

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

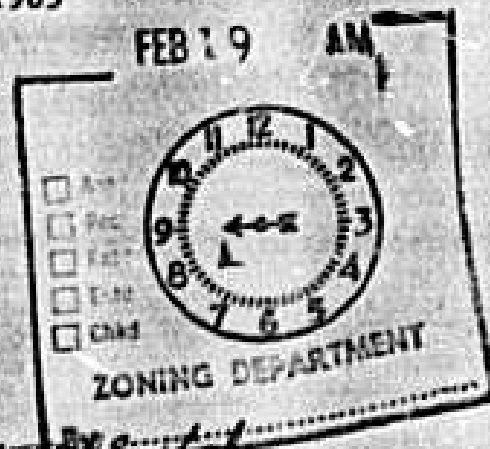
Coed
83-282

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

83-282-X

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

9th

\$170.75 costs paid

Petition for Special Exception for Vernon H. Bevans, et al

5/13/83

Hearing Date set for June 16, 1983 at 10:30 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

PETITION FOR SPECIAL EXCEPTION 83-282-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:
Simons Builders, Inc.
Signature: *[Signature]*

Legal Owner(s):
Vernon H. Bevans
Signature: *[Signature]*

8600 LaSalle Road, Suite 310
Address
Towson, Maryland 21204
City and State

Marriott Leitch
Signature: *[Signature]*

Attorney for Petitioner: Taylor McLean
Royston, Mueller, McLean & Reid
Signature: *[Signature]*

102 West Pennsylvania Avenue - 823-1800
Address
Towson, Maryland 21204
City and State

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

Name
Address
City and State

Attorney's Telephone No.: _____

Phone 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 10:30 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1

(over)

PETITION FOR SPECIAL EXCEPTION 83-282-X

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Attorney for Petitioner: Taylor McLean
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City and State

Marriott Leitch
Signature: *[Signature]*

Attorney for Petitioner: Taylor McLean
Royston, Mueller, McLean & Reid
Signature: *[Signature]*

102 West Pennsylvania Avenue - 823-1800
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Name, address and phone number of legal owner, contract purchaser or representative to be contacted
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Name
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[Signature]
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 : OF BALTIMORE COUNTY
Falmount Ave., 9th District

VERNON H. BEVANS, et al, : Case No. 83-282-X
Petitioners

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 the reformation of the passage of any preliminary or final Order in connection therewith.

[Signature]
Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on the 23rd day of May, 1983, a copy of the foregoing Order was mailed to R. Taylor McLean, Esquire, Royston, Mueller, McLean & Reid, 102 W. Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioners; and Simons Builders, Inc., 8600 LaSalle Road, Suite 310, Towson, MD 21204, Contract Purchaser.

[Signature]
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Taylor McLean, Esquire
Royston, Mueller, McLean & Reid
Suite 600
102 W. Pennsylvania Avenue
Towson, Maryland 21204

cc: Ruff, McKim & Walker, 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.

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Vernon H. Bevans, et al
Petitioner's Attorney: Taylor McLean

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Zoning Commissioner
Date: May 27, 1983

FROM: Norman E. Gerber, Director
Office of Planning and Zoning
Zoning Petition No. 83-282-X

SUBJECT: Vernon H. Bevans, et al

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).

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

NEG:JGH:cav

cc: Arlene January
Shirley Hess

BALTIMORE COUNTY, MARYLAND

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

NEG:JGH:cav

cc: Arlene January
Shirley Hess

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. Jones
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE June 24, 1983
BY Jane M. H. Jones
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.

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Deputy Zoning Commissioner of
Baltimore County

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 3, 1983

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

NICHOLAS E. 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
Planning Administration
Industrial Development

Taylor McLean, Esquire
Boyston, Mueller, McLean & Heid
Suite 600
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Case # 83-282-X (Item No. 195)
Petitioner - Vernon H. Bevans, et al
Special Exception Petition

Dear Mr. McLean:

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 clients' proposal to construct an office building on this site, this special exception hearing is required. As you are aware, the owner of the property immediately adjacent to this site to the east is proposing to construct an addition to his existing office, and he also required a special exception hearing. That case (#83-281-X) will be heard prior to 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 schedule accordingly.

Very truly yours,

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

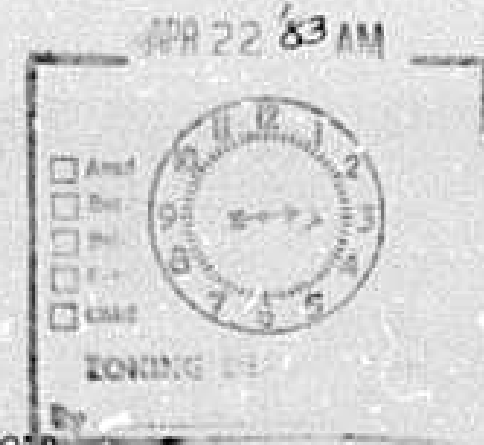
ENC:smh

cc: Daft, McCune & Walker, Inc.
530 E. Joppa Road
Towson, 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 Itter	- Office of Zoning
Greg Jones	- Traffic Engineering
Richard Perry	- Bureau of Public Services
Les Graef	- Towson Development Corp.
Judy Lunden	- Revitalization Coordinator
Fred Walker	- Daft-McCune-Walker
Ray Piechocki	- Daft-McCune-Walker
Stacy Fisher	- Daft-McCune-Walker
Lorraine Pisob	- Realtor
Carl Wagner	- 7 Harvest Rd., Balto., Md., 21210
John O. Simons	- 8600 LaSalle Rd.
Tom & Mary Jane Daley	- 7 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 Itter 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 R0 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.

OFFICE BUILDING - 515 E. JOPPA ROAD

-3-

April 20, 1983

OFFICE BUILDING - 521 E. JOPPA ROAD

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 L. Itter</i>	417 E. Joppa Rd.
<i>Robert L. Itter</i>	502 E. Joppa Rd.
<i>Tom Daley</i>	515 Joppa Rd.
<i>John O. Simons</i>	7 Harvest Rd.
<i>Carol E. H. Jones</i>	7 Harvest Rd.
<i>Cathy Johnson</i>	600 E. Joppa Rd.

BALTIMORE COUNTY, MARYLAND

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

DATE: April 19, 1983

PROJECT NAME: 515 East Joppa Road
COUNCIL & ELECTION DISTRICT: IX-402

PLAN: XXXXXXXXXXXX
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 521 Joppa Road.

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.

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 Carrell
Susan Carrell

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING

DATE: April 20, 1983

PROJECT NAME: Office Building
LOCATION: 515 E. Joppa Road
DISTRICT: 9th Election District

PLAN:
DEVELOPMENT PLAN:
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.

- 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.
- 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.
- The average height of the building should be indicated on the height detail.
- 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.
- The type of paving and curbing should be indicated on the parking lot.

ETANA TITEN
ETANA TITEN
Zoning Associate III

DI:bsc

7/82bcs

Project #83054
Office Building - 515 E. Joppa Road
Page 3
April 19, 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 1, 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 Permits. The 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.

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

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Joseph A. Warfield
Department of Public Works

FROM: Reilaine Plans Review
Office Building 515 E. Joppa Road
SUBJECT: S/S of Joppa Rd. 800' S. of Fairmount Ave.
District: 904

DATE: April 1, 1983

- A separate razing permit will be needed to remove the existing structure.
- Stairways as located could develop into exiting problems from tenant spaces. Each tenant as he leaves his space shall be entitled to two exits in opposite directions. If a tenant space exceeds 2000 square feet or an occupancy load of 50 or more, he shall have two means of egress from his space and also be able to exit in two opposite directions. See Section 809.2, 807.3, 810.1, 812.2, etc.
- The locations of two of the three parking spaces do not comply with Sect. 515.4.1 of B.O.C.A. nor with the corresponding section of the State Handicapped Code.
- This appears to be the only items that need comments at this time. Table 303.2 will provide an excellent guide into additional Building Code requirements. The current Baltimore County Building Code is B.O.C.A. 1981 Edition, B.O.C.A. Mechanical Code 1981 Edition, B.O.C.A. Energy Code 1981 Edition, and County Council Bill #1-82, containing the amendments to the above codes.
- Architectural or Engineering Seals and signatures of the Professional Designer will be required when filing for the building permit.

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

djl

RECEIVED
APR 1 1983
BUREAU OF PUBLIC SERVICES

BALTIMORE COUNTY, MARYLAND

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

DATE: April 19, 1983

PROJECT NAME: Office Building - 515 E. Joppa Road
PROJECT NUMBER: #83054
LOCATION: S/S of Joppa Road, 800' S. 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.

April 13, 1983
Date

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

Office Building - 515 E. Joppa Rd.
Subdivision Name/Section and/or Plat

Simons Builders, Inc. Dott, McGuire, Walker, Inc.
Developer and/or Engineer

Herring Run
Watershed

No. of Lots or Units	1	38955 sq. ft.	Public	Public
Total Acreage			Water	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.

X 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.

X 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.

Project #83054
Office Building - 515 E. Joppa Road
Page 2
April 19, 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.

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 Has 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.R. Powell 4-13-83 JRP

SS 762

TO: Mr. Robert Morton

DATE April 18, 1983

FROM: C. Richard Moore

SUBJECT: C.R.G. COMMENTS

PROJECT NAME	515 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

TED DALESKI JR.
DIRECTOR

April 1, 1983

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

Dear Mr. Hammond:

Comments on Item # 195 Zoning Advisory Committee Meeting March 29, 1983
are as follows:

Property Owner: Vernon H. Bevans, et al
Location: S/S E. Joppa Road 900' E. of Fairmount Avenue
Existing Zoning: B-0
Proposed Zoning: Special Exception for a Class B Office Building (CRG)

Acres: 36.433 sq. ft.
District: 9th

The items checked below are applicable:

- ✓ A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 6-82 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 3'4" 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: Handicapped parking shall be arranged so the handicapped are not compelled to pass behind parked vehicles. See State Handicapped Code.

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

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CRM:rrj

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, Assistant
Department of Planning

WNP/bp

515 Associates
521 East Joppa Road
Baltimore, MD 21204
(301) 337-6990

July 14, 1983

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

RE: Case #83-282-X
Building Permit Application
Election District

Dear Mr. Hammond:

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

We hereby relieve our builder, Baltimore County, Maryland, and you from any liability or responsibility for any consequences which might arise during the appeal period.

Yours truly,

John G. Simons
General Partner

JOS:gro

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 G. Simons, General Partner

ACCEPTED this 19th day of April, 1983.

Thomas E. Daley

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 14, 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

Taylor McLean, Esquire
Royston, Mueller, McLean & Reid
Suite 600
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. 83-282-X - Item No. 195
Petitioner - Vernon H. Bevans, et al
Special Exception Petition

Dear Mr. McLean:

Enclosed please find addendum comments for the above referenced case.

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosure

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

May 31, 1983

PAUL H. RENCKE
CHIEF

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Vernon H. Bevans, et al

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

Item No.: 195 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 of _____ feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

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

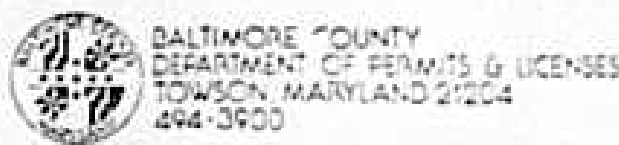
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

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

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

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

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3300

TED DAIENSKI 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 # 195 Zoning Advisory Committee Meeting
are as follows:

Property Owner: Vernon H. Bevans, et al.
Location: S/S of East Joppa Road 900' E of Fairmount Ave.
Existing Zoning:
Proposed Zoning:

Across:
Districts:

The items checked below are applicable:

- All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aging 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 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 resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line. See Table 101, line 3, Section 1101 and Table 1102.
- Requested variance conflicts with the Baltimore County Building Code, Section 4.
- 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 certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- 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. Sullivan
Charles E. Sullivan, Chief
Plans Review

CHS:rrj

FORM 21-82

May 18, 1983

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

NOTICE OF HEARING

Re: Petition for Special Exception
S/S of E. Joppa Rd., 900' E of Fairmount
Avenue
Vernon H. Bevans, et al - Petitioners
Case No. 83-282-X

TIME: 10:30 A.M.

DATE: Thursday, June 16, 1983

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

TOWSON, MARYLAND

cc: Simone Builders, Inc.
8600 LaSalle Road, Suite 310
Towson, Maryland 21204

William E. Hammond
WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

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

No. 115048

DATE: 3-17-82 ACCOUNT: H-01-615-000

AMOUNT: 120.00

RECEIVED FROM: *John W. Hession, III*

FOR: *Pay to the order of the County of Baltimore*

0 08300001000001 01000

VALIDATION OR SIGNATURE OF CASHIER

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 10:30 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 Vernon H. Bevans, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, June 16, 1983 at 10:30 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-MCCUNE-WALKER, INC.

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

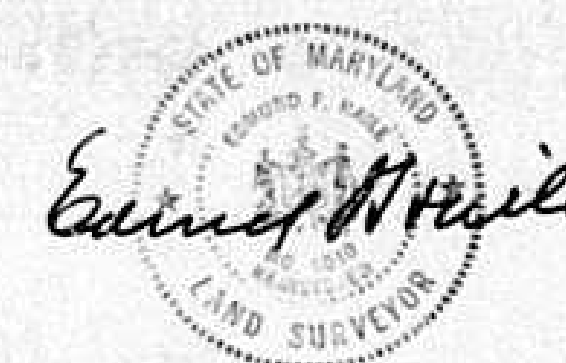
Land Planning Consultants
Landscape Architects
Engineers

DESCRIPTION

36,433 +/- Square Foot Parcel
On The South Side Of Joppa Road,
Also Known As No. 515 East Joppa Road,
Baltimore County, Maryland

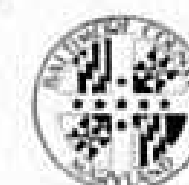
BEGINNING for the same at a point on the Southernmost side of East Joppa Road 900 feet more or less East of Fairmount Avenue said point being also a corner of the lands of Thomas Edward Daley described in a deed recorded among the Land Records of Baltimore County in Liber 6427 folio 194 thence binding along said Joppa Road, North 62 degrees 39 minutes 00 seconds West 108.00 feet more or less to a point, said point being a corner of the lands of Stewall Corporation described in a deed recorded in the Land Records aforesaid in Liber 4280 folio 87, thence with same South 28 degrees 06 minutes 22 seconds West 310.84 feet more or less to a point, said point being a corner of the lands of John and Jean Etzel described in a deed recorded in the Land Records aforesaid in Liber 5775 folio 258, thence with same South 28 degrees 19 minutes 00 seconds East 77.19 feet more or less and North 77 degrees 11 minutes 00 seconds East 53.05 feet more or less to a point, said point being a corner of the aforesaid lands of Thomas Edward Daley, thence with same North 28 degrees 06 minutes 22 seconds East 319.63 feet more or less to the point of beginning and containing 36,433 square feet of land more or less.

Said parcel being the same lands conveyed by deed dated June 3, 1976 and recorded in the Land Records of Baltimore County in Liber 5650 folio 230 to Vernon Henry Bevans and Marriott Chester Leitch.



March 11, 1983

Our File No. B-83009



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,

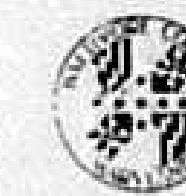
Jan M. H. Jung
JENN M.H. JUNG
Deputy Zoning Commissioner

JHM/mc

Attachments

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

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



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 9, 1983

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 Avenue
Vernon H. Bevans, et al - Petitioners
Case No. 83-282-X

Dear Mr. McLean:

This is to advise you that \$70.75 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

WEHaj

cc: Simone Builders, Inc.
8600 LaSalle Road, Suite 310
Towson, Maryland 21204

cc: Daft, McCune & Walker, Inc.
530 East 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 June, 1983.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Vernon H. Bevans, et al

Petitioner's Attorney: Taylor McLean

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 3, 1983

Taylor McLean, Esquire
 Royston, Mueller, McLean & Reid
 Suite 600
 102 W. Pennsylvania Avenue
 Towson, Maryland 21204

RE: Case # 83-282-X (Item No. 195)
 Petitioner - Vernon H. Bevans, et al
 Special Exception Petition

Dear Mr. McLean:

The Zoning Plans Advisory Committee has reviewed the plan 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 clients' proposal to construct an office building on this site, this special exception hearing is required. As you are aware, the owner of the property immediately adjacent to this site is proposing to construct an addition to his existing office, and he also required a special exception hearing. That case (#83-281-X) will be heard prior to 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 Carrell 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

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

NEC:mch

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. Hoher - Office of Planning & Zoning
 Susan Carrell - Office of Planning
 Diana Itter - Office of Zoning
 Greg Jones - Traffic Engineering
 Richard Perry - Bureau of Public Services
 Les Grvet - Towson Development Corp.
 Judy London - Revitalization Coordinator
 Fred Walker - Daft-McCune-Walker
 Ray Pleschowski - Daft-McCune-Walker
 Stacy Fisher - Daft-McCune-Walker
 Lorraine Plesch - 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.

OFFICE BUILDING - 515 E. JOPPA ROAD

OFFICE BUILDING - 521 E. JOPPA ROAD

-2-

April 20, 1983

Diana Itter 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 Carrell 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.

OFFICE BUILDING - 515 E. JOPPA ROAD

OFFICE BUILDING - 521 E. JOPPA ROAD

-3-

April 30, 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 zoning 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. Isibacker 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 BLDG.-515 E. JOPPA ROAD
 April 20, 1983
 9:00 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

111 E. Joppa Rd.
 502 Baltimore Ave
 21204

7 Harvest Rd
 21210

515 Joppa Road
 21204

7 Harvest Rd 21210

7 Harvest Rd 21210

7 Harvest Rd 21210

7 Harvest Rd 21210

7 Harvest Rd 21210

7 Harvest Rd 21210

BALTIMORE COUNTY, MARYLAND

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

DATE: April 19, 1983

PROJECT NAME: 515 East Joppa Road PLAN: XXXXXXXXXXXX
 COUNCIL & ELECTION DISTRICT: IX-402 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 521 Joppa Road.

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 of the parking lot. 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.

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 Carrell
 Susan Carrell

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: April 20, 1983

FROM: ZONING

PROJECT NAME: Office Building PLAN: _____
 LOCATION: 515 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.

DIANA ITTER
 Zoning Associate III

DI:bac

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: April 19, 1983

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

PROJECT NAME: Office Building - 515 E. Joppa Road
 PROJECT NUMBER: 481054
 LOCATION: S/S of Joppa Road, 800'
 E. of Fairmount Avenue
 DISTRICT: 9C4

The Plan for the subject site, dated March 11, 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 the rights-of-way.

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 area 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, could 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.

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

☒ A Hydrogeological Study and Environmental Effects Report for this subdivision must be submitted. ☐ must be updated. ☐ can be waived. ☐ must be revised. ☒ has 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 474-2762 to arrange for a meeting to discuss needed revisions prior to application for percolation tests.

☒ This plan can be approved as submitted.

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

J.R. Powell 4-13-83 AM

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 Permits. 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.

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

EAM:PMK:iss

cc: File

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

BALTIMORE COUNTY, MARYLAND
TO: Mr. Robert Norton DATE: April 18, 1983
FROM: C. Richard Moore
SUBJECT: C.R.G. COMMENTS

PROJECT NAME	515 E. Joppa Road Office Bldg.	C.R.G. PLAN	X
PROJECT NUMBER & DISTRICT		DEVELOPMENT PLAN	
LOCATION	Joppa Road N. 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.

CRM/GMJ/cem

C. Richard Moore
C. Richard Moore
Asst. Traffic Engineer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Joseph A. Warfield
TO: Department of Public Works Date: April 11, 1983
FROM: Building Plans Review
Office Building 515 E. Joppa Road
SUBJECT: 515 E. Joppa Rd., 8001.0, N. of Fairmount Ave.
District: 904

1. A separate razing permit will be needed to remove the existing structures.
2. Stairways as located could develop into exiting problems from tenant spaces. Each tenant as he leaves his space shall be entitled to two exits in opposite directions. If a tenant space exceeds 2000 square feet or an occupancy load of 50 or more, he shall have two means of egress from his space and also be able to exit in two opposite directions. See Section 809.2, 807.3, 810.1, 812.2, etc.
3. The locations of two of the three parking spaces do not comply with Sect. 515.1.1 of B.O.C.A. nor with the corresponding section of the State Handicapped Code.
4. This appears to be the only item that needs comments at this time. Table 303.2 will provide an excellent guide into additional Building Code requirements. The current Baltimore County Building Code is B.O.C.A. 1981 Edition, B.O.C.A. Mechanical Code 1981 Edition, B.O.C.A. Energy Code 1981 Edition, and County Council Bill #4-82, containing the amendments to the above codes.
5. Architectural or Engineering Scale and signatures of the Professional Designer will be required when filing for the building permit.

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

djl

RECEIVED
APR 1 1983
BUREAU OF PUBLIC SERVICES



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
444-3900

TO: Mr. William H. Hammond
FROM: Mr. William H. Hammond
SUBJECT: Comments on Item # 195 Zoning Advisory Committee Meeting March 29, 1983

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

Dear Mr. Hammond:

Comments on Item # 195 Zoning Advisory Committee Meeting March 29, 1983

are as follows:

Property Owner: Vernon H. Bevans, et al
Location: S/S E. Joppa Road 900' N. of Fairmount Avenue
Existing Zoning: B-O
Proposed Zoning: Special Exception for a Class B Office Building (CBO)

Acres: 36,433 sq. ft.
District: 9th

The items checked below are applicable:

1. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
2. A building and other miscellaneous permits shall be required before beginning construction.
3. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.
4. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
5. An exterior wall erected within 6' of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line, See Table 401, line 2, Section 1107 and Table 1102.
6. Requested variance conflicts with the Baltimore County Building Code, Section/s .
7. 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.
8. 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.
9. Comments: Handicapped parking shall be arranged so the handicapped are not compelled to pass behind parked vehicles. See State Handicapped Code.

NOTES: 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
Charles E. Burnham, Chief
Plans Review

CRM:ej
POM 01-82

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

Office Building - 515 E. Joppa Rd.
Subdivision Name/Section and/or Plat
Simon Builders, Inc.
Developer and/or Engineer
Herring Run
Borough
1
No. of Lots or Units
38,955 sq. ft.
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 plans, are not required and the plat can be approved as submitted. Contact this office at 474-2762 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 flood plain 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.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Max 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 or before 1983 day of May, 1983, the first publication appearing on the 26th day of May, 1983.

THE JEFFERSONIAN
L. L. Smith
Manager

Cost of Advertisement, \$ 29.75

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

No. 117649

DATE June 16, 1983 ACCOUNT R-01-615-000

AMOUNT \$70.75

RECEIVED FROM 517 Associates
FOR Advertising & Posting Case #83-382-X
(Vernon H. Bevans, et al)

8 02200000730510 81688

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

83-282-X

District 9 Date of Posting 5/24/83
 Posted for: Petition for Special Exception
 Petitioner: Vernon H. Bevan, et al
 Location of property: 515 East Joppa Rd., 900 E. of
Towson Ave
 Location of Signs: front of property (# 515 East
Joppa Rd.)
 Remarks: _____
 Posted by Dean J. Wilson Date of return: 6/3/83
 Signature
 Number of Signs: 1

**PETITION FOR SPECIAL
 EXCEPTION**
 9th Election District

BONING: Petition for Special Exception
LOCATION: South side of East Joppa Road, 900 ft. East of Fairmount Avenue
DATE & TIME: Thursday, June 16, 1983 at 10:30 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 at a point on the Southernmost side of East Joppa Road 900 feet more or less East of Fairmount Avenue said point being also a corner of the lands of Thomas Edward Daley described in a deed recorded among the Land Records of Baltimore County in Liber 6427 folio 184 thence binding along said Joppa Road, North 62 degrees 28 minutes 00 seconds West 106.00 feet more or less to a point, said point being a corner of the lands of Newell Corporation described in a deed recorded in the Land Records aforesaid in Liber 4280 folio 87, thence with same South 28 degrees 06 minutes 22 seconds West 310.84 feet more or less to a point, said point being a corner of the lands of John and Jenn Kiser described in a deed recorded in the Land Records aforesaid in Liber 5775 folio 256, thence with same South 28 degrees 19 minutes 00 seconds East 77.19 feet more or less and North 77 degrees 11 minutes 00 seconds East 43.05 feet more or less to a point, said point being a corner of the aforementioned lands of Thomas Edward Daley, thence with same North 28 degrees 06 minutes 22 seconds East 310.84 feet more or less to the point of beginning and containing 26,433 square feet of land more or less.

Said parcel being the same lands conveyed by deed dated June 4, 1978 and recorded in the Land Records of Baltimore County in Liber 5660 folio 220 to Vernon Henry Bevan and Marjorie Chester Leitch Being the property of Vernon H. Bevan, et al, as shown on plot plan filed with the Zoning Department.

Hearing Date: Thursday, June 16, 1983 at 10:30 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 24

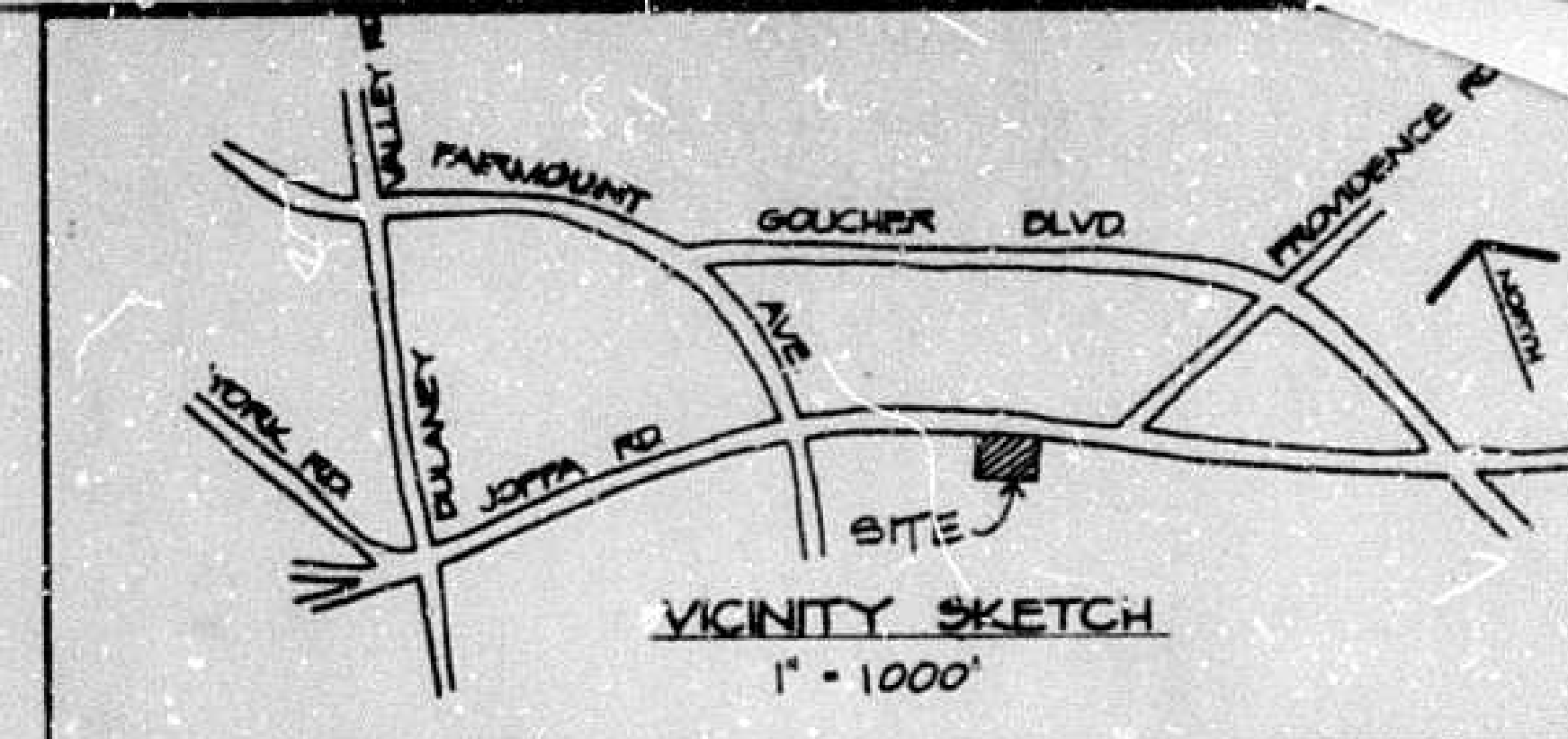
DUPLICATE
CERTIFICATE OF PUBLICATION

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, \$ 29.75



521 East Joppa Road
Thomas Daley, D.D.S.
521 East Joppa Road
Towson, Maryland 21204
Telephone (301) 321-9477

- _____

521 East Joppa Road

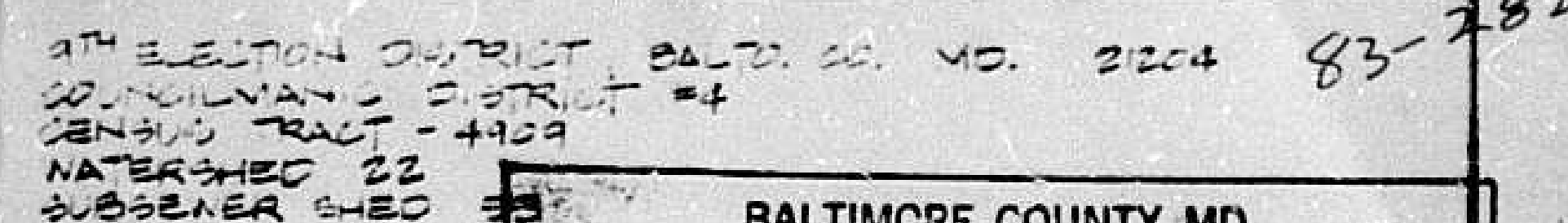
1. Site Area
Gross = 29,673 S.F. (INCLUDES 30' OF JOPPA ROAD)
Net = 27,033 S.F.

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
29,673 S.F. x .25 = 7,418.3
Amenity Open Space Provided = 7,525 S.F. - 25.3 %

5. Average daily trip
Medical/Dental 5/1,500 S.F.
General Office 12.3/1,000 S.F.
9,844 S.F. @ 65/1,000 S.F. = 639.86
TOTAL ADT \$



PLAN APPROVED

Plan Discontinued _____
Continued Mfg. Required _____
Plan Referred To Plan, Bld. _____

515

- | | | |
|----|-----------------------------------|-----------------|
| 5 | 1. Site Area | Plan Division |
| | Gross = 38,995 | 2. Estimated 10 |
| | Net = 36,433 | Plan Referenced |
| 2. | Proposed Building | |
| | 1st Floor = 6,000 S.F. | |
| | 2nd & 3rd Floors = 12,500 S.F. | |
| | Total = 18,500 S.F. | |
| 3. | Parking Required | |
| | 1st Floor (1/300) = 20 | |
| | 2nd & 3rd Floors (1/300) = 20 | |
| | Total = 40 | |
| | Parking Provided = 52 | |
| 4. | Amenity Open Space Required | |
| | 58,950 S.F. = .23 = 9,787 S.F. | |
| | Amenity Open Space Provided = 10, | |

521

1. Site Area
Gross = 29,673 S.F.
Net = 27,033 S.F.
2. Proposed Building Area
1st Floor = 4,754 S.F.
2nd & 3rd Floors = 7,220 S.F.
Total = 11,974 S.F.
3. Parking Required
1st Floor (1/500) = 10
2nd & 3rd Floors (1/500) = 10
Total = 20
Parking Provided = 65
4. Annual Open Space Required
29,673 S.F. x .15 = 4,451 S.F.
Annual Open Space Provided = 7,000 S.F.

Access to 521 Joppa Road is by means of an easement adjacent to the west lot line on the property shown as 515 Joppa Road. Prior to the issuance of a building permit for 521 Joppa Road, that owner must present to Baltimore County evidence that such access easement exists.

4 In the event that 515 and 521 Joppa Road are not developed jointly, 521 Joppa Road would be evaluated separately for stormwater management requirements.

7. Proposed structures will be brick, wood and glass with a maximum height not-to-exceed 35'. Architectural plans have been filed with the Zoning Office in accordance with the requirements for Special Exception.

Building address will be located on Jopps Road elevation of 515 in accordance with applicable requirements for signage.

Applicants:

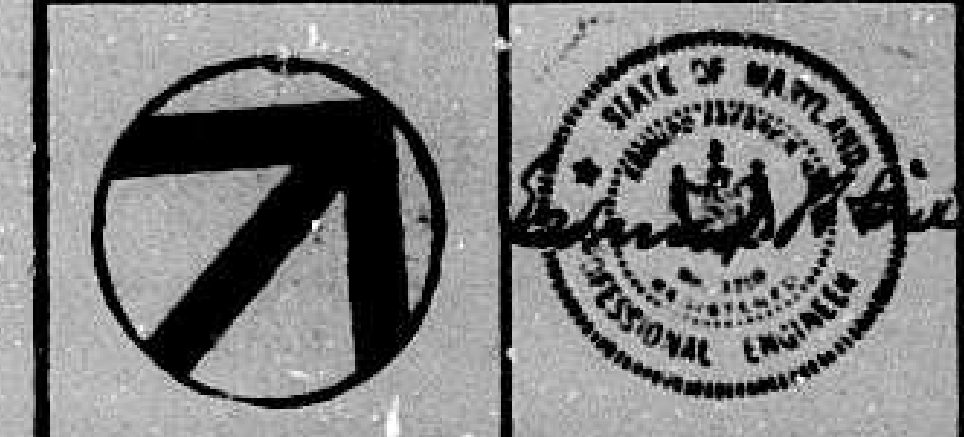
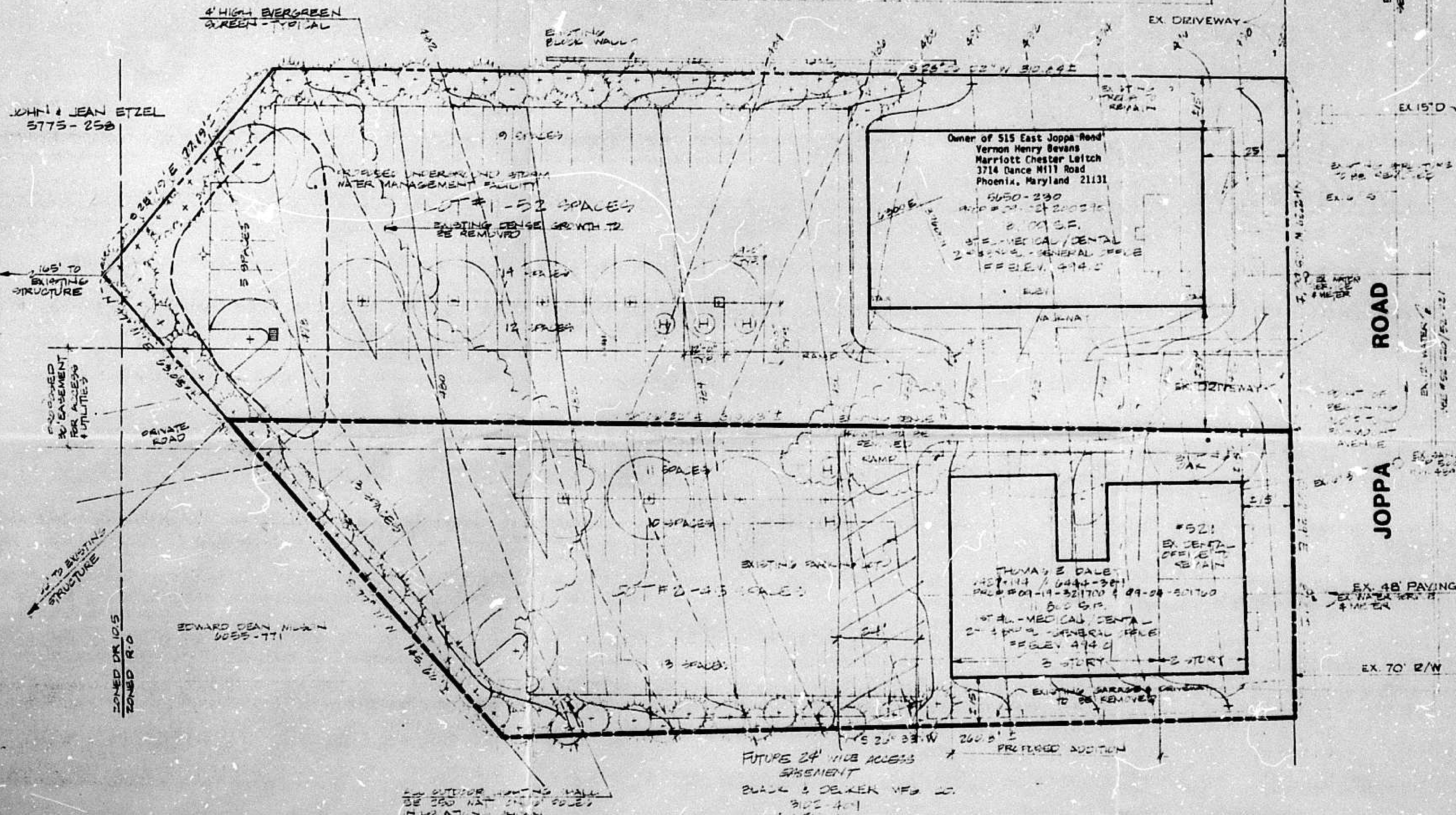
FF
~~SECRET~~ BUILDERS NO.
 2000 LAUREL AVE
 STE 310 CHESTER BLDG
 BALTIMORE MD. 21204
 TELEPHONE (410) 321-7756

1. MA. CASEY 1000
 2. MA. JOSE 1000
 3. MA. MARY 1000
 4. MA. 1000



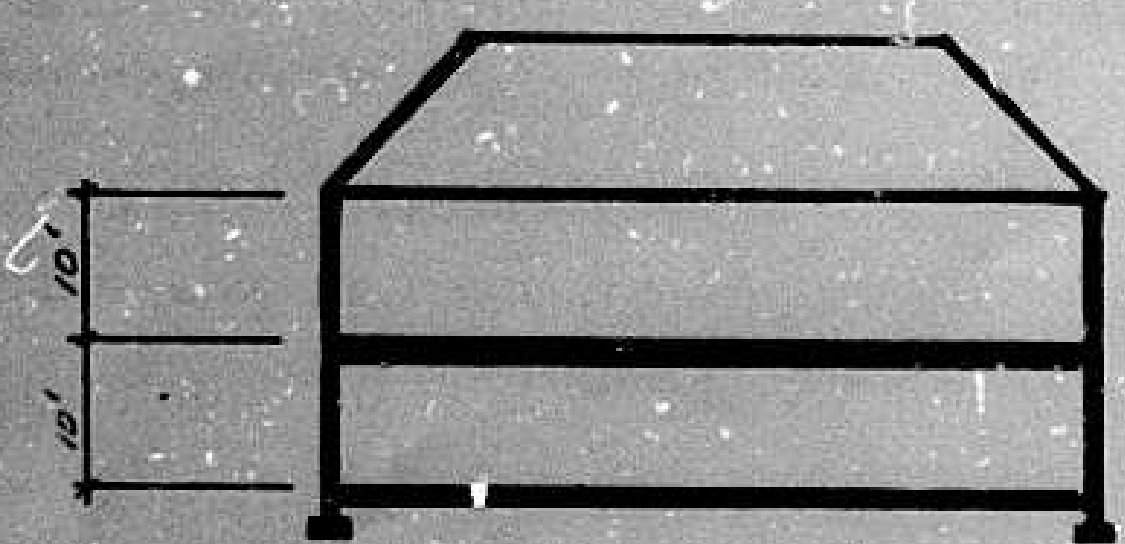
DAPT · McCune · Walker Inc.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
BIRMINGHAM
535 EAST 10TH ROAD
TOWSON, MD 21204
TELEPHONE 301-285-5522

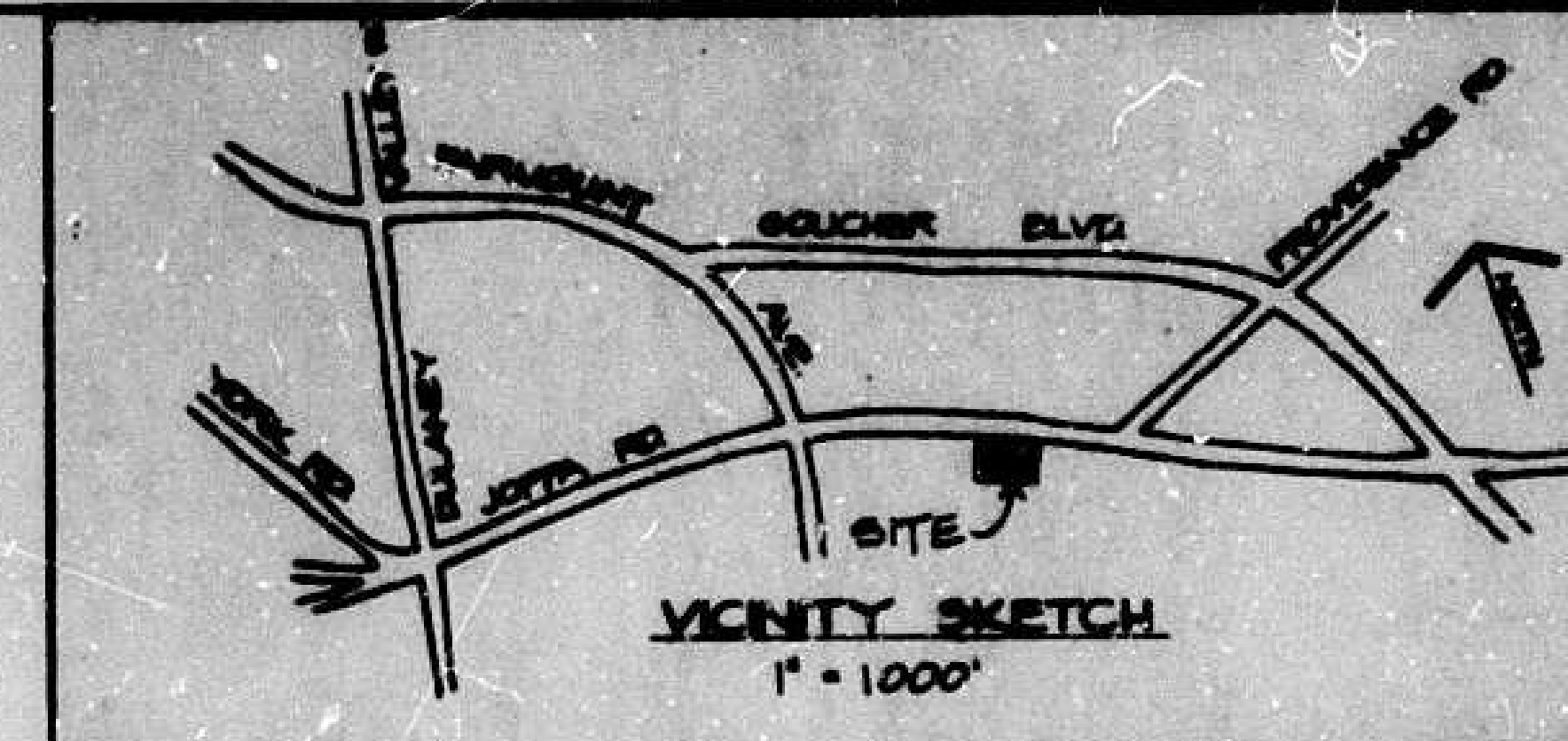
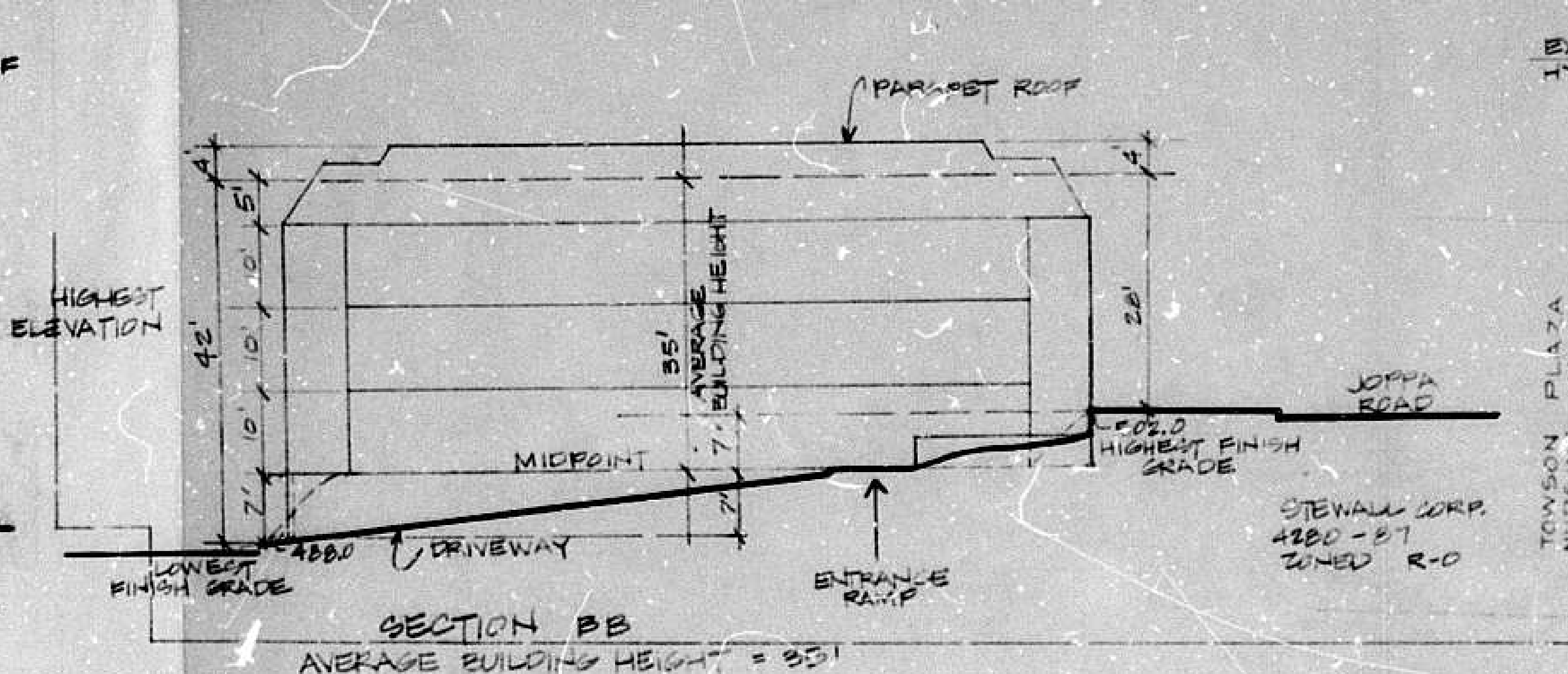
521 E. JOPPA ROAD
PLAN

[illegible]

GENERAL NOTE

1. 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.
2. Soils on the site are Glenelg; 0-8t.
3. The subject property is zoned R-O.
4. Average daily trips
Medical/Dental 65/1000 S.F.
General Office 12.3/1000 S.F.
Lot #1 - 515 Lot #2 - 521
6500 S.F. @ 65/1000 S.F. = 390.0 3800 S.F. @ 65/1000 S.F. = 287.0
12,000 S.F. @ 12.3/1000 S.F. = 147.6 7600 S.F. @ 12.3/1000 S.F. = 93.3
Total ADT's = 537.6 Total ADT's = 380.3
5. MTA bus line # 55 runs on Joppa Road in front of the subject property.
6. The site has no wetlands, geological formations, archeological sites, critical areas, endangered species habitats, hazardous materials, streams, flood plains or proposed loading facilities.

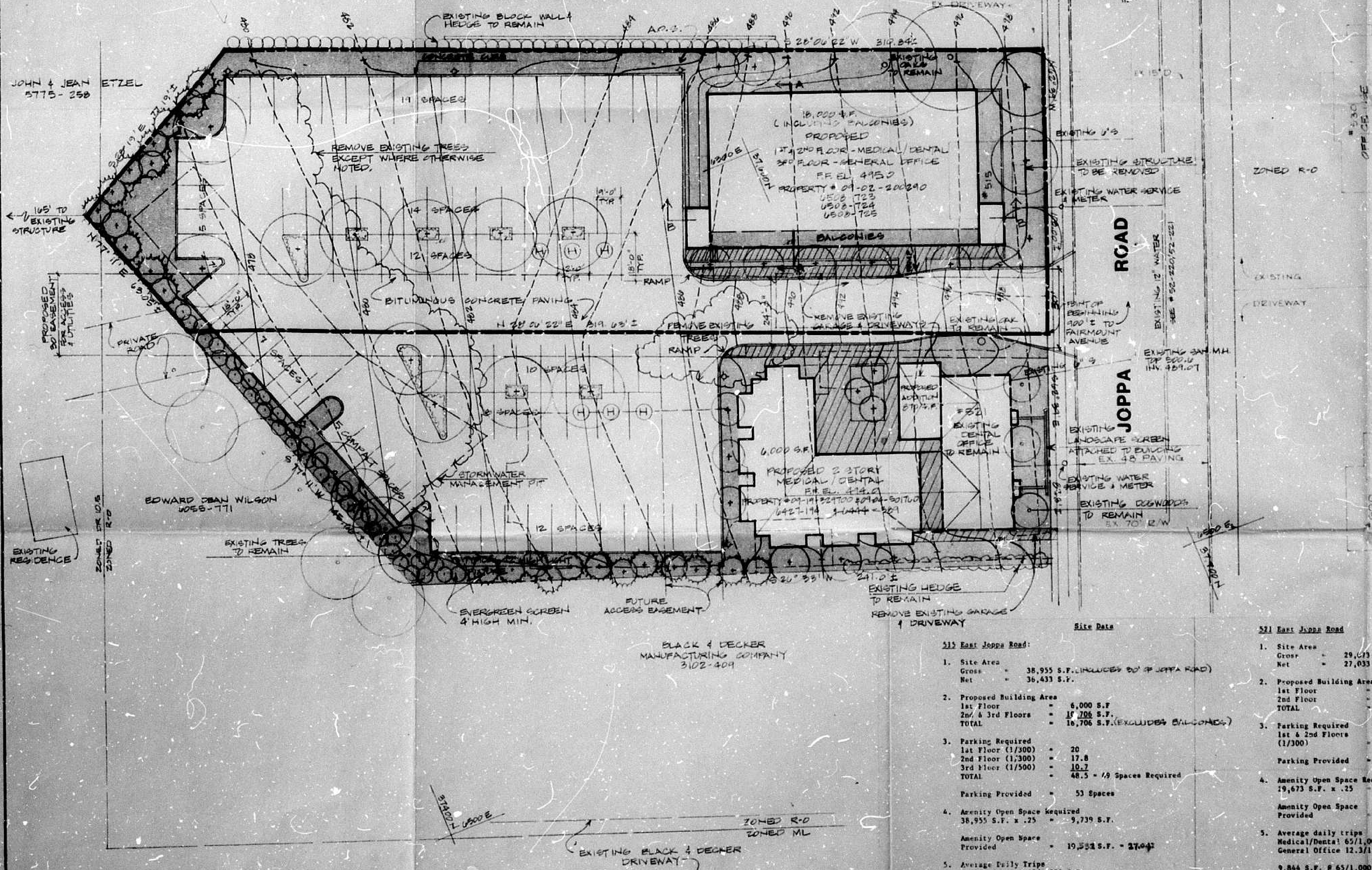




General Notes

1. Owner: 515 East Joppa Road
515 Associates
8600 LaSalle Road
Suite 310 - Chester Building
Baltimore, Maryland 21204
Telephone (301) 321-9756

521 East Joppa Road
Thomas Daley, D.P.S.
521 East Joppa Road
Towson, Maryland 21204
Telephone (301) 321-9477
2. 9th Election District; Councilmanic District No. 4;
Census Tract 4909.
3. Watershed 22; Subwatershed 55.
4. Current Zoning on the site is R-O.
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 C-velg, 0-81.
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.



Site Date

521 East Jeppe Road

- 115 East Joppa Road:
1. Site Area
Gross = 38,955 S.F. (INCLUDES 50' OF JOPPA ROAD)
Net = 36,433 S.F.
 2. Proposed Building Area
1st Floor = 6,000 S.F.
2nd & 3rd Floors = 18,708 S.F.
TOTAL = 18,708 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. Amenity Open Space Required
38,955 S.F. x .25 = 9,739 S.F.

Amenity Open Space
Provided = 19,551 S.F. = 27.04%
 5. Average Daily Trips
Medical/Dental 65/1,000 S.F.
General Office 12.3/1,000 S.F.

11,353 S.F. @ 65/1,000 S.F. = 737.9
9,355 S.F. @ 12.3/1,000 S.F. = 65.8
TOTAL ADT'S = 803.7

1. Site Area
Gross = 29,413 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
19,673 S.F. x .25 = 7,418.3
Amenity Open Space
Provided = 7,520 S.F. = 25.3 %
5. Average daily trips
Medical/Dental 651,000 S.F.
General Office 12.3/1,000 S.F.
- 9,844 S.F. @ 65/1,000 S.F. = 639.86
TOTAL ADT. S. = 639.86
- Curt
12/25/2002



DAFT McCUNE WALKER INC.
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**515 E. JOPPA ROAD
ZONING PLAT
FOR SPECIAL EXCEPTION**



DATE		REVISIONS
5-6-83	REVISION	#1
5-12-83	REVISION	#2

SCALE: 1"=20'-0"

JOB ORDER NO. 88409

ISSUE DATE APRIL 24, 1983

SHEET 1 OF 1
 Revised 4/85
 5-13-83