1982

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

RE: ZAC Meeting of July 27, 1982

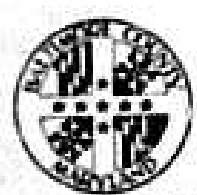
Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items number 16, 17, 18, 19, 21 and 22.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineering Associate II

MSF/rll



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

September 27, 1982

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

Dear Mr. Hammond:

Comments on Item #21, Zoning Advisory Committee Meeting of July 27, 1982, are as follows:

Property Owner: Leonard & Helen R. Stulman
Location: SE/S Waltham Woods Road 423' N. from centerline of Joppa Road
Existing Zoning: B.L. & D.N. 16
Proposed Zoning: Special Hearing to approve an amendment to the Order of the Zoning Commissioner on Case #81-123-SPHA to permit an increase in the size of the building and to revise the parking area configuration.
Acres: 0.82
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,

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

LJF/als
cc: David Filbert



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
625-7310

September 1, 1982

PAUL H. RENCKE
CHIEF

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Leonard and Helen R. Stulman

Location: SE/S Waltham Woods Road 423' N. from centerline of Joppa Road

Item No.: 21 Zoning Agenda: Meeting of July 27, 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 collected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

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

() 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: *Paul H. Rencke* 9/12/82
Planning Group
Special Inspection Division
Noted and Approved: _____
Fire Prevention Bureau

JK/mbl/cm



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3500

TED ZALESKI JR.
DIRECTOR

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

Dear Mr. Hammond:

Comments on Item # 21 Zoning Advisory Committee Meeting July 27, 1982 are as follows:

Property Owner: Leonard & Helen R. Stulman
Location: SE/S Waltham Woods Road 423' N. from centerline of Joppa Road
B.L. & D.N. 16
Proposed Zoning:

Address: 0.82
District: 9th

The items checked below are applicable:

- A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aged and other applicable Codes.
- B. A building/_____ shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 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 101, 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 101.
- I. Comments: Handicapped spaces shall be designed in such a manner, the handicapped are not compelled to pass behind parked vehicles, show curb cuts, signs, building access, etc., for State Handicapped Code.

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 2122 (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 V. Dubel, Superintendent

Towson, Maryland - 21204

Date: July 23, 1982

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

Z.A.C. Meeting of: July 27, 1982

RE: Item No: 16, 17, 18, 19, 20, 21, 22

Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
S/S of Waltham Woods Rd., 423' East of
Joppa Rd. & N/S of Clement Ave., 350'
East of Joppa Rd., 9th District : OF BALTIMORE COUNTY

LEONARD STULMAN, et ux, Petitioners: Case No. 83-112-SPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

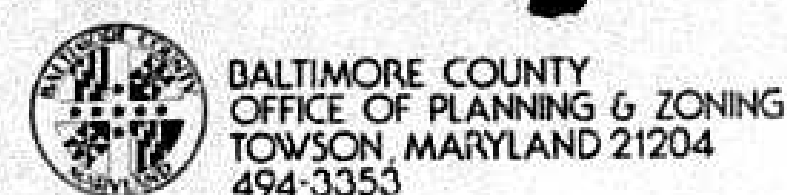
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 15th day of September, 1982, a copy of the foregoing Order was mailed to T. Rogers Harrison, Esquire, 306 W. Joppa Road, Towson, Maryland 21204, Attorney for Petitioners.

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



WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 28, 1983

T. Rogers Harrison, Esquire
306 West Joppa Road
Towson, Maryland 21204

RE: Petition for Special Hearing
S/S of Waltham Woods Road, 423' E of Joppa
Road and N/S of Clement Avenue, 350' E of
Joppa Road - 9th Election District
Leonard Stulman, et ux - Petitioners
NO. 83-112-SPH (Item No. 21)

Dear Mr. Harrison:

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

Very truly yours,

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

Attachments

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

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

Cable: KIDDENGR
Tele: 87765

10200 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500

Direct Dial Number
321-5512

DESCRIPTION

0.82 ACRE PARCEL, PART OF "KENILWORTH AT PERRING PARK", SOUTHEAST
SIDE OF WALTHAM WOODS ROAD, NORTHWEST OF JOPPA ROAD, NINTH
ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is to Modify Existing Zoning Order.

Beginning on the southeast side of Waltham Woods Road, eighty feet wide, and at the point shown and designated "1803" on the plat of "Kenilworth at Perring Park" recorded among the Land Records of Baltimore County in Plat Book O.T.G. 31, Page 30, said beginning point being distant 423 feet, more or less, as measured north-easterly along the southwest side of said Waltham Woods Road from its intersection with the northeast side of Joppa Road, 80 feet wide, running thence binding on the southeast side of Waltham Woods Road, as shown on said plat, two courses: (1) northeasterly, by a curve to the right with the radius of 660.00 feet, the arc distance of 82.82 feet, the chord of said arc being N 51° 44' 54" E 82.77 feet, and (2) N 55° 20' 35" E 63.00 feet, thence six courses: (3) S 43° 49' 10" E 83.93 feet, (4) southeasterly, by a curve to the left with the radius of 107.00 feet, the arc distance of 97.04 feet, the chord of said arc being S 69° 48' 05" E 93.75 feet, (5) N 84° 13' 00" E 27.55 feet, (6) southeasterly,

ENGINEERS • PLANNERS • SURVEYORS

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

Description
June 18, 1982
Page 2.

by a curve to the right with the radius of 10.00 feet, the arc distance of 15.71 feet, the chord of said arc being S 50° 47' 00" E 14.14 feet, (7) S 05° 47' 00" E 36.79 feet, (8) southerly, by a curve to the right with the radius of 48.00 feet, the arc distance of 13.83 feet, the chord of said arc being S 02° 28' 05" W 13.78 feet, thence two courses: (9) S 31° 05' 00" W 4.70 feet, and (10) N 58° 55' 00" W 5.00 feet, thence binding on said northwest side of Clement Avenue, (11) S 31° 05' 00" W 127.27 feet to a point on the southwest outline of the land shown on the plat first herein referred to, thence binding on the outlines of said land four courses: (12) N 50° 55' 00" W 142.99 feet, (13) N 30° 43' 35" E 57.45 feet, (14) northwesterly, by a curve to the right with the radius of 300.00 feet, the arc distance of 131.33 feet, the chord of said arc being N 71° 48' 52" W 130.28 feet, and (15) N 59° 16' 25" W 17.57 feet to the place of beginning.

Containing 0.82 acres of land. Special Hearing for off street parking includes the above property saving and excepting that portion covered by Case #81-123-SPH

RWB:rjm

J.O. 1-59178A

June 18, 1982



LAW OFFICES
MUDD & HARRISON
306 WEST JOPPA ROAD
TOWSON, MARYLAND 21204
AREA CODE 301-426-1335

900 MARYLAND TRUST BUILDING
14 SOUTH CALVERT STREET
BALTIMORE, MARYLAND 21202
301-323-0246

December 1, 1982

Ms. Jean Jung
Deputy Zoning Commissioner
County Office Building
Chesapeake Avenue
Towson, Maryland 21204

Re: Leonard Stulman, et ux
Petitioners, 83-112-SPH

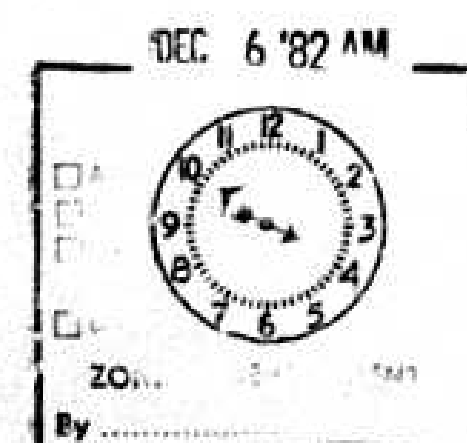
Dear Ms. Jung:

A hearing on the above referenced Petition for Special Hearing was held before Your Honor on Thursday, November 4, 1982. As a result of the conveyances of land between the Petitioners and Baltimore County, Maryland, to which there was testimony at the hearing, Mr. Stulman has been delayed a long time in developing the subject property. Because of the delay already suffered, we would appreciate it if you would issue a prompt decision in this matter.

Thank you very much for your consideration.

Very truly yours,
H. Patrick Stringer, Jr.
H. Patrick Stringer, Jr.

HPS:lfc



JOHN E. MUDD
T. ROGERS HARRISON
DOUGLAS W. BUSER
H. PATRICK STRINGER, JR.

LAW OFFICES
MUDD & HARRISON
306 WEST JOPPA ROAD
TOWSON, MARYLAND 21204
AREA CODE 301-426-1335

November 9, 1982

Ms. Jean Jung
Deputy Zoning Commissioner
County Office Building
Chesapeake Avenue
Towson, Maryland 21204

Re: Leonard and Helen Stulman, et ux
North Plaza Office Building

Dear Ms. Jung:

I am enclosing a photostatic copy of our check #2421, which was issued on June 30, 1982 for a filing fee. This is evidence that the pending petition was filed prior to the effective date of the bills mentioned in the report of the Planning Commission.

I am also enclosing a copy of the paid receipt for advertising costs in the amount of \$99.04.

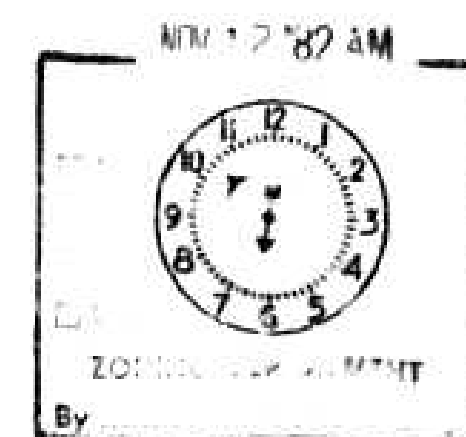
Very truly yours,

H. Patrick Stringer, Jr.
H. Patrick Stringer, Jr.

HPS:cmw

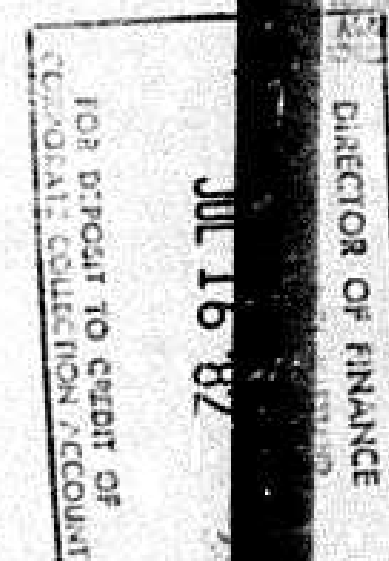
Enclosures: 2

cc: Leonard Stulman
1147 Donnington Circle
Towson, Maryland 21204



Form with fields for DATE, TO THE ORDER OF, PAY TO THE ORDER OF, and a large vertical stamp reading "RECEIVED" and "NOV 12 1982".

C.R.#
103958



LIBER 6444 PAGE 282

REAL PROPERTY TRANSFER - CONSIDERATION AFFIDAVIT

Complete affidavit -- original and 1 copy -- for each instrument other than mortgage or deed of trust (with or without consideration). Sign and return both copies.

In compliance with Baltimore County Code Title 11, Article IX, Sections 11-69 through 11-82, as amended, it is certified that an instrument described below, representing a transfer of real property including, but not limited to, fee simple estate, leasehold estate, limited estate and legal or equitable interests in real property, is offered for record in Baltimore County. The subject property is identified as follows:

Property Account # 09-15-716527 Prior Deed Reference: Liber REG 4117 Folio 350

Date of Instrument _____ Amount of Mortgage \$ _____

Documents Presented: ☐ Deed ☐ Agreement ☐ Deed of Trust ☐ Mortgage ☐ Contract ☐ Lease over 7 yrs. ☐ Other ☒ Right-of-way or Easement Agreement

Person offering instrument for recording: Name J. H. Shaffer Title Co. or Firm Bureau of Land Acq. Address Baltimore County, Maryland

I HEREBY CERTIFY under the penalties of perjury that the information given above is true to the best of my personal knowledge and belief.

Signed J. H. Shaffer Date 9/29/82 IMPORTANT! YELLOW COPY MUST BE RECORDED WITH INSTRUMENT IF TRUE CONSIDERATION IS NOT REQUIRED.

OFFICE OF FINANCE USE ONLY: Rec'd for record OCT 15 1982 at 1:51 PM

Agent Per Elmer H. Harrison, Jr. Clerk Amount \$ None Tax Bill None Comments _____

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF LAND ACQUISITION

SCALE: 1" = 50' SHEET 1 OF 1 PLAT TO ACCOMPANY ACQUISITION OF HIGHWAY WIDENING IN FEE AREA TO BE RELEASED

APPROVED: Walter D. Harrison DATE: 9-27-82

DIVISION OF DRAFTING APPROVED: Edgar J. Hersh DATE: 9-27-82

DRAWN W.B. CHECKED R.L.S.

LIBER 6444 PAGE 286

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OFFICE OF FINANCE USE ONLY: Rec'd for record OCT 15 1982 at 2:00 PM

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LIBER 6444 PAGE 285

PETITION FOR SPECIAL HEARING

9th Election District

ZONING: Petition for Special Hearing

LOCATION: South side of Waltham Woods Road, 423 ft. East of Joppa Road and North side of Clement Avenue, 350 ft. East of Joppa Road

DATE & TIME: Thursday, November 4, 1982 at 11:15 A.M.

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

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

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan in Case No. 81-123-SPHA to permit an increase in the size of the proposed building and lot area to revise the parking layout; for a use permit for off street parking in a residential zone and to determine whether the proposed parking areas (new and previously granted) are subject to Bills Nos. 124-81 and 109-82 concerning residential transition areas

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

Being the property of Leonard Stulman, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, November 4, 1982 at 11:15 A.M.

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

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

LIBER 6444 PAGE 285

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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: <u>U.C.</u>	Revised Plans:		Change in outline or description Yes ☐ No ☐							
Previous case: <u>81-125 SPH</u>	Map # <u>3C</u>									

PETITION FOR SPECIAL HEARING
 9th Election District
 ZONING: Petition for Special Hearing
 LOCATION: South side of Waltham Woods Road, 423' E of Joppa Road and North side of Clement Avenue, 350' E of Joppa Road.
 DATE & TIME: Thursday, November 4, 1982 at 11:15 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for special hearing for the purpose of determining whether or not the proposed zoning change should be approved or denied. The petition for special hearing is filed with the Zoning Commission and the Zoning Commission will hold a public hearing on the petition for special hearing on the date and time specified above. The petition for special hearing is filed with the Zoning Commission and the Zoning Commission will hold a public hearing on the petition for special hearing on the date and time specified above. The petition for special hearing is filed with the Zoning Commission and the Zoning Commission will hold a public hearing on the petition for special hearing on the date and time specified above.

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 14, 1982

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time, before the 14th day of November, 1982, the 7th publication appearing on the 14th day of October, 1982.

THE JEFFERSONIAN
S. Leank Strickland
 Manager.

Cost of Advertisement \$



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

Your Petition has been received this 15 day of July, 1982.

Filing Fee \$ 100.00 Received: ☒ Check ☐ Cash ☐ Other

Item # 21
 CS # 107958

No. 107958

by L. Harrison
 dated by U.C.

of the Petition for assignment of a

RECEIVED FROM: William E. Harrison
 FOR: Filing Fee for S.H.
for Leonard Stulman Item #21

AMOUNT: 100.00
 ACCOUNT: 01.662

6 012*****1000018 8168A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 9 Date of Posting 10/21/82

Posted for: William E. Harrison

Petitioner: Leonard Stulman, et ux

Location of property: S/S Waltham Woods Rd., 423' E of Joppa Rd., N/S of Clement Ave., 350' E of Joppa Rd.

Location of Signs: Signs on Waltham Woods Road, 423' E of Joppa Rd.

Remarks: Signs on Waltham Woods Road, 423' E of Joppa Rd.

Posted by: William E. Harrison Date of return: 10/21/82

Number of Signs: 2

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

No. 112327

DATE: 10/29/82 ACCOUNT: R-01-615-000

AMOUNT: \$99.04

RECEIVED: T. Rogers Harrison, Esquire
 FROM: Advertising & Posting Case #83-112-SPH
 FOR: (Leonard Stulman, et ux)

6 001*****936418 7208A

VALIDATION OR SIGNATURE OF CASHIER

T. Rogers Harrison, Esquire
 306 W. Joppa Road
 Towson, Maryland 21204

October 21, 1982

Dear Mr. Harrison:

This is to advise you that \$99.04 is due for advertising and posting of the above property.

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

Very truly yours,
William E. Harrison
 WILLIAM E. HAMMOND
 Zoning Commissioner

October 6, 1982

T. Rogers Harrison, Esquire
 306 W. Joppa Road
 Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Special Hearing
 S/S Waltham Woods Rd., 423' E of Joppa Rd. and
 N/S of Clement Ave., 350' E of Joppa Rd.
 Leonard Stulman, et ux - Petitioners
 Case #83-112-SPH Item #21

TIME: 11:15 A.M.

DATE: Thursday, November 4, 1982

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

William E. Harrison
 ZONING COMMISSIONER OF
 BALTIMORE COUNTY

The Times

Middle River, Md., Oct 8 1982

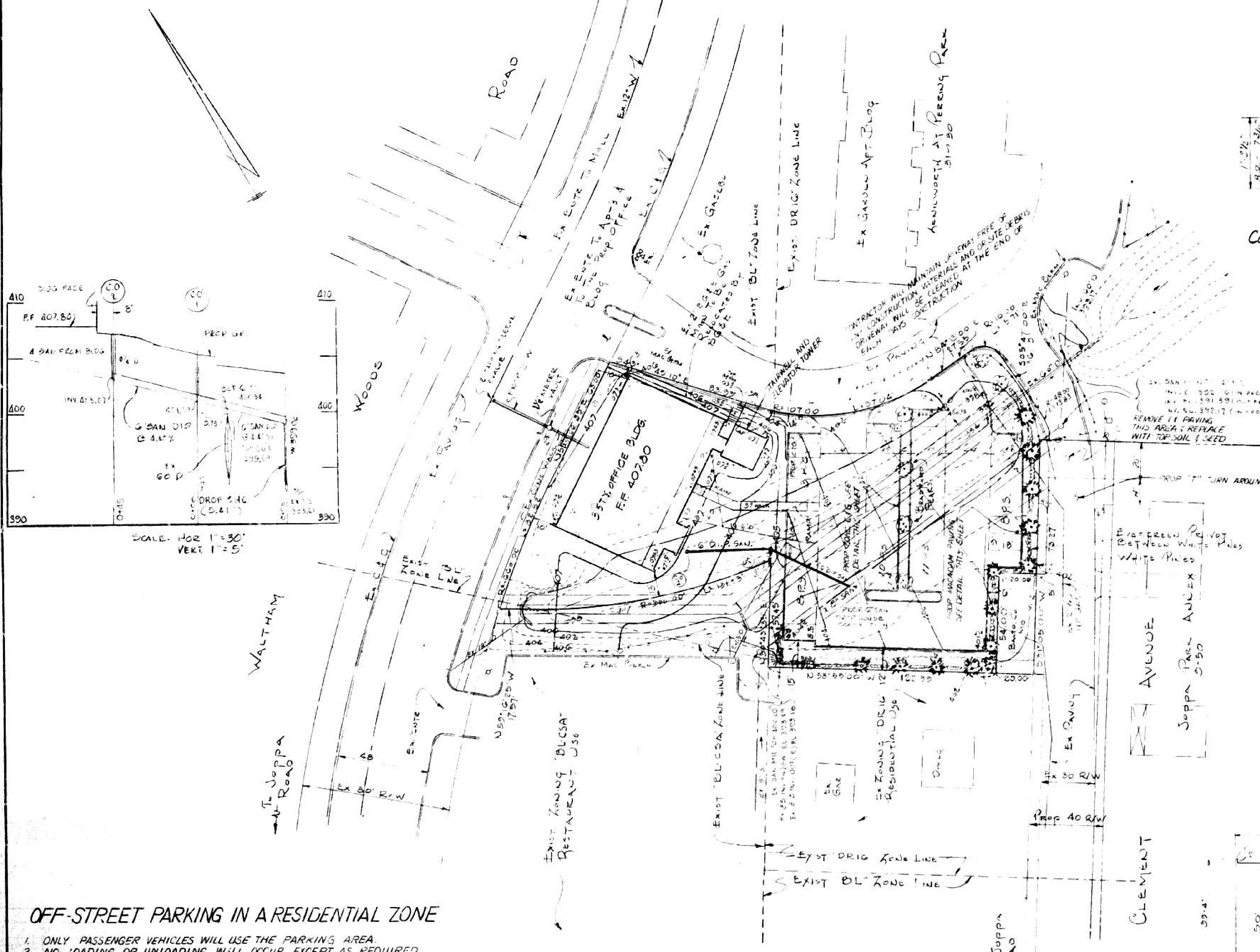
This is to Certify, That the annexed

Notar

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 14th day of Oct, 1982.

John D. Wofford
 Publisher.

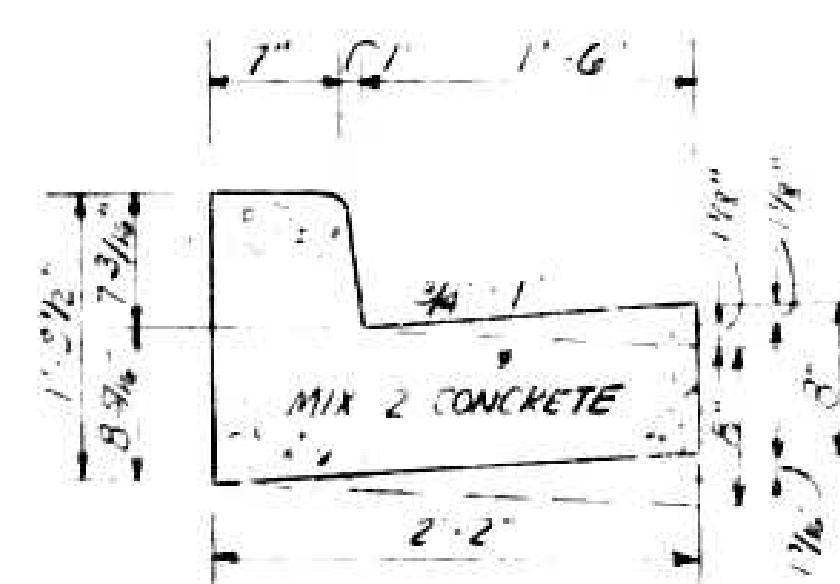
Petition For Special Hearing
 9th Election District
 ZONING: Petition for Special Hearing
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1" BITUMINOUS CONCRETE SURFACE COURSE
2" BITUMINOUS CONCRETE BASE COURSE
6" CRUSHER RUN STONE CR-6

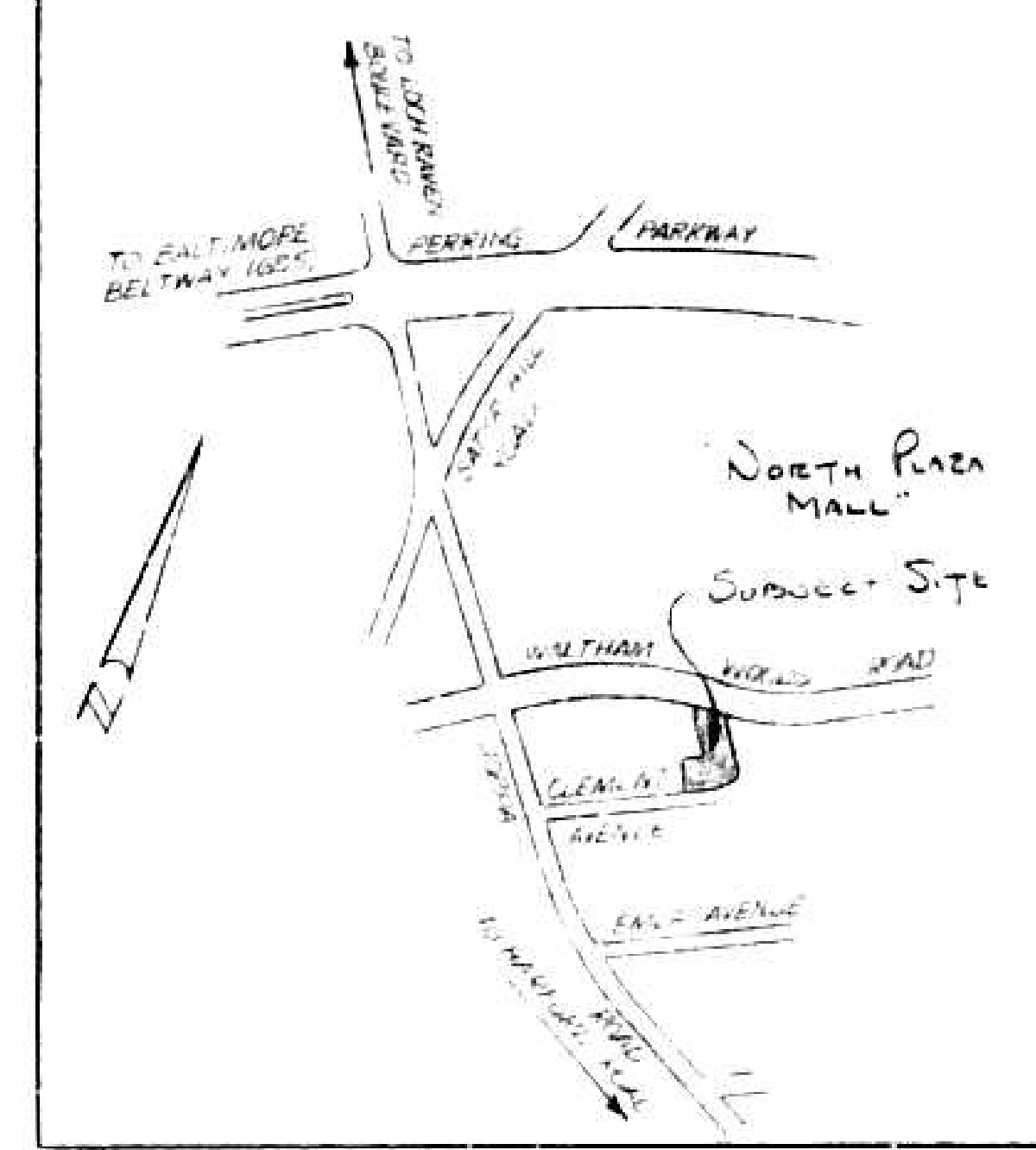
NORMAL PAVING SECTION

NOT TO SCALE



CURB & GUTTER DETAIL

NOT TO SCALE



LOCATION MAP

SCALE 1"=500'

GENERAL NOTES

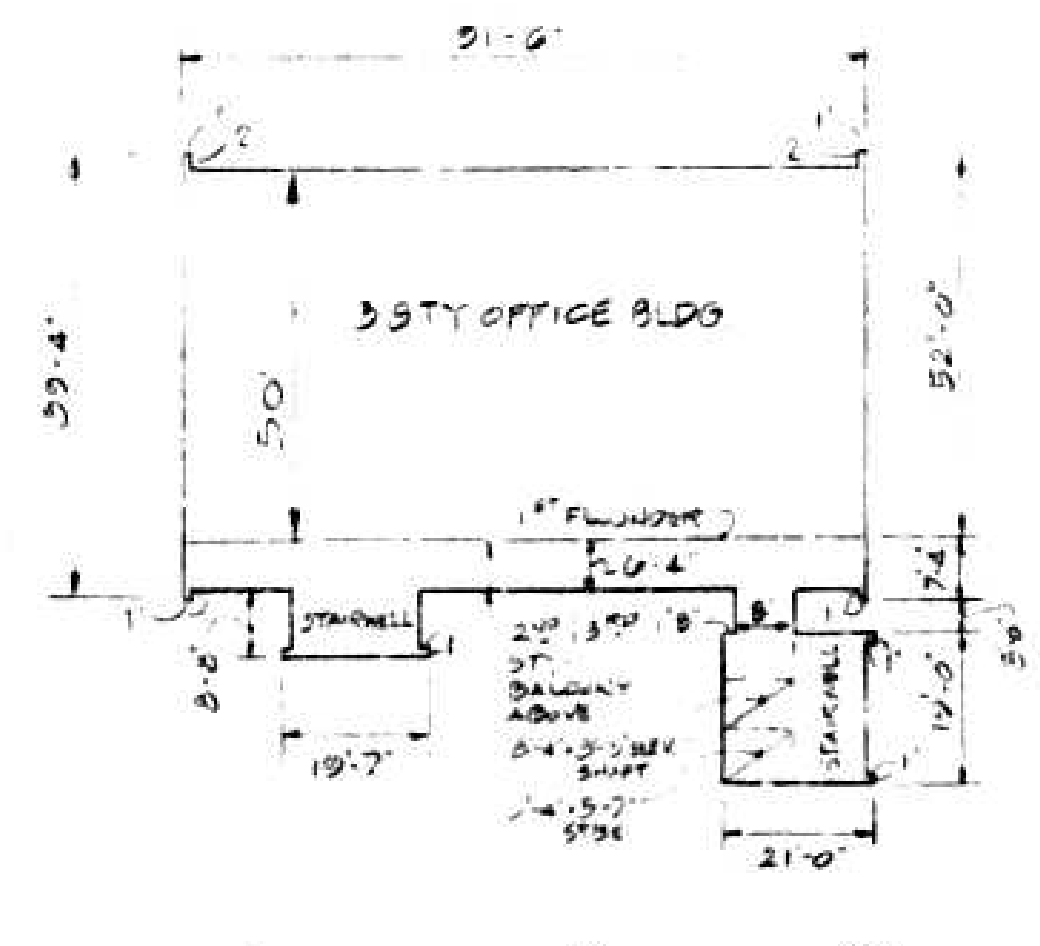
- AREA OF PROPERTY EQUALS 0.717 ACRES
- EXISTING ZONING OF PROPERTY "BL WITH FRONT YARD VARIANCE" (0.22 AC.) & "DR-1G WITH PARKING PERMIT" (SEE PETITION NO. B1 123 5 PHA 189-112 5PH)
- EXISTING USE OF PROPERTY "VACANT LAND"
- PROPOSED USE OF PROPERTY "PROFESSIONAL OFFICES"
- OFF-STREET PARKING DATA
 - A. AREA OF GROUND FLOOR = 5156 * REQUIRING 170 SPACES (1/3000)
 - B. AREA OF UPPER FLOORS = 10,212 * REQUIRING 204 SPACES (1/5000)
 - C. TOTAL SPACES REQUIRED = 38 SPACES
 - D. TOTAL SPACES PROPOSED = 40 SPACES (INCLUDING 3 HANDICAPPED)
- SITE IS LOCATED IN THE WHITEMARSH DRAINAGE AREA
- SEE DRAWING 2 OF 2 FOR SEDIMENT CONTROL DETAILS
- SEE BALTIMORE COUNTY DRAWINGS 81-0127 & 81-0128 FOR CONSTRUCTION DETAILS OF THE 60" DRAIN & ON-SITE INLETS
- CONTRACTOR TO EXCAVATE FOR LOCATION AND DEPTH OF EXISTING UTILITIES BEFORE LAYING ANY PIPE
- ALL ON-SITE UTILITIES TO BE BUILT UNDER BALTO CO. PLUMBING CODE & SPECIFICATIONS AND BY A QUALIFIED UTILITY CONTRACTOR
- CONSTRUCTION SHOWN ON THESE PLANS IS NOT TO BE COMMENCED PRIOR TO OBTAINING ALL REQUIRED BUILDING PERMITS
- CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ANY PROPOSED BUILDING, SHORING, OR OTHER SUITABLE METHOD
- PROPOSED WATER MAINS TO HAVE A MINIMUM OF 40' COVER FROM FINISHED GRADE 6" CLEARANCE FROM STORM DRAINS, AND A MINIMUM OF 10' CLEARANCE FROM ALL SANITARY SEWERS
- OBSTRUCTIONS SHOWN ON THIS PLAN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CORRECTNESS OR COMPLETENESS OF THE INFORMATION GIVEN IS NOT WARRANTED NOR GUARANTEED. CONTRACTOR SHALL VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION
- CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES AT LEAST 3 DAYS BEFORE COMMENCING WORK: BELL TELEPHONE SYSTEM: 539-9900 EXT. 649; LONG DISTANCE CABLE DIV: 539-9900 EXT. 553 OR 554; BALTO G&E: 539-8000 EXT. 691
- CONTRACTOR SHALL RESTORE ALL DISTURBED PAVING, SIDEWALKS OR LAWNS AFFECTED BY THE CONSTRUCTION SHOWN HEREON TO A CONDITION COMPARABLE TO THAT EXISTING PRIOR TO CONSTRUCTION
- MEDICAL, DENTAL OFFICES & CLINICS SHALL BE LIMITED TO THE GROUND FLOOR OF THE BUILDING
- CLEMENT AVENUE WILL NOT BE USED AS A MEANS OF INGRESS OR EGRESS TO THE PARKING AREA

OFF-STREET PARKING IN A RESIDENTIAL ZONE

- ONLY PASSENGER VEHICLES WILL USE THE PARKING AREA
- NO LOADING OR UNLOADING WILL OCCUR EXCEPT AS REQUIRED TO MOVE TENANTS
- LIGHTING (IF REQUIRED) WILL BE DIRECTED AWAY FROM RESIDENTIAL PROPERTIES. LIGHT POLES WILL BE NOT MORE THAN 4' HIGH. LIGHTING WILL BE USED DURING HOURS OF POOR VISIBILITY AND ONLY DURING THE EVENING HOURS WHEN OFFICES WOULD BE OPEN
- PARKING AREA WILL BE PAVED AND PROPERTY DRAINED (SEE SITE PLAN)
- PARKING AREA WILL BE SCREENED FROM ADJACENT RESIDENTIAL PROPERTIES AND WILL BE LANDSCAPED (SEE SITE PLAN)
- HOURS OF OPERATION WILL BE NORMALLY FROM 7:00 A.M. TO 9:30 P.M.

8-1-83	Revised Parking Layout	KCI
6-15-83	Revised Bldg. Location (Onsite) Proposed Typ. Floor Plan (Notes SA 5.3, 15-2)	KCI
4-1-83	Revised Building Area & Note 50, Revised Notes 10/18 & Landscaping Data	KCI
5-19-82	Revised Access Via Clement Ave & Added Landscaping Details	KCI

LANDSCAPING DATA
 * WHITE PINES
 * FLOWERING CRABAPPLE
 * EVERGREEN PRIVET



TYPICAL FLOOR PLAN
SCALE: 1"=30'

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *[Signature]*
 DATE: 8/6/83
 83-112 A
 C-762-83



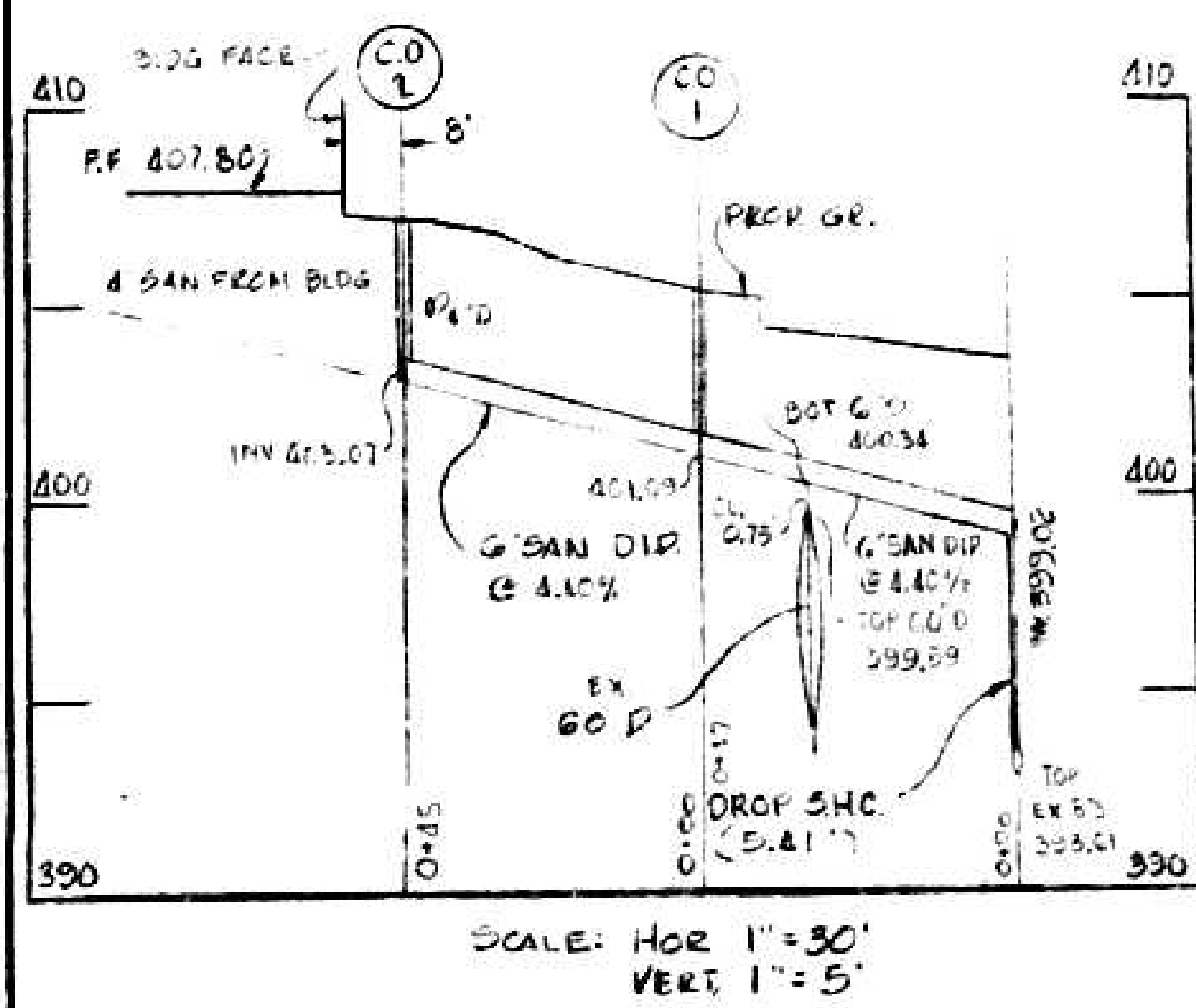
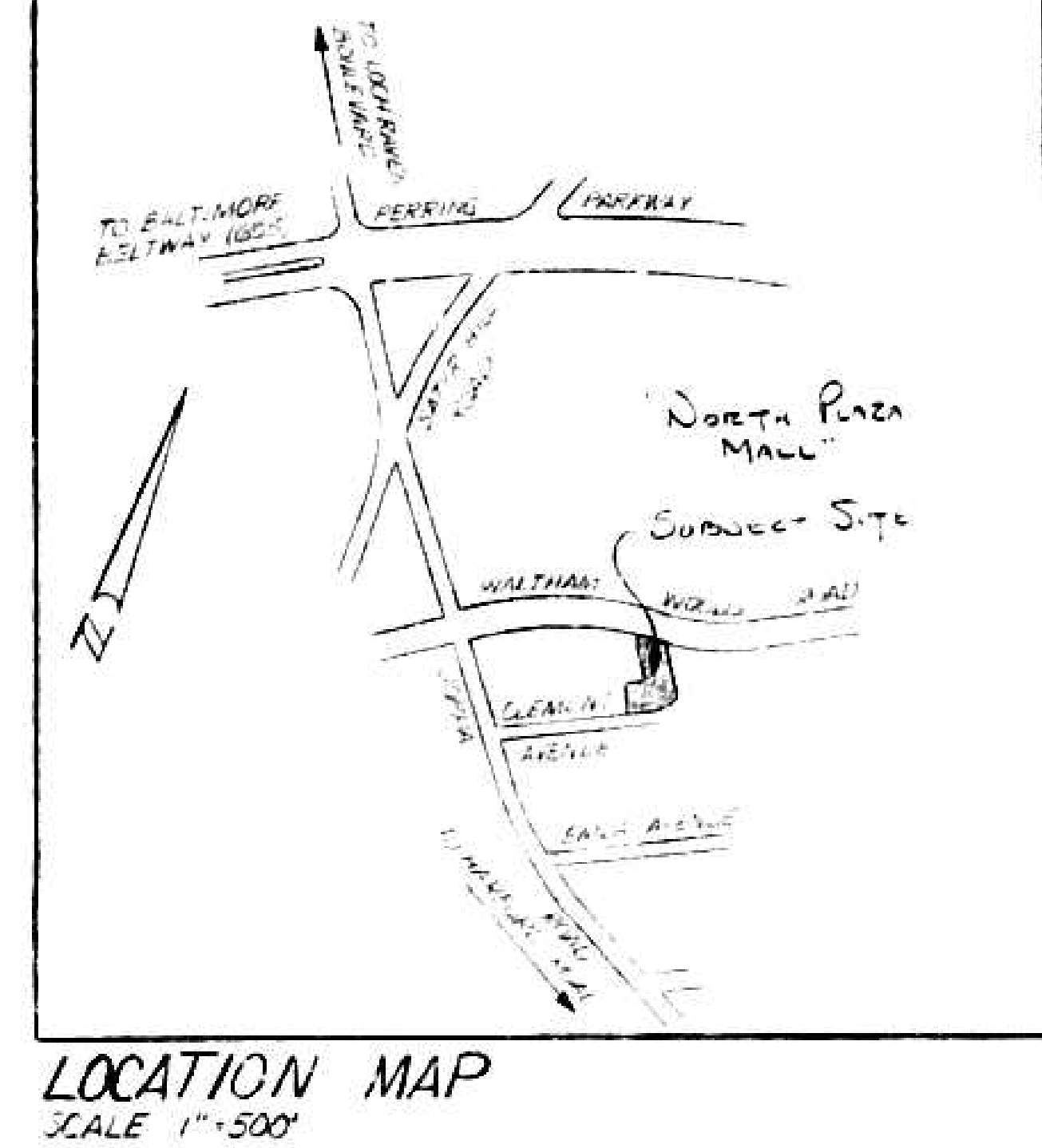
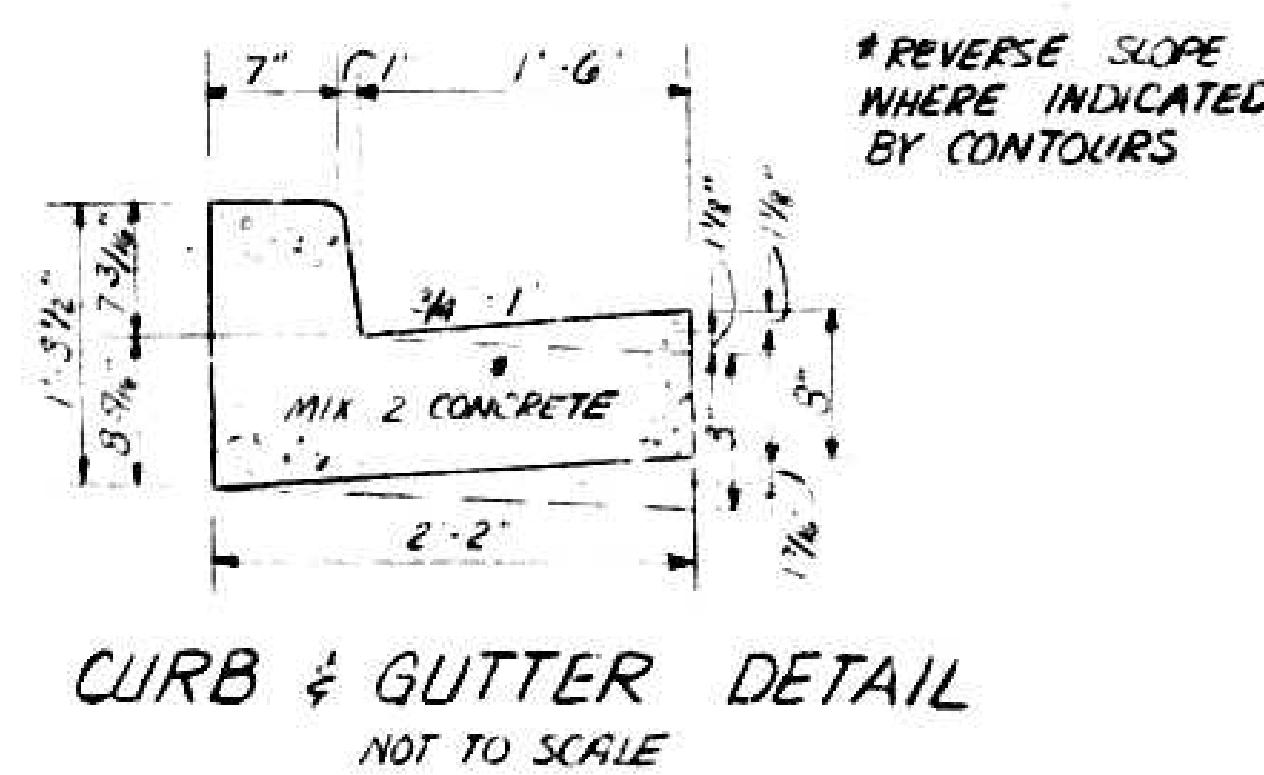
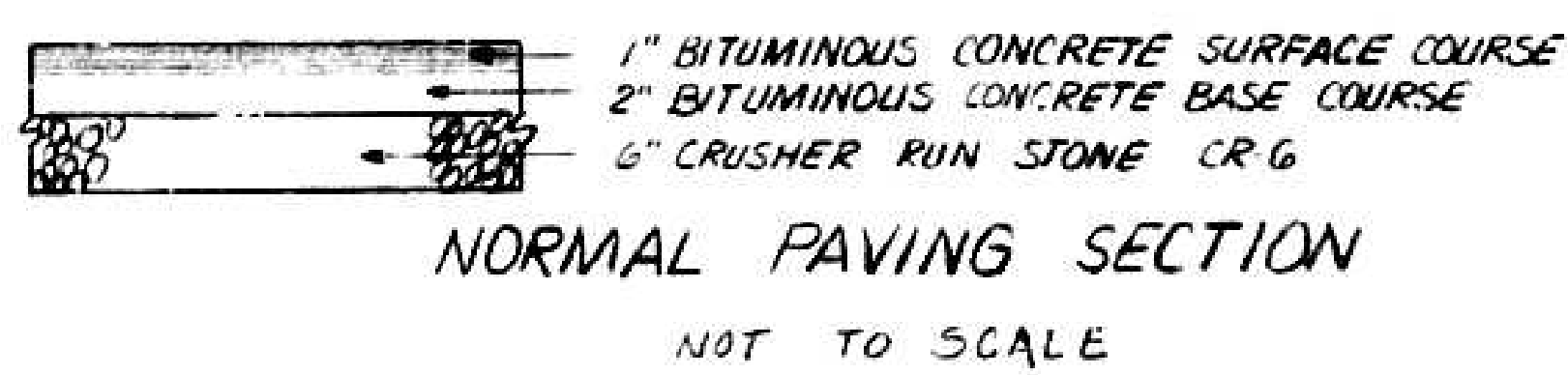
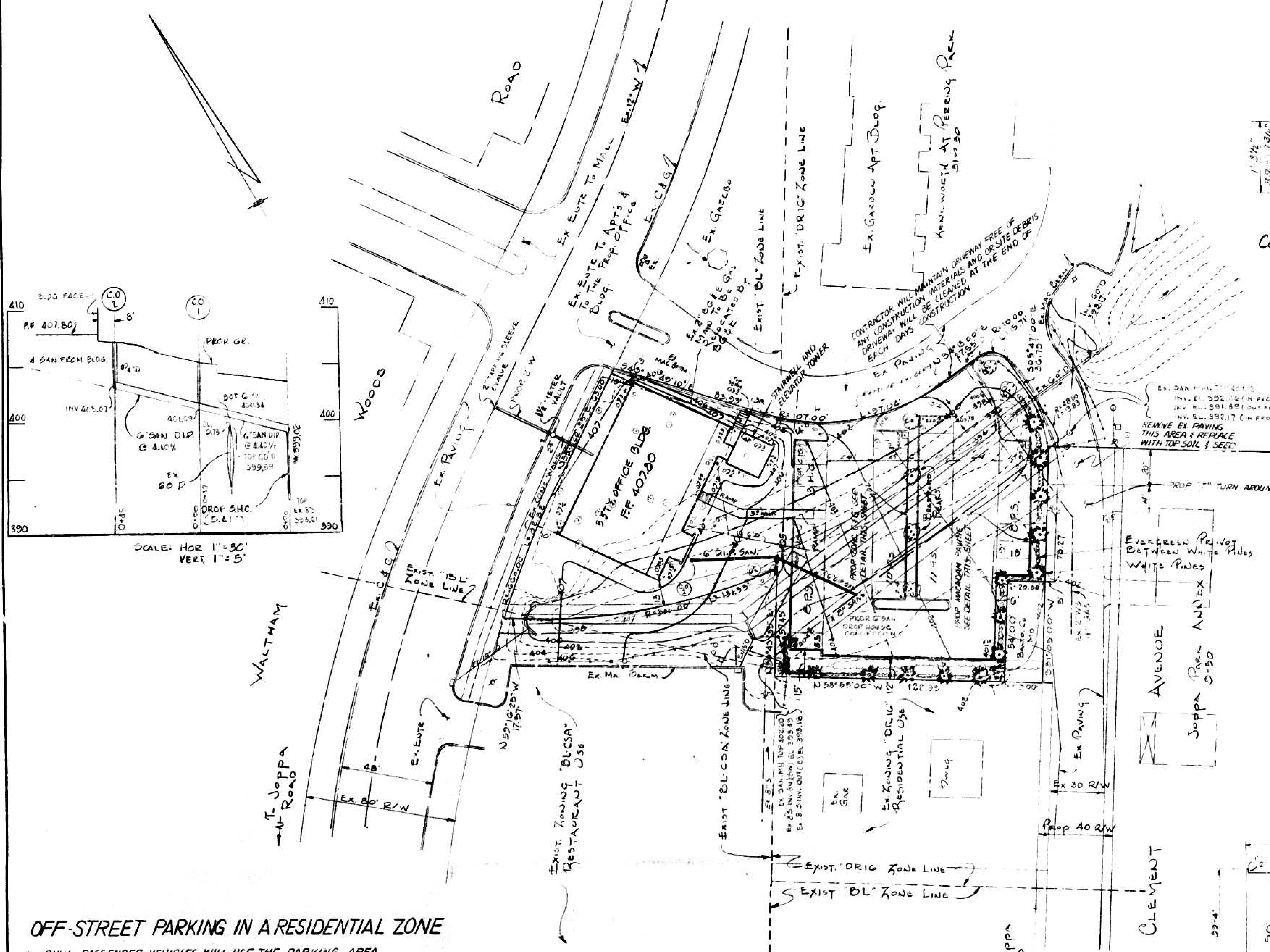
Drafting	DATE	REVISIONS	BY
Check	8-1-83	ADD 2' SIDEWALK	WIP
Design	8-1-83	ADD 2' SIDEWALK	WIP
Check	8-1-83	ADD 2' SIDEWALK	WIP

KIDDE CONSULTANTS, INC.
 ENGINEERS • ARCHITECTS • PLANNERS

SITE PLAN

NORTH PLAZA OFFICE BUILDING
 WALTHAM WOODS ROAD ELECTION DISTRICT 3 BALTIMORE COUNTY, MD.

SHEET	DATE	JOB NUMBER
1	12-30-81	53178 A
2	1"=30'	



GENERAL NOTES

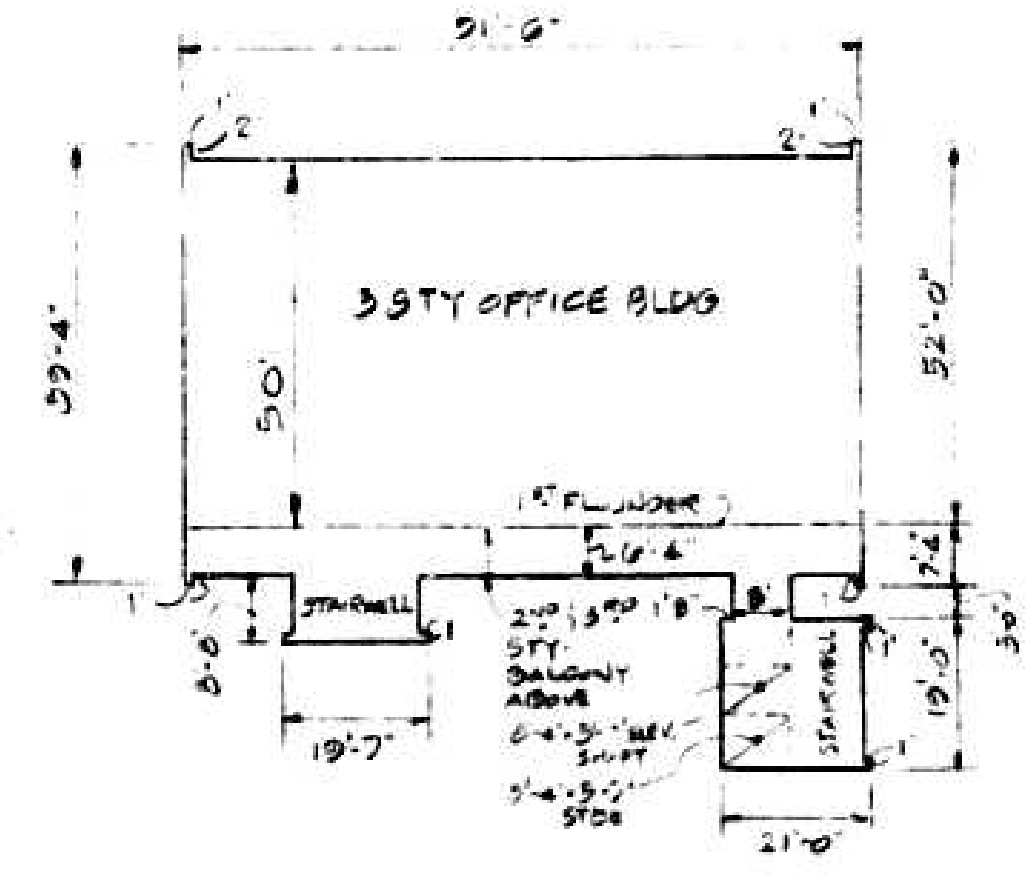
1. AREA OF PROPERTY EQUALS .0717 ACRES.
2. EXISTING ZONING OF PROPERTY "BL WITH FRONT YARD VARIANCE" (0.22 AC) & "DR-1G WITH PARKING PERMIT" (SEE PETITION NO. 81-123 SPHA & 83-112 SPH).
3. EXISTING USE OF PROPERTY "VACANT LAND".
4. PROPOSED USE OF PROPERTY "PROFESSIONAL OFFICES".
5. OFF-STREET PARKING DATA:
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 - B. AREA OF UPPER FLOORS = 10,312 * REQUIRING 204 SPACES (1/5000)
 - C. TOTAL SPACES REQUIRED = 374 SPACES
 - D. TOTAL SPACES PROPOSED = 40 SPACES (INCLUDING 3 HANDICAPPED)
6. SITE IS LOCATED IN THE WHITEMARSH DRAINAGE AREA.
7. SEE DRAWING 2 OF 2 FOR SEDIMENT CONTROL DETAILS.
8. SEE BALTIMORE COUNTY DRAWINGS 81-0127 & 81-0128 FOR CONSTRUCTION DETAILS OF THE 60" DRAIN & ON-SITE INLETS.
9. CONTRACTOR TO EXCAVATE FOR LOCATION AND DEPTH OF EXISTING UTILITIES BEFORE LAYING ANY PIPE.
10. ALL ON-SITE UTILITIES TO BE BUILT UNDER BALTO CO. PLUMBING CODE & SPECIFICATIONS AND BY A QUALIFIED UTILITY CONTRACTOR.
11. CONSTRUCTION SHOWN ON THESE PLANS IS NOT TO BE COMMENCED PRIOR TO OBTAINING ALL REQUIRED BUILDING PERMITS.
12. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ANY PROPOSED BUILDING IF EXISTING AT THE TIME UTILITIES ARE INSTALLED, BY SHEETING, SHORING, OR OTHER SUITABLE METHOD.
13. PROPOSED WATER MAINS TO HAVE A MINIMUM OF 4.0' COVER FROM FINISHED GRADE, 6" CLEARANCE FROM STORM DRAINS, AND A MINIMUM OF 10' CLEARANCE FROM ALL SANITARY SEWERS.
14. OBSTRUCTIONS SHOWN ON THIS PLAN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CORRECTNESS OR COMPLETENESS OF THE INFORMATION GIVEN IS NOT WARRANTED NOR GUARANTEED. CONTRACTOR SHALL VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION.
15. CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES AT LEAST 3 DAYS BEFORE COMMENCING WORK: BALTO TELEPHONE SYSTEM: 539-9900 EXT. 649; LONG DISTANCE CABLE DIV: 539-9900 EXT. 553 OR 554; BALTO G&E: 539-8000, EXT. 691.
16. CONTRACTOR SHALL RESTORE ALL DISTURBED PAVING, SIDEWALKS OR LAWNS AFFECTED BY THE CONSTRUCTION SHOWN HEREON TO A CONDITION COMPARABLE TO THAT EXISTING PRIOR TO CONSTRUCTION.
17. MEDICAL, DENTAL OFFICES & CLINICS SHALL BE LIMITED TO THE GROUND FLOOR OF THE BUILDING.
18. CLEMENT AVENUE WILL NOT BE USED AS A MEANS OF INGRESS OR EGRESS TO THE PARKING AREA.

OFF-STREET PARKING IN A RESIDENTIAL ZONE

1. ONLY PASSENGER VEHICLES WILL USE THE PARKING AREA.
2. NO LOADING OR UNLOADING WILL OCCUR EXCEPT AS REQUIRED TO MOVE TENANTS.
3. LIGHTING (IF REQUIRED) WILL BE DIRECTED AWAY FROM RESIDENTIAL PROPERTIES. LIGHT POLES WILL BE NOT MORE THAN 14' HIGH. LIGHTING WILL BE USED DURING HOURS OF POOR VISIBILITY AND ONLY DURING THE EVENING HOURS WHEN OFFICES WOULD BE OPEN.
4. PARKING AREA WILL BE PAVED AND PROPERTY DRAINED (SEE SITE PLAN).
5. PARKING AREA WILL BE SCREENED FROM ADJACENT RESIDENTIAL PROPERTIES AND WILL BE LANDSCAPED (SEE SITE PLAN).
6. HOURS OF OPERATION WILL BE NORMALLY FROM 7:00 A.M. TO 9:30 P.M.

8-1-82	Revised Parking Layout	KCI
6-15-83	Revised Bldg. Location (Cons. Revised Trs. Floor Plan) (Notes SA 5B, 15-C)	KCI
4-1-83	Revised Parking Area & Note 5D, Approved Notes 17618 & Landscaping Data	KCI
5-15-82	Revised Parking Vio. Clement Ave. & 40000 Landscaping Details (Revised Alignment of San. Sewer, Gully, Eas., Indicated & Drain R.O. 0.5" & 2" R.O. 0.5")	KCI

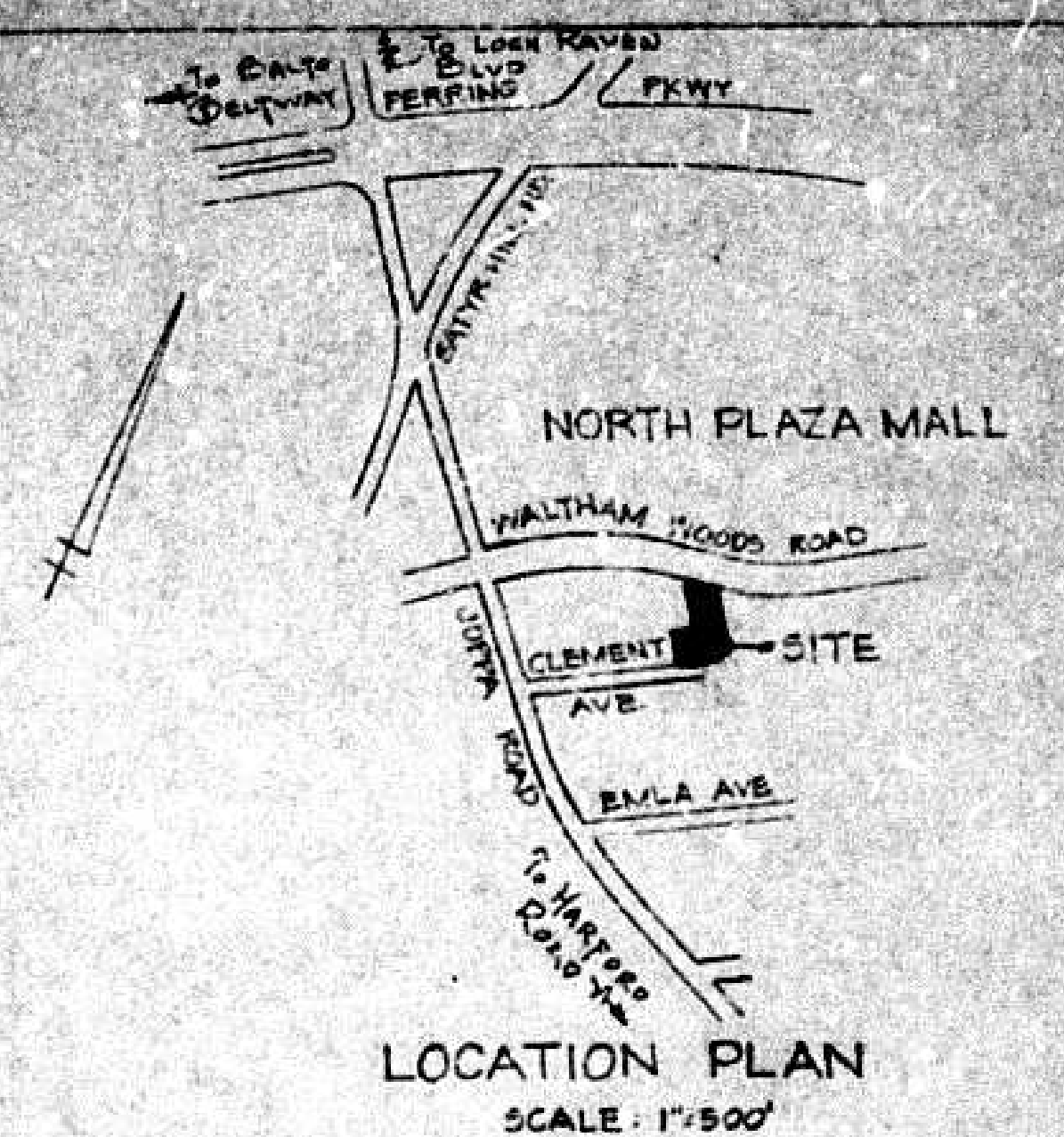
LANDSCAPING DATA
White Pines
Flowering Ceanothus
Evergreen Driveway



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 8/8/83
BY: *[Signature]*
8/1/83
83-112 A
C-762-83



EXISTING
NORTH PLAZA MALL



GENERAL NOTES

1. AREA OF PROPERTY EQUALS 0.7173 ACRES
2. EXISTING ZONING OF PROPERTY "BL" (0.2204 AC)
"DR16" (0.4969 AC)
3. EXISTING USE OF PROPERTY "VACANT LAND"
4. PROPOSED ZONING OF PROPERTY "BL WITH YARD VARIANCES"
"DR16 WITH PARKING PERMIT"
5. PROPOSED USE OF PROPERTY "PROFESSIONAL OFFICES"
6. OFF-STREET PARKING DATA
 - A. AREA OF GROUND FLOOR = 9300 SQ. FT. REQUIRING 11 SPACES (1/3000)
 - B. AREA OF UPPER FLOOR = 6600 SQ. FT. REQUIRING 14 SPACES (1/5000)
 - C. TOTAL SPACES REQUIRED = 25
 - D. TOTAL SPACES PROPOSED = 45
7. PETITIONER IS REQUESTING A VARIANCE TO SECTION 303.2 OF THE ZONING REGULATIONS (AVERAGE DISTANCE OF ADJACENT FRONT YARDS) TO ALLOW A FRONT YARD SETBACK OF 10' INSTEAD OF THE AVERAGE REQUIRED OF 34' (A VARIANCE OF 24').

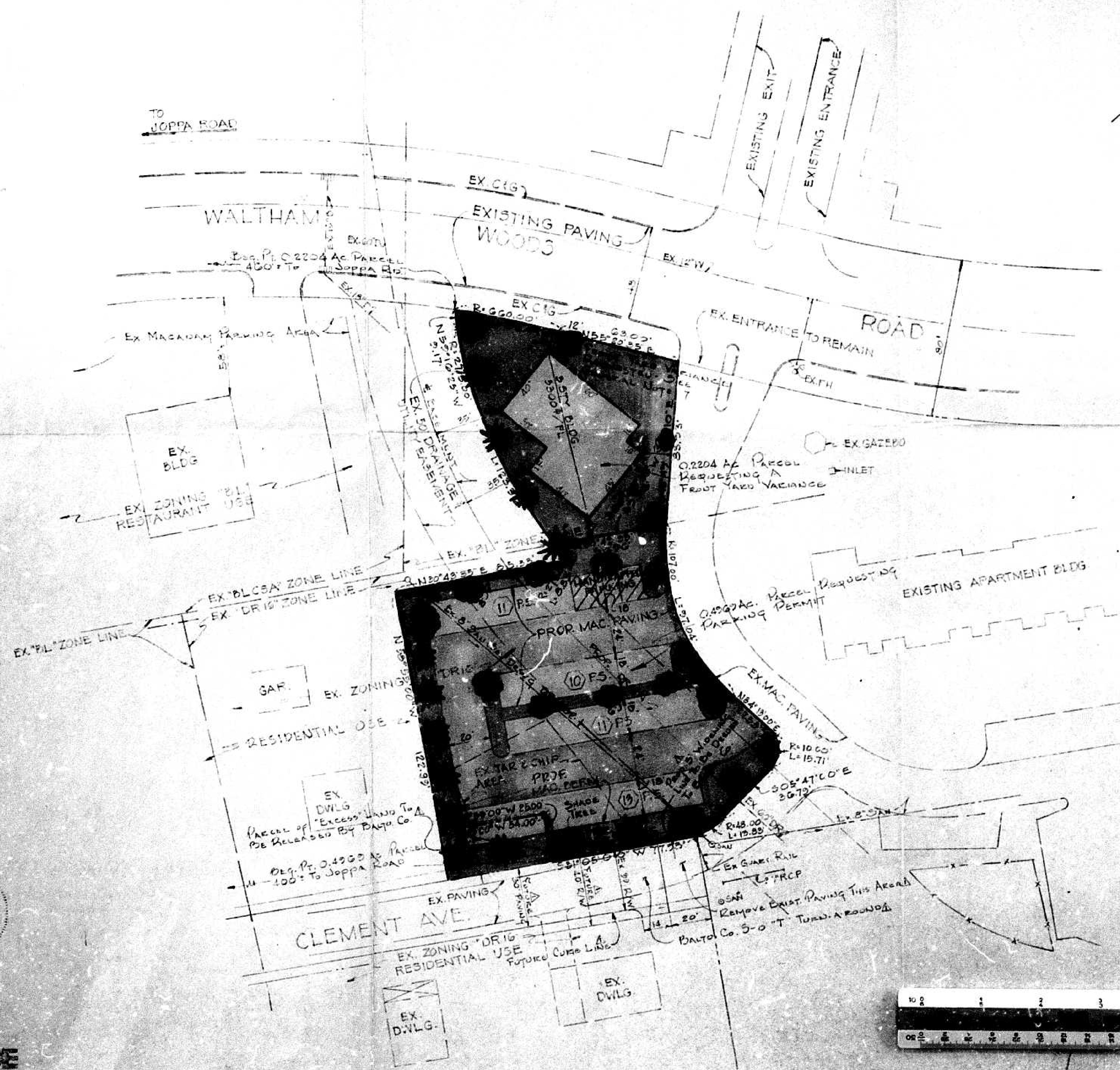
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4. PARKING AREA WILL BE PAVED AND PROPERLY DRAINED.
5. PARKING AREA WILL BE SCREENED FROM ADJACENT RESIDENTIAL PROPERTIES AND WILL BE LANDSCAPED.
6. HOURS OF OPERATION WILL BE NORMALLY FROM 7:00AM TO 9:30 PM.

PLAT TO ACCOMPANY PETITION
FOR
PARKING PERMIT IN A RESIDENTIAL ZONE
AND A
VARIANCE TO THE AVERAGE FRONT YARD SETBACK
VICINITY
8900 BLOCK WALTHAM WOODS ROAD

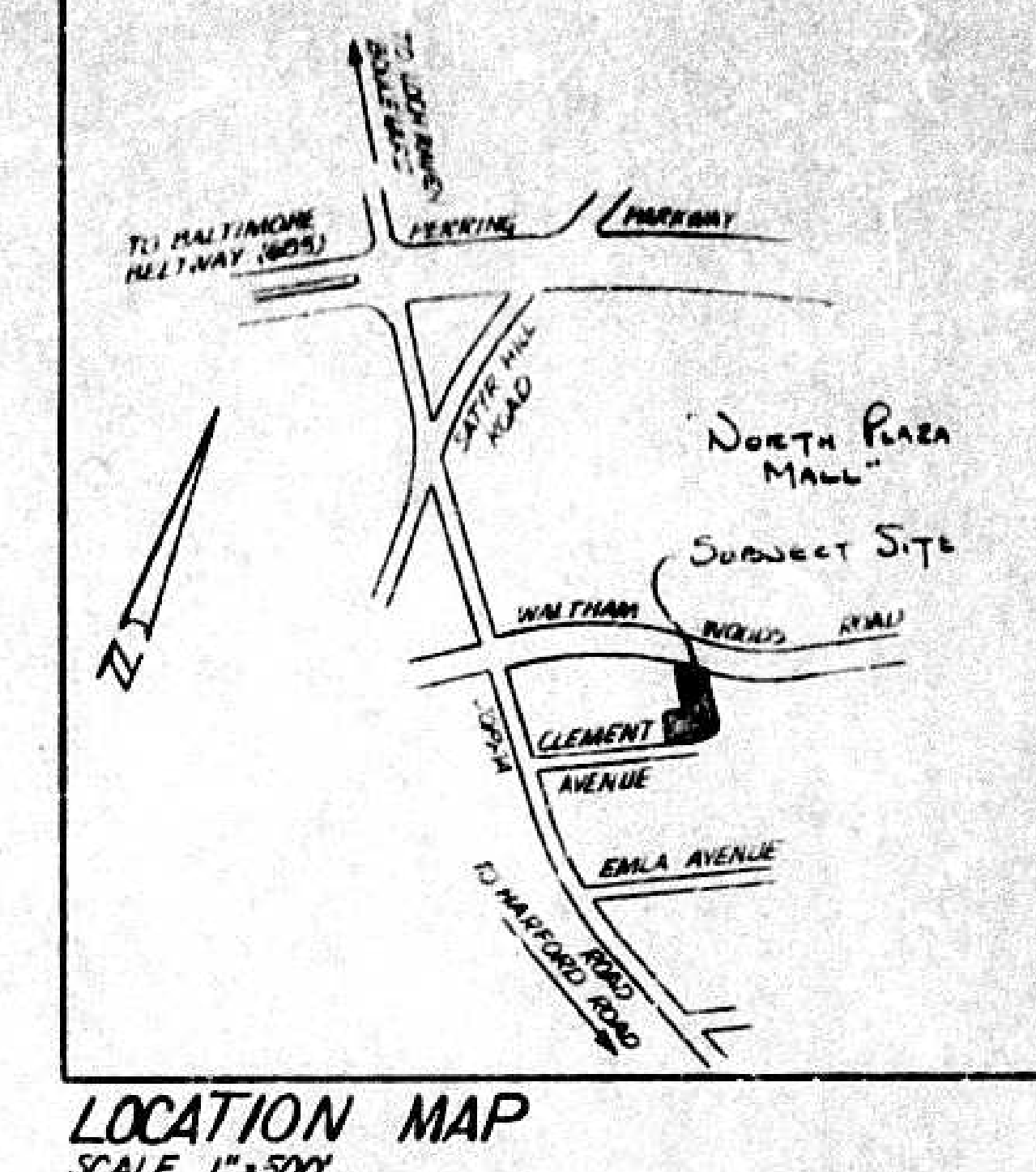
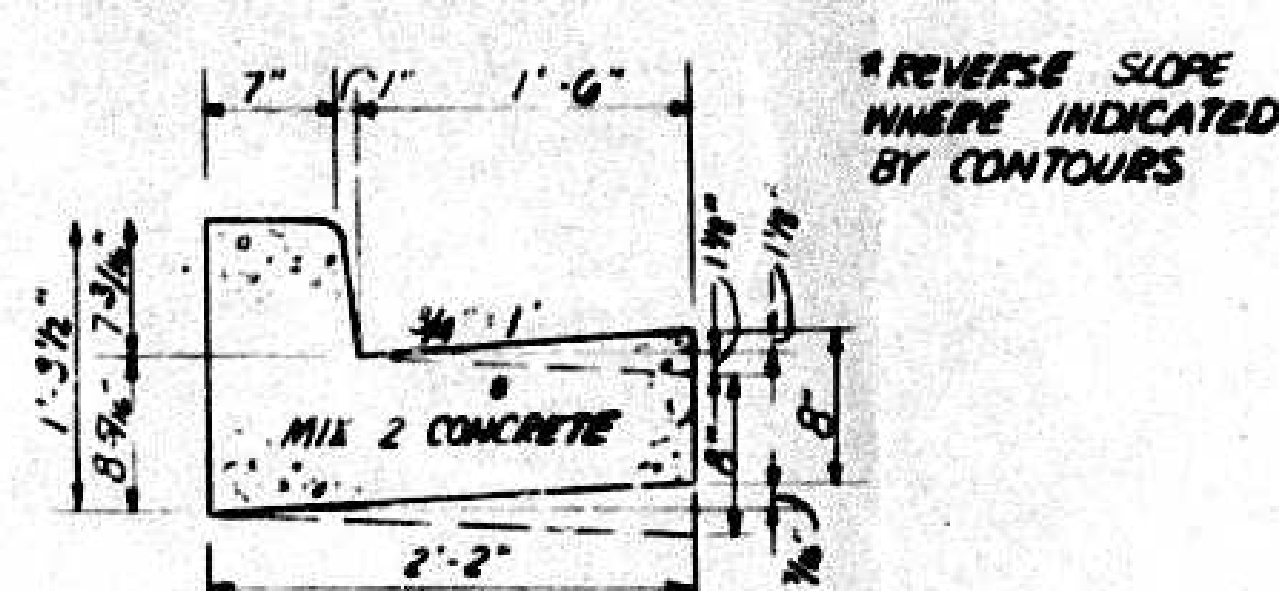
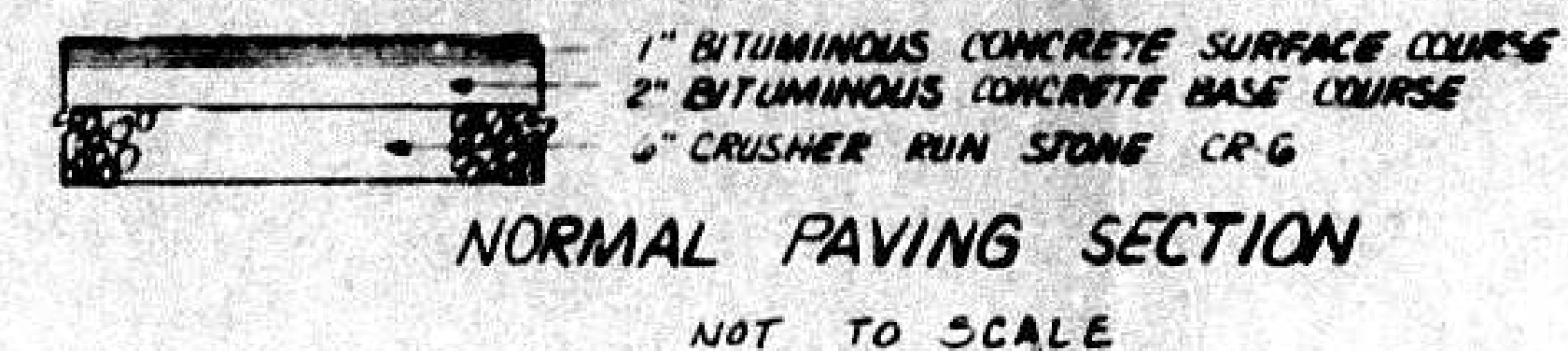
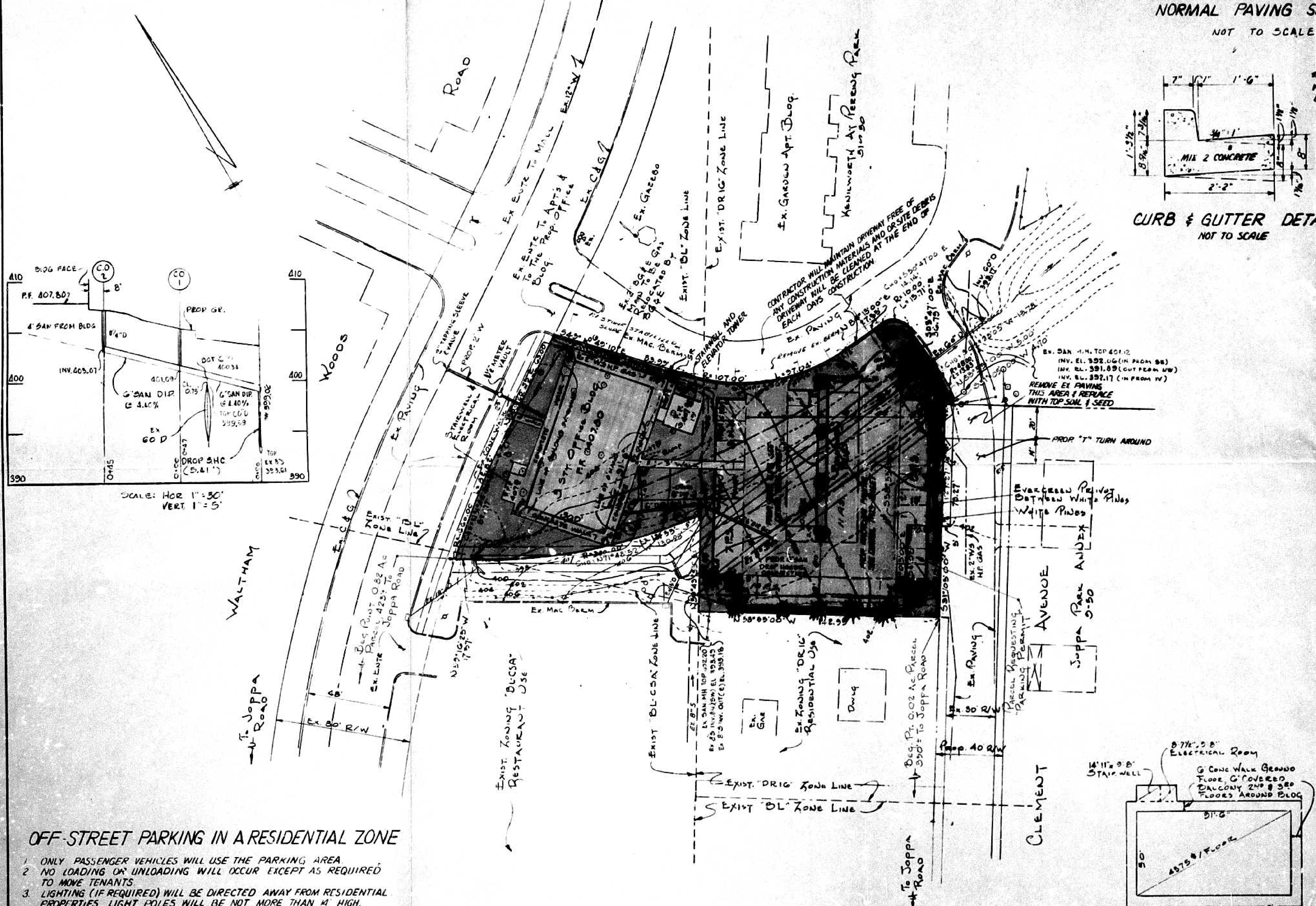
FLECTION DISTRICT 8
SCALE: 1"=50'

BALTIMORE COUNTY, MARYLAND
DATE: JULY 22, 1980
Revised: Nov. 3, 1980



KIDDE
KIDDE CONSULTANTS, INC.
6000 JORDENVILLE BLVD. #200
BALTIMORE, MARYLAND 21212

Revised: Nov. 3, 1980
KIDDE CONSULTANTS, INC.
DATE: JULY 22, 1980



GENERAL NOTES

1. AREA OF PROPERTY EQUALS 0.717 ACRES²
2. EXISTING ZONING OF PROPERTY "BL WITH FRONT YARD VARIANCE" (0.22 AC.) & "DR-1G WITH PARKING PERMIT" (SEE PETITION NR 81-123 SPHA)
3. EXISTING USE OF PROPERTY "VACANT LAND"
4. PROPOSED USE OF PROPERTY "PROFESSIONAL OFFICES"
5. OFF-STREET PARKING DATA:
 - A. AREA OF GROUND FLOOR = 4575 & REQUIRING 183 SPACES (1/3000)
 - B. AREA OF UPPER FLOORS = 9150 & REQUIRING 366 SPACES (1/5000)
 - C. TOTAL SPACES REQUIRED = 549 SPACES
 - D. TOTAL SPACES PROVIDED = 49 SPACES (INCLUDING 3 HANDICAPPED)
6. SITE IS LOCATED IN THE WHITEHARSH DRAINAGE AREA
7. SEE DRAWING 2 OF 2 FOR SEDIMENT CONTROL DETAILS
8. SEE BALTIMORE COUNTY DRAINAGE DISTRICT 11-0127 & 11-0128 FOR CONSTRUCTION DETAILS OF THE 60\"/>
9. CONTRACTOR TO EXCAVATE FOR LOCATION AND DEPTH OF EXISTING UTILITIES BEFORE LAYING ANY PIPE
10. ALL ON-SITE UTILITIES TO BE BUILT UNDER BALTO. CO. PLUMBING CODE & SPECIFICATIONS AND BY A QUALIFIED UTILITY CONTRACTOR
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13. PROPOSED WATER MAINS TO HAVE A MINIMUM OF 40\"/>
14. OBSTRUCTIONS SHOWN ON THIS PLAN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CORRECTNESS OR COMPLETENESS OF THE INFORMATION GIVEN IS NOT WARRANTED NOR GUARANTEED. CONTRACTOR SHALL VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION
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16. CONTRACTOR SHALL RESTORE ALL DISTURBED PAVING, SIDEWALKS OR LAWNS AFFECTED BY THE CONSTRUCTION SHOWN HEREON TO A CONDITION COMPARABLE TO THAT EXISTING PRIOR TO CONSTRUCTION
17. Reason for Request To Amend Petition 81-123 SPHA: Bldg. Size & Configuration Has Changed From 9,500 Sq Ft. To 13,755 Sq Ft.; Additional Property Has Been Acquired To Enlarge The Site & The Parking Area Configuration Has Changed.

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