

DAFT-McCUNE-WALKER, INC.

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

Land Planning Consultants
Landscape Architects
Engineers
Surveyors

2/14/85

TO JJ

g

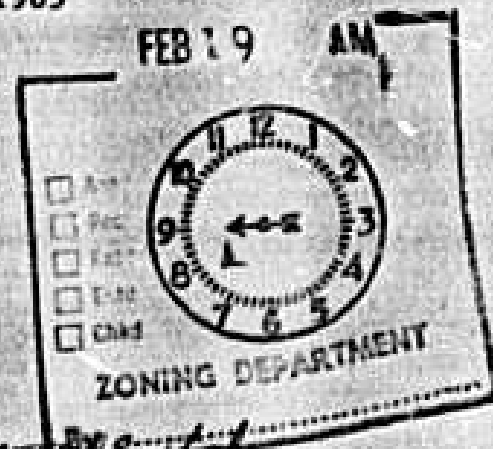
83-282

February 15, 1985

Ms. Jean M. H. Jung
Deputy Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: 515 and 521 East Joppa Road
Orders 83-281X and 83-282X
Our File Nos. 83009 and 83009-A

Dear Jean: THOMAS EDW. DALEY VERNON A. BOYD
G w/letter 6-24-83 G w/letter 6-24-83



This refers to our conversation earlier this week regarding your orders on the two cases mentioned above.

The CRG plan referred to was approved on April 20, 1983 and there were no subsequent revisions.

Copies of the approved CRG plans are enclosed for inclusion in both files.

Very truly yours,

DAFT-McCUNE WALKER, INC.

Eg

Edmund P. Haile
Partner

Enclosures

cc: Mr. John Simons

83-281-X

S/S East Joppa Road 900' E. of Fairmount Avenue

9th

\$174.30 costs paid

Petition for Special Exception of Thomas Edward Daley

5/13/83

Hearing date set for June 16, 1983 at 10:00 A.M.

5/26/83

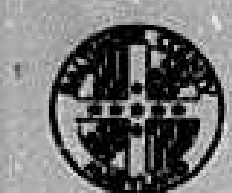
Certificate of Publication filed

5/29/83

Certificate of Posting filed

6/24/83

Ordered by Deputy Zoning Commissioner the Special Exception be GRANTED with restrictions



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

September 12, 1985

Mr. John O. Simons
Simons Builders, Inc.
515 East Joppa Road
Baltimore, Maryland 21204

RE: Special Exception Petition
Case No. 83-281-X
521 East Joppa Road
9th Election District

Dear Mr. Simons:

Reference is made to your letter of August 20, 1985, containing information as to improvements that took place after the granting of the subject Special Exception. These improvements included the construction of a joint entrance with the adjoining property, installation of storm drainage, and overall grading.

Based upon the above, as well as the fact that a Class A Office Building has existed on the property during the total time period, this office will process a building permit application as being in compliance with the two-year time period for commencement of construction in accordance with the Special Exception granted.

If you have any further questions regarding this matter, please do not hesitate to call this office.

Very truly yours,

James E. Dyer
JAMES E. DYER
Zoning Supervisor

JED:mr

cc: Thomas E. Daley, D.D.S.
521 East Joppa Road
Towson, Maryland 21204

Case File

Chron. File

SIMONS
BUILDERS INC.
515 East Joppa Road
Baltimore, Maryland 21204

8-507-85
(Also See 85-6-85 attached)
August 20, 1985

Mr. James E. Dyer
Supervisor of Zoning
Room 113
Chesapeake Avenue
Baltimore, MD 21204

RE: 521 East Joppa Road Special Exception Petition #83-281-X
515 East Joppa Road Special Exception Petition #83-282-X

Dear Mr. Dyer:

On June 24, 1983 the Petition for Special Exception for an office building in accordance with Daft McCune Walker's revised drawing dated 5/12/83 was granted. At the hearing, both properties were considered for joint development. The 515 Building was constructed and 521 East Joppa Road had its joint entrance and exit completed at the same time. The storm drainage for 521 East Joppa Road was partially completed simultaneously with the construction of 515.

On April 17, 1985 permit #73941 was issued for the grading and the additional storm drainage for the 521 Building.

In accordance with the Special Exception drawings, work has begun in the nature of subcontracts awarded and materials purchased.

Today we filed for a building permit in accordance with the Special Exception and we were informed by your office that the Zoning had expired for constructing the building. We understand the Special Exception had a two year expiration time which we were not aware of, however, we complied with the two year exception when we constructed the entrance and exit, provided storm drainage as well as performed lot grading. It follows that the site improvements are of no value without the building and must proceed with construction of the building.

The owner of 521 East Joppa Road, Thomas E. Daley, has assumed that he was proceeding in a timely fashion for the development of the property.

We respectfully request that you review the enclosed documentation and give us your judgement as soon as possible. We are prepared to move forward with your approval.

If you have any questions please call Jeannie O'Connor or John Simons at 347-6990.

Yours truly,

John O. Simons
John O. Simons

Telephone: 301/337-6990

JED Reid
8-26-85

8-526-85 (Also See 8-507-85 attached)
THOMAS E. DALEY, D.D.S. P.A.

521 EAST JOPPA ROAD
TOWSON, MARYLAND 21204
221-9477

August 27, 1985

Mr. James Dwyer
Zoning Supervisor

Dear Sir,

I am writing this letter hoping to enlist your help. I own the property at 521 East Joppa Road. I use the existing structure for my dental office. However, I have the potential to construct another small office building (8,000 square feet) on the same lot, and was granted a Special Exception for Class B Office Building. I have been going forward on the project for two years in consultation with Daft, McCune, and Walker, and I have invested over \$40,000.00 of my own funds. However, because this is a small project it has been the subject of many delays by the architect. We had planned to break ground in early summer but due to the aforementioned delays, the plans were delivered to me only last week at which time I immediately applied for a building permit. I then discovered that I should have applied for an extension on the original permit. Any delay at this time will jeopardize the entire project because it will be impossible to be under roof before the onset of inclement weather. This then puts my financial commitment from the bank in serious jeopardy.

I am not a developer and this is the only project in which I am involved. Is there any way that you might expedite the extension of the Special Exception for Class B Office Building?

Thanking you in advance for your prompt attention to this matter.

Sincerely yours,

Thomas E. Daley
Thomas E. Daley, D.D.S.

TED:ra

PRACTICE LIMITED TO PERIODONTICS

8406 HANFORD ROAD
PARKVILLE, MARYLAND 21234
221-9477



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 24, 1983

R. Taylor McLean, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
S/S of E Joppa Rd., 900' E of Fairmount
Ave. - 9th Election District
Vernon H. Bevans, et al - Petitioners
NO. 83-282-X (Item No. 195)

Dear Mr. McLean:

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

Very truly yours,

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

JWJ/mc

Attachments

cc: Mr. Albert Gebb
417 East Joppa Road
Towson, Maryland 21204

John W. Heslian, III, Esquire
People's Counsel



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 9, 1983

Mr. Thomas Edward Daley
521-523 East Joppa Road
Towson, Maryland 21204

Re: Petition for Special Exception
S/S of E. Joppa Rd., 900' E of
Fairmount Avenue
Case No. 83-281-X

Dear Mr. Daley:

This is to advise you that \$74.30 is due for advertising and posting of the above property.

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:aj

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 14, 1983

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

000
Nicholas B. Commadar
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

Mr. Thomas Edward Daley
521-523 East Joppa Road
Baltimore, Md. 21204

RE: Case No. 83-281-X - Item No. 194
Petitioner - Thomas E. Daley
Special Exception Petition

Dear Mr. Daley:

Enclosed please find addendum comments for the above referenced case.

Very truly yours,

Nicholas B. Commadar
NICHOLAS B. COMMADAR
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Daft, McCune & Walker, Inc.
530 E. Joppa Road
Baltimore, Md. 21204

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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 24th day of June, 1983, that the Petition for Special Exception for a Class B office building, in accordance with the site plan prepared by Daft, McCune, Walker, Inc., revised May 12, 1983, and approved by the County Review Group on April 29, 1983, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The common easement for ingress, egress, and utilities shall be 30 feet.
2. Drainage shall be contained within 515 and 521 East Joppa Road or channeled through an approved outfall to a public drain.
3. All signs shall be in compliance with Sections 413.1 and 203.3.C. of the Baltimore County Zoning Regulations.
4. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning, including a landscaping plan and screening required for approval by the Current Planning and Development Division.

JEAN M. H. JUNG
Deputy Zoning Commissioner of
Baltimore County

PETITION FOR SPECIAL EXCEPTION 83-281-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a Class B Office Building

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

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

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

Contract Purchaser:

Legal Owner(s):

Thomas Edward Daley

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City and State

Signature

Attorney for Petitioner:

521-523 East Joppa Road

Address

Phone No.

(Type or Print Name)

City and State

Signature

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Address

City and State

Name

Phone No.

Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day

of May, 1983, 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 16th day of June, 1983, at 10:00 o'clock

A. M.

Thomas Edward Daley
Zoning Commissioner of Baltimore County

Z.C.O.-No. 1

(over)

PETITION FOR SPECIAL EXCEPTION 83-281-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a Class B Office Building

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

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

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

Contract Purchaser:

Legal Owner(s):

Thomas Edward Daley

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City and State

Signature

Attorney for Petitioner:

521-523 East Joppa Road

Address

Phone No.

(Type or Print Name)

City and State

Signature

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Address

City and State

Name

Phone No.

Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day

of May, 1983, 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 16th day of June, 1983, at 10:00 o'clock

A. M.

Thomas Edward Daley
Zoning Commissioner of Baltimore County

Z.C.O.-No. 1

(over)

PETITION FOR SPECIAL EXCEPTION 83-281-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a Class B Office Building

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

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

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

Contract Purchaser:

Legal Owner(s):

Thomas Edward Daley

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City and State

Signature

Attorney for Petitioner:

521-523 East Joppa Road

Address

Phone No.

(Type or Print Name)

City and State

Signature

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Address

City and State

Name

Phone No.

Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day

of May, 1983, 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 16th day of June, 1983, at 10:00 o'clock

A. M.

Thomas Edward Daley
Zoning Commissioner of Baltimore County

Z.C.O.-No. 1

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
S/S of E. Joppa Rd., 900'
E of Fairmount Ave., 9th District : OF BALTIMORE COUNTY
THOMAS EDWARD DALEY, : Case No. 83-281-X
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
Deputy People's Counsel

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 23rd day of May, 1983, a copy of the foregoing

Order was mailed to Mr. Thomas Edward Daley, 521-523 E. Joppa Road, Towson, MD

21204, Petitioner.

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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 3, 1983

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

Mr. Thomas Edward Daley
521-523 East Joppa Road
Baltimore, Maryland 21204

RE: Case #83-281-X (Item No. 194)
Petitioner - Thomas E. Daley
Special Exception Petition

Dear Mr. Daley:

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 proposal to construct an addition to your existing office, this special exception hearing is required. As you are aware, the owners of the property immediately adjacent to this site to the west is proposing to construct an office building, and they also require a special exception hearing. That case (#83-282-X) will be heard following your hearing.

Since the revised site plan satisfies the enclosed comments from the County Review Group, I scheduled this petition for a hearing.

I spoke to Mrs. Sue Carroll of the Planning Office, regarding her comment on the parking area, and she stated that the revised plan was satisfactory.

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

ENCLOSURE

cc: Daft, McCune & Walker, Inc.
530 E. Joppa Road
Baltimore, Maryland 21204

COUNTY REVIEW GROUP MEETING

April 20, 1983

OFFICE BUILDING - 515 E. JOPPA ROAD

OFFICE BUILDING - 521 E. JOPPA ROAD

COUNTY REVIEW GROUP - THOSE PRESENT*

Gilbert S. Benson, Chairman - Department of Public Works
E. A. Bober - Office of Planning & Zoning
Susan Carroll - Office of Planning
Diana Itrter - Office of Zoning
Greg Jones - Traffic Engineering
Richard Perry - Bureau of Public Services
Les Graef - Towson Development Corp.
Judy London - Revitalization Coordinator
Fred Walker - Daft-McCune-Walker
Ray Piechocki - Daft-McCune-Walker
Stacy Fisher - Daft-McCune-Walker
Lorraine Piseb - Realtor
Carl Wagner - 7 Harvey Rd., Balto., Md., 21210
John O. Simons - 8630 Laisalle Rd.
Tom & Mary Jane Daley - 9 Charlesbrook Rd., Balto., Md., 21212

*Attachment-Interested Citizens

The meeting was called to order by Mr. Benson, Chairman, at 9:00 a.m.
Mr. Fred Walker, developer's engineer, explained the proposed use of these properties along E. Joppa Road. He explained that these properties would be improved for commercial use and that the trees on the front and side would remain where possible. A 30-foot common easement will be provided between 515 and 521 E. Joppa Road for ingress, egress, and for utilities. The drainage from this site does not have a suitable outfall so the drainage will be contained within the site by the construction of drainage pits. These pits will be designed based on a 100 year storm. It is proposed to landscape the parking in and around the exterior of these properties as shown on the plan.

OFFICE BUILDING - 515 E. JOPPA ROAD

-2-

April 20, 1983

OFFICE BUILDING - 521 E. JOPPA ROAD

Diana Itrter presented the written comments from Office of Zoning and stated that a special exception hearing for both of these sites has been filed with the Office of Zoning. The site plan meets the zoning requirements for the above referenced hearing with some minor changes. The CRG plan is acceptable to the Office of Zoning providing that it is understood that final approval of the plat and building permits is contingent upon the outcome of the zoning hearing. The developer's engineer should indicate the average height of the buildings in the height detail, amenity open space should be identified, type of paving and curbing should be indicated on the plan. It is recommended that the light standards of 16 feet should be reduced to 12 feet in keeping with the RO zone. Lighting should be directed away from the residential dwellings.

The lattice work that has been constructed along the front of the office building known as 521 E. Joppa Road must be shown on the CRG plan and special exception plan. A building permit is required for this construction but it will not be approved until after the public hearing occurs and is granted.

Susan Carroll presented the written comments from Office of Planning and stated that the design of the parking areas requires further study and particular attention should be paid to retention of the existing wooded areas adjacent to residential properties. Landscaping within the parking lots, and screening of the parking lots. The parking requirements may be shared between the two buildings as long as agreements for this use are recorded. Landscape plan is required. Landscaping should also be provided on the east side of 521 Joppa Road once the existing driveway is removed. All adjacent uses must be shown on this plan.

Dick Perry presented the comments from Developers Engineering Division and advised that E. Joppa Road is an existing improved road. Sidewalks are required along the frontages of both sites and should be 5 feet wide. The construction of new entrances and the closing of existing entrances will require a permit and should be obtained through the Bureau of Public Services. Public water and sewer exist within Joppa Road to serve this site. Since the storm drain outfall does not exist, the developer is proposing to contain the drainage within the site. It is being required that this proposal be submitted to this office for review and approval. Sediment control requirements apply to this subdivision.



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3900

June 6, 1983

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Hammond

Revised
Comments on Item # 194, Zoning Advisory Committee Meeting May 24, 1983
are as follows:

Property Owner: Thomas Edward Daley
Location: S/S E. Joppa Rd. 900' E. Fairmount Avenue
Existing Zoning:
Proposed Zoning:

Acres:
Districts:

The items checked below are applicable:

- ☒ A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- ☒ B. A building/and other miscellaneous permits 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. 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 1407 and Table 1402.
- ☐ 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.
- ☒ I. Comments: Previous comments have not been revised on plans - Items-Handicapped parking not acceptable, curb cuts not shown, elevator locations not shown, grade of ramps, etc. not to exceed 1:12 parking lot grade not to exceed 5% for handicapped. Show signs for each handicapped space, etc.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,

Charles E. Burham
Charles E. Burham, Chief
Plans Review

CEB:rrj

FORM 01-82



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

May 31, 1983

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: Thomas Edward Daley

Location: S/S East Joppa Road 900' E. Fairmount Avenue

Item No.: 194 Zoning Agenda: March 29, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Capt. Joseph Kelly* 5/31/83
Planning Group
Special Inspection Division
Noted and Approved: *Paul H. Reincke*
Fire Prevention Bureau

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
Date: May 27, 1983
FROM: Zoning Petition No. 93-281-X
SUBJECT: Thomas Edward Daley

Office use would be appropriate here. It is assumed that plan revisions prepared by the petitioner will be in accordance with the findings of the CRG (see minutes and comments of the meeting on April 20, 1983).

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

NEG:JGH:ckv

cc: Arlene January
Shirley Hess

April 1, 1983

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 # 194, Zoning Advisory Committee Meeting March 29, 1983
are as follows:

Property Owner: Thomas Edward Daley
Location: S/S East Joppa Rd. 900' E. Fairmount Avenue
Existing Zoning: S-C
Proposed Zoning: Special Exception for a Class B Office Building (CRG)

Acres: 28,000 sq. ft.
District: 9th

The items checked below are applicable:

- ☒ A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 4-82 State of Maryland Code for the Handicapped and Aged and other applicable Codes.
- ☒ B. A building and other miscellaneous permits 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. 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 1102.
- ☒ 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. See Sect. 1071.0 also.

NOTE: ☒ I. Comments: Additionally, buildings which exceed 2 stories require an elevator or other approved vertical access to all floor levels. See Sect. .06 of the State Handicapped Code for storage use exception. Ramp to front entrance will be extensive.

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., 21204.

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

CEB:rrj
PURN 01-82

515 Associates Limited Partnership

April 19, 1983

Dr. Thomas E. Daley
521 East Joppa Road
Towson, Maryland 21204

Dear Dr. Daley:

I am writing you as a general partner in 515 Associates Limited Partnership, the owner of real property known as 515 East Joppa Road, which adjoins the West-erly boundary line of 521 East Joppa Road, which is owned by you. The purpose of this letter is to set forth our mutual intent as owners of such adjoining parcels to develop such parcels as a common site with shared access and utility facilities to be located in the area of a 30-foot right-of-way shown on a plat which is filed in zoning variance proceedings being prosecuted by our firm before the Zoning Commissioner of Baltimore County in Case No. _____. To carry out this plan of development, this will confirm our objective of estab-lishing a reciprocal easement within the right-of-way area for the mutual use and benefit of the parcels for the construction, installation and maintenance of (i) paved roadways for vehicular ingress and egress and (ii) such municipal and public utilities and services as are appropriate to the common development of the parcels. The costs of constructing and maintaining such easement and the paving and utilities installed therein shall be equitably apportioned between the owners of the parcels.

Please confirm that the foregoing accurately reflects our mutual under-standing and intent by your signature of the enclosed acceptance copy of this

PETITIONER'S
EXHIBIT 2

letter and its return to us.

Thank you for your cooperation in this matter.

Very truly yours,

515 ASSOCIATES LIMITED PARTNERSHIP

By: *John O. Simons*
John O. Simons, General Partner

ACCEPTED this 19th day of April, 1983.

Thomas E. Daley
Thomas E. Daley

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
SUBJECT: Zoning Petition No. 83-281-X
Thomas Edward Daley

Office use would be appropriate here. It is assumed that plan revisions prepared by the petitioner will be in accordance with the findings of the CRG (see minutes and comments of the meeting on April 20, 1983).

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

NEG:JGH:cav

cc: Arlene January
Shirley Hess

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
SUBJECT: Zoning Petition No. 83-281-X
Thomas Edward Daley

Office use would be appropriate here. It is assumed that plan revisions prepared by the petitioner will be in accordance with the findings of the CRG (see minutes and comments of the meeting on April 20, 1983).

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

NEG:JGH:cav

cc: Arlene January
Shirley Hess

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 14, 1983

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

630
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

Mr. Thomas Edward Daley
521-523 East Joppa Road
Baltimore, Md. 21204

RE: Case No. 83-281-X - Item No. 194
Petitioner - Thomas E. Daley
Special Exception Petition

Dear Mr. Daley:

Enclosed please find addendum comments for the above referenced case.

Very truly yours,

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

NBC:bsc

Enclosures

cc: Daft, McCune & Walker, Inc.
530 E. Joppa Road
Baltimore, Md. 21204

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

May 31, 1983

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: Thomas Edward Daley

Location: S/S East Joppa Road 900' E. Fairmount Avenue

Item No.: 194 Zoning Agenda: March 29, 1983

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

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

- () 4. The site shall be able 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: *Paul H. Reincke* Noted and Approved: *Paul H. Reincke*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3900

TED ZALESKI JR.
DIRECTOR

June 6, 1983

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

Dear Mr. Hammond

Revised
Comments on Item # 194, Zoning Advisory Committee Meeting May 24, 1983
are as follows:

Property Owner: Thomas Edward Daley
Location: S/S E. Joppa Rd. 900' E. Fairmount Avenue
Existing Zoning:
Proposed Zoning:

Acres:
District:

The items checked below are applicable:

- ☒ A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 4-82 State of Maryland Code for the Handicapped and Aged and other applicable Codes.
- ☒ B. A building and other miscellaneous permits 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. 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 1102.
- ☒ 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.
- ☒ I. Comments: Previous comments have not been revised on plans - Items-Handicapped parking not acceptable, curb cuts not shown, elevator locations not shown, grade of ramps, etc. not to exceed 1:12 parking lot grade not to exceed 5% for handicapped. Show signs for each handicapped space, etc.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

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

CEB:rrj
PURN 01-82

PETITION FOR SPECIAL EXCEPTION
9th Election District
ZONING: Petition for Special Exception
LOCATION: South side of East Joppa Road, 900 ft. East of Fairmount Avenue
DATE & TIME: Thursday, June 16, 1983 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Exception for a Class B office building
All that parcel of land in the Ninth District of Baltimore County

Being the property of Thomas Edward Daley, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, June 16, 1983 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

DAFT-McGONE-WALKER, Inc.
330 East Joppa Road
Towson, Md. 21204
Telephone: 301-286-3333
Land Planning Consultants
Landscape Architects
Engineers
5-13-83
#194
Revised

DESCRIPTION
FOR ZONING PURPOSES
27,033 +/- Square Foot Parcel
On The South Side Of Joppa Road,
Also Known As Mos. 521 And 523 East Joppa Road,
Baltimore County, Maryland
BEGINNING for the same on the southernmost side of East Joppa Road 900 feet more or less East of Fairmount Avenue at a point along the fourth of North 28 degrees 08 minutes 00 seconds East, 343.3 foot line in the lands of Vernon Henry Bevans and Harriott Chester Leitch described in a deed dated June 3, 1976, and recorded among the Land Records of Baltimore County in Liber 5650 folio 230, thence bounding on the Southernmost side of Joppa Road, South 62 degrees 39 minutes 00 seconds East, 87.5 feet more or less to a point in the lands of Black and Decker Manufacturing Company described in a deed recorded among the Land Records aforesaid in Liber 3102 folio 409, thence binding on same South 26 degrees 33 minutes 00 seconds West, 241.0 +/- feet more or less to a point in a line along the lands of Edward Dean Wilson described in a deed recorded among the Land Records aforesaid in Liber 6055 folio 771, thence with same South 77 degrees 11 minutes 00 seconds West, 145.66 feet more or less to a point in the aforementioned lands of Vernon Henry Bevans, thence with same North 28 degrees 06 minutes 22 seconds East, 319.63 feet, more or less, to the point of beginning and containing 7,033 square feet of land, more or less.

Said parcel being the same lands conveyed by deed dated August 18, 1982 and recorded among the Land Records of Baltimore County in Liber 6427 folio 194 conveyed from Mariana T. Brown Shaffer to Thomas Edward Daley and by deed dated October 13, 1982 and recorded among the Land Records aforesaid in Liber 6444 folio 389 conveyed from A. Paul Doehler and Elizabeth B. Doehler to Thomas Edward Daley.

May 5, 1983
Our File No. B-83009



Mr. Thomas Edward Daley
521-523 East Joppa Road
Towson, Maryland 21204

NOTICE OF HEARING
Re: Petition for Special Exception
S/S of E. Joppa Rd., 900' E of
Fairmount Avenue
Thomas Edward Daley - Petitioner
Case No. 83-281-X

TIME: 10:00 A.M.

DATE: Thursday, June 16, 1983

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

TOWSON, MARYLAND

PETITION FOR SPECIAL EXCEPTION

9th Election District
ZONING: Petition for Special Exception
LOCATION: South side of East Joppa Road, 900 ft. East of Fairmount Avenue
DATE & TIME: Thursday, June 16, 1983 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Exception for a Class B office building
All that parcel of land in the Ninth District of Baltimore County

Being the property of Thomas Edward Daley, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, June 16, 1983 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 9, 1983

Mr. Thomas Edward Daley
521-523 East Joppa Road
Towson, Maryland 21204

Re: Petition for Special Exception
S/S of E. Joppa Rd., 900' E of
Fairmount Avenue
Case No. 83-281-X

Dear Mr. Daley:

This is to advise you that \$74.30 is due for advertising and posting of the above property.

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 117648
DATE June 16, 1983 ACCOUNT R-01-615-000
AMOUNT \$74.30
RECEIVED FROM Thomas E. Daley
FOR Advertising & Posting Case #83-281-X
C 023*****743010 8162A
VALIDATION OR SIGNATURE OF CASHIER

Mr. Thomas Edward Daley
521-523 East Joppa Road
Towson, Maryland 21204

cc: Mr. Thomas E. Daley, Inc.
530 E. Joppa Road
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 13th day of May, 1983

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Thomas E. Daley

Petitioner's Attorney

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

Mr. Thomas Edward Daley
521-523 East Joppa Road
Towson, Maryland 21204

cc: Mr. Thomas E. Daley, Inc.
530 E. Joppa Road
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 13th day of May, 1983

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Thomas E. Daley

Petitioner's Attorney

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

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 24, 1983

R. Taylor McLean, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
S/S of E. Joppa Rd., 900' E of Fairmount
Ave. - 9th Election District
Thomas Edward Daley - Petitioner
No. 83-281-X (Item No. 194)

Dear Mr. McLean:

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

Very truly yours,

JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Albert Gebb
417 East Joppa Road
Towson, Maryland 21204

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

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 26, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 15th day of June, 1983, the 25th publication appearing on the 25th day of May, 1983.

THE JEFFERSONIAN

L. Leach Strickland
Manager

Cost of Advertisement, \$ 31.50

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 115047

DATE 5-17-83 ACCOUNT R-01-615-000
AMOUNT 108.00

RECEIVED FROM D.H. McGone Walker
FOR Filing fee for item 16, Thomas Daley

C 023*****1000010 8162A

VALIDATION OR SIGNATURE OF CASHIER



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

83-281-X

District 9 Date of Posting 5/29/83
 Posted for: Petition for Special Exception
 Petitioner: Thomas Edward Daley
 Location of property: 915 East Joppa Rd., 900' E of
Fairmount Ave
 Location of Signs: front of property (#52) East
Joppa
 Remarks: _____
 Posted by: Grand: [Signature] Date of return: 6/3/83
 Number of Signs: 1



RECEPTION
15th Election District

NOTING: Petition for Special Exception
 LOCATION: South side of East Joppa Road, 900 ft. East of Fairmount Avenue
 DATE & TIME: Thursday, June 16, 1983 at 10:00 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W Chesapeake Avenue, Towson, Maryland

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

Petition for Special Exception for a Class B office building

All that parcel of land in the Ninth District of Baltimore County beginning for the same on the southernmost side of East Joppa Road 800 feet more or less East of Fairmount Avenue at a point along the fourth of North 24 degrees 58 minutes 00 seconds East, 342.2 foot line in the lands of Vernon Henry Bevans and Marriott Chester Latham described in a deed dated June 2, 1976, and recorded among the Land Records of Baltimore County in Liber 2950 Page 280, thence bounding on the Southernmost side of Joppa Road, South 62 degrees 39 minutes 00 seconds East 87.8 ft. more or less to a point in the lands of Black and Decker Manufacturing Company described in a deed recorded among the Land Records aforesaid in Liber 2102 folio 408, thence bounding on same South 34 degrees 30 minutes 00 seconds West, 241.0 ± feet more or less to a point in a line along the lands of Edward Dean Wilson described in a deed recorded among the Land Records aforesaid in Liber 6066 folio 771, thence with same South 77 degrees 11 minutes 00 seconds West, 145.66 feet more or less to a point in the aforesaid lands of Vernon Henry Bevans, thence with same North 28 degrees 06 minutes 23 seconds East, 89.61 feet, more or less, to the point of beginning and containing 27,023 square feet of land, more or less.

Said parcel being the same lands conveyed by deed dated August 18, 1962 and recorded among the Land Records of Baltimore County in Liber 6427 folio 184 conveyed from Marjane T. Brown Shafter to Thomas Edward Daley and by deed dated October 12, 1982 and recorded among the Land Records aforesaid in Liber 6444 folio 289 conveyed from A. Paul Doshier and Elizabeth B. Doshier to Thomas Edward Daley.

Being the property of Thomas Edward Daley, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, June 16, 1983 at 10:00 A.M.
 Public Hearing: Room 106, County Office Building, 111 W Chesapeake Avenue, Towson, Maryland.
 By Order Of
WILLIAM E. HAMMOND
 Zoning Commissioner
 of Baltimore County
 May 26

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD., May 26, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time successive weeks before the 26th day of June, 1983, the first publication appearing on the 26th day of May, 1983.

THE JEFFERSONIAN,
L. Frank Smith
 Manager.

Cost of Advertisement, \$ 31.50

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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 24th day of June, 1983, that the Petition for Special Exception for a Class B office building, in accordance with the site plan prepared by Daft, McCune, Walker, Inc., revised May 12, 1983, and approved by the County Review Group on April 29, 1983, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The common easement for ingress, egress, and utilities shall be 30 feet.
2. Drainage shall be contained within 515 and 521 East Joppa Road or channeled through an approved outfall to a public drain.
3. All signs shall be in compliance with Sections 413.1 and 203.3.C. of the Baltimore County Zoning Regulations.
4. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning, including a landscaping plan and screening required for approval by the Current Planning and Development Division.

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

ORDER RECEIVED FOR FILING

DATE June 24, 1983
BY Jean M. H. Jung
ADMINISTRATIVE ASSISTANT

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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 24th day of June, 1983, that the Petition for Special Exception for a Class B office building, in accordance with the site plan prepared by Daft, McCune, Walker, Inc., revised May 12, 1983, and approved by the County Review Group on April 29, 1983, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The common easement for ingress, egress, and utilities shall be 30 feet.
2. Drainage shall be contained within 515 and 521 East Joppa Road or channeled through an approved outfall to a public drain.
3. All signs shall be in compliance with Sections 413.1 and 203.3.C. of the Baltimore County Zoning Regulations.
4. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning, including a landscaping plan and screening required for approval by the Current Planning and Development Division.

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

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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 24th day of June, 1983, that the Petition for Special Exception for a Class B office building, in accordance with the site plan prepared by Daft, McCune, Walker, Inc., revised May 12, 1983, and approved by the County Review Group on April 29, 1983, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The common easement for ingress, egress, and utilities shall be 30 feet.
2. Drainage shall be contained within 515 and 521 East Joppa Road or channeled through an approved outfall to a public drain.
3. All signs shall be in compliance with Sections 413.1 and 203.3.C. of the Baltimore County Zoning Regulations.
4. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning, including a landscaping plan and screening required for approval by the Current Planning and Development Division.

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

OFFICE BUILDING - 515 E. JOPPA ROAD
OFFICE BUILDING - 521 E. JOPPA ROAD

-3-

April 20, 1983

Greg Jones presented the written comments from Traffic Engineering and stated that entrance to serve these sites to be a minimum of 24 feet wide; however, should the large tree located within this site have to be removed, a 3-lane entrance should be constructed. It is also requested that an easement be provided within 521 E. Joppa Road for a possible future connection to the entrance that now serves Black & Decker.

Written comments were submitted from the Department of Permits & Licenses stating that razing permit would be required for the dwelling located on 516 E. Joppa Road and any other structures that will have to be removed. All construction must comply with the building code and must be sealed by architectural or engineering seals. The signatures of a professional designer will be required with filing for building permits.

Written comments were submitted from the Health Department stating that the plan can be approved as submitted.

CITIZENS' COMMENTS

Mr. Gebb and Mr. Irlbacher both stated that their concerns were with traffic on Joppa Road and the existing parking problem on this street.

Greg Jones advised he would study the parking, and there is a possibility that parking may be limited to certain hours or reduced to a period of two hours to help this existing situation.

Written comments by the following agencies were given to the developer and developer's engineer: Office of Zoning, Office of Planning, Traffic Engineering, Developers Engineering Division, Health Department, Department of Permits & Licenses.

The plans for 515 E. Joppa Road and 521 E. Joppa Road were approved and signed by the Department of Public Works and the Office of Planning.

The meeting was adjourned at 10:20 a.m.

Office Building
521 E. Joppa Road
9th Election District
Page 2

7. Based on the co-ordinate values shown on the plan, the Black and Decker property to the south is zoned R-0 to the centerline of Railroad Avenue and then M.L.

DIANA LITTE
Zoning Associate III

DI:bsc

OFFICE BLDG. - 521 E. JOPPA RD.
April 20, 1983
9:30 a.m.

C. R. G. MEETING AGENDA

1. Convene Meeting
2. Introductory statement concerning aims and goals of development regulations
3. Introduction of County representatives
4. Presentation of Plan by developer's representative
5. Comments of County agencies
6. Citizens' comments
7. Adjourn Meeting

SIGN IN

Name

Address

Robert S. Bunker

515 E. Joppa Rd.

Beverly G. Gilman

521 E. Joppa Rd.

Attorney General, Dep.

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: April 12, 1983

PROJECT NAME: 521 East Joppa Road PLAN XXXXXXXXXX
COUNCIL & ELECTION DISTRICT 14-385 PLAN EXTENSION
REVISED PLAN
PLAT

The Office of Planning and Zoning has reviewed the subject plan and has the following comments:

All adjacent uses must be shown including the dwelling which is located to the rear of this site.

The design of the parking area requires further study with particular attention to the retention of the existing wooded area adjacent to the residential properties, landscaping within the parking lot, and screening. The intent is to minimize the effect and intrusion on the residential properties. The parking requirements may be shared between the two buildings as long as agreements for common use are recorded.

A landscape plan is required. Landscaping should also be provided along the east side of the building once the existing driveway is removed.

According to the Baltimore County Soil Survey the Glenelg Soils have moderate to severe limitations due to slope for development of streets and parking lots. Adequate measures which would mitigate the effects of such limitations will be required prior to issuance of building permits. It is the intended purpose to identify soil limitations on the Plan, and mitigative measures must be addressed in subsequent processing phases.

Susan Carroll
Susan Carroll

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: April 20, 1983

FROM: ZONING

PROJECT NAME: Office Building PLAN:
LOCATION: 521 E. Joppa Road DEVELOPMENT PLAN:
DISTRICT: 9th Election District PLAT:

A special exception hearing has been filed with this office. The site plan meets the zoning requirements for the above referenced hearing with some minor changes. CRG Plan approval is acceptable provided it is understood that final approval of plat and building permits is contingent upon the outcome of the zoning hearing.

1. The parking breakdown is based on one parking space per 500 square feet of floor area for the second and third floors which permits general office use only.
2. Areas to be designated as amenity open space should be clearly indicated and specific square footage of these areas should be shown in plan view.
3. The average height of the building should be indicated on the height detail.
4. It is recommended that the light standards of 16 feet in height should be reduced in height to 12 feet which will be more in keeping with the R-0 zone. Lighting should be directed away from any offsite residences.
5. The type of paving and curbing should be indicated on the parking lot.
6. A lattice has been constructed on the front of the office building. This structure must be shown on the CRG Plan and special exception plan. It does not appear that a building permit was obtained for this structure. A permit is required but it will not be approved until after the public hearing occurs and is granted.

INTER-OFFICE CORRESPONDENCE

TO: Mr. Joseph A. Warfield
 DEPARTMENT OF PUBLIC WORKS Date: April 1, 1983

FROM: Building Plans Review
 Office Building 521 E. Joppa Road
 SUBJECT: S/W Joppa Rd. 521 E. of Fairmount Ave.
 Dist. 904 - Meeting Date 4/20/83

- The building height and area are controlled by Table 505, which is directly controlled by the type of construction used (see Table L01 & Section L01.0).
- Section .06 Interior Access: of the Maryland State Code of Regulations 05.01.07, requires access to all floors by the handicapped when a building exceeds two levels, this could be by ramps or elevators. The only exception is if the lower level (basement, cellar, or mezzanine) is used for storage or the building's utilities. This particular plan calls for offices on three levels.
- Each parking space for the handicapped shall have an approved sign. Curb-cuts, ramps and the building entrance access shall be noted on the site plan. Should the applicant not have a copy of the State Code, the same basic requirements can be found in the Baltimore County Building Code, B.O.C.A. 1981 Edition, Sect. 515.0
- As this structure exceeds 3500 square feet on the largest floor, it cannot comply with Table 809.3 for single exit structures, therefore, a minimum of two approved exits shall be provided from each floor level for each tenant. Section 809.0 (note stairs towers on plan.)
- A minimum of one hour tenant separation is required between each tenant space and other tenants and parts of the structure. See Table L01 as amended by Bill #4-82.
- The 1981 BOCA Energy Code and Mechanical Code shall be complied with.
- Table 303.2 contains additional sections of Code which may be applicable to your project and should be reviewed.
- These comments are intended to be points of information and do not represent a full review of the project. Such a review will be done at the time you file for a building permit. The design professional will be required to sign and seal all drawings at the time of submittal.

RECEIVED
 APR 1 1983

Charles E. Burnham
 Plans Review Chief

631

BUREAU OF PUBLIC SERVICES

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: April 18, 1983

FROM: Edward A. McDonough, P.E., Chief
 Developers Engineering Division

PROJECT NAME: Office Building - 521 E. Joppa Road

PROJECT NUMBER: #83053

LOCATION: S/S of Joppa Road,
 900' E. of Fairmount Avenue

DISTRICT: 904

The Plan for the subject site, dated March 14, 1983, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs Incurred. Currently these charges are 2.5 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, after which a Building Permit may be approved.

HIGHWAY COMMENTS:

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards (Detail R-19), which places the back edge of the sidewalk 2 feet off the property line.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

Project #83053
 Office Building - 521 E. Joppa Road
 Page 2
 April 18, 1983

STORM DRAIN COMMENTS:

The Developer 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. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the dealing in fee to the County, said rights-of-way. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

Offsite rights-of-way are necessary for storm drains or other utilities. The Developer is hereby advised that the final plat and/or building permits will not be approved until the offsite right-of-way is acquired. The County reserves the right to make the necessary contacts for acquisition of rights-of-way.

The Developer shall provide a minimum 10-foot drainage and utility easement along all bordering property lines which are not adjacent to County rights-of-way or storm drain reservations, unless a similar easement has previously been provided along the property lines of the adjacent subdivision.

The Developer 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 Developer.

SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

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.

Drainage studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

Project #83053
 Office Building - 521 E. Joppa Road
 Page 3
 April 18, 1983

SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

Storm water management must comply with the requirements of the 1982 Baltimore County Storm Water Management Policy and Design Manual adopted January 17, 1983.

WATER AND SANITARY SEWER COMMENTS:

This property is subject to a Water and/or Sanitary Sewer System Connection Charge based on the size of the water meter utilized.

Permission to obtain a metered connection from this existing main may be obtained from the Department of Permits and Licenses.

The Developer is responsible for the cost of capping or plugging any existing house connection not used to serve the proposed site.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

The Developer will be given credit for one System Connection Charge for each existing house which is now connected into the public services.

The Plan may be approved, subject to the above comments.

EDWARD A. McDONOUGH, P.E., Chief
 Developers Engineering Division

EAM:PMK:ss

cc: File

COUNTY REVIEW GROUP
 COMMENTS ON PROPOSED SUBDIVISION PLANS
 BALTIMORE COUNTY DEPARTMENT OF HEALTH

Office Building - 521 E. Joppa Rd.
 Subdivision Name, Section and/or Plat

Simons Builders, Inc. Deft. McCune, Walker, Inc.
 Developer and/or Engineer

Herring Run
 Watershed

No. of Lots or Units: 1
 Total Acreage: 29.62394
 Public Water: Public
 Public Sewer: Public

COMMENTS ARE AS FOLLOWS:

Soil percolation tests are required; a minimum of two tests are required within a designated 10,000 square foot sewage disposal reserve area. After soil tests have been conducted, the engineer and/or developer is responsible for meeting with the Health Department to determine any needed revisions and submitting three (3) final prints of acceptable plans.

Soil percolation tests have been conducted. Revised plans must be submitted prior to approval of plats. are not required and the plat can be approved as submitted. Contact this office at 494-2762 for more complete information.

Public sewers must be utilized and/or extended to serve the property.

No sewage disposal area shall be located within feet of any perennial stream or body of water or within a 100-year floodplain and must be 10 feet removed from any easement or property line.

Wells must be located a minimum distance of from any sewage disposal areas, 100 ft. from any wells, 40 ft. from dwellings, 10 ft. from property lines, 15 ft. from road widening easements, and must be positioned at a higher elevation than the sewage disposal area on the same lot.

Public water must be utilized and/or extended to serve the property.

Due to a possible seasonal change in the groundwater table, soil tests must be conducted between February 1 and April 30.

Sewage disposal areas must not be placed on slopes of 25% or greater.

COUNTY REVIEW GROUP
 COMMENTS ON PROPOSED SUBDIVISION PLANS
 BALTIMORE COUNTY DEPARTMENT OF HEALTH
 Page 2

X A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, must be updated, can be waived, must be revised. X Have been submitted and approved.

A Water Appropriation Permit Application must be submitted. Note: Greater than 23 lots necessitates a public hearing with Water Resources Administration as part of the permit process.

Locate all existing bodies of water, wells and septic systems within the property and within 100 feet of the exterior property line.

The developer must contact this office at 494-2762 to arrange for a meeting to discuss needed revisions prior to application for percolation tests.

X This plan can be approved as submitted.

This plan cannot be approved at this time. See checked revisions and/or comments.

J.R. Paull 4-13-83 JRP

BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert Morton DATE: April 18, 1983

FROM: C. Richard Moore

SUBJECT: C.R.G. COMMENTS

PROJECT NAME: 521 E. Joppa Road Office Bldg. C.R.G. PLAN: X

PROJECT NUMBER & DISTRICT: DEVELOPMENT PLAN

LOCATION: Joppa Road W. of Providence Road RECORD PLAT

The 24ft. entrance proposed for Joppa Road is satisfactory, however, a future 3-lane entrance needs to be shown on the plan.

Also, a future entrance to connect to the Black and Decker driveway needs to be shown.

C. Richard Moore
 Asst. Traffic Engineer

CRM/GMJ/ccm

BALTIMORE COUNTY
 DEPARTMENT OF PERMITS & LICENSES
 TOWSON, MARYLAND 21204
 494-3900

April 1, 1983



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 # 194 Zoning Advisory Committee Meeting March 29, 1983 are as follows:

Property Owner: Thomas Edward Daley
 Location: S/S East Joppa Rd. 900' E. Fairmount Avenue
 Existing Zoning: R-O
 Proposed Zoning: Special Exception for a Class B Office Building (CRB)

Acres: 28,000 sq. ft.
 District: 904

The items checked below are applicable:

- All structure shall conform to the Baltimore County Building Code (1981/ Council Bill #82 State of Maryland Code for the Handicapped and Aged) and other applicable Codes.
- A building and other miscellaneous permits shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- Commercial: Three sets of construction drawings with a Maryland registered Architect or Engineer shall be required to file a permit application.
- An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table L01, line 2, Section 1107 and Table 1107.
- Required variance conflicts with the Baltimore County Building Code, Section 6.
- 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.
- Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer, verify to this office, that, the structure for which a proposed change in use is proposed, comply with the height/area requirements of Table 505 and the required construction classification of Table L01. See Sect. L01.0 also.

NOTE: 1. Comments: Additionally, buildings which exceed 2 stories require an elevator or other approved vertical access to all floor levels. See Sect. .06 of the State Handicapped Code for storage use exception. Ramp to front entrance will be exclusive.

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., 21204

Charles E. Burnham, Chief
 Plans Review

CP:122J
 FORM 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 25, 1983

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

Z.A.C. Meeting of: March 29, 1983

RE: Item No: 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

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

WNP/bp

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 3, 1983

Mr. Thomas Edward Daley
521-523 East Joppa Road
Baltimore, Maryland 21204

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

ofo
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

RE: Case #83-261-X (Item No. 194)
Petitioner - Thomas E. Daley
Special Exception Petition

Dear Mr. Daley:

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 proposal to construct an addition to your existing office, this special exception hearing is required. As you are aware, the owners of the property immediately adjacent to this site to the west is proposing to construct an office building, and they will require a special exception hearing. That case (#83-282-X) will be heard following your hearing.

Since the revised site plan satisfies the enclosed comments from the County Review Group, I scheduled this petition for a hearing.

I spoke to M's. Sue Carroll of the Planning Office, regarding her comment on the parking area, and she stated that the revised plan was satisfactory.

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

NEC:moh

cc: Taft, McCune & Walker, Inc.
530 E. Joppa Road
Baltimore, Maryland 21204

Enclosures

COUNTY REVIEW GROUP MEETING

April 20, 1983

OFFICE BUILDING - 515 E. JOPPA ROAD

OFFICE BUILDING - 521 E. JOPPA ROAD

COUNTY REVIEW GROUP - THOSE PRESENT

Gilbert S. Benson, Chairman - Department of Public Works
E. A. Bober - Office of Planning & Zoning
Susan Carroll - Office of Planning
Diana Iffer - Office of Zoning
Greg Jones - Traffic Engineering
Richard Perry - Bureau of Public Services
Les Graef - Towson Development Corp.
Judy London - Revitalization Coordinator
Fred Walker - Taft-McCune-Walker
Ray Piechocki - Taft-McCune-Walker
Star, Fisher - Taft-McCune-Walker
Lorraine Piseb - Realtor
Carl Wagner - 7 Harvest Rd., Balto., Md., 21210
John O. Simons - 8600 LaSalle Rd.
Tom & Mary Jane Daley - 9 Charlesbrook Rd., Balto., Md., 21212
*Attachment-Interested Citizens

The meeting was called to order by Mr. Benson, Chairman, at 9:00 a.m.

Mr. Fred Walker, developer's engineer, explained the proposed use of these properties along E. Joppa Road. He explained that these properties would be improved for commercial use and that the trees on the front and side would remain where possible. A 30-foot common easement will be provided between 515 and 521 E. Joppa Road for ingress, egress, and for utilities. The drainage from this site does not have a suitable outfall so the drainage will be contained within the site by the construction of drainage pits. These pits will be designed based on a 100 year storm. It is proposed to landscape the parking in and around the exterior of these properties as shown on the plan.

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: April 19, 1983

PROJECT NAME: 521 East Joppa Road PLAN: XXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT: 9th District PLAN EXTENSION:
REVISED PLAN:
PLAT:

The Office of Planning and Zoning has reviewed the subject plan and has the following comments:

All adjacent uses must be shown including the dwelling which is located to the rear of this site.

The design of the parking area requires further study with particular attention to the retention of the existing wooded area adjacent to the residential properties, landscaping within the parking lot, and screening. The intent is to minimize the effect and intrusion on the residential properties. The parking requirements may be shared between the two buildings as long as agreements for common use are recorded.

A landscape plan is required. Landscaping should also be provided along the east side of the building once the existing driveway is removed.

According to the Baltimore County Soil Survey the Glenelg soils have moderate to severe limitations due to slope for development of streets and parking lots. Adequate measures which would mitigate the effects of such limitations will be required prior to issuance of building permits. It is the intended purpose to identify soil limitations on the Plan, and mitigative measures must be addressed in subsequent processing phases.

Susan Carroll
Susan Carroll

OFFICE BUILDING - 515 E. JOPPA ROAD
OFFICE BUILDING - 521 E. JOPPA ROAD

-2-

April 20, 1983

Diana Iffer presented the written comments from Office of Zoning and stated that a special exception hearing for both of these sites has been filed with the Office of Zoning. The site plan meets the zoning requirements for the above referenced hearing with some minor changes. The CRG plan is acceptable to the Office of Zoning providing that it is understood that final approval of the plat and building permits is contingent upon the outcome of the zoning hearing. The developer's engineer should indicate the average height of the buildings in the height detail. Amenity open space should be identified, type of paving and curbing should be indicated on the plan. It is recommended that the light standards of 16 feet should be reduced to 12 feet in keeping with the R-O zone. Lighting should be directed away from the residential dwellings.

The lattice work that has been constructed along the front of the office building known as 521 E. Joppa Road must be shown on the CRG plan and special exception plan. A building permit is required for this construction but it will not be approved until after the public hearing occurs and is granted.

Susan Carroll presented the written comments from Office of Planning and stated that the design of the parking areas requires further study and particular attention should be paid to retention of the existing wooded areas adjacent to residential properties, landscaping within the parking lots, and screening of the parking lots. The parking requirements may be shared between the two buildings as long as agreements for this use are recorded. Landscape plan is required. Landscaping should also be provided on the east side of 521 Joppa Road once the existing driveway is removed. All adjacent uses must be shown on this plan.

Dick Perry presented the comments from Developers Engineering Division and advised that E. Joppa Road is an existing improved road. Sidewalks are required along the frontages of both sites and should be 5 feet wide. The construction of new entrances and the closing of existing entrances will require a permit and should be obtained through the Bureau of Public Services. Public water and sewer exist within Joppa Road to serve this site. Since the storm drain outfall does not exist, the developer is proposing to contain the drainage within the site. It is being required that this proposal be submitted to this office for review and approval. Sediment control requirements apply to this subdivision.

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: April 20, 1983

FROM: ZONING

PROJECT NAME: Office Building PLAN: _____
LOCATION: 521 E. Joppa Road DEVELOPMENT PLAN: _____
DISTRICT: 9th Election District PLAT: _____

A special exception hearing has been filed with this office. The site plan meets the zoning requirements for the above referenced hearing with some minor changes. CRG Plan approval is acceptable provided it is understood that final approval of plat and building permits is contingent upon the outcome of the zoning hearing.

1. The parking breakdown is based on one parking space per 500 square feet of floor area for the second and third floors which permits general office use only.
2. Areas to be designated as amenity open space should be clearly indicated and specific square footage of these areas should be shown in plan view.
3. The average height of the building should be indicated on the height detail.
4. It is recommended that the light standards of 16 feet in height should be reduced in height to 12 feet which will be more in keeping with the R-O zone. Lighting should be directed away from any offsite residences.
5. The type of paving and curbing should be indicated on the parking lot.
6. A lattice has been constructed on the front of the office building. This structure must be shown on the CRG Plan and special exception plan. It does not appear that a building permit was obtained for this structure. A permit is required but it will not be approved until after the public hearing occurs and is granted.

OFFICE BUILDING - 515 E. JOPPA ROAD
OFFICE BUILDING - 521 E. JOPPA ROAD

-3-

April 20, 1983

Greg Jones presented the written comments from Traffic Engineering and stated that entrance to serve these sites to be a minimum of 24 feet wide; however, should the large tree located within this site have to be removed, a 3-lane entrance should be constructed. It is also requested that an easement be provided within 521 E. Joppa Road for a possible future connection to the entrance that now serves Black & Decker.

Written comments were submitted from the Department of Permits & Licenses stating that razing permit would be required for the dwelling located on 516 E. Joppa Road and any other structures that will have to be removed. All construction must comply with the building code and must be sealed by architectural or engineering seals. The signatures of a professional designer will be required with filing for building permits.

Written comments were submitted from the Health Department stating that the plan can be approved as submitted.

CITIZENS' COMMENTS

Mr. Gebb and Mr. Irlbacker both stated that their concerns were with traffic on Joppa Road and the existing parking problem on this street.

Greg Jones advised he would study the parking, and there is a possibility that parking may be limited to certain hours or reduced to a period of two hours to help this existing situation.

Written comments by the following agencies were given to the developer and developer's engineer: Office of Zoning, Office of Planning, Traffic Engineering, Developers Engineering Division, Health Department, Department of Permits & Licenses. The plans for 515 E. Joppa Road and 521 E. Joppa Road were approved and signed by the Department of Public Works and the Office of Planning.

The meeting was adjourned at 10:20 a.m.

C. R. G. MEETING AGENDA

1. Convene Meeting
2. Introductory statement concerning aims and goals of development regulations
3. Introduction of County representatives
4. Presentation of Plan by developer's representative
5. Comments of County agencies
6. Citizens' comments
7. Adjourn Meeting

SIGN IN

Name	Address
<i>Robert G. Jones</i>	<i>521 E. Joppa Rd.</i>
<i>Robert G. Jones</i>	<i>521 E. Joppa Rd.</i>
<i>Greg Jones</i>	<i>521 E. Joppa Rd.</i>

Office Building
521 E. Joppa Road
9th Election District
Page 2

7. Based on the co-ordinate values shown on the plan, the Black and Decker property to the south is zoned R-0 to the centerline of Railroad Avenue and then M.L.

DIANA TITTE
Zoning Associate III

DI:bsc

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: April 18, 1983
FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: Office Building - 521 E. Joppa Road
PROJECT NUMBER: #83053
LOCATION: S/S of Joppa Road,
900' E. of Fairmount Avenue
DISTRICT: 9C4

The Plan for the subject site, dated March 14, 1983, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 2.5 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, after which a Building Permit may be approved.

HIGHWAY COMMENTS:

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards (Detail R-19), which places the back edge of the sidewalk 2 feet off the property line.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

Project #83053
Office Building - 521 E. Joppa Road
Page 2
April 18, 1983

STORM DRAIN COMMENTS:

The Developer 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. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee to the County, said rights-of-way. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

Offsite rights-of-way are necessary for storm drains or other utilities. The Developer is hereby advised that the final plat and/or building permits will not be approved until the offsite right-of-way is acquired. The County reserves the right to make the necessary contacts for acquisition of rights-of-way.

The Developer shall provide a minimum 10-foot drainage and utility easement along all bordering property lines which are not adjacent to County rights-of-way or storm drain reservations, unless a similar easement has previously been provided along the property lines of the adjacent subdivision.

The Developer 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 Developer.

SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

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.

Drainage studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77), a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

Project #83053
Office Building - 521 E. Joppa Road
Page 3
April 18, 1983

SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

Storm water management must comply with the requirements of the 1982 Baltimore County Storm Water Management Policy and Design Manual adopted January 17, 1983.

WATER AND SANITARY SEWER COMMENTS:

This property is subject to a Water and/or Sanitary Sewer System Connection Charge based on the size of the water meter utilized.

Permission to obtain a metered connection from this existing main may be obtained from the Department of Permits and Licensee.

The Developer is responsible for the cost of capping or plugging any existing house connection not used to serve the proposed site.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

The Developer will be given credit for one System Connection Charge for each existing house which is now connected into the public services.

The Plan may be approved, subject to the above comments.

EDWARD A. MCDONOUGH, P.E., Chief
Developers Engineering Division

EAM:PMK:ss

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Joseph A. Warfield
Department of Public Works
Date: April 11, 1983

FROM: Building Plans Review
Office Building 521 E. Joppa Road
SUBJECT: S/A Joppa Rd. 4901 E. of Fairmount Ave.
Dist. 9C4 - Meeting Date 4/27/83

- The building height and area are controlled by Table 505, which is directly controlled by the type of construction used (see Table L01 & Section L01.0).
- Section .06 Interior Access; of the Maryland State Code of Regulations 05.01.07, requires access to all floors by the Handicapped when a building exceeds two levels, this could be by ramps or elevators. The only exception is if the lower level (basement, cellar, or mezzanine) is used for storage or the building's utilities. This particular plan calls for offices on three levels.
- Each parking space for the handicapped shall have an approved sign. Curb-outs, ramps and the building entrance access shall be noted on the site plan. Should the applicant not have a copy of the State Code, the same basic requirements can be found in the Baltimore County Building Code, B.O.C.A. 1981 Edition, Sect. 515.0
- As this structure exceeds 3500 square feet on the largest floor, it cannot comply with Table 609.3 for single exit structures, therefore, a minimum of two approved exits shall be provided from each floor level for each tenant, Section 609.0 (note stairs towers on plan.)
- A minimum of one hour tenant separation is required between each tenant space and other tenants and parts of the structure. See Table L01 as amended by Bill #4-82.
- The 1981 BOCA Energy Code and Mechanical Code shall be complied with.
- Table 303.2 contains additional sections of Code which may be applicable to your project and should be reviewed.
- These comments are intended to be points of information and do not represent a full review of the project. Such a review will be done at the time you file for a building permit. The design professional will be required to sign and seal all drawings at the time of submittal.

RECEIVED

APR 21 1983

Charles E. Burnham
Plans Review Chief

BUREAU OF PUBLIC SERVICES

431

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

Office Building - 521 E. Joppa Rd
Subdivision Name, Section and/or Plat
Simons Builders, Inc. Draft, McCune, Walker, Inc.
Developer and/or Engineer
Herring Run
Watershed
No. of Lots or Units
Total Acreage
Public Water
Public Sewer

COMMENTS ARE AS FOLLOWS:

Soil percolation tests are required; a minimum of two tests are required within a designated 10,000 square foot sewage disposal reserve area. After soil tests have been conducted, the engineer and/or developer is responsible for meeting with the Health Department to determine any needed revisions and submitting three (3) final prints of acceptable plans.

Soil percolation tests have been conducted. Revised plans must be submitted prior to approval of plats. are not required and the plat can be approved as submitted. Contact this office at 494-2762 for more complete information.

Public sewers must be utilized and/or extended to serve the property.

No sewage disposal area shall be located within feet of any perennial stream or body of water or within a 100-year floodplain and must be 10 feet removed from any easement or property line.

Wells must be located a minimum distance of from any sewage disposal areas, 100 ft. from any wells, 40 ft. from dwellings, 10 ft. from property lines, 15 ft. from road widening easements, and must be positioned at a higher elevation than the sewage disposal area on the same lot.

Public water must be utilized and/or extended to serve the property.

Due to a possible seasonal change in the groundwater table, soil tests must be conducted between February 1 and April 30.

Sewage disposal areas must not be placed on slopes of 25% or greater.

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH
Page 2

X A Hydrogeological Study and Environmental Effects Report for this subdivision must be submitted, must be updated, can be waived, must be revised. X Have been submitted and approved.

A Water Appropriation Permit Application must be submitted.
Note: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.

Locate all existing bodies of water, wells and septic systems within the property and within 100 feet of the exterior property line.

The developer must contact this office at 494-2762 to arrange for a meeting to discuss needed revisions prior to application for percolation tests.

X This plan can be approved as submitted.

This plan cannot be approved at this time. See checked revisions and/or comments.

J. A. Powell 4-13-83 JAP

BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert Morton
FROM: C. Richard Moore
SUBJECT: C.R.G. COMMENTS
DATE: April 18, 1983

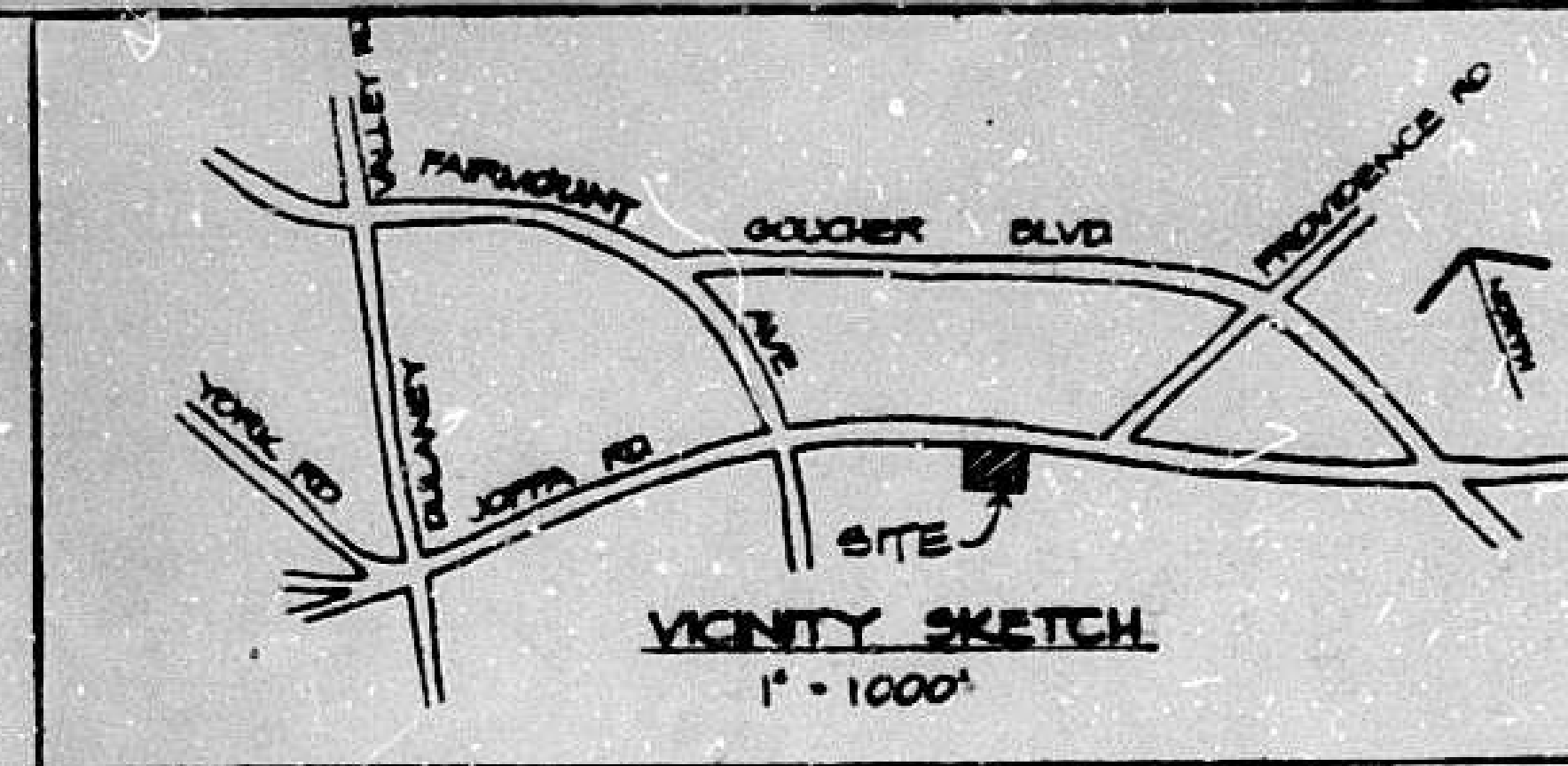
PROJECT NAME: 521 E. Joppa Road Office Bldg.
PROJECT NUMBER & DISTRICT: C.R.G. PLAN X
LOCATION: Joppa Road W. of Providence Road
RECORD PLAT

The 24ft. entrance proposed for Joppa Road is satisfactory, however, a future 3-lane entrance needs to be shown on the plan.

Also, a future entrance to connect to the Black and Decker driveway needs to be shown.

C. Richard Moore
Asst. Traffic Engineer

CRM/GMJ/ccn



4TH ELECTION DISTRICT BALTO. CO. MD. 21204
BALTIMORE COUNTY DISTRICT #4
JENKINS TRACT - 4709
WATERSHED 22
SUBSENER EHD

BALTIMORE COUNTY MD. COUNTY REVIEW GROUP

This Plan Was Reviewed By The CRG On
4-20-83 With The Following Action Taken

PLAN APPROVED

Plan Approved DOW
Plan Approved OPZ
Approval Expiration Date **4-20-86**
Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd.

SITE DATA

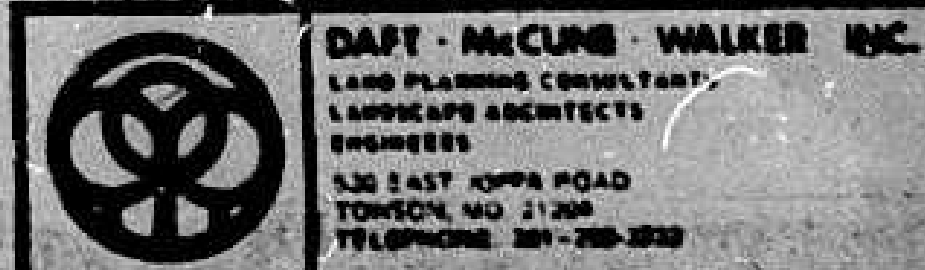
515

- Site Area
Gross = 38,955
Net = 34,433
- Proposed Building Area
1st Floor = 6,000 S.F.
2nd & 3rd Floors = 12,000 S.F.
Total = 18,000 S.F.
- Parking Required
1st Floor (1/300) = 20
2nd & 3rd Floors (1/500) = 24
Total = 44
Parking Provided = 50
- Amenity Open Space Required
50,000 S.F. x .25 = 12,500 S.F.
Amenity Open Space Provided = 10,970 S.F. = 87.8%

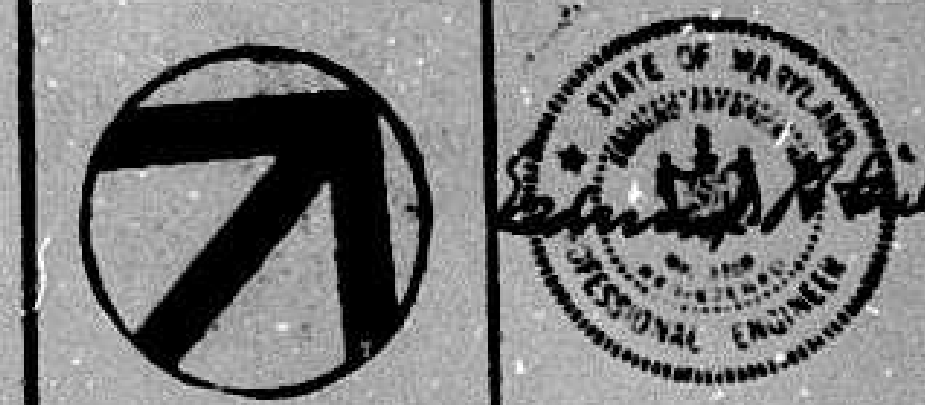
521

- Site Area
Gross = 29,673 S.F.
Net = 27,033 S.F.
- Proposed Building Area
1st Floor = 4,754 S.F.
2nd & 3rd Floors = 7,246 S.F.
Total = 12,000 S.F.
- Parking Required
1st Floor (1/300) = 16
2nd & 3rd Floors (1/500) = 14
Total = 30
Parking Provided = 40
- Amenity Open Space Required
29,673 S.F. x .25 = 7,418 S.F.
Amenity Open Space Provided = 7,033 S.F. = 94.4%

SHOULD THE EXISTING CAR
AT THE NORTHWEST CORNER OF
521 DIE, THE DRIVEWAY WILL
BE WIDENED TO 35' AT THE
ENTRANCE.



521 E. JOPPA ROAD PLAN



DATE	REVISIONS

SCALE: 1" = 100'

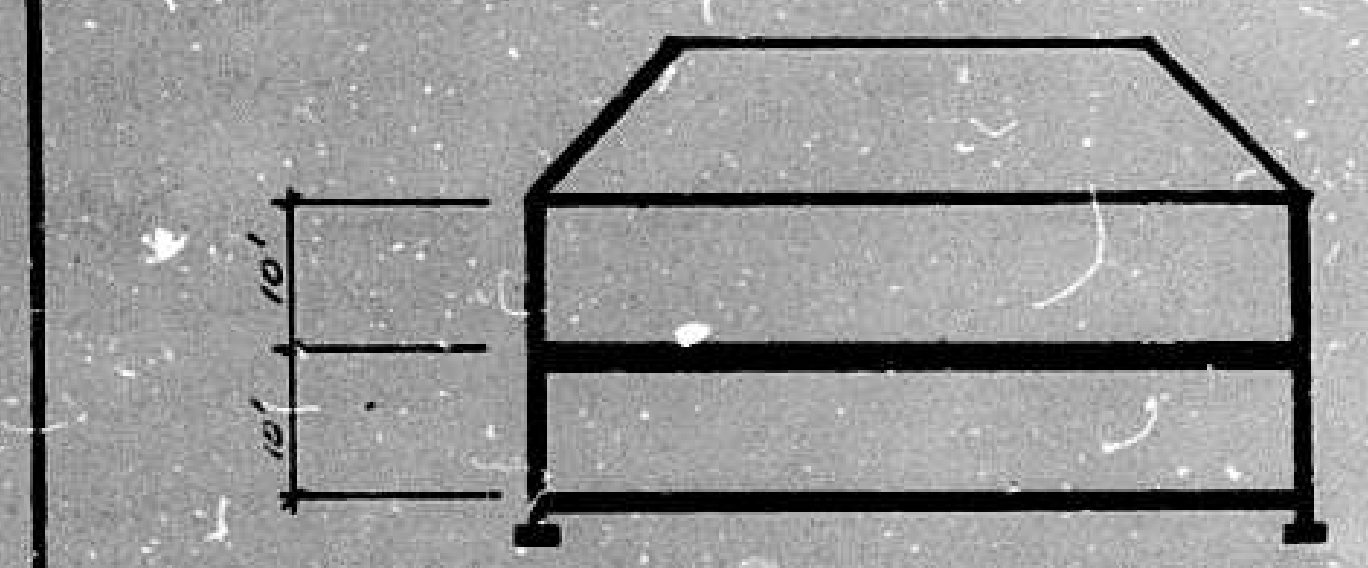
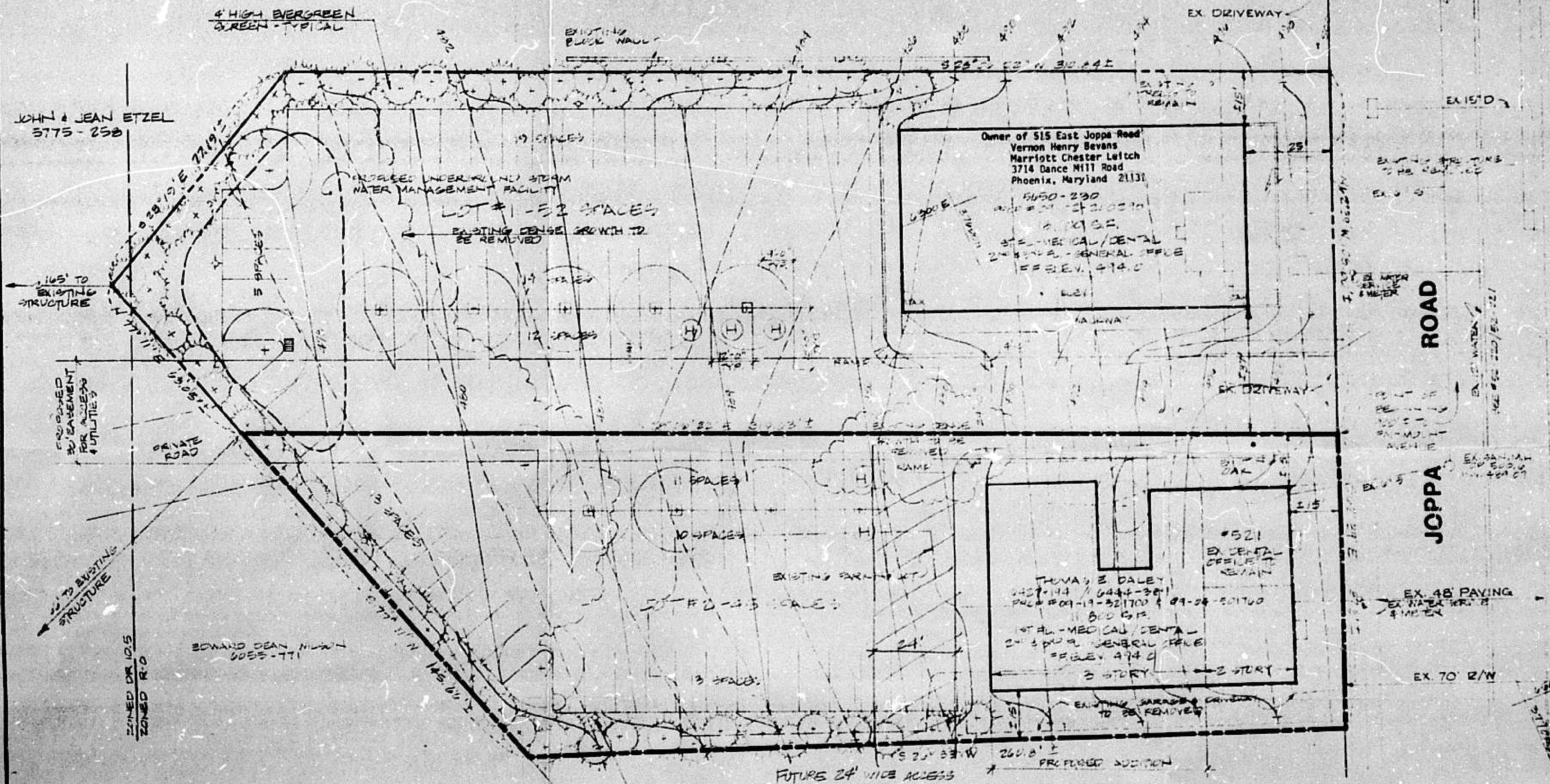
JOB ORDER NO.
032009

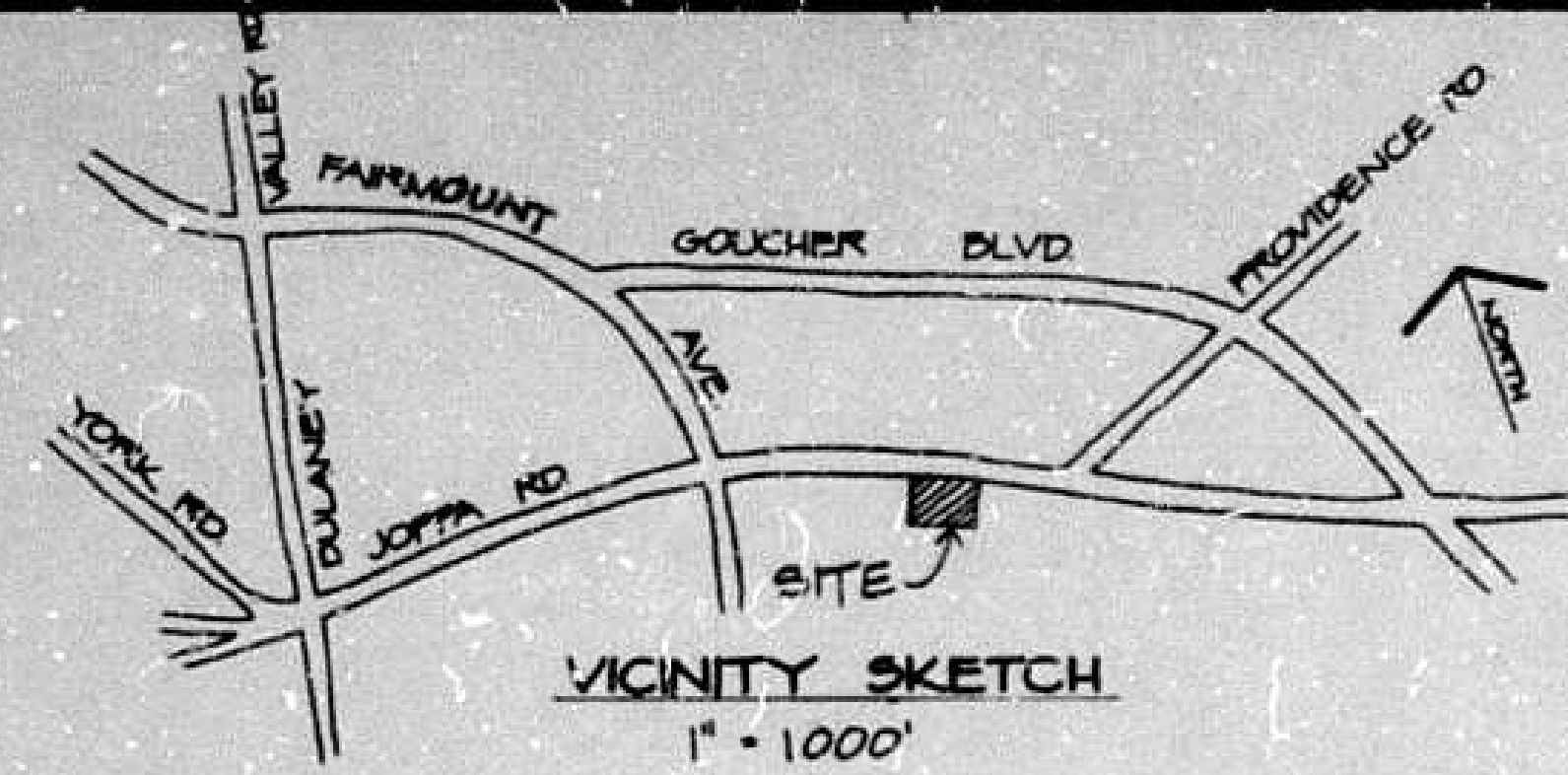
ISSUE DATE
4-20-83

Applicants:

1. JAMES BUILDERS INC.
2. JAMES BUILDERS INC.
3. JAMES BUILDERS INC.
4. JAMES BUILDERS INC.
5. JAMES BUILDERS INC.
6. JAMES BUILDERS INC.
7. JAMES BUILDERS INC.
8. JAMES BUILDERS INC.
9. JAMES BUILDERS INC.
10. JAMES BUILDERS INC.

- ### GENERAL NOTES
- The subject property is serviced by public sewer and water. The proposed buildings will be connected to the existing water and sanitary sewer services to the respective lot.
 - Soils on the site are Glenelg, 0-8%.
 - The subject property is zoned R-O.
 - Average daily trips
Medical/Dental 65/1000 S.F.
General Office 12.3/1000 S.F.
Lot #1 - 515
6000 S.F. @ 65/1000 S.F. = 190.0
12,000 S.F. @ 12.3/1000 S.F. = 147.6
Total ADT's = 337.6
Lot #2 - 521
3800 S.F. @ 65/1000 S.F. = 247.0
7600 S.F. @ 12.3/1000 S.F. = 93.5
Total ADT's = 340.5
 - MTA bus line # 55 runs on Joppa Road in front of the subject property.
 - The site has no wetlands, geological formations, archeological sites, critical areas, endangered species habitats, hazardous materials, streams, flood plains or proposed loading facilities.





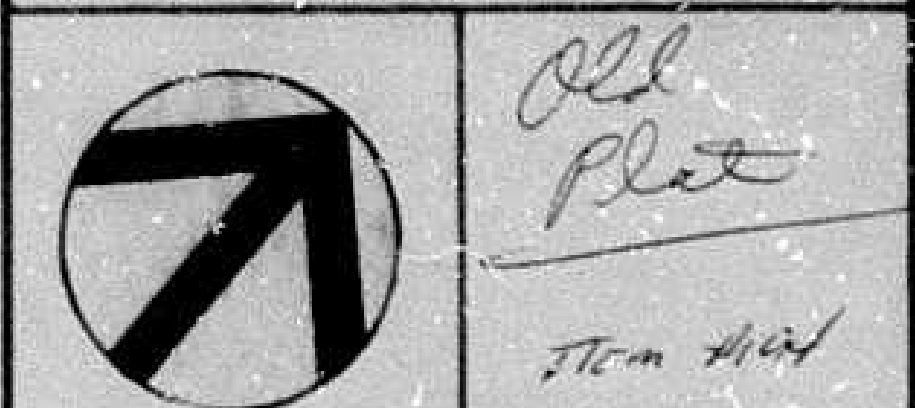
9TH ELECTION DISTRICT BALTO. CO. MD. 21204
COUNCILMANIC DISTRICT #4
GENSLY TRACT - 4909
WATERSHED 22
SUBSEWER SHED 55

SITE DATA

- 515**
- Site Area
Gross = 38,955 S.F.
Net = 36,433 S.F.
 - Proposed Building Area
1st Floor = 6,000 S.F.
2nd & 3rd Floors = 12,000 S.F.
Total = 18,000 S.F.
 - Parking Required
1st Floor (1/300) = 20
2nd & 3rd Floors (1/500) = 24
Total = 44
Parking Provided = 52
 - Amenity Open Space Required
29,455 S.F. x .25 = 7,364 S.F.
Amenity Open Space Provided = 10,870 S.F. = 21.1%
- 521**
- Site Area
Gross = 29,673 S.F.
Net = 27,033 S.F.
 - Proposed Building Area
1st Floor = 4,734 S.F.
2nd & 3rd Floors = 7,266 S.F.
Total = 11,900 S.F.
 - Parking Required
1st Floor (1/300) = 16
2nd & 3rd Floors (1/500) = 14
Total = 30
Parking Provided = 45
 - Amenity Open Space Required
29,475 S.F. x .25 = 7,369 S.F.
Amenity Open Space Provided = 7,835 S.F. = 26.4%

DAFT MCCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
580 EAST JOPPA ROAD
TOWSON, MD 21204
TELEPHONE: 301-296-3333

521 E. JOPPA ROAD ZONING PLAT FOR SPECIAL EXCEPTION



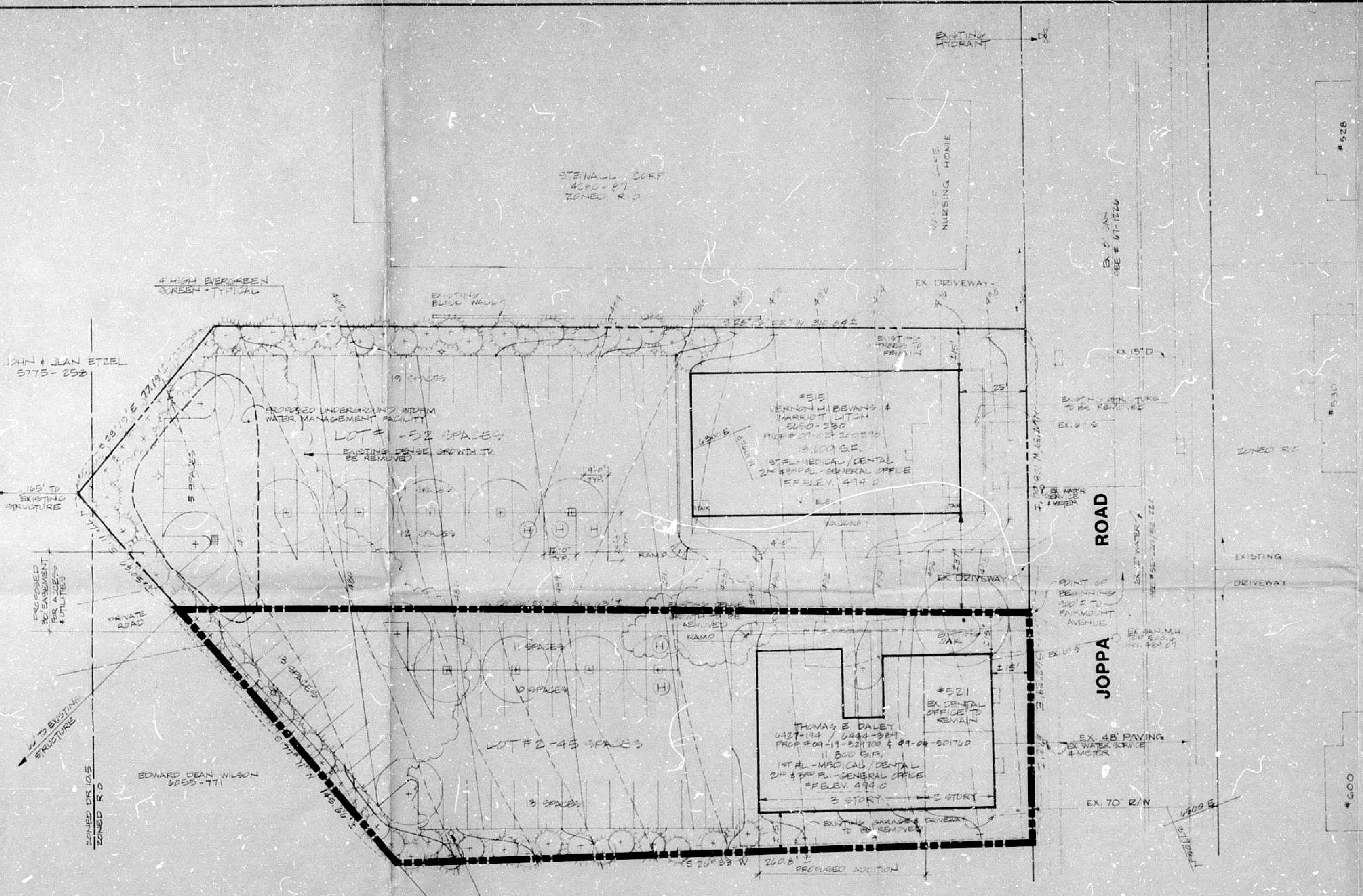
DATE	REVISIONS

SCALE: 1" = 50'-0"	SHEET
JOB ORDER NO. 09009	OF
ISSUE DATE MARCH 14, 1985	

Applicants:

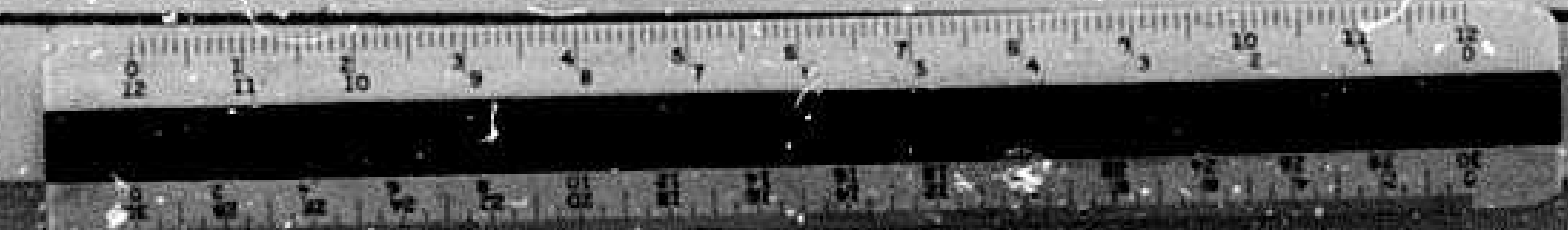
FF
SHIMAS BUILDERS, INC.
8000 LAFAYETTE ROAD
SUITE 310 CHESTER BUILDING
BALTIMORE, MD. 21204
TELEPHONE: (301) 321-9756

521
THOMAS DALEY DDS.
501 EAST JOPPA ROAD
TOWSON, MARYLAND 21204
TELEPHONE: (301) 321-9477



GENERAL NOTES

- The subject property is serviced by public sewer and water. The proposed buildings will be connected to the existing water and sanitary sewer services to the respective lot.
- Soils on the site are Glenelg, 0-8%.
- The subject property is zoned R-0.
- Average daily trips
Medical/Dental 65/1000 S.F.
General Office 12.3/1000 S.F.
Lot #1 - 515
6000 S.F. @ 65/1000 S.F. = 390.0
12,000 S.F. @ 12.3/1000 S.F. = 147.6
Total ADT's = 537.6
Lot #2 - 521
3800 S.F. @ 65/1000 S.F. = 247.0
7600 S.F. @ 12.3/1000 S.F. = 93.5
Total ADT's = 340.5
- MTA bus line # 55 runs on Joppa Road in front of the subject property.
- The site has no wetlands, geological formations, archeological sites, critical areas, endangered species habitats, hazardous materials, streams, flood plains or proposed loading facilities.





STEWART CORP
4280-BT
ZONED R-0

EXISTING
HYDRANT

Phyllanthus

EXTINGUISH
SEE # 17-1220



1. Owner: 521 East Joppa Road
515 Associates
8600 LaSalle Road
Suite 310 - Chester Building
Baltimore, Maryland 21204
Telephone (301) 321-9725

521 East Joppa Road
Thomas Talley, D.D.S.
521 East Joppa Road
Towson, Maryland 21204
Telephone (301) 321-9477
2. 9th Election District; Councilmaric District No. 74;
Census Tract -909.
3. Watershed 22, Subwatershed 55.
4. Current Zoning on the site is R-0.
5. The subject property is serviced by public sewer and water. The proposed buildings will be connected to the existing water and sanitary sewer services to the respective lot.
6. Soils on the site are Glenelg, 0-8Z.
7. Access to 521 East Joppa Road is by means of an easement adjacent to the west lot line on the property shown as 515 East Joppa Road. Prior to the issuance of a building permit for 521 East Joppa Road, that Owner must present to Baltimore County evidence that such access easement exists.
8. In the event that 515 and 521 East Joppa Road are not developed jointly, 521 East Joppa Road would be evaluated separately for stormwater management requirements.
9. Proposed structures will be brick, wood and glass with a maximum height not to exceed 35 feet. Architectural plans have been filed with the Zoning Office in accordance with the requirements for Special Exception.
10. Building address will be located on Joppa Road elevation of 515 in accordance with applicable requirements for signage.
11. All outdoor lighting shall be 250 watt on 12 foot poles in locations shown on plan and will be directed away from the surrounding residences.
12. Should the existing oak tree at the northwest corner of 521 be removed in the future, the driveway entrance will be widened to 35 feet at that time.
13. MTA bus line no. 55 runs on Joppa Road in front of the subject property.
14. The site has no wetlands, geological formations, archeological sites, critical areas, endangered species habitats, hazardous materials, streams, flood plains or proposed loading facilities.



515 East Joppa Road:

1. Site Area = 38,955 S.F. (INCLUDES 30' ST. JEFFA ROAD)
Grass = 36,433 S.F.
Net
2. Proposed Building Area
1st Floor = 6,000 S.F.
2nd & 3rd Floors = 10,706 S.F.
TOTAL = 16,706 S.F. (EXCLUDES BALCONIES)
3. Parking Required
1st Floor (1/300) = 20
2nd Floor (1/300) = 17.8
3rd Floor (1/500) = 10.7
TOTAL = 48.5 = 49 Spaces Required

Parking Provided = 53 Spaces
4. Amenities Open Space Required
38,955 S.F. x .25 = 9,739 S.F.

Amenity Open Space
Provided = 10,522 S.F. = 27.4%
5. Average Daily Trips
Medical/Dental 451,000 S.F.
General Office 12.5/1,000 S.F.

11,353 S.F. @ 65/1,000 S.F. = 737.9
5,353 S.F. @ 12.5/1,000 S.F. = 65.8
TOTAL ADT S = 803.7

521 East Joppe Road

1. Site Area
Gross = 25,673 S.F. (INCLUDES 30' OF JOPPA ROAD)
Net = 27,033 S.F.
2. Proposed Building Area INCLUDES EXISTING STRUCTURE
1st Floor = 4,922 S.F.
2nd Floor = 4,922 S.F.
TOTAL = 9,844 S.F.
3. Parking Required
1st & 2nd Floors (1/300) = 32.8 = 33 Spaces Required
Parking Provided = 39 Spaces (INCLUDES COMPACT CARS)
4. Amenity Open Space Required
29,833 S.F. x .25 = 7,418.3
Amenity Open Space Provided = 7,528 S.F. = 25.2 %
5. Average daily trips
Medical/Dental 65/1,000 S.F.
General Office 12.3/1,000 S.F.

9,844 S.F. @ 65/1,000 S.F. = 639.86
TOTAL ADT @ 12.3 = 639.86

PETITIONER'S
EXHIBIT

	DAFT AC CUNE WALKER INC. LAND PLANNING CONSULTANTS LANDSCAPE ARCHITECTS ENGINEERS ONE EIGHT JOPPA ROAD TOWNSHIP MD 21094 TELEPHONE NO. 206-1371
521 E. JOPPA ROAD ZONING PLAT FOR SPECIAL EXCEPTION	
	
DATE	REVISIONS
5-11-83	REVISION #1
5-12-83	REVISION #2
SCALE	SHEET
1"=20'-0"	OF
JOB ORDER NO. 83009	#19H
ISSUE DATE APRIL 26, 1983	<i>Revised</i> 5-13-83