

**PETITION FOR SPECIAL EXCEPTION 84-124-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 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:

(Type or Print Name)

Signature

Address

City and State

Legal Owner(s):

111 Partnership

(Type or Print Name)

Signature *Michael Balenson*

(Type or Print Name)

Signature

928 N. Charles Street

Address

Baltimore, Maryland 21201

City and State

Attorney for Petitioner:

(Type or Print Name)

*Herbert R. O'Connor, III*

Signature

210 Allegheny Avenue

Address

Towson, Md. 21204

City and State

Attorney's Telephone No.: 822-9111

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

*D. BILLINGSLEY, Herbert R. O'Connor*

822-9060 822-9111

Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of October, 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 8th day of November, 1983, at 1:30 o'clock

P. M.  
RESCHEDULED:  
Tuesday, December 13, 1983  
at 1:30 P.M.

*Call John*  
Zoning Commissioner of Baltimore County.

Herbert R. O'Connor, III  
210 Allegheny Avenue  
Towson, Md. 21204

Hudkins Associates, Inc.  
200 East Joppa Road  
Room 101, Shell Bldg.  
Towson, Md. 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 3rd day of October, 1983.

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner 111 Partnership  
Petitioner's Nicholas B. Commodari  
Attorney Herbert R. O'Connor, III

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

**PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Sara Ann Ruhl 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an MA zone to an N/A zone; for the following reasons: ICA 78-43 X

MAP: 111-124-X  
SECTION: 111-124-X  
SUBJECT: 111-124-X  
FILE: 111-124-X  
BY: 111-124-X

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Professional Offices

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

I, or we, agree to pay expenses of above re-classification and/or 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.

Contract purchaser

*Sara Ann Ruhl*

Legal Owner

Address: 1203 Harper House

CROSS KEYS

Baltimore, Maryland 21210

City and State

Attorney for Petitioner:

(Type or Print Name)

*John B. Howard, Esq.*

Signature

210 Allegheny Avenue

Address

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 822-9111

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of September, 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 13th day of November, 1983, at 1:00 o'clock

P. M.  
*Arnold Jablon*  
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING

111 Partnership  
5231 74th NW of c/1 of  
Scott Adam Road

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

December 1, 1983

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

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

Herbert R. O'Connor, III  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Item No. 65 - Case No. 84-124-X  
Petitioner - 111 Partnership  
Special Exception Petition

Dear Mr. O'Connor:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above referenced petition. The following comments from the CRG have been substituted for those of the Zoning Plans Advisory Committee. They 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.

Surrounded by apartments to the west, individual dwellings to the north, and townhouses to the south and east, the subject property is presently improved with an individual dwelling, shed and swimming pool.

In view of your client's proposal to raze said structures and construct an office building, this hearing is required.

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

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

NBC:bsc  
Enclosures

cc: Hudkins Associates, Inc.  
200 East Joppa Road  
Room 101, Shell Building  
Towson, Maryland 21204

**BALTIMORE COUNTY**

**ZONING PLANS**

**ADVISORY COMMITTEE**



**PETITION AND SITE PLAN**

**EVALUATION COMMENTS**

COUNTY REVIEW GROUP MEETING  
Wednesday, August 17, 1983

OFFICE BUILDING - 111 WARREN ROAD

COUNTY REVIEW GROUP - THOSE PRESENT:

- Gilbert S. Benson, Chairman - Dept. of Public Works
- E. A. Buber - Office of Planning & Zoning
- Susan Carroll - Office of Planning
- Diana Itter - Office of Zoning
- Bob Cavanaugh - Developers Engineering Div.
- Greg Jones - Traffic Engineering
- Hoyt Bonner - Health Department
- Glenn Bittner - Health Department
- George Wittman - State Highway Administration
- Anthony N. Miletto - PDA, Inc., Architect
- Dave Billingsley - Hudkins Associates, Inc.

\*Attachment - List of interested citizens

The meeting was called to order by Mr. Benson, Chairman of the CRG, at 10:30 a.m. The members of the committee were introduced along with the developer's representatives, and the purpose of the County Review Group was explained.

Mr. Dave Billingsley, developer's engineer, presented the plan. They propose to develop this site into an office building. The existing dwelling within this site to be razed. This property is below Warren Road in elevation and would appear to be a one-story building. Sheffield Lane along the west property line of this subdivision is owned by Aspen Hill. The only use of this right-of-way is to provide access to the existing houses. Future use of this right-of-way is unknown. Storm water management exemption has been granted for this tract. Access to this site is from Warren Road.

Diana Itter presented written comments from the Office of Zoning. This tract of land was rezoned through the mapping process. Some revisions are to be made as stated at the meeting for the data on this plan. A petition for a special exception for Class B office building must be filed with Zoning. CRG approval is recommended subject to the outcome of this special exception hearing since this plan generally meets the R.O zone requirements.

Susan Carroll presented written comments from the Office of Planning. Sheffield Lane should be identified as Parcel B as identified on the Aspen Hill Plat. Development of a property in an R.O zone should be designed to achieve compatibility with surrounding uses, safety, convenience, and amenity for the neighbors. Additional information should be indicated on the plan such as elevation drawings for all four sides of the building.

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Zoning Commissioner Date: October 24, 1983

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

SUBJECT: Hudkins Association, Inc. 84-124-X

Please consider the minutes and comments of the CRG meeting on this property (8-17-83) to be the viewpoint of this office. Further, if this petition is granted, it is requested that the order be conditioned to require the submittal to and approval of a detailed landscaping plan by the Division of Current Planning and Development.

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

NEG:JGH:cav

OFFICE BUILDING - 111 WARREN ROAD -2- August 17, 1983

preliminary landscape plan which would include landscaping along Warren Road, Spring Glen Court, and along the east side of the parking lot adjacent to the townhouses. The soils in this area have limitations, and mitigative measures must be addressed during the processing of this subdivision. The signature block for the Planning Board to be removed from the plan.

Greg Jones presented written comments from Traffic Engineering. Entrance to be relocated 6' further to the east and to be widened to a minimum of 30'.

George Wittman presented written comments from the State Highway Administration. Curb and gutter should be located 20' from the center line of the existing road. The radii to the entrance should be reduced to 10'. Improvements along the frontage of this site shall be in accordance with State Highway Administration standards and specifications as outlined in comments dated August 13, 1983.

Bob Cavanaugh presented written comments from the Developers Engineering Division. Public water and sewer exists in Warren Road and can be made available by connections. A storm drain study is required for this site. Developer shall be responsible for all storm drain costs in addition to the acquisition of an off-site right-of-way for the storm drain outfall. Developer's engineer to show the location of existing fire hydrant. If additional fire hydrant is required, this shall be the developer's full cost. Developer's engineer to contact the Fire Prevention Bureau with reference to proposed fire hydrants. Storm water management is exempt, but sediment control measures apply to this site.

Written comments were submitted from the Department of Permits & Licenses stating that this plan must comply with the Baltimore County Building Code and permits for razing of structures for construction of new structures must be obtained through Baltimore County prior to any construction.

Hoyt Bonner presented written comments from the Health Department. The plan can be approved as submitted, but approval is subject to conditions outlined in the memorandum of August 17, 1983 from Janice Outen to Brook Stafford.

**CITIZENS' COMMENTS**

Diane Paulson and Mark Adelman expressed their concern about the use of this property; they purchased a townhouse thinking that a home would remain within this site and that no commercial building would be constructed at this location.

The CRG advised them that the land was zoned several years ago and that this use is permitted. Screening and/or landscaping would be required along this site. Developer's engineer was requested to make the following changes on this plan: 1) Relocation of the entrance and west of the entrance; 2) Revision to the improvements on Warren Road; 3) Additional landscaping and placing of some trees within the parking area.

NO. YEAR	SPONSOR, OWNER, PETITIONER, OR PLACE NAME	LOCATION AND APPROXIMATE ADDRESS	POSTING	REQUESTED ZONING	STAFF PLANNING BOARD RECOMMENDATION (ACTION)	PLANNING BOARD RECOMMENDATION (ACTION)	COMMENTS
122	Edward St. John	N. Corner York and Adelphi Road, 0.37 Ac.	NR-1M	M-1H	M-1H	NM 13-A	
173	Victor F. Janishewski	E/S York Road, N. of Adelphi Road, 1.27 Ac.	DR 5.5	RO/DR 16	DR 5.5	NM 12-A	
174	J. M. Dryden Hall (Beltinger's)	E/S York Road, N. of Roundridge Road, 3.43 Ac.	NR	NR	NR	NM 14-A	
175	Chapel Associates	E/S Janifer Road, N. & S. of N. of Chapel Road, 93 Ac.	DR 1	DR 5.5	DR 5.5	NM 14, 13-C	
176	Casey Company	E/S Garrison Forest Rd. N. of St. Thomas Lane, 1.55 Ac.	RC 2	RC 2	RC 2	NM 12, 12-6, 12, 13-H	
177	Dr. Ronald Scornavacca	111 Warren Road, 1.1 Ac.	DR 16	RO/DR 16	RO	NM 17-A, 17-B	
178	Earl J. & Margaret G. Schizas	N/S Old York Road, 580' N. of Kirwood Shop Rd., 2.11 Ac.	RC 2	RC 2	RC 2		
179	Hanover Pike, Vestments M/S Hanover Pike, N. of C/O Leonard J. Grossman, 122.04c Ac.		RC 2 & 4	RC 5	RC 2 & 4		

**HUNT MEADOW**  
COMMUNITY ASSOCIATION, INC.  
MEMORANDUM

TO: Baltimore County Zoning Board  
FROM: Board of Directors, Hunt Meadow Community Association  
DATE: December 15, 1983

The Hunt Meadow Community Association has retained R. Bruce Alderman, Esquire to represent it in the pending zoning case for 111 Warren Road.

In addition, the Community Association authorized Richard Osterman and Mark Cavanaugh, Directors of the Association, to represent the Homeowners Association's interests and concerns and to testify on its behalf.

Board of Directors:  
James Rubenstein  
Timothy N. Thompson  
Sally A. Kingo  
Richard Osterman  
Mark W. Cavanaugh

COCKEYSVILLE, MARYLAND 21030

LAW OFFICES  
**COOK, HOWARD, DOWNES & TRACY**  
810 ALLEGHENY AVENUE  
TOWSON, MARYLAND 21204  
FEBRUARY 8, 1984

Mrs. Jean M. H. Jung  
Deputy Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Case No. 84-124-X  
One Eleven Partnership - Petition for Special Exception

Dear Mrs. Jung:

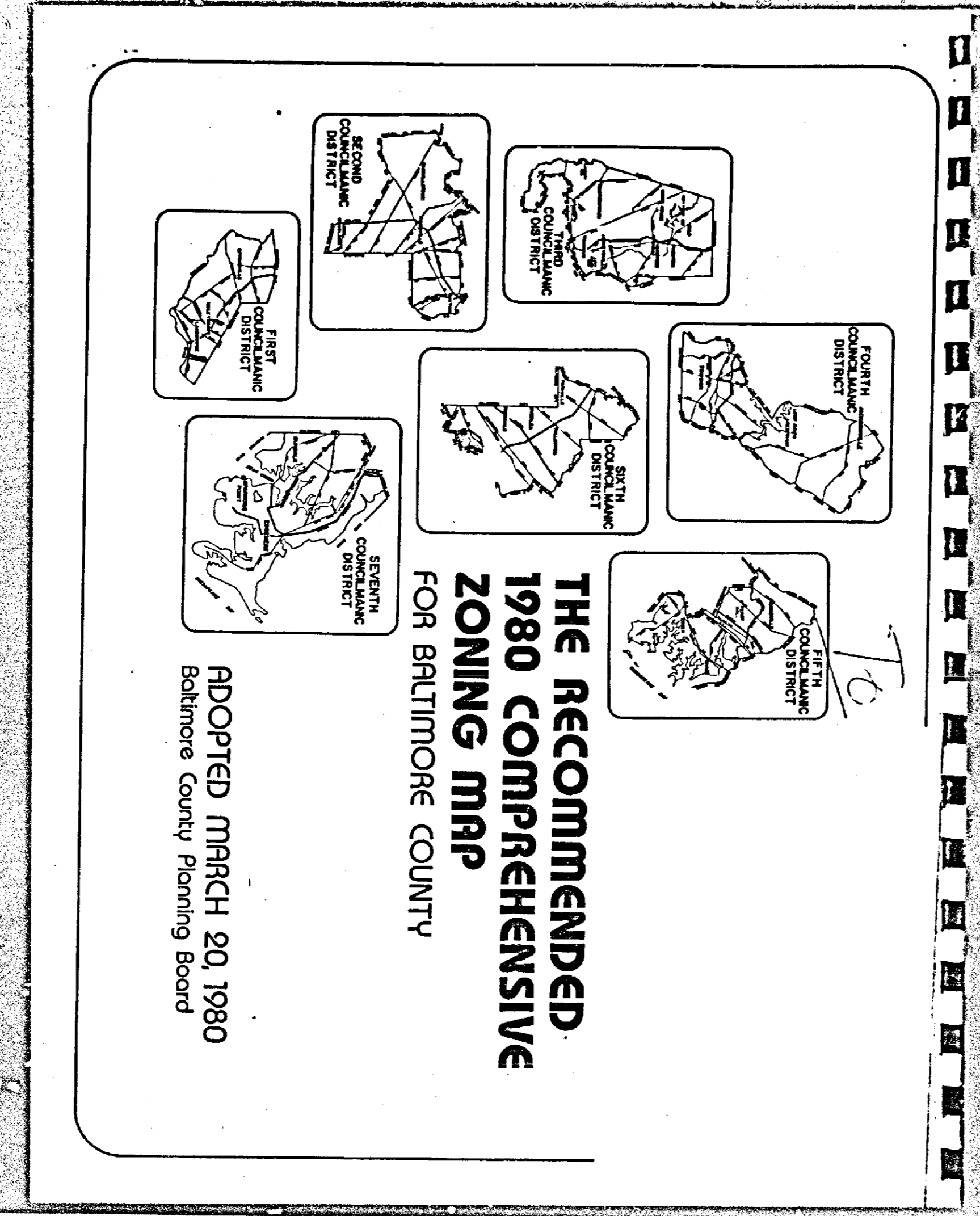
I feel compelled to respond to the second paragraph of Mr. Alderman's last letter. He contends that the RO Zone for this property was recommended with the understanding that the use be limited to the existing structure.

Please note that the basis of this contention is the Planning Office Comment in Case No. 79-112-X, decided on November 9, 1978. There is no testimony before you that, in the deliberations for the 1980 Comprehensive Zoning Map, the Planning Office said the use of this property should be limited to the existing structure. To the contrary, exhibits introduced by the Petitioner on January 25, 1984, attached for easy reference, reflect that the Planning Staff recommended either an RO or DR 16 Zone and that the Planning Board recommended an RO Zone. Also, the CRG Approval clearly indicates the Current Planning Staff of the Planning Office believes the proposed use to be appropriate.

A Class B office building is permitted by Special Exception in an RO Zone. Your approval of the Petition is respectfully requested.

Very truly yours,  
Herbert R. O'Connor, III  
Herbert R. O'Connor, III

HRO'C/kg  
cc: R. Bruce Alderman, Esq.



BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

To: S. Eric DiNenna, Zoning Commissioner  
From: Leslie H. Graef, Director of Planning  
Date: November 9, 1978

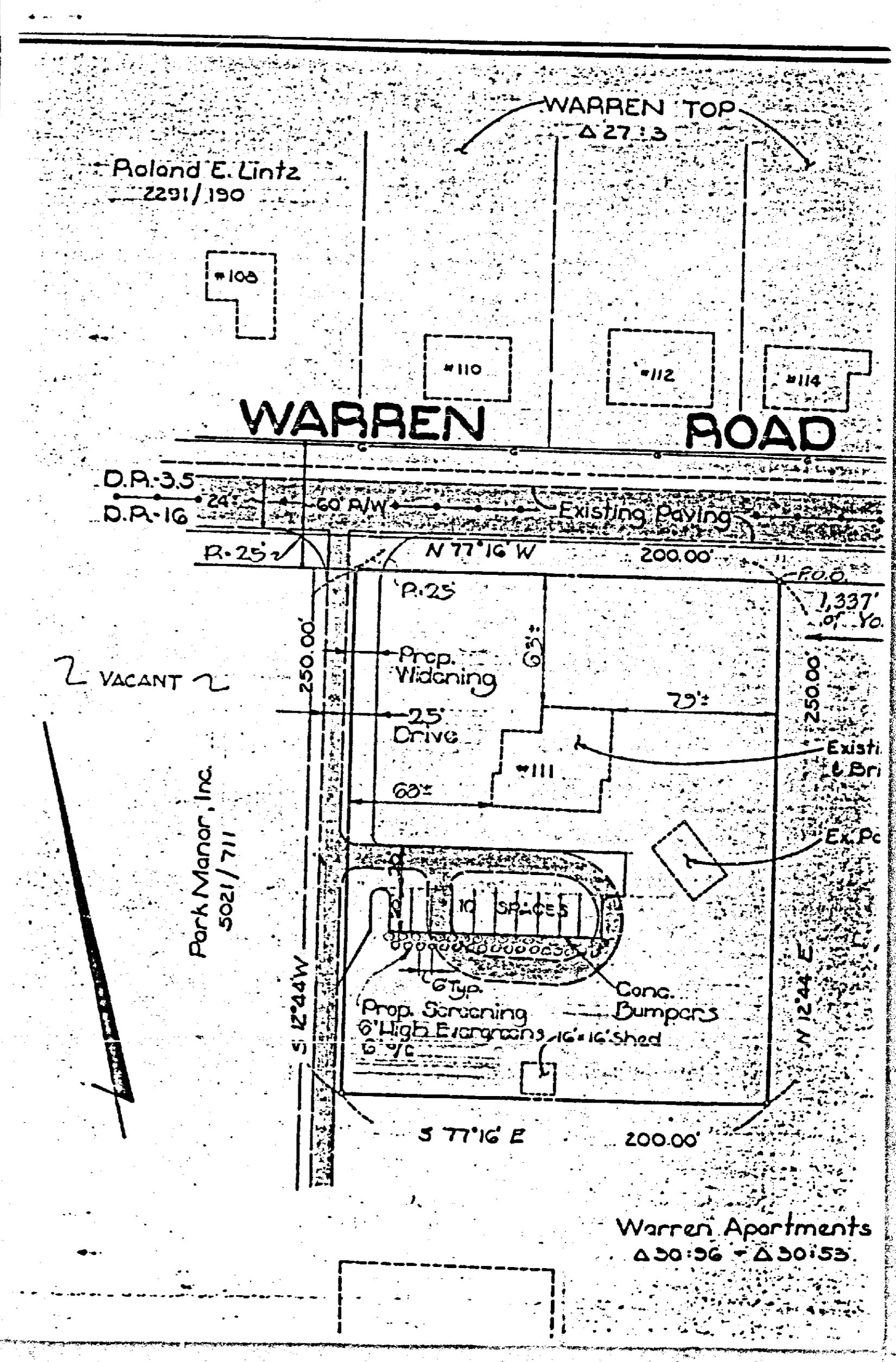
Subject: Petition #79-112X, Item 37.  
Petition for Special Exception for offices South side of Warren Road, 1337 feet East of York Road  
Petitioner - Sara Ann Ruhl

BH District  
HEARING: Monday, November 13, 1978 (1:00 P.M.)

This office is not opposed to the conversion of this structure to office use. If granted, it is suggested that the special exception be limited to the existing structure, that no exterior alteration to the building be permitted, and that a detailed landscaping plan be submitted to the Division of Current Planning and Development for their approval.

Leslie H. Graef  
Director of Planning

LHG:JGH:rw



WHITE, MINDEL, CLARKE & HILL

Mrs. Jean M. H. Jung  
Deputy Zoning Commissioner  
January 31, 1984  
Page Two

For these and other reasons presented at the hearing, your denial of the special exception for a Class B office building is respectfully requested.

Sincerely,  
R. Bruce Alderman

RBA/mvj  
Enclosures  
cc: Herbert R. O'Connor, III, Esquire  
Mr. Mark W. Cavanaugh

LAW OFFICES  
**WHITE, MINDEL, CLARKE & HILL**  
SUITE 310  
305 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
JANUARY 31, 1984

Mrs. Jean M. H. Jung  
Deputy Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Case No. 84-124-X

Dear Mrs. Jung:

Yesterday, in your office, I reviewed the file from Zoning Case No. 79-112-X, a petition for special exception for offices in a DR 16 zone. After reviewing the entire file, I am convinced that that case dealt with the property known as 111 Warren Road which is the subject of the above-referenced case. I feel the error was made in affixing the situs of the property to the 1976 zoning map and marking it 79-112-X. This error may have resulted from some confusion over what seems to be a conflict in descriptions of the subject property, especially relating to calls from other major roads. I think the mistake may have been adequately corrected on the 1980 zoning map when the subject property obtained its RO classification. I have also discussed this with Herb O'Connor, attorney for the petitioners, and told him of my feelings.

I also feel that a review of the file in Case No. 79-112-X absolutely confirms my contention and the contention of my expert witness that the RO designation was recommended for the subject property on the 1980 land use map with the understanding and intent that the office development on that property "be limited to the existing structure", as specifically stated in the Director of Planning's comment on Case No. 79-112-X dated November 9, 1978. Mr. Graef's language could not be any more direct and specific regarding that limitation. I enclose a copy of that November 9, 1978 correspondence as well as a copy of the portion of the zoning plat which shows the proposed development being limited to that structure. I respectfully refer you to the complete zoning plat in the file of Case No. 79-112-X.

84-124-X

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 8 Date of Posting 3/17/84  
Posted for: Board of Appeals  
Petitioner: 111 Partnership  
Location of property: 515 Warren Rd., 523.74' NW of the  
4th of Scott Adam Rd.  
Location of Signs: 1 - front of property facing Warren Rd;  
2 - rear of property facing Spring Glen Ct  
Remarks: \_\_\_\_\_  
Posted by Hand Coleman Date of return: 3/22/84  
Signature  
Number of Signs: 2

84-124-X

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 8 Date of Posting 11/25/83  
Posted for: Petition for Special Exception  
Petitioner: 111 Partnership  
Location of property: 515 Warren Rd., 523.74' NW of  
the 4th of Scott Adam Rd.  
Location of Signs: 1 - front of property (111 Warren Rd) 2 - rear  
of property facing Spring Glen Ct  
Remarks: \_\_\_\_\_  
Posted by Hand Coleman Date of return: 12/2/83  
Signature  
Number of Signs: 2

84-124-X

**CERTIFICATE OF PUBLICATION**

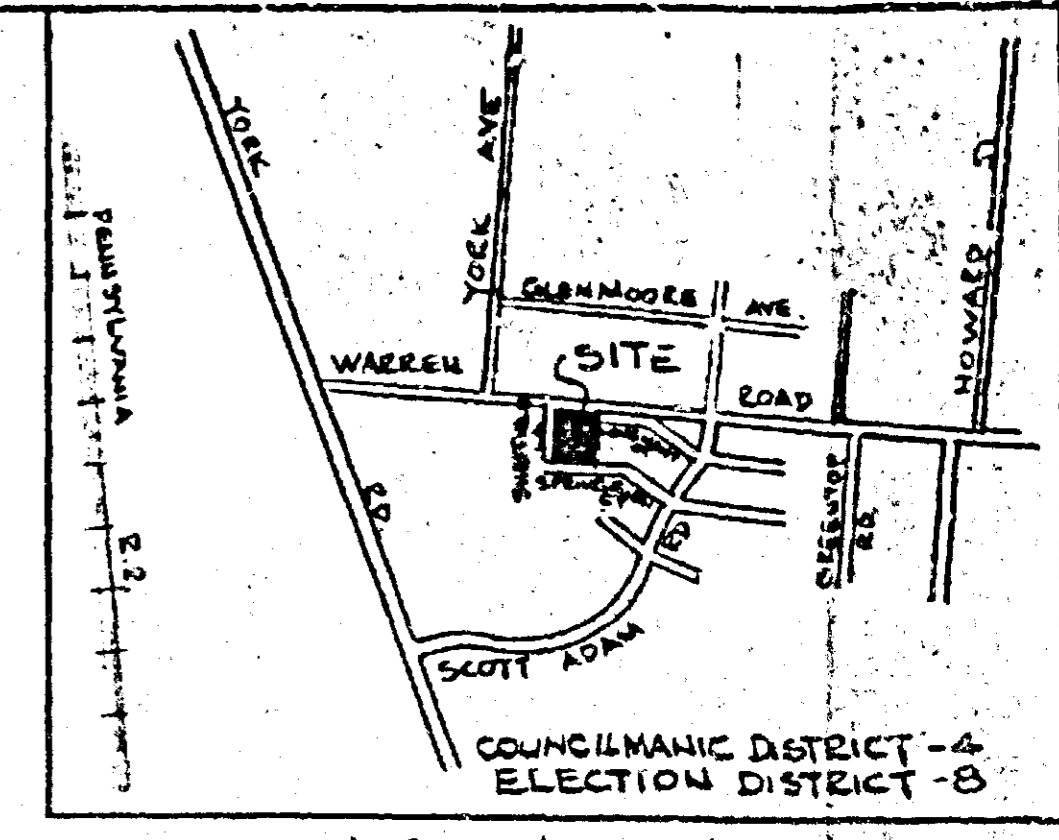
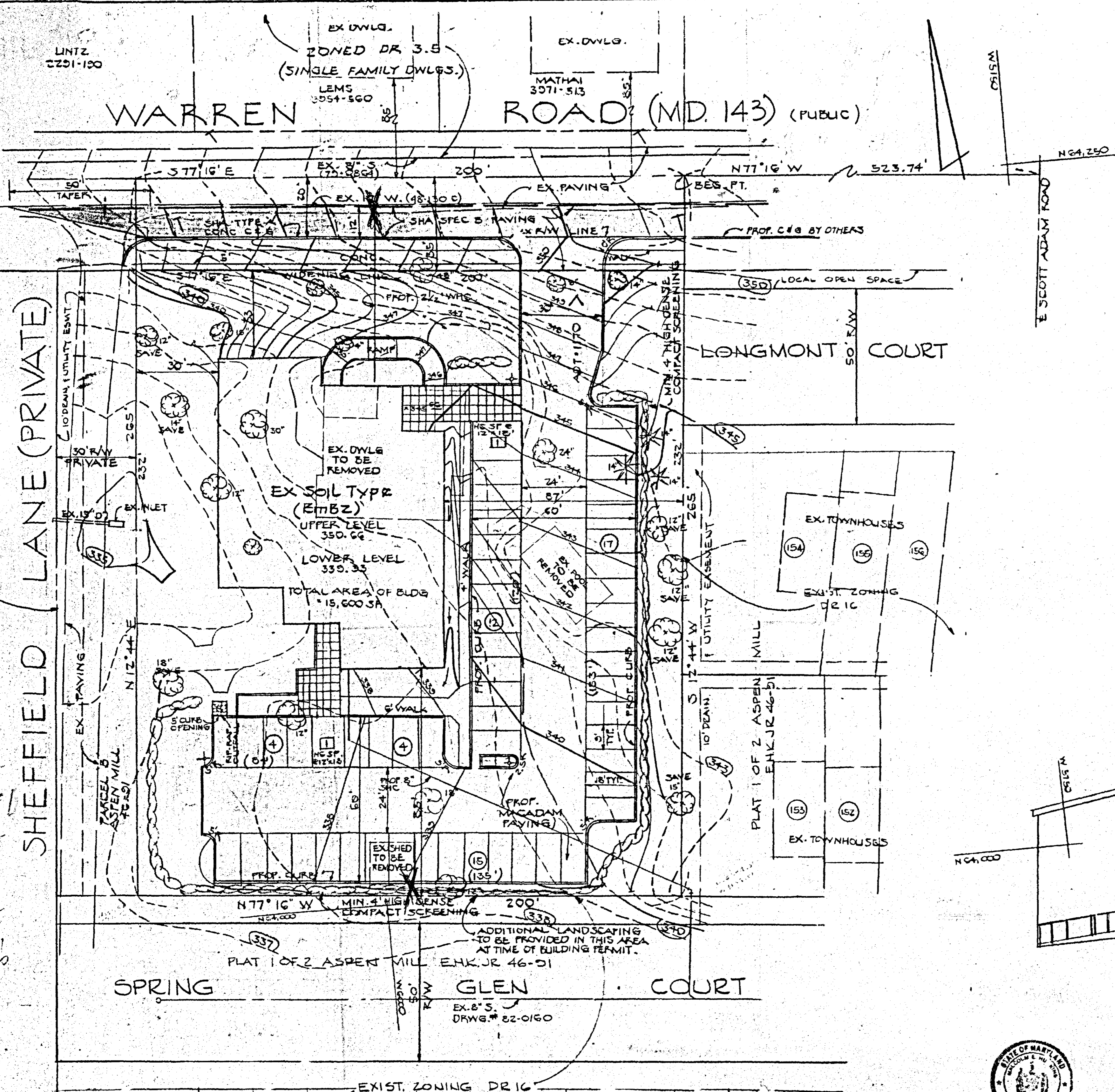
**PETITION FOR SPECIAL EXCEPTION**  
8th Election District  
ZONING: Petition for Special Exception  
LOCATION: South side of Warren Road, 523.74 ft. Northwest of centerline of Scott Adam Road  
DATE & TIME: Tuesday, December 13, 1983 at 1:30 P.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:  
Petition for Special Exception for a Class B office building  
All that parcel of land in the Eighth District of Baltimore County beginning for the same at a point on the center of Warren Road (Md. Route 148) said point being distant North 77 degrees 16 minutes West 523.74 feet from the point formed by the intersection of the center of said Warren Road and the center of Scott Adam Road thence South 71 degrees 44 minutes West 265 feet thence North 77 degrees 16 minutes West 200 feet thence North 13 degrees 44 minutes East 265 feet thence South 77 degrees 16 minutes East 200 feet to the place of beginning.  
Being the property of 111 Partnership, as shown on plat plan filed with the Zoning Department  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.  
By Order of  
ARNOLD JABLON  
Zoning Commissioner  
Baltimore County

TOWSON, MD., November 24, 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 13th day of December, 1983, the ~~first~~ publication appearing on the 24th day of November 1983.  
THE JEFFERSONIAN,  
L. Frank Smith Manager.  
Cost of Advertisement, \$ 21.00

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

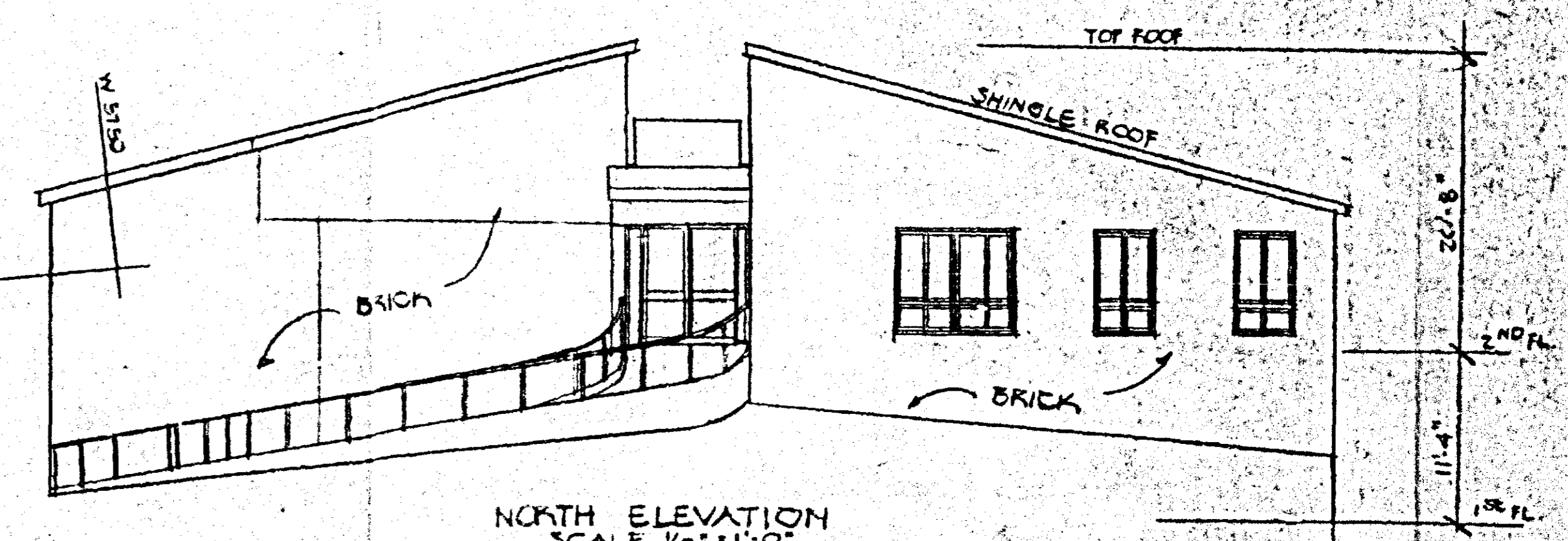
No. 126888

DATE 3/6/84 ACCOUNT R-01-615-000  
AMOUNT \$110.00  
RECEIVED FROM Herbert R. O'Conor, III, Esquire  
FOR Appeal of Case 84-124-X  
(111 Partnership)  
6 0520000105010 6060A  
VALIDATION OR SIGNATURE OF CASHIER



LOCATION MAP  
SCALE: 1" = 200'

- DATA:
- EXIST. ZONING R.O.
  - HIGHWAY WIDENING 0.16 AC
  - AREA = 1.22 AC GROSS - 1.06 AC NET  
AREA OF BLDG 15,600 SF; F.A.R. = 0.20
  - NUMBER OF PARKING SPACES REQUIRED  
15,600 SF : 300 = 52 (MEDICAL OFFICES)
  - NUMBER OF PARKING SPACES PROVIDED 54  
(SPACES TO BE STRIPED)
  - DENOTES LOCATION OF PROPOSED LIGHTS
  - HOURS OF OPERATION:  
7:30 AM - 5:00 PM, MONDAY THRU FRIDAY
  - MAXIMUM NUMBER OF EMPLOYEES 20
  - AMENITY OPEN SPACE = 0.44 AC = 36%
  - THIS SITE IS NOT AFFECTED BY STREAMS OR A  
100 YR. FLOOD PLAIN
  - NO HISTORIC BUILDINGS EXIST ON SITE
  - PRINCIPAL USE = MEDICAL OFFICES
  - NO SIGNS ARE PROPOSED
  - TRANSIT FACILITIES ARE AVAILABLE AT TOP OF WARREN RD
  - NO LOADING FACILITIES ARE REQUIRED
  - EXEMPTION FROM SW/M, HAS BEEN REQUESTED
  - THERE ARE NO WETLANDS, SIGNIFICANT BIOLOGICAL  
FORMATIONS, ARCHEOLOGICAL SITES, CRITICAL  
AREAS, ENDANGERED SPECIES HABITAT, OR  
HAZARDOUS MATERIALS



NORTH ELEVATION  
SCALE 1/8" = 1'-0"

PROPOSED OFFICE BUILDING  
111 WARREN ROAD  
ELECTION DISTRICT 8-C3  
BALTIMORE COUNTY, MD.  
SCALE 1" = 20'  
CENSUS TRACT 4085.03  
WATERSHED 11  
SUB-SEWERSHED 33

**Walton & Hudkins**  
ENGINEER  
HUDKINS ASSOCIATES, INC.  
200 EAST JOYFA ROAD  
ROOM 101, SHELL BUILDING  
TOWSON, MARYLAND 21284  
828-3000

OWNER & DEVELOPER  
111 PARTNERSHIP  
40 PROFESSIONAL DESIGN  
ASSOCIATES, INC.  
528 NORTH CHARLES ST.  
BALTIMORE, MARYLAND 21201 (332-1570)  
DEED REF G080-648  
ACC. # 08-02-046000

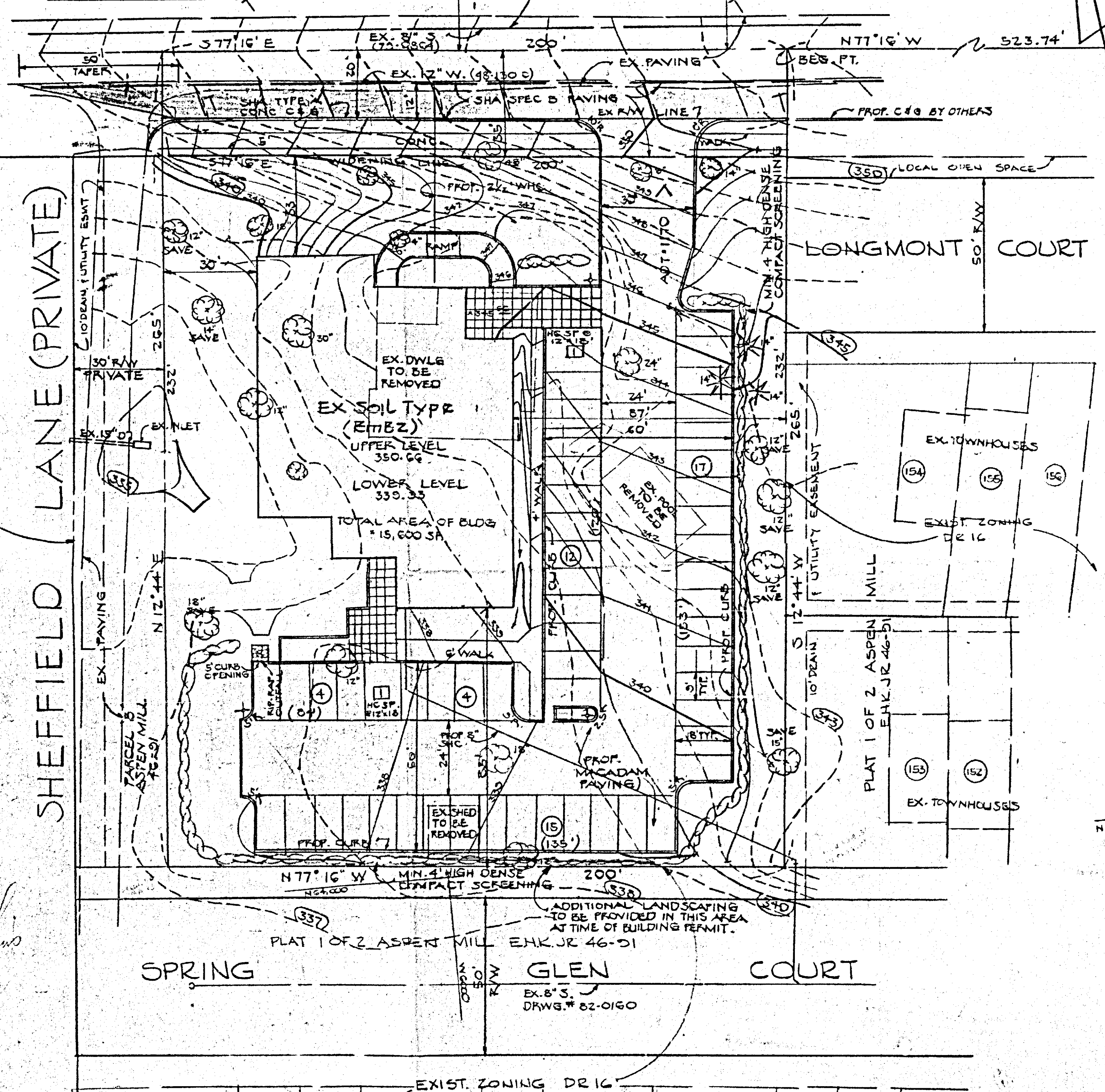
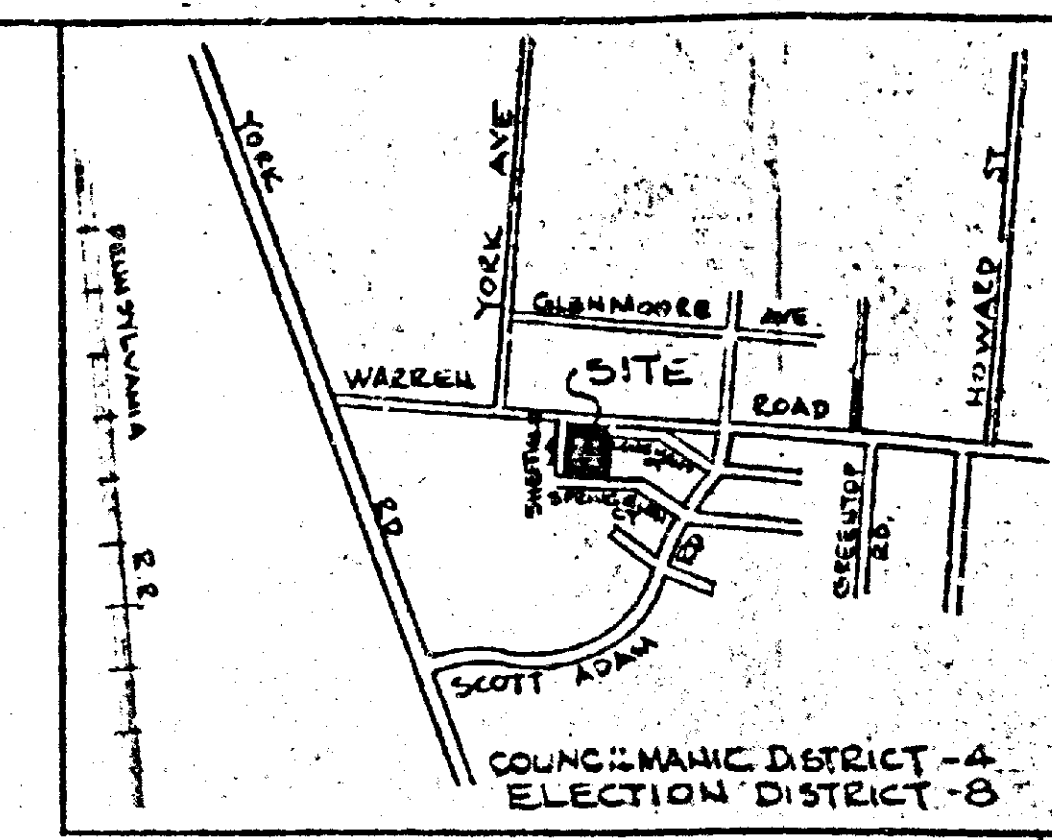


DATE: MAY 28, 1984  
REVISIONS: 5-11-84  
1. OWNER ROAD CHANGES  
FOR SIGN COMMENTS  
2. ENT. REV. TO 32' WIDTH  
3. REVISE SAN. P.C. LOCATIONS  
NOTE ADD LANDSCAPING  
ALONG S. PROPERTY LINE.

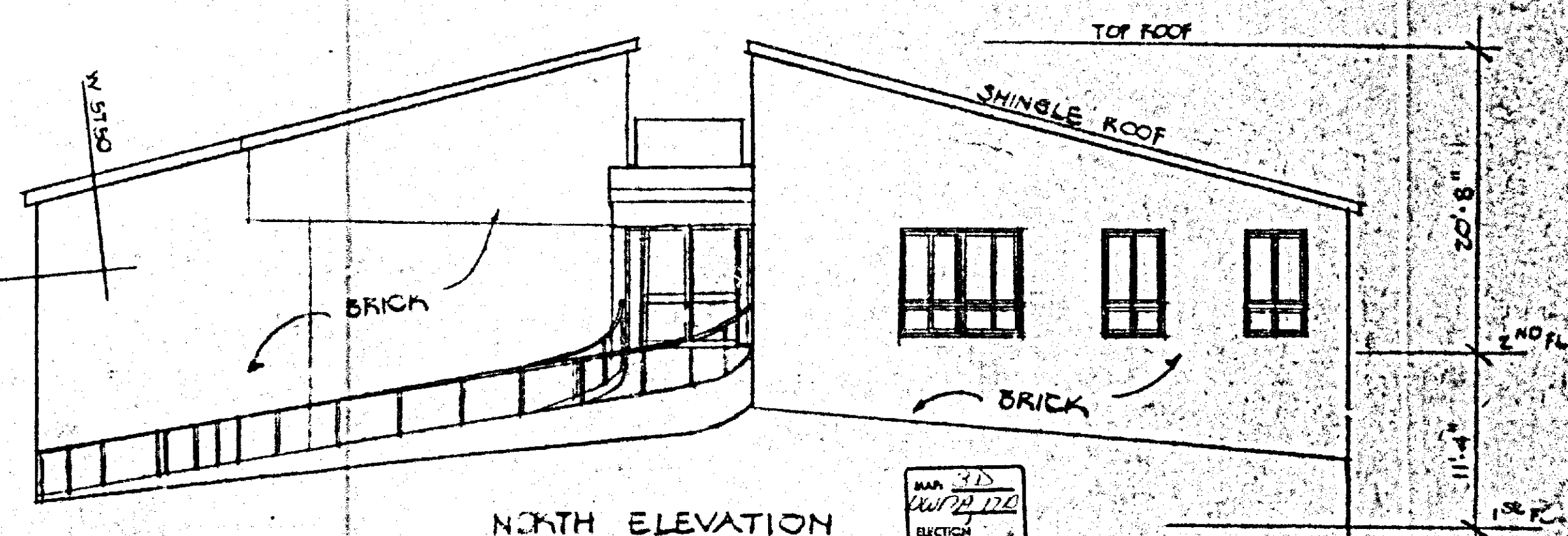
WARREN ROAD (MD. 143) (PUBLIC)

EX. DWLG. ZONED DR 3.5 (SINGLE FAMILY DWLG.S.) LEMS 3354-360

EX. DWLG. MATHAI 5371-513



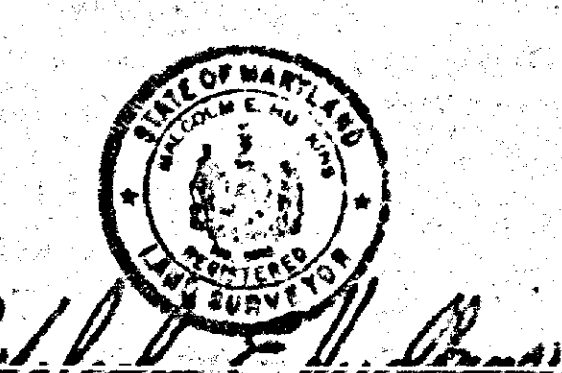
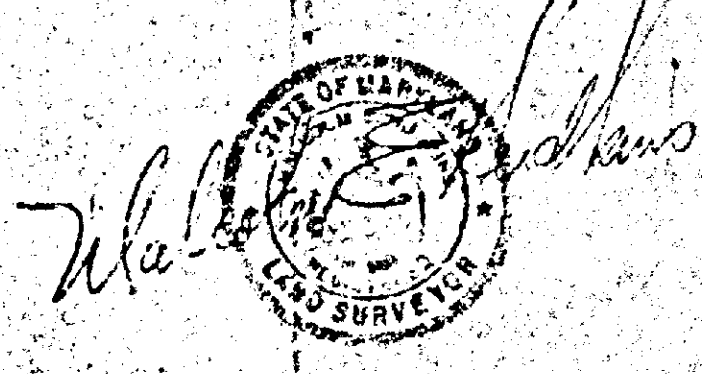
- DATA:
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  - HIGHWAY WIDENING 0.15 AC
  - AREA = 1.22 AC GROSS - 1.06 AC NET  
AREA OF BLDG 15,600 SF; F.A.R. = 0.29
  - NUMBER OF PARKING SPACES REQUIRED  
15,600 SF : 300 = 52 (MEDICAL OFFICES)
  - NUMBER OF PARKING SPACES PROVIDED 54 (SPACES TO BE STRIPED)
  - ⊙ DENOTES LOCATION OF PROPOSED LIGHTS
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  - MAXIMUM NUMBER OF EMPLOYEES 20
  - AMENITY OPEN SPACE : 0.44 AC = 36%
  - THIS SITE IS NOT AFFECTED BY STREAMS OR A 100 YR. FLOOD PLAIN
  - NO HISTORIC BUILDINGS EXIST ON SITE
  - PRINCIPAL USE : MEDICAL OFFICES
  - NO SIGNS ARE PROPOSED
  - TRANSIT FACILITIES ARE AVAILABLE AT TOPK & WARREN PD
  - NO LOADING FACILITIES REQUIRED
  - EXEMPTION FROM S.W.M. HAS BEEN REQUESTED
  - THERE ARE NO WETLANDS, SIGNIFICANT GEOLOGICAL FORMATIONS, ARCHEOLOGICAL SITES, CRITICAL AREAS, ENDANGERED SPECIES HABITAT, OR HAZARDOUS MATERIALS



PROPOSED OFFICE BUILDING  
 111 WARREN ROAD  
 ELECTION DISTRICT 8-C3  
 BALTIMORE COUNTY, MD.  
 SCALE 1" = 20'  
 CENSUS TRACT 4085.03 TOWNSHIP 11  
 WATERSHED 11  
 SUB-SEWER SHED 33

OWNER & DEVELOPER  
 111 PARTNERSHIP  
 40 PROFESSIONAL DESIGN  
 ASSOCIATES INC  
 928 NORTH CHARLES ST.  
 BALTIMORE MARYLAND 21204 (332-1570)  
 DRFD REF 5080-648  
 ACC. # 05-02-046000

ENGINEER  
 HUPKINS ASSOCIATES, INC.  
 200 EAST JOYFA ROAD  
 TOWSON, MARYLAND 21284  
 823-3060



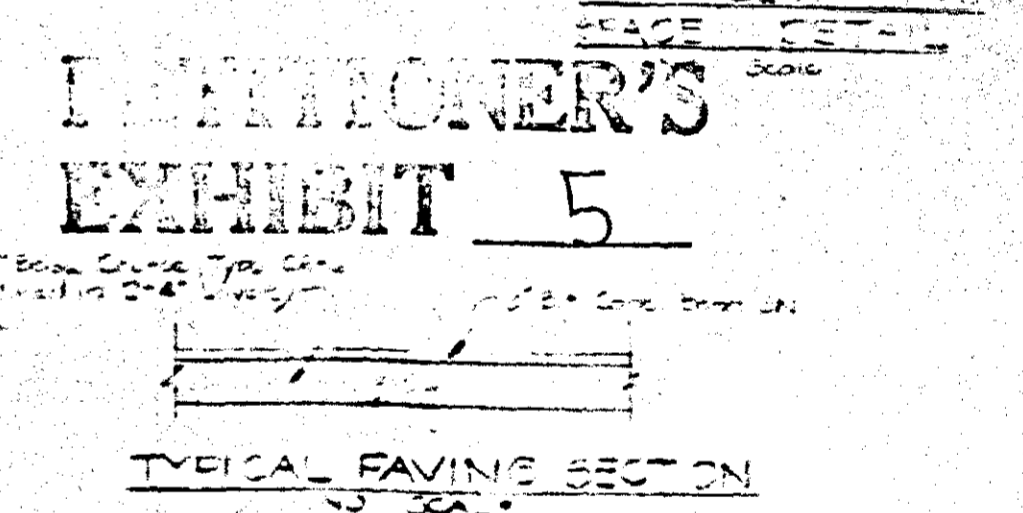
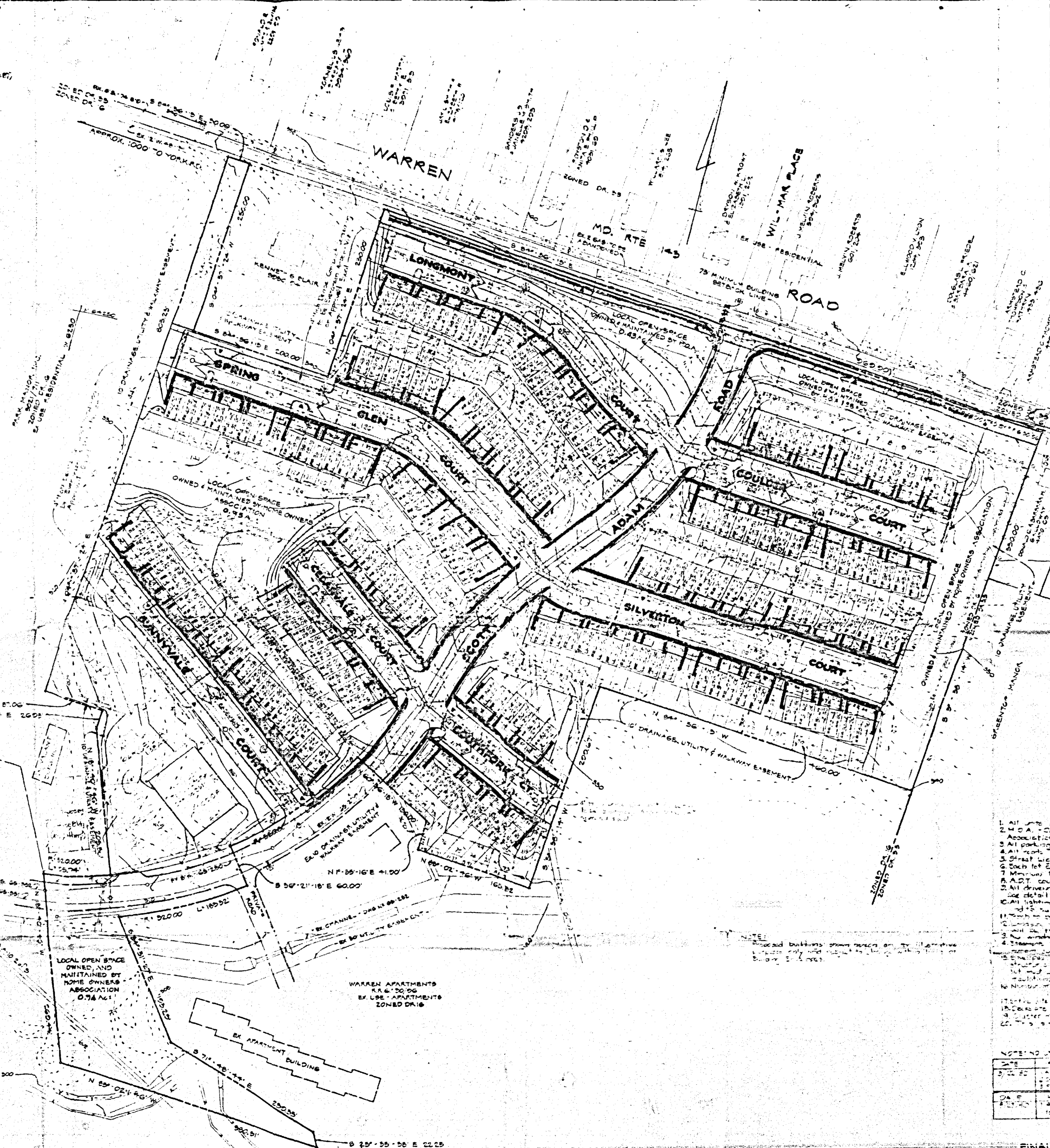
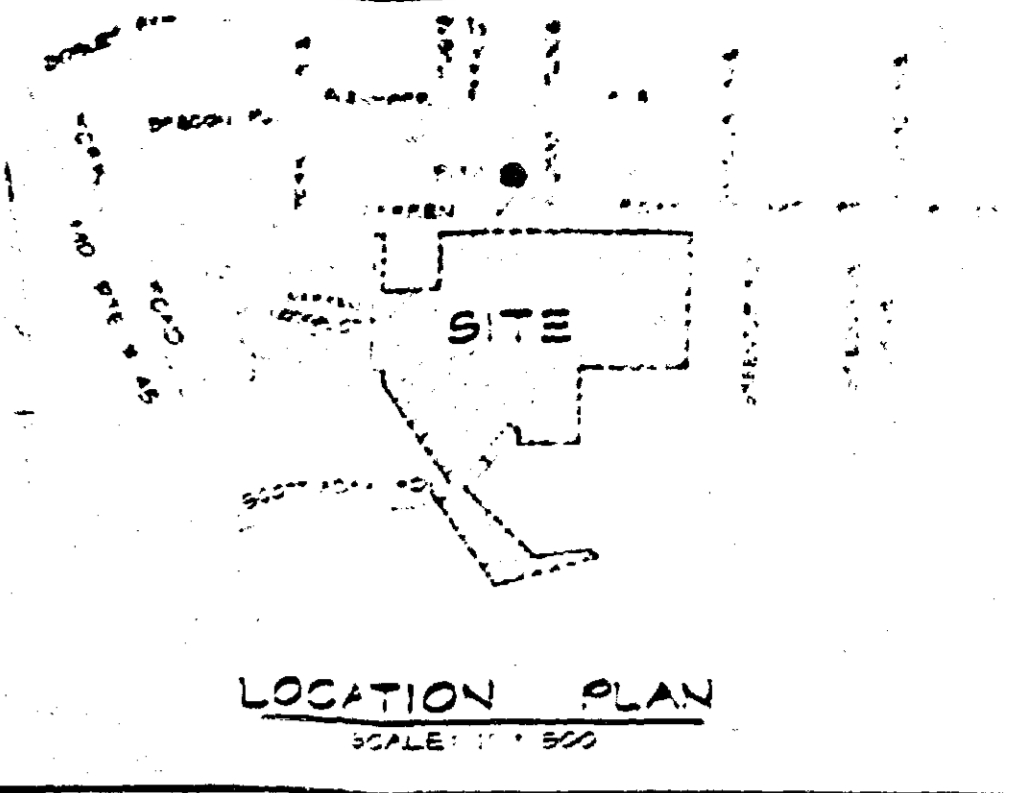
REVISIONS: 1. 6-17-83  
 2. WARREN ROAD CHANGES  
 3. PER S&A COMMENTS  
 4. INT. R/W TO 30' WIDTH  
 5. REVISE SAN. H.C. LOCATION  
 6. NOTE ADD LANDSCAPING  
 ALONG S. PROPERTY LINE.

**ASPEN MILL  
DENSITY CALCULATIONS**

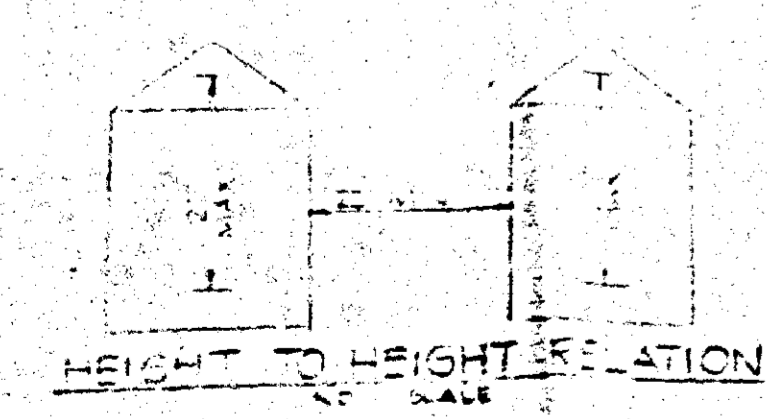
- 1 TOTAL AREA OF TRACT: 112.8 AC. ± (PARCEL A: 10.4 AC. ± (11.1 AC. ±))
- 2 EXISTING ZONING: DR 16
- 3 TOTAL NUMBER OF DENSITY UNITS ALLOWED: 847 (11.1 AC. ± @ 75 UNITS/AC)
- 4 TOTAL NUMBER OF DENSITY UNITS PROPOSED: 424 (11.1 AC. ± @ 38 UNITS/AC)
- 5 TOTAL NUMBER OF PARKING SPACES PROVIDED: 254 (11.1 AC. ± @ 23 UNITS/AC)
- 6 TOTAL NUMBER OF PARKING SPACES REQUIRED: 1322 (11.1 AC. ± @ 119 UNITS/AC)
- 7 AMOUNT OF OPEN SPACE PROVIDED: 22.5 AC. ±
- 8 AMOUNT OF OPEN SPACE REQUIRED: 8.70 AC. ±
- 9 AREA OF PARCEL A: 10.4 AC. ±
- 10 AREA OF PARCEL B: 1.7 AC. ±

**OVERALL DENSITY TABULATIONS**

- 1 ZONE AREA "WARREN APARTMENTS" RRB 30/06: 39,683 AC. ±
- 2 AREA CONVEYED TO "ASPEN MILL": 20.25 AC. ±
- 3 AREA CONVEYED TO "STILLMANT" SEC TWO: 1,158 AC. ±
- 4 AREA REMAINING IN "WARREN APARTMENTS": 18,275 AC. ±
- 5 TOTAL DENSITY UNITS PERMITTED 39,683 AC. ±: 634
- 6 TOTAL DENSITY UNITS PROPOSED "ASPEN MILL": 254
- 7 TOTAL DENSITY UNITS PROPOSED "STILLMANT" SEC TWO: 8
- 8 TOTAL DENSITY UNITS EXISTING "WARREN APARTMENTS": 149
- 9 TOTAL DENSITY UNITS ALLOWED FOR FUTURE DEVELOPMENT: 200.5



- GENERAL NOTES**
1. All units shown shall be for the site.
  2. Local Open Space to be retained and maintained by local Home Owners Association.
  3. All parking spaces to be a minimum of 8' x 16' Typical throughout.
  4. All roads to be public.
  5. Street lights to be spaced every 100 feet.
  6. Each lot to contain at least 200 sq. ft. of contiguous open space.
  7. Minimum 5' front setback to 25' ft.
  8. A.D.T. count shown study.
  9. All driveways and parking areas to be paved with bituminous concrete. See detail for this detail.
  10. All lighting standards to be 10' ft. directed away from the dwelling units.
  11. Signs to be located on the site.
  12. Easements for drainage to be shown on the site plan.
  13. All easements to be shown on the site plan.
  14. Easements for utility to be shown on the site plan.
  15. Easements for drainage to be shown on the site plan.
  16. Easements for utility to be shown on the site plan.
  17. Easements for drainage to be shown on the site plan.
  18. Easements for utility to be shown on the site plan.
  19. Easements for drainage to be shown on the site plan.
  20. Easements for utility to be shown on the site plan.



**ENGINEERS  
D. S. THALEK & ASSOCIATES, INC.**  
11 WARREN ROAD  
BALTIMORE, MARYLAND 21208  
410-4100

**OWNER & DEVELOPER**  
ENTIRE SITE EXCLUDING PARCEL 'A'  
ASPEN MILL LIMITED PARTNERSHIP  
300 FIVE FARMS LANE  
TIMONIUM, MARYLAND 21088  
GEORGE F. STRUTT - GENERAL PARTNER

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

OFFICE OF PLANNING AND ZONING  
APPROVED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DIRECTOR OF PLANNING

PLANNING COMMISSIONER

**SECOND AMENDED  
FINAL DEVELOPMENT PLAN**  
**ASPEN MILL**  
ELECTION DISTRICT 8 - BALTIMORE COUNTY MD.  
SCALE: 1" = 50'  
JULY 7, 1990  
REVISED: 10/25/90  
REVISED: MARCH 22, 1992



PETITION

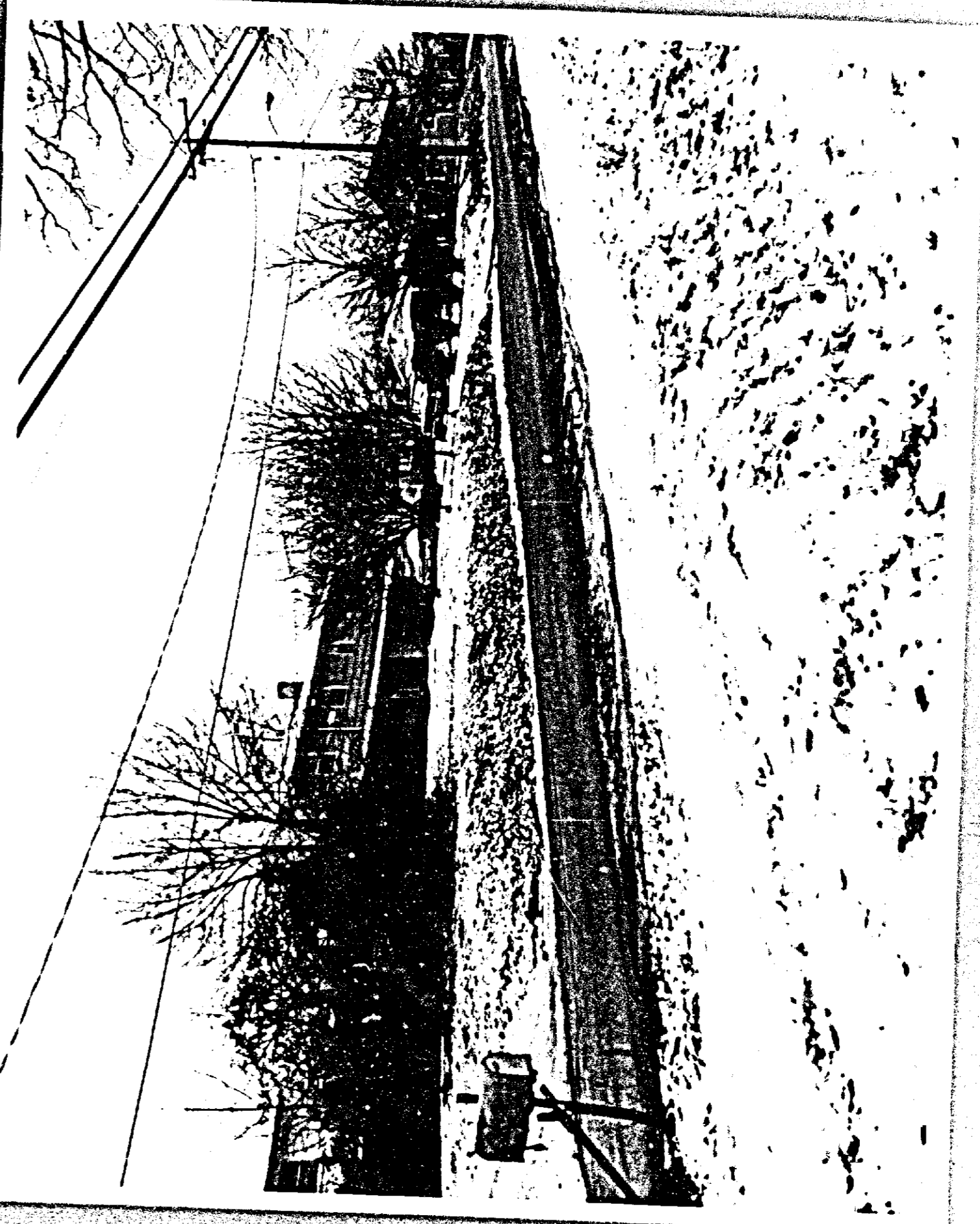
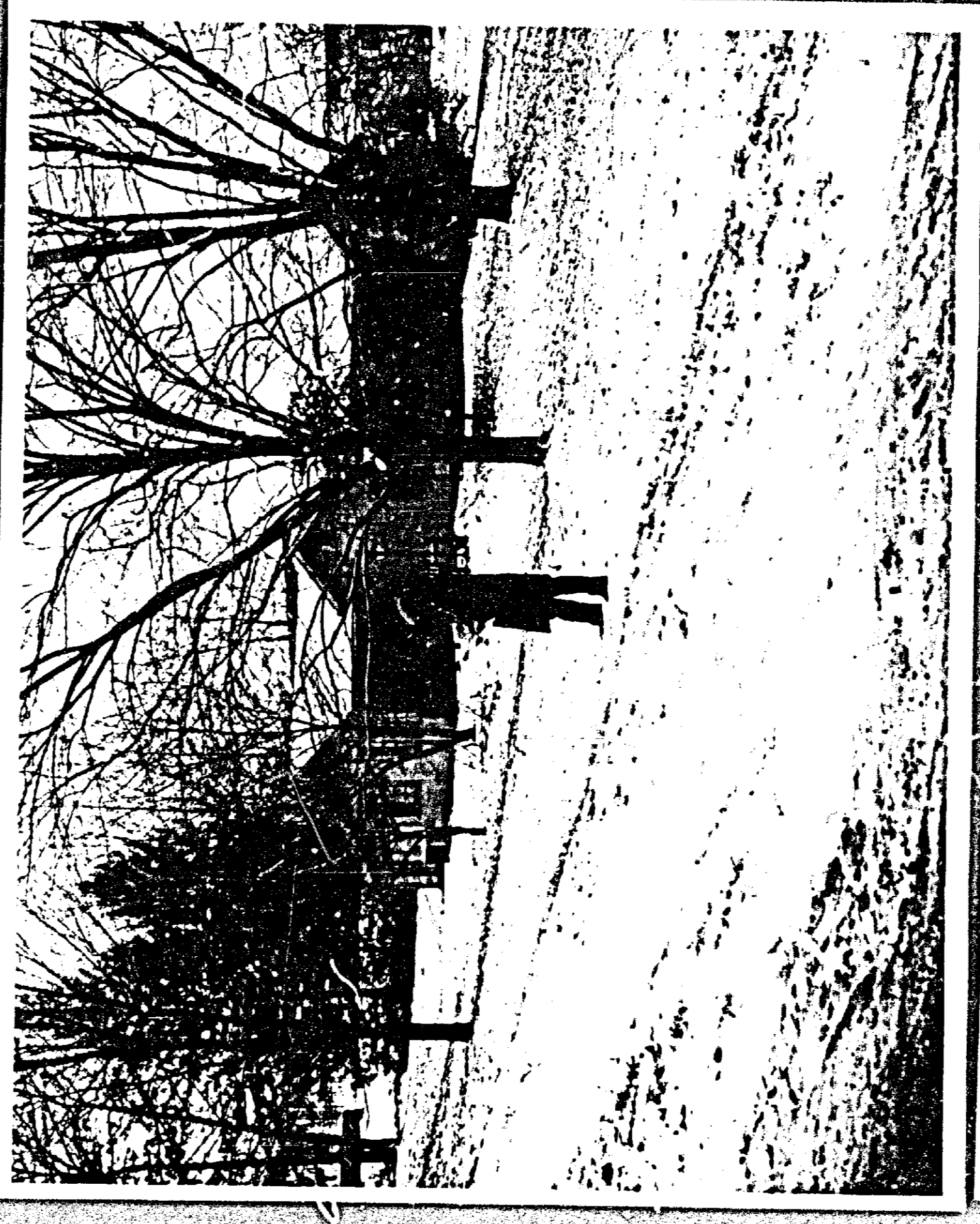
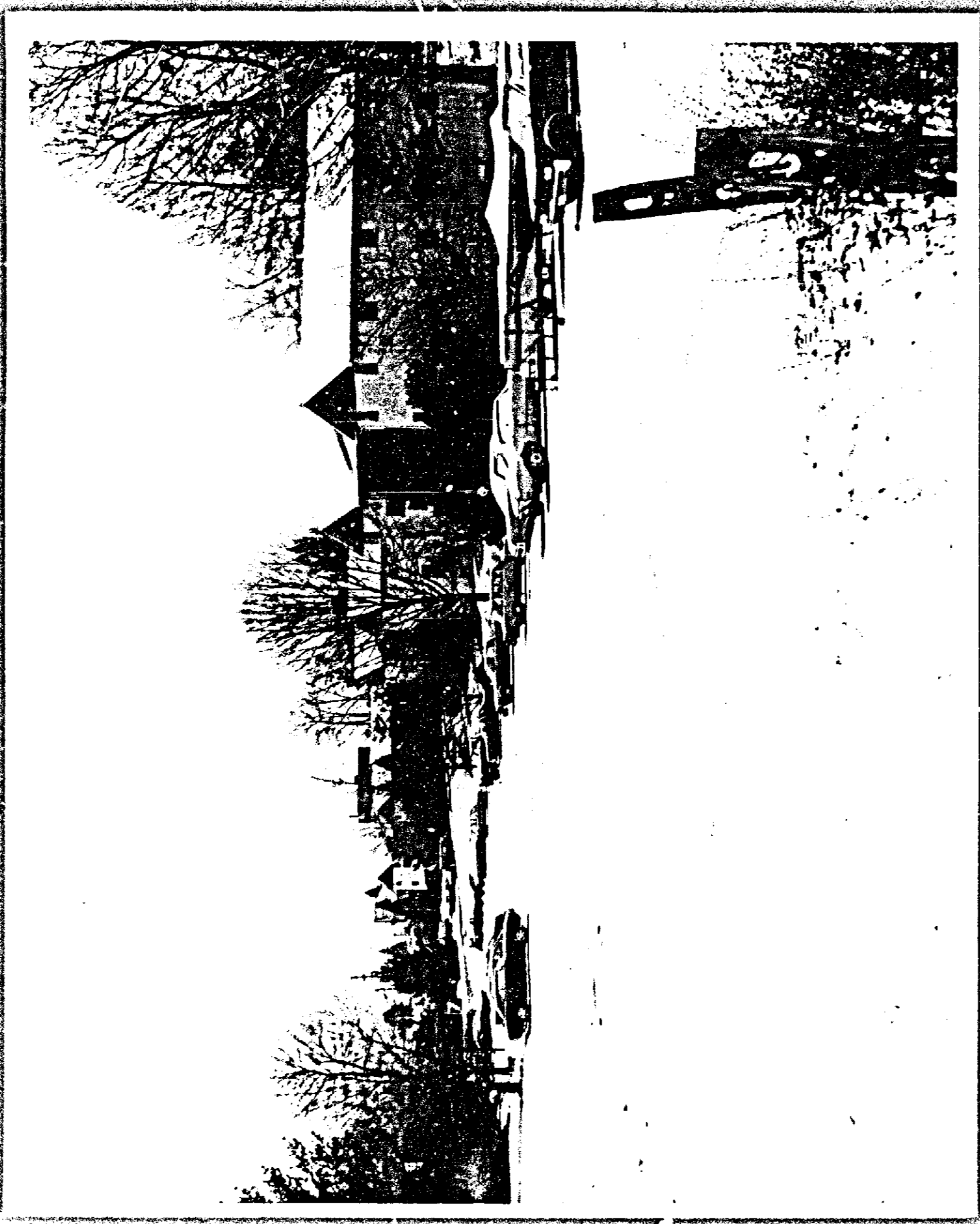
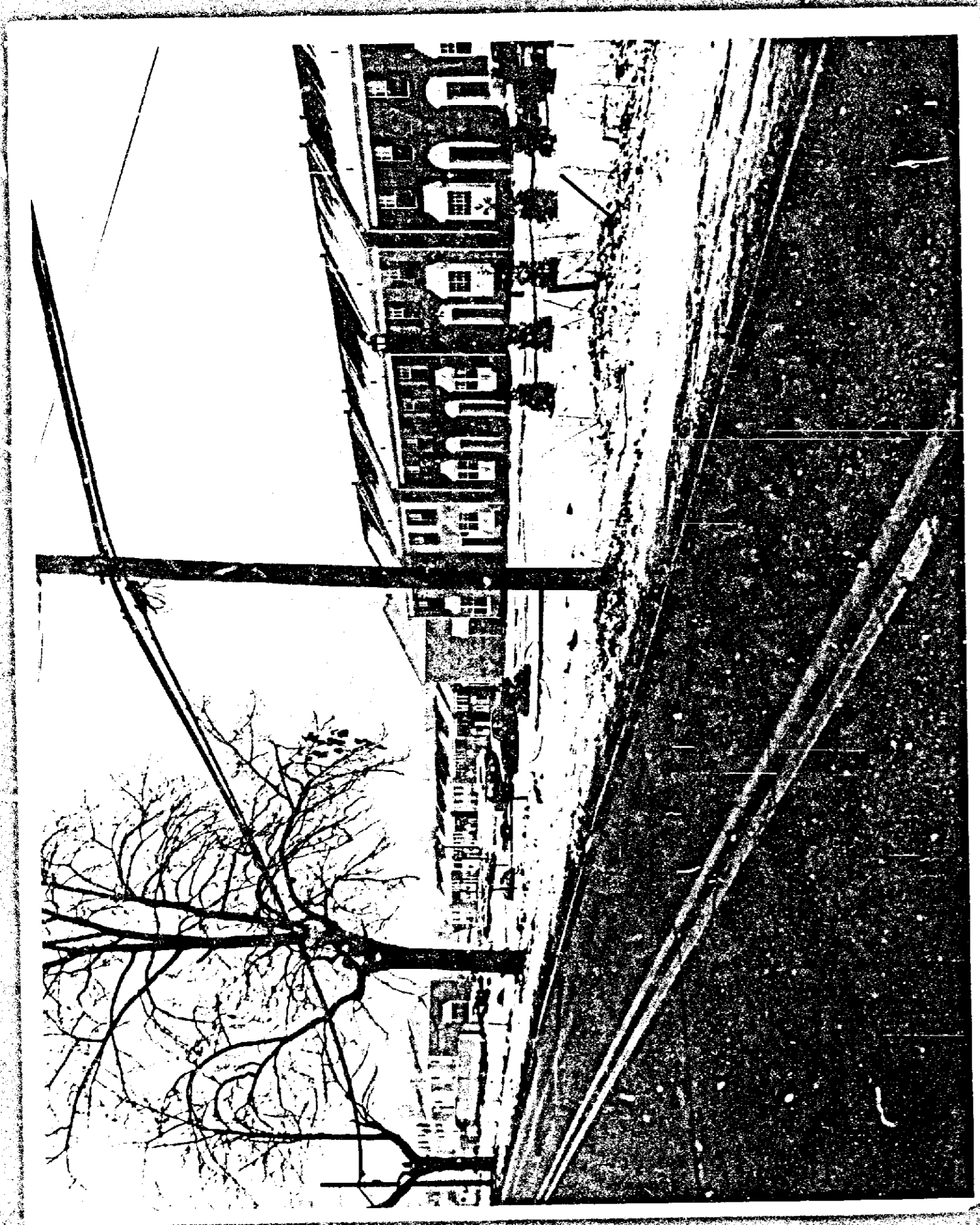
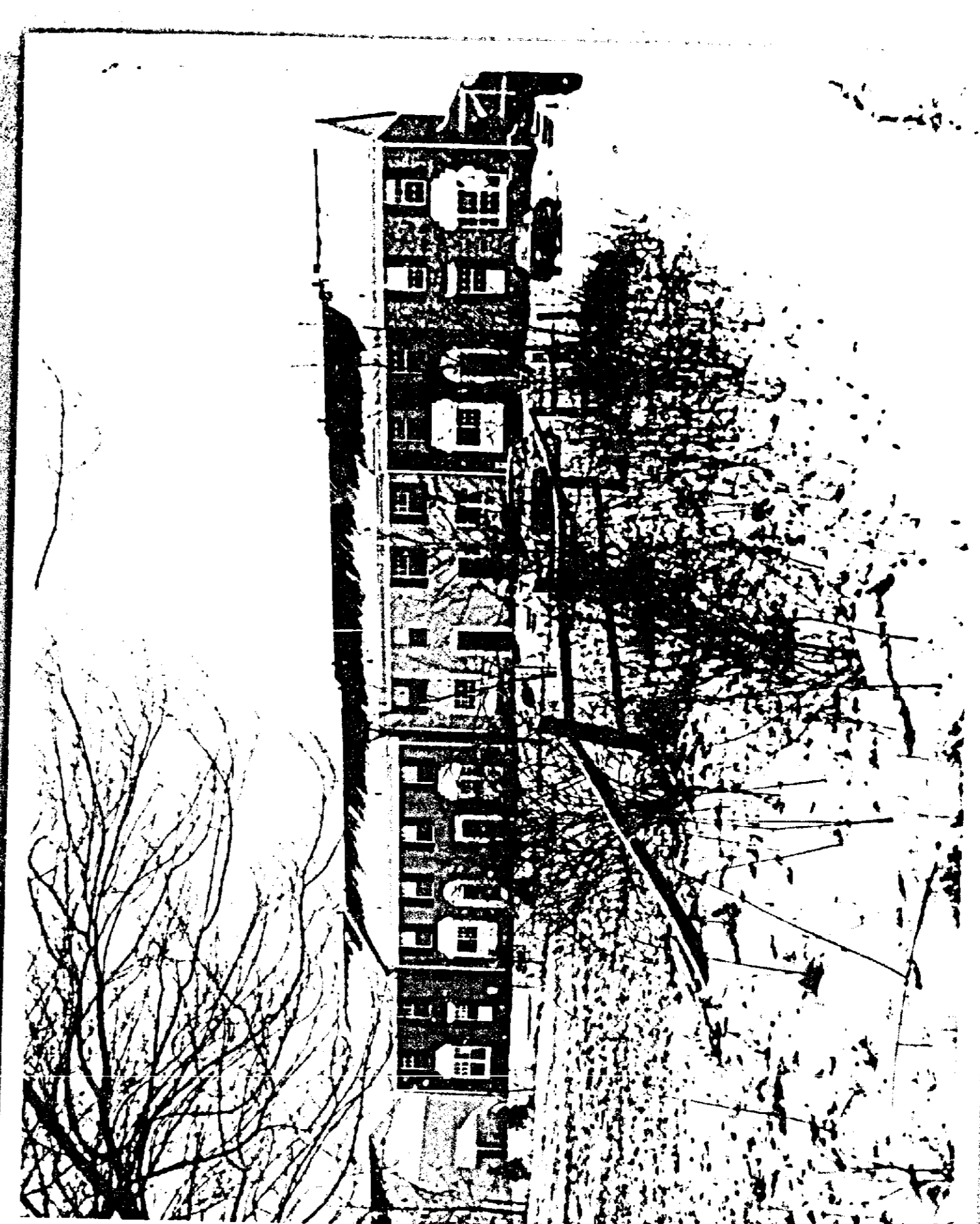
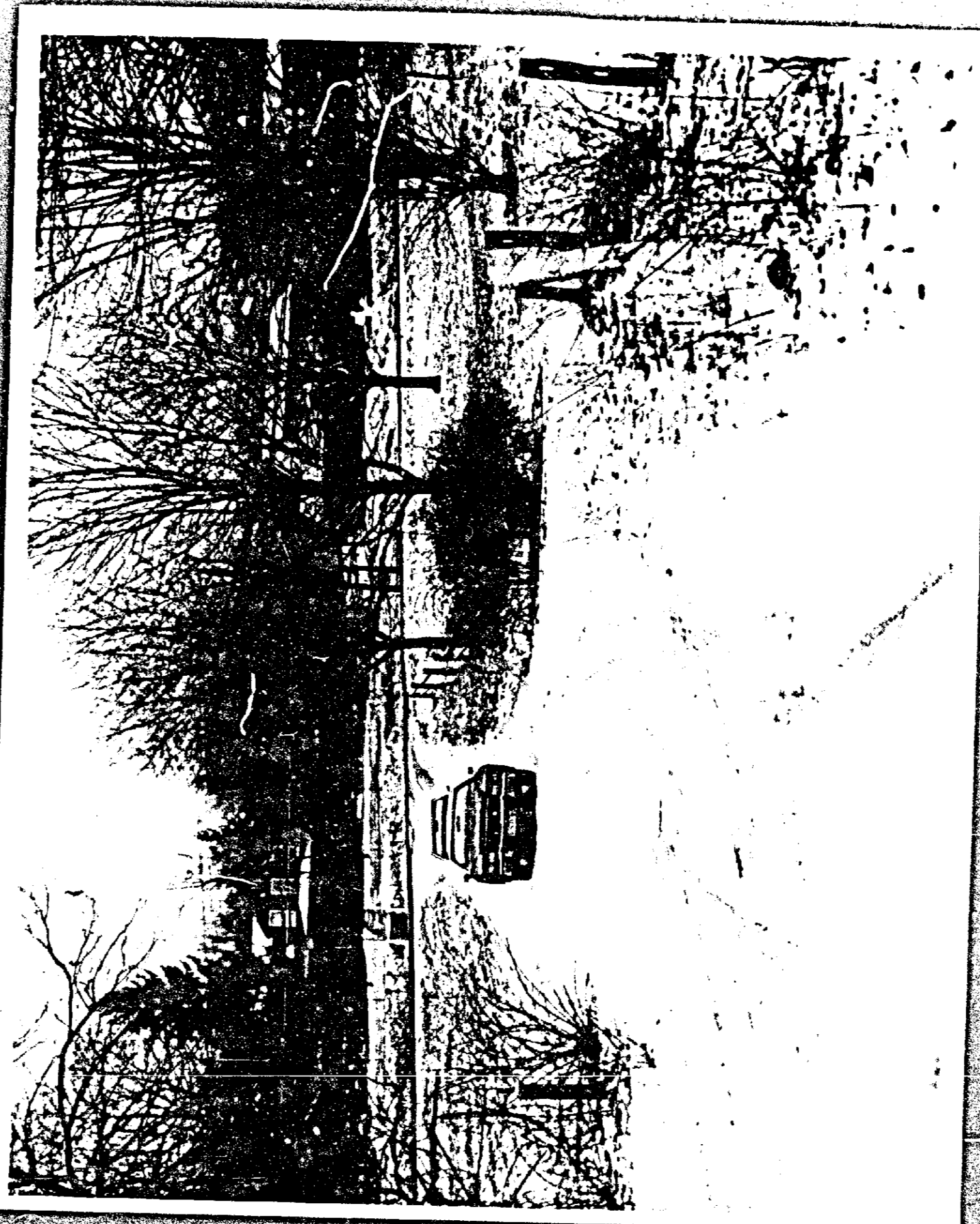
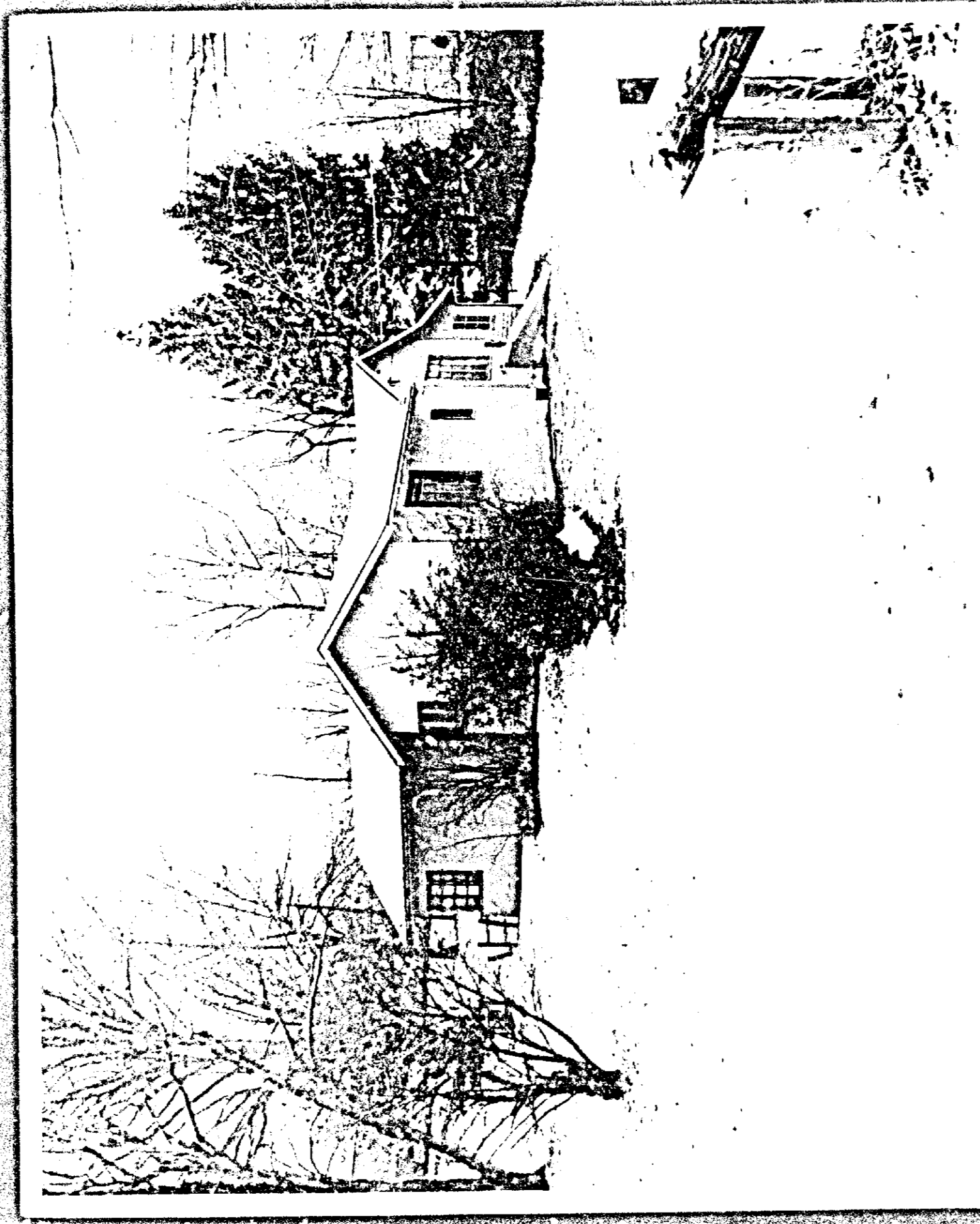
The undersigned, being owners and residents of the development of 170 townhomes known as Hunt Meadow, a residential community which surrounds to the south and east the proposed office building to be developed at 111 Warren Road, hereby unanimously protest the granting of a special exception for a "Class B" office building, it being our contention that the intent of the subject property's R.O. classification was to have it developed with a "Class A" structure. We also heartily endorse the reasons and comments presented by our designated spokespersons at the hearing on the subject petition.

Name

Doug & Lee Bowen  
Bill H. Bowen

Address

8 Spring Hill Ct.  
8 Spring Hill Ct.







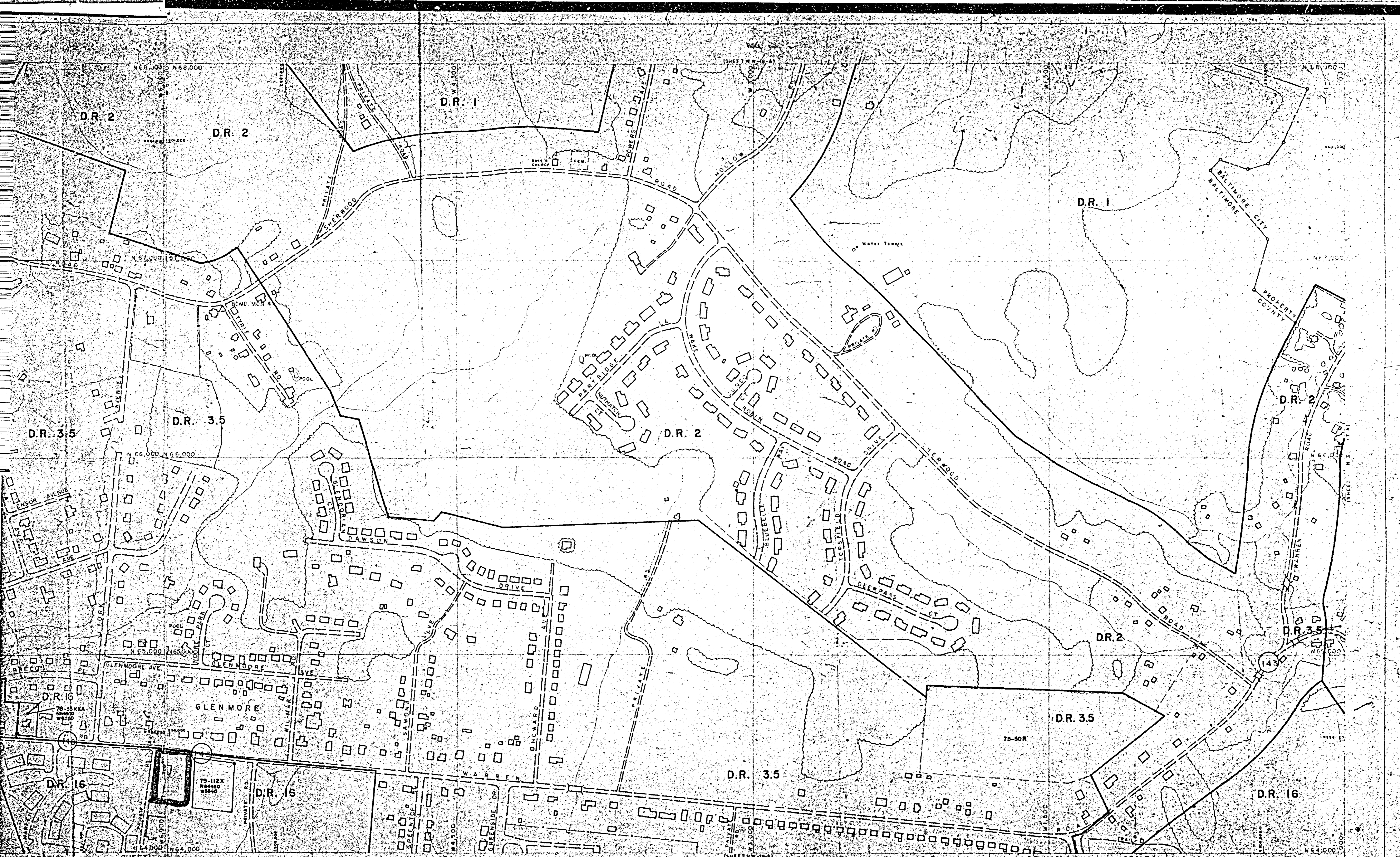
1987 COMPREHENSIVE ZONING MAP  
 ADOPTED BY THE  
 BALTIMORE COUNTY COUNCIL  
 OCT. 15, 1987  
 BILL NOS. 104-01, 125-80, 135-80,  
 137-80, 138-80, 139-80, AND 150-80  
 CHAIRMAN, COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF  
 BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS  
 DATE BY  
 11-70 Planimetric MAPS, INC.  
 SCALE 1" = 200'  
 DATE OF PHOTOGRAPHY  
 APRIL 1953  
 PHOTO SERVICE CORPORATION, PHILADELPHIA, PA.

LOCATION SHEET  
 COCKEYSVILLE

SCALE  
 DATE OF PHOTOGRAPHY  
 APRIL 1953  
 PHOTO SERVICE CORPORATION, PHILADELPHIA, PA.  
 COCKEYSVILLE



LOCATION SHEET  
 COCKEYSVILLE NW  
 17-B

V-SE U-SW

1:6 COMPREHENSIVE ZONING MAP  
 ADOPTED BY THE BALTIMORE COUNTY COUNCIL  
 OCT. 7, 1976 & OCT. 8, 1976  
 BILL NOS: 108-76, 109-76, 110-76, 111-76, 112-76, 113-76, and 114-76  
 CHAIRMAN COUNTY COUNCIL

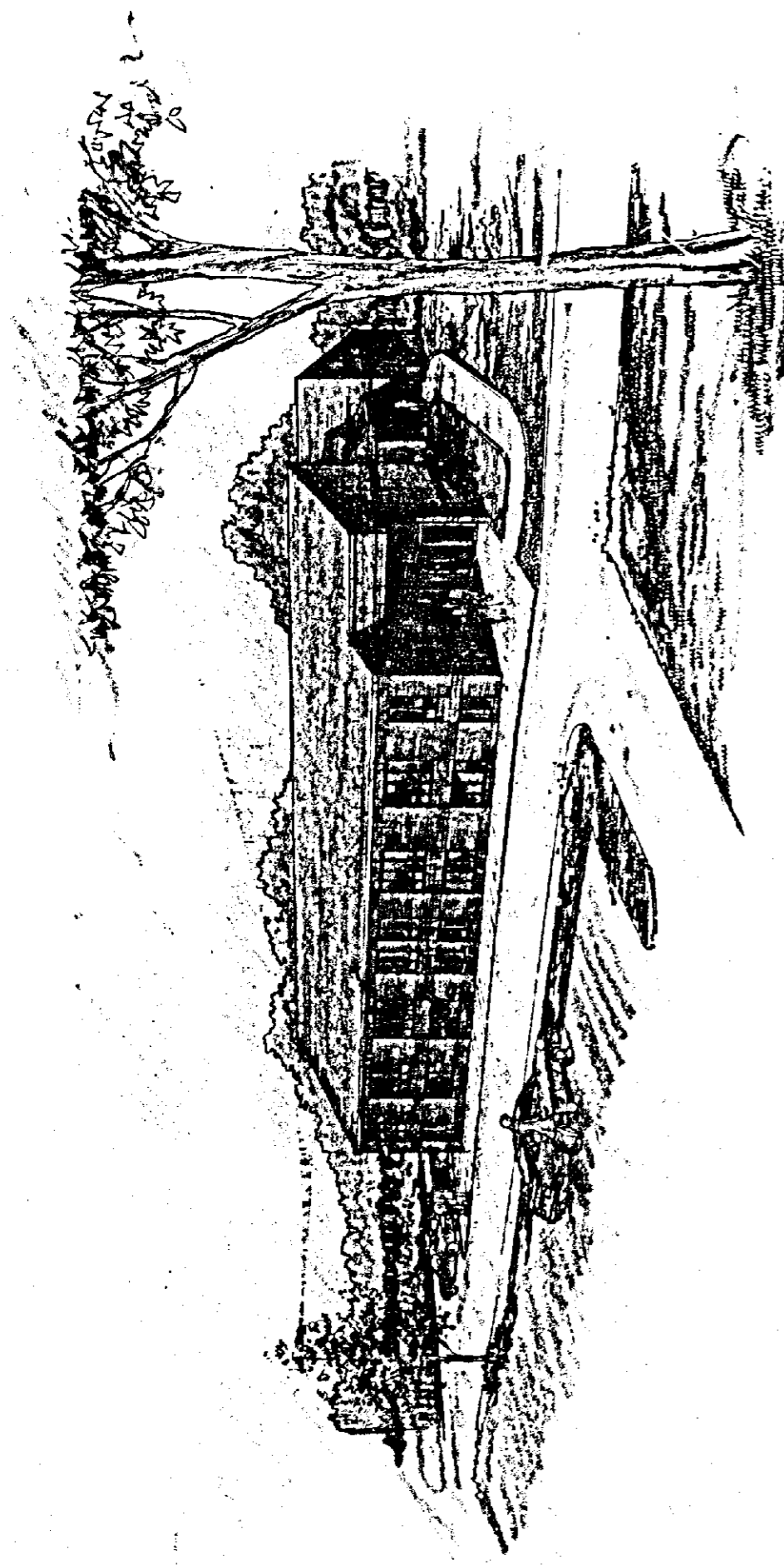
## PHOTGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS	
BY	DATE
Planimetric MAPS, INC.	4-11-70

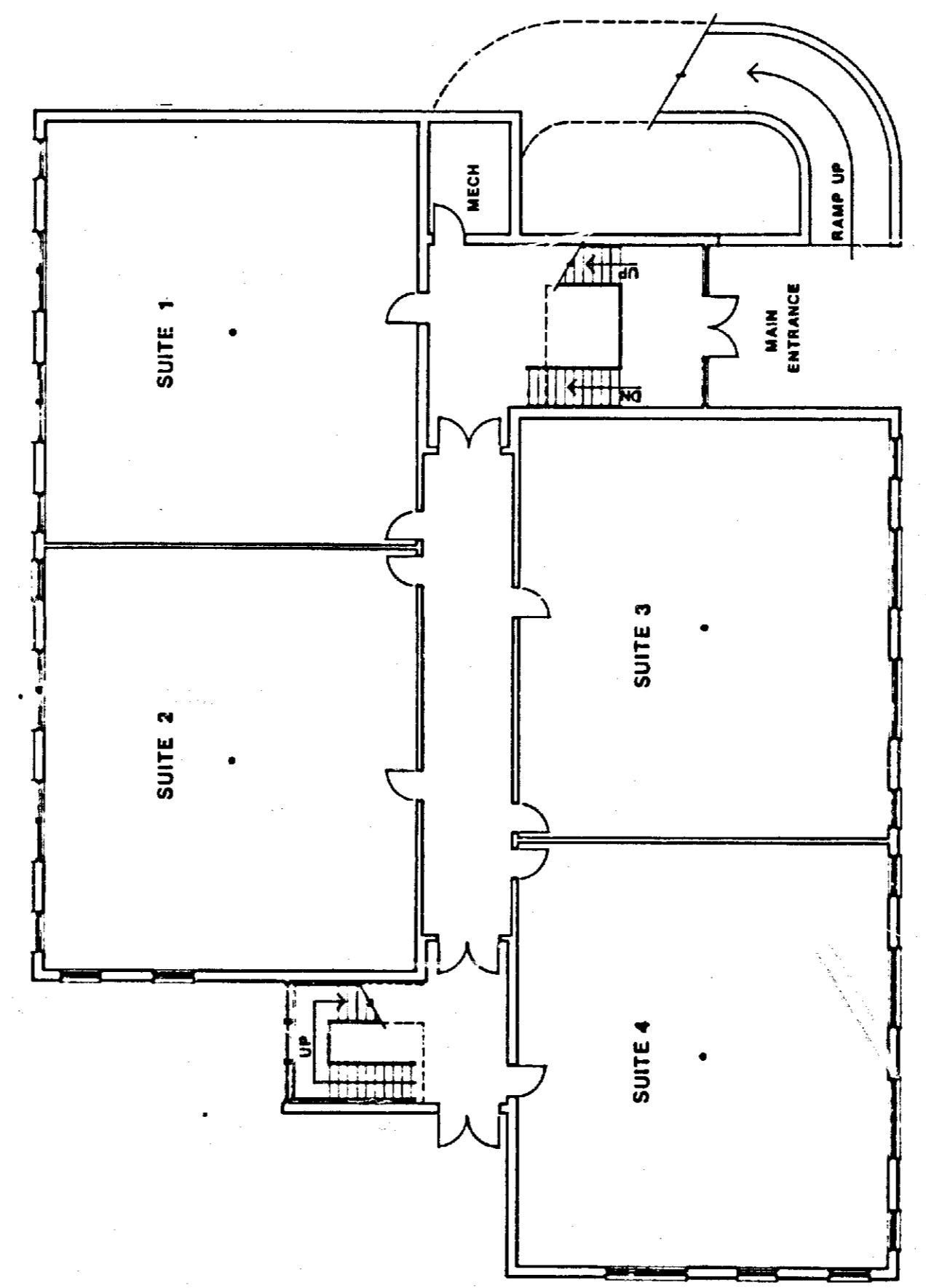
SCALE  
 1" = 200'  
 DATE OF PHOTOGRAPHY  
 APRIL 1953

LOCATION SHEET  
 COCKEYSVILLE NW  
 17-A

AERO SERVICE CORPORATION - PHILADELPHIA, PA



**PETITIONER'S  
EXHIBIT 3**



GROSS AREA - 16,000 SF.  
NET AREA - 14,000 SF.  
NET RENT - 12,100 SF.

**FIRST FLOOR PLAN (SECOND FLOOR SIMILAR)  
PETITIONER'S  
EXHIBIT 4**

*Petitioner's Exhibits  
1A to 5*

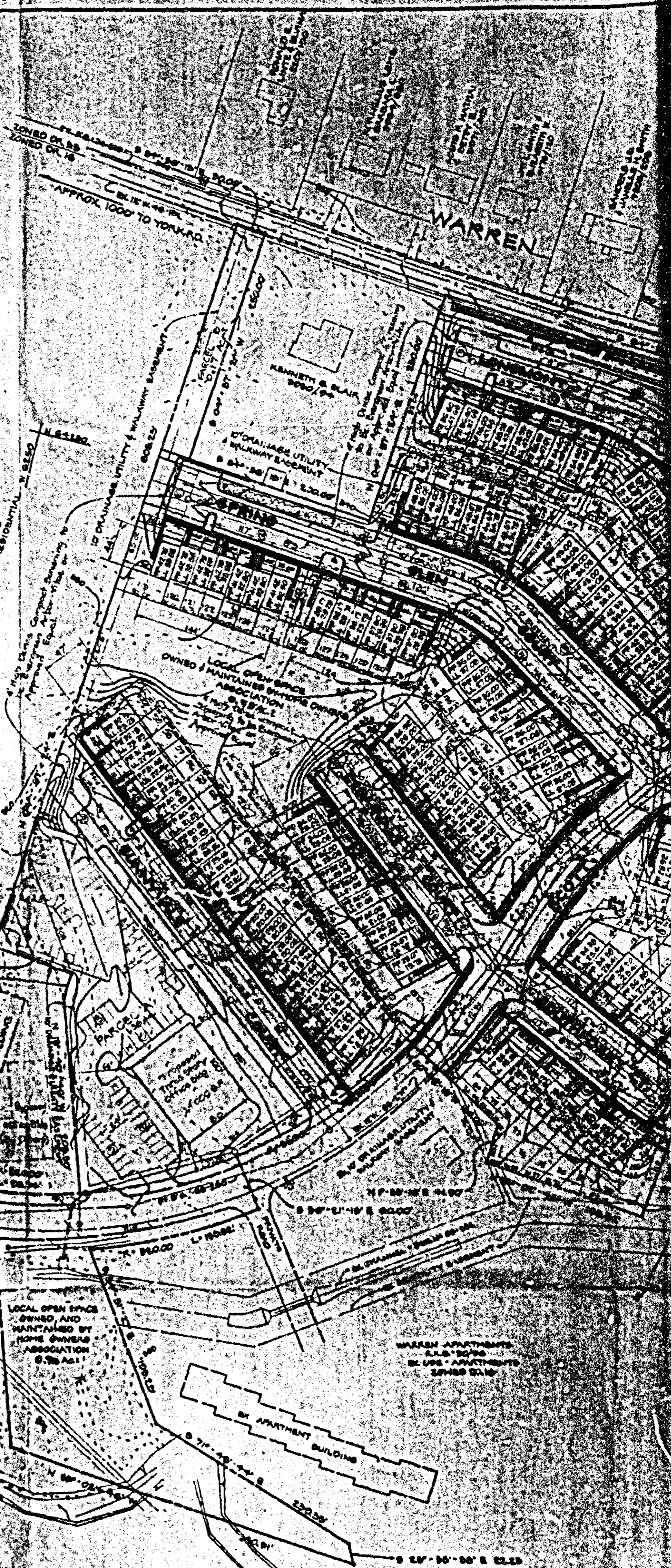


**APPROXIMATE MILL CALCULATIONS**

TOTAL AREA "WARREN APARTMENTS" E.S. 20/08 30.833 AC. ±  
 AREA CONVEYED TO "ASPEN HILL" E.S. 20/08 30.83 AC. ±  
 AREA CONVEYED TO "STILLBROOK" SECT TWO 1.133 AC. ±  
 AREA CONVEYED TO "MERRITT & BLAIR" APARTMENTS 18.273 AC. ±  
 TOTAL DENSITY UNITS PROPOSED "ASPEN HILL" 634  
 TOTAL DENSITY UNITS PROPOSED "STILLBROOK" SECT TWO 8  
 TOTAL DENSITY UNITS EXISTING "WARREN APARTMENTS" 109  
 TOTAL DENSITY UNITS ALLOWED FOR FUTURE DEVELOPMENT 800.3

**OVERALL DENSITY TABULATIONS**

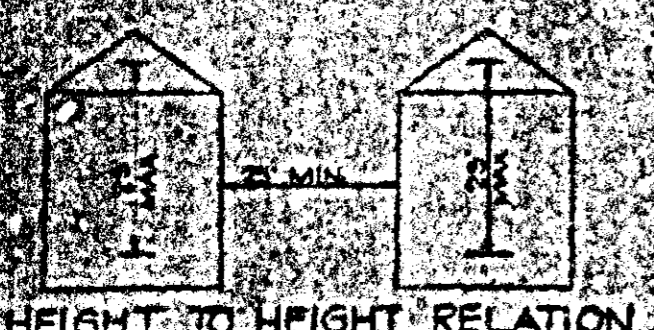
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 TOTAL DENSITY UNITS EXISTING "WARREN APARTMENTS" 109  
 TOTAL DENSITY UNITS ALLOWED FOR FUTURE DEVELOPMENT 800.3



GREENHILL REALTY  
 E.S. 20/08  
 ZONED OLS  
 BY USE - COMMERCIAL

LOCAL OPEN SPACE  
 OWNED AND MAINTAINED BY  
 HOME OWNERS ASSOCIATION  
 0.70 AC. ±

WARREN APARTMENTS  
 E.S. 20/08  
 BY USE - APARTMENTS  
 ZONED OLS



**ENGINEERS**  
**D. S. THALER & ASSOCIATES INC.**  
 11 WARREN ROAD  
 BALTIMORE, MARYLAND 21202  
 334-4100



**OWNER & DEV.**  
**ENTIRE SITE EXCLUDING PARCEL 'A'**  
 ASPEN HILL LIMITED PARTNERSHIP  
 100 FIVE FARMS LANE  
 TIMONIUM, MARYLAND 21088  
 GEORGE E. BRATT - GENERAL PARTNER

PETERSON'S  
 EYE 2

Protestant's Exhibits 1 to 4

PETITION  
The undersigned, being owners and residents of the development of 170 townhomes known as Hunt Meadow, a residential community which surrounds to the south and east the proposed office building to be developed at 111 Warren Road, hereby unanimously protest the granting of a special exception for a "Class B" office building, it being our contention that the intent of the subject property's R.O. classification was to have it developed with a "Class A" structure. We also heartily endorse the reasons and comments presented by our designated spokespersons at the hearing on the subject petition.

Name	Address
Pat Head	1 Cedarvale Court
Jim Head	Cokeysville, Md. 21030
Pauline Rice	Cokeysville, Md. 21030
Ellen Craig	3 Cedarvale Ct.
Tom Curigan	7 Cedarvale Ct.
Don S. Dagg	9 Cedarvale Ct.
Mary L. Hogg	11 Cedarvale Ct.
Al Fox	15 Cedarvale Ct.
Erica Rice	17 Cedarvale Ct.
John	17 Cedarvale Ct.
Barbara D. Duff	19 Cedarvale Ct.
Robert K. Mumford	12 Cedarvale Ct.
Edmund King	12 Cedarvale Ct.
Christie Sullivan	6 Cedarvale Ct.
James D. Mumford	4 Cedarvale Ct.
Patricia A. Mumford	4 Cedarvale Ct.
Kathleen Spaul	18 CEDARVALE COURT
Edmund King	18 Cedarvale Ct.
Cynthia Hannahs	5 Cedarvale Ct.
Mark W. Cameron	5 CEDARVALE CT.
Norm Cameron	13 CEDARVALE CT.
Norm Cameron	13. Cedarvale
John Lee	14 CEDARVALE CT.
John Lee	8 Cedarvale Ct.

PROTESTANT'S EXHIBITS

PETITION  
The undersigned, being owners and residents of the development of 170 townhomes known as Hunt Meadow, a residential community which surrounds to the south and east the proposed office building to be developed at 111 Warren Road, hereby unanimously protest the granting of a special exception for a "Class B" office building, it being our contention that the intent of the subject property's R.O. classification was to have it developed with a "Class A" structure. We also heartily endorse the reasons and comments presented by our designated spokespersons at the hearing on the subject petition.

Name	Address
Richard J. Odum	12 Southfork Court
Elizabeth A. Odum	"
Ray W. Wilson	1 Southfork Ct.
Clara Wilson	1 Southfork Ct.
Arthur A. Alexander	15 Southfork Ct.
Lo Alexander	15 Southfork Ct.
Donna Smith	7 Southfork Court
Barry Smith	"
Shirley J. Hogg	3 Southfork Court
Mary J. Hogg	7 Southfork Ct.
John Hogg	7 Southfork Ct.
Robert Hogg	9 Southfork Ct.
Allen J. Hogg	9 Southfork Ct.
Carl Hogg III	9 Southfork Ct.
R.D. Morrison	3 Southfork Ct.
Thelma Morrison	3 Southfork Ct.
Betty Morrison	5 Southfork Ct.
Donald C. Coker	11 Southfork Ct.
John S. Coker	11 Southfork Ct.
Charles Cameron	5 Southfork Ct.
James Cameron	6 Southfork Ct.
Carl E. Cameron	6 Southfork Ct.

PETITION  
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Name	Address
William H. Hogg	1 Spring Glen Ct.
Archie D. Hogg	1 Spring Glen Ct.
David Hogg	3 Spring Glen Ct.
Harold Hogg	3 Spring Glen Ct.
John M. Hogg	9 Spring Glen Ct.
Karen W. Hogg	11 Spring Glen Ct.
Robert A. Hogg	11 Spring Glen Ct.
James D. Hogg	13 Spring Glen Ct.
Barbara Hogg	13 Spring Glen Ct.
Norman M. Hogg	17 Spring Glen Ct.
Donald E. Hogg	21 Spring Glen Ct.
John C. Hogg	21 Spring Glen Ct.
Thomas A. Hogg	23 Spring Glen Ct.
Catherine Hogg	9 Spring Glen Ct.
Christina Hogg	7 Spring Glen Ct.
James D. Hogg	25 Spring Glen Ct.
James D. Hogg	25 Spring Glen Ct.
John C. Hogg	27 Spring Glen Ct.
Joseph C. Hogg	26 Spring Glen Ct.
Anna D. Hogg	26 Spring Glen Ct.
Robert A. Hogg	26 Spring Glen Ct.
Carole J. Hogg	"

PETITION  
The undersigned, being owners and residents of the development of 170 townhomes known as Hunt Meadow, a residential community which surrounds to the south and east the proposed office building to be developed at 111 Warren Road, hereby unanimously protest the granting of a special exception for a "Class B" office building, it being our contention that the intent of the subject property's R.O. classification was to have it developed with a "Class A" structure. We also heartily endorse the reasons and comments presented by our designated spokespersons at the hearing on the subject petition.

Name	Address
James R. Wilson	5 Sunnyside Ct.
John C. Wilson	"
John C. Wilson	9 Sunnyside Ct.
Michael Elms	13 Sunnyside Ct.
Paul Gaffney	13 Sunnyside Ct.
David R. Hogg	15 Sunnyside Ct.
John Hogg	15 Sunnyside Ct.
Don Hogg	17 Sunnyside Ct.
David Hogg	17 " "
John Hogg	19 " "
John Hogg	23 Sunnyside Ct.
John Hogg (Resident)	24 Sunnyside Ct.
Frederick H. Blaine	7 Sunnyside Ct.
Stacey Klinck	39 Sunnyside Ct.
Carol Hogg	31 Sunnyside Ct.
John Hogg (Resident)	27 Sunnyside Ct.
John Hogg	25 Sunnyside Ct.
Julio Reategui	37 Spring Glen Ct.
Margie R. Reategui	37 Spring Glen Ct.
Carl Reategui	39 Spring Glen Ct.

PETITION  
The undersigned, being owners and residents of the development of 170 townhomes known as Hunt Meadow, a residential community which surrounds to the south and east the proposed office building to be developed at 111 Warren Road, hereby unanimously protest the granting of a special exception for a "Class B" office building, it being our contention that the intent of the subject property's R.O. classification was to have it developed with a "Class A" structure. We also heartily endorse the reasons and comments presented by our designated spokespersons at the hearing on the subject petition.

Name	Address
Kathy A. Vest	31 Spring Glen Ct. Cokeysville
Carly Walker	15 Spring Glen Ct. Cokeysville
Paul Walker	" " "
David P. Walker	3 Longmont Ct.
Joe Becker	5 Longmont Ct.
Judy Becker	11 Longmont Ct.
Florida Mumford	15 Longmont Ct.
John H. Mumford	15 Longmont Ct.
John H. Mumford	23 Longmont Ct.
Joseph Mumford	25 Longmont Ct.
John H. Mumford	29 Longmont Ct.
William E. Mumford	31 Longmont Ct.
Becky Mumford	33 Longmont Ct.
Do. L. V. J.	31 Spring Glen Ct.

PETITION  
The undersigned, being owners and residents of the development of 170 townhomes known as Hunt Meadow, a residential community which surrounds to the south and east the proposed office building to be developed at 111 Warren Road, hereby unanimously protest the granting of a special exception for a "Class B" office building, it being our contention that the intent of the subject property's R.O. classification was to have it developed with a "Class A" structure. We also heartily endorse the reasons and comments presented by our designated spokespersons at the hearing on the subject petition.

Name	Address
John Hogg	24 Boulder Ct.
James Schuber	24 Boulder Ct.
Raymond Blake	22 Boulder Court
John Hogg	22 Boulder Court
John Hogg	18 Boulder Court
John Hogg	14 Boulder Ct.
John Hogg	14 Boulder Ct.
Mark Adams	39 Boulder Court

PETITION  
The undersigned, being owners and residents of the development of 170 townhomes known as Hunt Meadow, a residential community which surrounds to the south and east the proposed office building to be developed at 111 Warren Road, hereby unanimously protest the granting of a special exception for a "Class B" office building, it being our contention that the intent of the subject property's R.O. classification was to have it developed with a "Class A" structure. We also heartily endorse the reasons and comments presented by our designated spokespersons at the hearing on the subject petition.

Name	Address
Don Briggman	24 Spring Glen Ct.
John Hogg	24 Spring Glen Ct.
John Hogg	26 Spring Glen Ct.
Charlotte Hogg	26 Spring Glen Ct.
Paul Hogg	18 Spring Glen Ct.
Denise Hogg	12 Spring Glen Ct.
Mary Hogg	28 Spring Glen Ct.
John Hogg	28 Spring Glen Ct.
Tom Hogg	27 Spring Glen Ct.
John Hogg	55 " " "

Project #83086  
Office Building - 111 Warren Road  
Page 4  
August 16, 1983

**WATER AND SANITARY SEWER COMMENTS (Cont'd)**

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

High water pressures exist in this area and a pressure reducing valve shall be required.

Permission to obtain a metered water connection may be obtained from the Department of Permits and Licenses. Please note that all water services 4-inch and larger must now be installed by a private contractor through the Department of Public Works Private Contract System. The water connection must be installed prior to the highway improvements in Warren Road.

It is the opinion of the Bureau of Land Acquisition that the area between this site and Spring Glen Court is part of the local open space of Aspen Mill as recorded on the Amended Plat 1 of 2, E.H.K., Jr. 49, Folio 4. Additionally, it has been determined that Baltimore County could not support the position that this area was intended to be a 10-foot drainage and utility easement. Therefore, if the sanitary sewer house connection is desired from Spring Glen Court in the area shown, offsite rights-of-way must be acquired privately.

Since this property does have other access to the public sanitary sewer in both Spring Glen Court and Warren Road, public sewer can be made available even if a private offsite easement cannot be acquired.

Permission to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

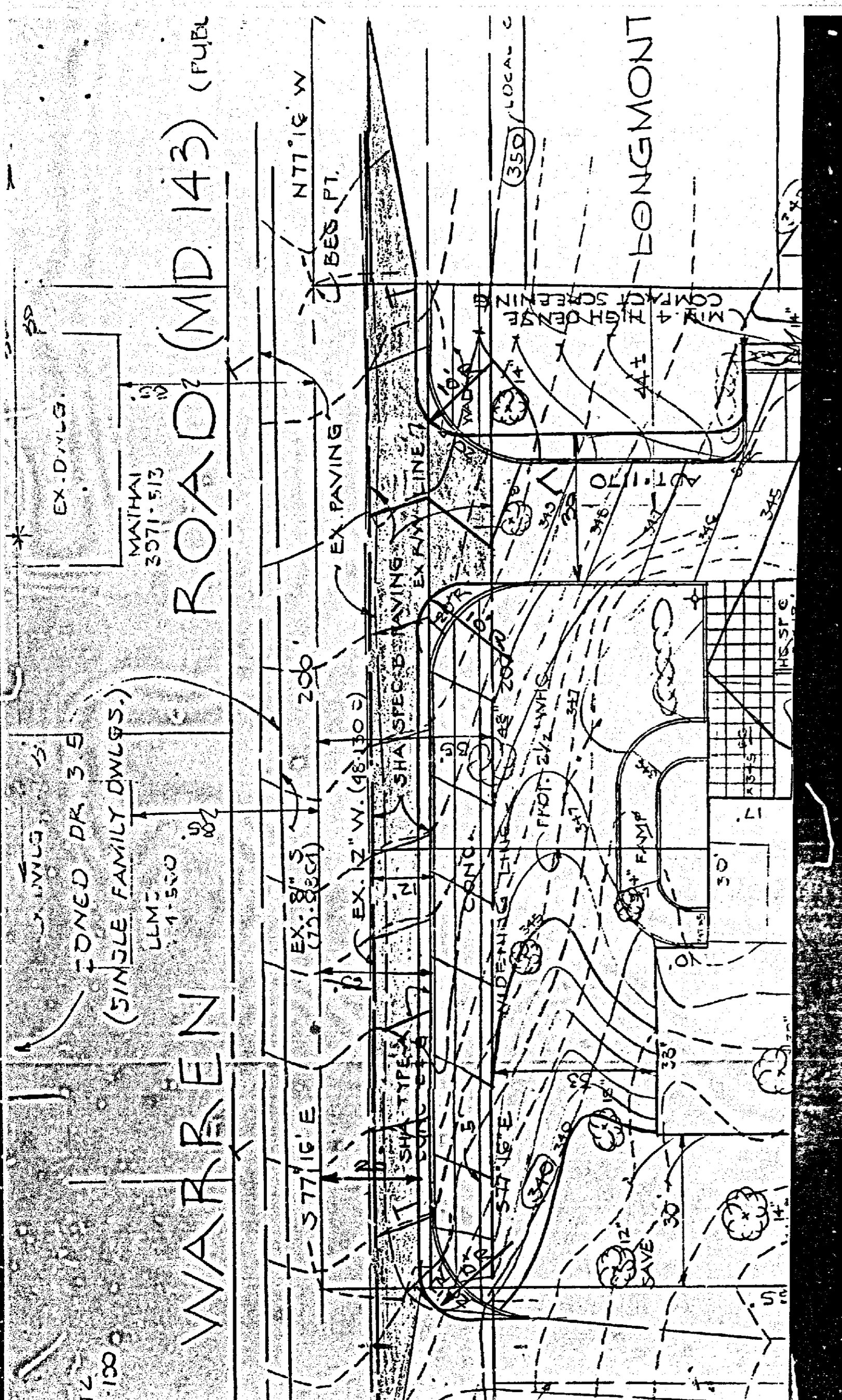
\*\*\*\*\*

The Developer has requested, in writing, an exemption of the storm water management requirements for this site. By letter of May 27, 1983 an exemption has been granted based on a new impervious area of less than one-half acre. Any revision to this plan which would increase the impervious area would necessitate a review of this exemption.

The Plan is recommended for approval subject to compliance with these comments.

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

QPL  
EM:RBC:ss  
cc: File



**Maryland Department of Transportation**  
State Highway Administration

Lorall K. Bridwell  
Secretary  
M. S. Catbird  
Administrator

September 16, 1983

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: ZAC Meeting of 9-13-83  
ITEM: #65.  
Property Owner: 111 Partner-  
ship  
Location: S/S Warren Road  
Route 143, 523.74' W. from  
centerline Scott Adam Road  
Existing Zoning: R.O.  
Proposed Zoning: Special  
Exception for Class B office  
building  
Acres: 200 X 265  
District: 8th

Attention: Mr. N. Commodari

Dear Mr. Jablon:

Attached for your review and information are copies of the CRG comments of 8-3-83.

Very truly yours,  
*Charles Lee*  
Charles Lee, Chief  
Bureau of Engineering  
Access Permits

CL:GW:maw

Attachment

cc: Mr. J. Ogle

My telephone number is (301) 659-1350  
Typewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-452-5082 Statewide Toll Free  
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717

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

STEPHEN E. COLLINS  
DIRECTOR

November 14, 1983

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 65 -ZAC- Meeting of September 13, 1983  
Property Owner: 111 Partnership  
Location: S/S Warren Road 523.74' W. from centerline Scott Adam Road  
Existing Zoning: R.O.  
Proposed Zoning: Special Exception for Class B office building

Acres: 200 X 265  
District: 8th

Dear Mr. Jablon:

We have not received a plan for this site.

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineering Assoc. II

MSF/cem

Mr. Robert A. Morton, Chief  
Bureau of Public Services  
County Office Building  
Towson, Maryland 21204

Re: CRG Meeting of 8-17-83  
Proposed "Office Building"  
S/S Warren Rd., Route 143  
West of Scott Adam Rd.

Dear Mr. Morton:

On review of the site plan of 5-23-83 and field inspection, the State Highway Administration will require the plan to be revised.

The revised plan must show the following:

1. Establish a 30' radius return entrance with 10' radii centered on an alignment 44'± west of the east property line.
2. Show the face of the proposed State Highway Administration curb and gutter parallel to Warren Road as 20' from centerline.
3. Show a 10' radius at the west property line and Sheffield Lane.
4. Establish a 50' transition to the east and west of the site with the proposed bituminous paving.
5. The existing utility poles must be relocated in back of the proposed S.H.A. concrete curb and gutter.

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 65, Zoning Advisory Committee Meeting of Sept. 13, 1983

Property Owner: 111 Partnership

Location: S/S Warren Road District 8

Water Supply public Sewage Disposal public

COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- (x) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- ( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Division of Air Pollution Control is required for any charcoal operation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

1/8 pt-12-7

Mr. R. Morton -2- August 3, 1983

It is requested that all applications and approvals be withheld until the plan is revised, access permit applied for and a performance bond in the amount of \$12,000.00 is posted to guarantee construction.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

CL:GW:maw

Attachment

cc: Mr. J. Ogle

By: George Wittman

OCT 20 1983  
Date

Zoning Item # 65  
Page 2

- ( ) Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- ( ) Soil percolation tests have been conducted.  
( ) The results are valid until \_\_\_\_\_  
Revised plans must be submitted prior to approval of the percolation tests.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test  
( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- ( ) All roads and parking areas should be surfaced with a dustless, bonding material.
- ( ) No health hazards are anticipated.
- (x) Others IF submission of plans to the County Review Group is required, A Hydrogeological Study and an Environmental Effects Report must be submitted. Prior to raising of existing structures, applicant should contact the Solid and Hazardous Waste Division at 494-3248 regarding removal and disposal of potentially hazardous material.

*Jan G. Forrest*  
Jan G. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

BALTIMORE COUNTY, MARYLAND *Planning*

TO: Mr. Robert Marston DATE: August 16, 1983

FROM: Gregory M. Jones

SUBJECT: C.R.G. COMMENTS

PROJECT NAME: Office Building, 111 Warren Road C.R.G. PLAN: X

PROJECT NUMBER & DISTRICT: 8C4 DEVELOPMENT PLAN:

LOCATION: S/S Warren Road W. of Scott Adam Road RECORD PLAT:

It is recommended that the entrance be relocated as close to the east property line as possible, and widened to 35ft.

*Gregory M. Jones*  
Gregory M. Jones  
Traffic Engineer II

GJM/ccm

BALTIMORE COUNTY, MARYLAND Form 203 9/21/71

DATE: September 15, 1983

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU  
Captain Joseph Kelly and John Bryan

PROJECT NAME: Office Bldg. - 111 Warren Rd PRELIMINARY PLAN:

PROJECT NUMBER: CRG Agenda 8-17-83 10:30 a.m. TENTATIVE PLAN:

LOCATION: S/S Warren Rd W. of Scott Adam Rd DEVELOPMENT PLAN:

DISTRICT: District 8 FINAL PLAT:

COMMENTS:

- Proposed building must be designed and constructed in accordance with the applicable provisions of the Fire Prevention Code and the NFPA 101 Life Safety Code.
- It is suggested that a public fire hydrant be provided on Warren Road at the driveway entrance to the proposed building.

BALTIMORE COUNTY, MARYLAND *Planning*

DATE: August 14, 1983

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

Subdivision Name, Section and/or Plat: Office Bldg. - 111 Warren Rd

Developer and/or Engineer: 111 Partnership - Nudkin Assoc. Inc.

Watershed: Loch Raven No. of Lots or Units: 1 Total Acreage: 1.06 Public Water: Public Sewer:

COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
- Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
- Public sewers, public water, must be utilized and/or extended to serve the property.
- A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, is incomplete and must be revised, has/have been reviewed and approved.
- A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
- It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: See attached memo dated 8-17-83
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS: *S. Patton*

SS 783R

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Brooks Stafford Date: August 17, 1983

FROM: Janice B. Outen

SUBJECT: OFFICE BUILDING - 111 WARREN ROAD  
CRG MEETING - AUGUST 17, 1983

Plan Review Notes

- Proposed medical office building on 1.06 acres.
- Public water and sewer.
- This site is located in the Loch Raven Watershed.
- No wetland soils or streams on site.
- SWM not required by DPW.
- Proposed impervious area: .45 acres, 42% of site.

Comments

The EER is approved, subject to the following conditions.

The owner agrees, in writing, to comply with the following BMP's at this site:

A. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.

B. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.

C. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.

D. Application of fertilizer, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.

D. Filling will not occur in grassed or lined drainage ditches or swales.

JBO:pms

cc: R. J. Powell

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: August 16, 1983

FROM: OFFICE OF PLANNING AND ZONING

PROJECT NAME: ONE HUNDRED ELEVEN WARREN ROAD PLAN: XXXXXXXXXXXXXXXXXXXX

COUNCIL & ELECTION DISTRICT: VIII-366 PLAN EXTENSION:

REVISED PLAN:

PLAT:

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

According to the Baltimore County Soil Survey, Baltimore Silt Loam (BmB2) has moderate limitations for development of streets and parking lots due to slope. Adequate measures which would mitigate the effect of this limitation will be required prior to issuance of a building permit. It is the intended purpose to identify soil limitations on the plan and mitigate measures must be addressed in subsequent processing phases.

Section 21-104 requires that development of property in an R.O. zone shall be designed to achieve compatibility with surrounding uses and safety, convenience and amenity for the neighbors. In order for this office to make this determination, the plan must contain additional information: elevation drawings for all four sides of the proposed building; and a preliminary landscape plan which would include attractive treatment along the Warren Road frontage. Since the existing townhouses on the south side of Spring Glen Court face the proposed parking lot, the landscape plan should address the screening treatment at this location. Additional landscaping should also be provided along the east side of the parking area which is adjacent to the side yards of the townhouses.

Sheffield Lane should be further identified as being Parcel B on the Amended Plat of Aspen Mill E.H.K., Jr. 49 folio 4.

The Planning Board signature block should be removed from the Plan.

*Susan Carrell*  
Susan Carrell

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: August 17, 1983

FROM: ZONING

PROJECT NAME: Office Building PLAN: ✓

LOCATION: S/S Warren Rd W of Scott Adam Rd DEVELOPMENT PLAN:

DISTRICT: 8th Election District PLAT:

This site was the subject of a previous zoning hearing, Case No. 79-112-X, a special exception for an Office Building in a D.R. 16 zone, on November 15, 1978. This proposal was to utilize the existing dwelling for office use.

A petition for special exception for a Class B Office Building was filed on August 16, 1983. CRG approval is recommended subject to the outcome of the special exception hearing since the plan generally meets the R.O. requirements. The following minor revisions however should be made to the plan.

- Show how you arrived at gross acreage
- Show how you arrived at minimum amenity open space required
- Label locations of amenity open space
- Elevation drawings should be submitted for review
- The lowest and highest elevation should be shown in the height detail

*Diana Ipper*  
DIANA IIPER  
Zoning Associate III

DI:bsc

7/82boc

BALTIMORE COUNTY, MARYLAND *Planning*

DATE: August 16, 1983

TO: Mr. Robert Marston

FROM: Gregory M. Jones

SUBJECT: C.R.G. COMMENTS

PROJECT NAME: Office Building, 111 Warren Road C.R.G. PLAN: X

PROJECT NUMBER & DISTRICT: 8C4 DEVELOPMENT PLAN:

LOCATION: S/S Warren Road W. of Scott Adam Road RECORD PLAT:

It is recommended that the entrance be relocated as close to the east property line as possible, and widened to 35ft.

*Gregory M. Jones*  
Gregory M. Jones  
Traffic Engineer II

GJM/ccm

BALTIMORE COUNTY, MARYLAND *CRG*

INTER-OFFICE CORRESPONDENCE

TO: Mr. Joseph A. Warfield, CRG  
Department of Public Works Date: July 29, 1983

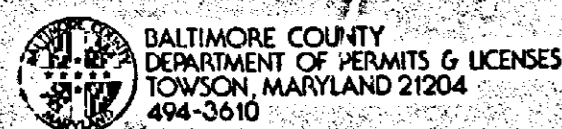
FROM: Mr. Charles E. Burnham  
Plan Review Chief *C.E.B.*

SUBJECT: Office Building, 111 Warren Road  
S/S Warren Rd. W. of Scott Adam Rd.  
District 8C4

- Ramps shall comply with Table 815, however, no run shall exceed 30'-0" without a landing; see diagrams on pages A-1 and A-2 of the State Handicapped Code.
- Show curb cuts, also sign locations at each handicapped parking space.
- Separate permits shall be required for razing of structures and other types of improvements to the property. Call 494-3900 for further info. on permits, fees, etc.
- A complete review of the structures - architectural, structural and mechanical features will be performed when the structure is submitted for a building permit. Any areas that we find which appear not to comply with the 1981 B.O.C.A. Basic Building, Mechanical, and Energy Codes and the State Handicapped Code will be brought to the designer's attention at that time.

431





BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21284  
494-3510

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21284

Dear Mr. Jablon:

Comments on Item # 65 Zoning Advisory Committee Meeting are as follows:

Property Owner: 111 Partnership  
Location: S/S Warren Road 523.74' W. from centerline Scott Adam Road  
Existing Zoning: R.O.  
Proposed Zoning: Special Exception for class B office building

Address: 200 x 265  
District: 8th.

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-83 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- X B. A building/raising a permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- X 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" for Commercial uses or 3'0" for One & Two Family use groups of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 101, line 2, Section 1107 and Table 1102, also Section 503.2.
- F. Requested variance appears to conflict 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 con comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- X I. Comments - State Code Section 04 limits the slope of building entrance ramps to 1 to 20. Also a level landing is required at 30' intervals. Show Handicapped Parking sign for each space, curb cut, etc., 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 considered as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

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

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent  
Towson, Maryland - 21204

Date: September 14, 1983

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

Z.A.C. Meeting of: September 13, 1983

RE: Item No: 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, & 74  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

The above mentioned items have no adverse effect on student population.

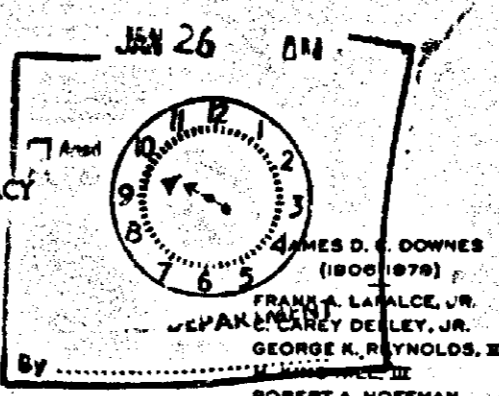
Very truly yours,  
*William E. Hammond*  
William E. Hammond, Assistant  
Department of Planning

NNP/bp

LAW OFFICES

COOK, HOWARD, DOWNES & TRACY  
210 ALLEGHENY AVENUE  
P.O. BOX 5517  
TOWSON, MARYLAND 21204

JAMES H. COOK  
JOHN B. HOWARD  
DAVID S. DOWNES  
DANIEL D.C. TRACY, JR.  
JOHN H. ENK, III  
JOSEPH C. WICK, JR.  
HENRY B. PECK, JR.  
HERBERT R. O'CONNOR, III  
THOMAS L. HUDSON



January 25, 1984

Mrs. Jean M. H. Jung  
Deputy Zoning Commissioner  
County Courts Building  
Towson, Maryland 21204

Re: Case No. 84-124-X  
Our File: 6557-14841, One Eleven Partnership

Dear Mrs. Jung:

Please find attached a copy of the Order granting the Special Exception for an Office Building at this site.

Mr. Alderman said in closing argument that Mr. Klaus was the only person giving an expert opinion regarding the criteria for a Special Exception. This is not correct as Malcolm Hudkins, who was accepted by you as an expert at the December 13 Hearing, testified in detail that this Petition satisfies Section 502.1. Further, Tony Miletto, the architect of this building, testified that the design of this building is compatible with the neighborhood. This opinion was not challenged by Mr. Klaus.

A Class B Office Building is permitted by Special Exception in an RO Zone. Your approval of the Petition is respectfully requested.

Very truly yours,  
*Herbert R. O'Connor III*  
Herbert R. O'Connor, III

HRO'C/kg

cc: R. Bruce Alderman, Esq.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
S/S of Warren Road, 523.74' NW of : OF BALTIMORE COUNTY  
the Centerline of Scott Adam Rd., : 8th District  
111 PARTNERSHIP, Petitioner : Case No. 84-124-X

ORDER TO ENTER APPEARANCE

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

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 24th day of October, 1983, a copy of the foregoing Order was mailed to Mr. Michael Bolenson, 111 Partnership, 928 N. Charles St., Baltimore, MD 21201, Petitioner.

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

IN THE \* BEFORE THE DEPUTY  
MATTER OF \* ZONING COMMISSIONER  
ONE ELEVEN PARTNERSHIP \* OF  
\* BALTIMORE COUNTY  
\* Case No. 84-124-X  
\* \* \* \* \*

MEMORANDUM IN SUPPORT OF PETITION

One Eleven Partnership has filed a Petition for Special Exception for a Class B Office Building in an RO Zone. The proposed use more than satisfies the definition of a Class B building: it will be a group medical center; not attached to another building; no other building on its lot; has a Floor Area Ratio of .29 (less than 60% of the maximum FAR); less than 35 feet in height.

Approval of this plan has been recommended by the County Review Group. The Office of Planning and Zoning and the Department of Public Works have signed the plan. The RO Zone was applied to this property by the 1980 Zoning Map and the Planning Staff and the Planning Board recommended that the County Council grant this zone (see Exhibit 1 which is an excerpt from the Third Councilmanic District 1980 Zoning Map Booklet).

This medical office building is a "proper use of land" (see the Note preceding §502.1) as the overwhelming testimony has shown the building not to be detrimental to the health, safety or general welfare of the public. The opponents challenge the Petition on the basis that the proposed use fails to meet the Declaration of Findings of this Zone. This objection is made in the wrong forum as it is not for the Deputy Zoning Commissioner to determine whether the zone is suitable to the property. The County

Council has made such a decision by adopting the Zoning Map. The legal responsibility of the Deputy Zoning Commissioner is to determine whether the Petition meets the conditions of §502 of the Zoning Regulations. Further, the opponents have not met the standard established by the Court of Appeals of Maryland in *Schultz v. Pritts*, 291 Md. 1 (1981) where the Court said:

We now hold that the appropriate standard to be used in determining whether a requested special exception use would have an adverse effect and, therefore, should be denied is whether there are facts and circumstances that show that the particular use proposed at the particular location proposed would have any adverse effects above and beyond those inherently associated with such a special exception use irrespective of its location within the zone. p. 22, 23.

This means that the opponents were required to show that this medical office building would have a greater, adverse effect than other similar buildings in other RO Zones. Such facts and circumstances have not been shown.

One Eleven Partnership respectfully requests that its Petition for Special Exception be granted.

*Herbert R. O'Connor III*  
HERBERT R. O'CONNOR, III  
Cook, Howard, Downes & Tracy  
210 Allegheny Avenue  
P.O. BOX 5517  
Towson, Maryland 21204  
301-823-4111  
Attorney for One Eleven Partnership

I HEREBY CERTIFY that a copy of this Memorandum was hand-delivered on January 25, 1984 to R. Bruce Alderman.

*Herbert R. O'Connor III*  
HERBERT R. O'CONNOR, III

IN THE MATTER OF : BEFORE  
111 PARTNERSHIP : COUNTY BOARD OF APPEALS  
RE: SPECIAL EXCEPTION : FOR A CLASS B OFFICE BUILDING : OF  
ON PROPERTY LOCATED ON : THE S/S OF WARREN RD., : BALTIMORE COUNTY  
523.74' NW of the c/l OF : SCOTT ADAM RD. : No. 84-124-X  
8th DISTRICT

ORDER OF DISMISSAL

Petition of 111 Partnership for Special Exception for a Class B Office Building, on property located on the south side of Warren Rd., 523.74' northwest of the center line of Scott Adam Rd., in the 8th Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of appeal filed June 6, 1984 (a copy of which letter is attached hereto and made a part hereof) from the managing partner of 111 Partnership in the above entitled matter, and

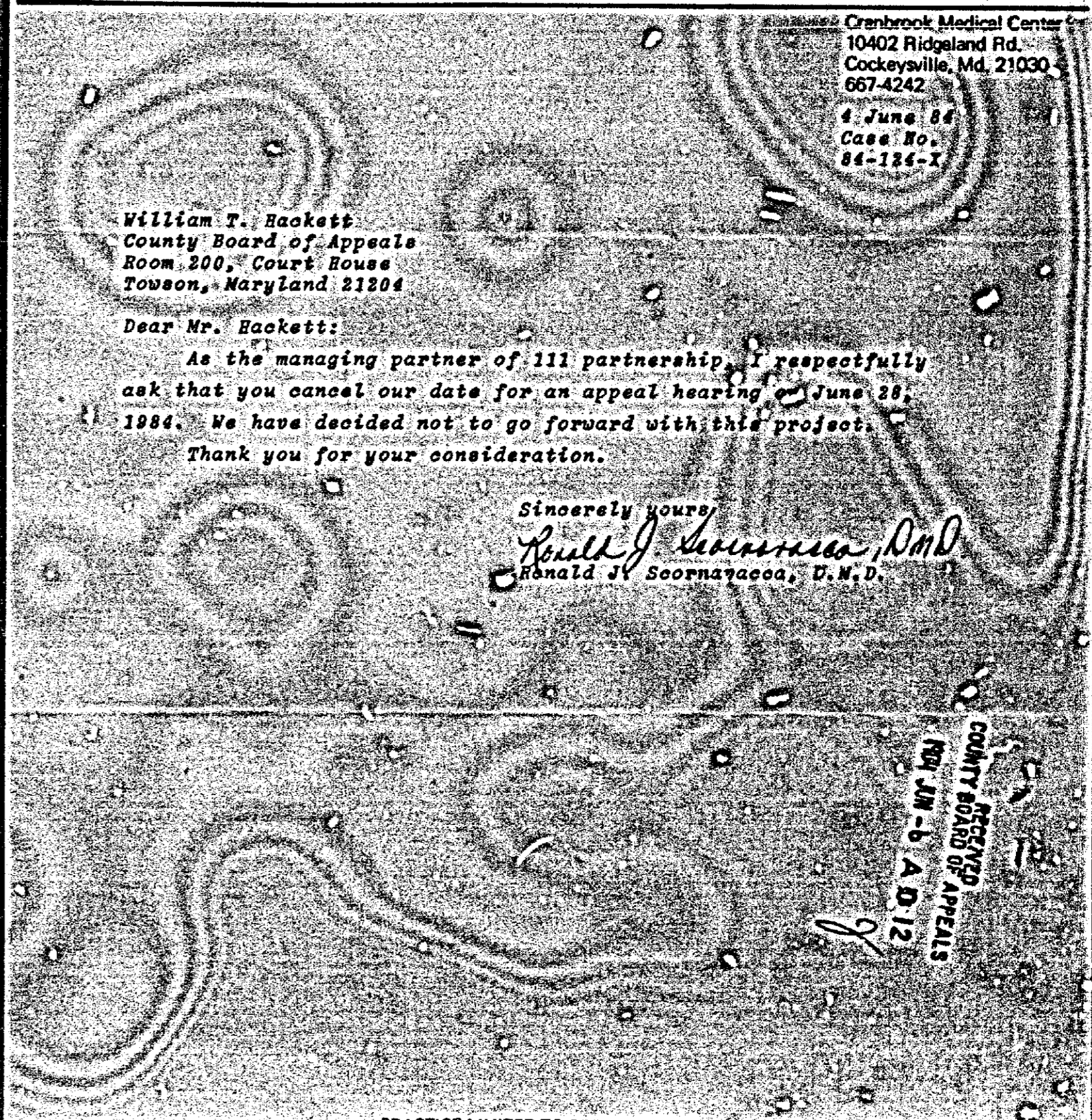
WHEREAS, this said managing partner of 111 Partnership requests that the petition filed on their behalf be dismissed and withdrawn as of June 6, 1984.

IT IS HEREBY ORDERED this 7th day of June, 1984, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

*William T. Hackett*  
William T. Hackett  
County Board of Appeals  
Room 200, Court House  
Towson, Maryland 21204

FRANK J. VERDE, D.D.S., P.A.  
RONALD J. SCORNAVACCA, D.M.D., P.A.



William T. Hackett  
County Board of Appeals  
Room 200, Court House  
Towson, Maryland 21204

Dear Mr. Hackett:  
As the managing partner of 111 Partnership, I respectfully ask that you cancel our date for an appeal hearing on June 20, 1984. We have decided not to go forward with this project. Thank you for your consideration.

Sincerely yours,  
*Ronald J. Scornavacca*  
Ronald J. Scornavacca, D.M.D.

COUNTY BOARD OF APPEALS  
JUN 25 1984  
A.D. 12



County Board of Appeals of Baltimore County  
Room 200 Court House (Hearing Room #218)  
Towson, Maryland 21204  
(301) 494-3180  
March 29, 1984

**NOTICE OF ASSIGNMENT**

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

**CHANGE OF HEARING DATE**

CASE NO. 84-124-X 111 PARTNERSHIP  
S/S Warren Road 523.74' NW of c/l of Scott Adam Road  
8th District  
SE - CLASS B OFFICE BUILDING  
2/29/84 - D.Z.C. DENIED PETITION

Presently assigned for hearing on Tuesday, July 3, 1984 at 10 am has been CHANGED and is now

ASSIGNED FOR: THURSDAY, JUNE 28, 1984 at 10 a.m.

cc: Herbert R. O'Connor, III, Esquire Counsel for Petitioner  
111 Partnership Petitioner  
R. Bruce Alderman, Esquire Counsel for Protestants  
Phyllis Cole Friedman People's Counsel  
N. E. Gerber  
J. G. Hoswell  
A. Jablon  
J. Jung  
J. E. Dyer

Edith T. Eisenhart, Adm. Secretary

3/14/84 - Following have been notified of hearing set for Tues., June 12, 1984, at 10 a.m.:

Herbert O'Connor  
111 Partnership  
Bruce Alderman  
P. Friedman  
N. Gerber  
J. Hoswell  
J. Jung  
J. Dyer  
A. Jablon

3-15-84 - Sent notices changing date to:  
6-7-84 - 10am

3/15/84 - ABOVE NOTIFIED OF CHANGE OF DATE TO THURSDAY, JUNE 7, 1984 at 10 a.m.

changed - Mr. O'Connor's consent

3/26/84 - Above notified of APPEAL HEARING assigned for TUESDAY, JULY 3, 1984 at 10 a.m.

Change Mr. O'Connor on notation

3/29/84 - Above notified of CHANGE OF DATE and assigned for THURSDAY, JUNE 28, 1984 at 10 a.m.

494-3180

County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204  
March 26, 1984 Hearing Room #218

**NOTICE OF POSTPONEMENT AND REASSIGNMENT**

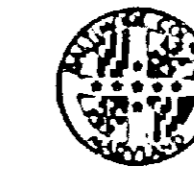
NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL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

CASE NO. 84-124-X 111 PARTNERSHIP  
S/S Warren Road 523.74' NW of c/l of Scott Adam Road  
8th District  
SE - CLASS B OFFICE BUILDING  
2/29/84 - D.Z.C. DENIED PETITION

Assigned for hearing on Thursday, June 7, 1984 at 10 a.m. has been POSTPONED and REASSIGNED FOR: TUESDAY, JULY 3, 1984 at 10 a.m.

cc: Herbert O'Connor, III, Esq. Counsel for Petitioner  
111 Partnership Petitioner  
R. Bruce Alderman, Esq. Counsel for Protestants  
Phyllis Cole Friedman People's Counsel  
N. E. Gerber  
J. G. Hoswell  
A. Jablon  
J. Jung  
J. E. Dyer

Edith T. Eisenhart, Adm. Secretary



County Board of Appeals of Baltimore County  
Room 200 Court House (Hearing Room #218)  
Towson, Maryland 21204  
(301) 494-3180  
March 15, 1984

**NOTICE OF ASSIGNMENT**

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

**CHANGE OF DATE**

CASE NO. 84-124-X 111 PARTNERSHIP  
S/S WARREN ROAD 523.74' NW of c/l of SCOTT ADAM ROAD  
8th DISTRICT  
SE - CLASS B OFFICE BUILDING  
2/29/84 - D.Z.C. DENIED PETITION

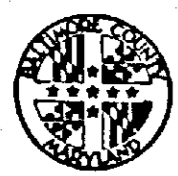
Presently assigned for hearing on Tuesday, June 12, 1984 has been changed and is now

ASSIGNED FOR: THURSDAY, JUNE 7, 1984 at 10 a.m.

cc: Herbert O'Connor, III, Esq. Counsel for Petitioner  
111 Partnership Petitioner  
R. Bruce Alderman, Esq. Counsel for Protestants  
Phyllis Cole Friedman People's Counsel  
N. E. Gerber  
J. G. Hoswell  
A. Jablon  
J. Jung  
J. E. Dyer

Edith T. Eisenhart, Adm. Secretary

300000 CASE RULE CHANGE OR HEARING DATE E. T. EISENHART, ADM. SECRETARY



County Board of Appeals of Baltimore County  
Room 200 Court House (Hearing Room #218)  
Towson, Maryland 21204  
(301) 494-3180  
March 14, 1984

**NOTICE OF ASSIGNMENT**

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 84-124-X 111 PARTNERSHIP  
S/S Warren Rd., 523.74' NW of c/l of Scott Adam Road  
8th District  
SE-Class B office building  
2/29/84 - D.Z.C.'s Order - DENIED

ASSIGNED FOR: TUESDAY, JUNE 7, 1984, at 10 a.m.

cc: Herbert O'Connor, III, Esq. Counsel for Petitioner  
111 Partnership Petitioner  
R. Bruce Alderman, Esq. Counsel for Protestants  
Phyllis C. Friedman People's Counsel  
N. E. Gerber  
J. Hoswell  
J. Jung  
J. Dyer  
A. Jablon

Jane Holmen, Secy.

LAW OFFICES  
COOK, HOWARD, DOWNES & TRACY  
210 ALLEGHENY AVENUE  
P.O. BOX 5517  
TOWSON, MARYLAND 21204  
823-4111  
AREA CODE 301  
TELEPHONE: 891-0947  
FACSIMILE: 891-0947  
March 2, 1984

JAMES H. COOK  
JOHN B. HOWARD  
DAVID D. DOWNES  
DANIEL O.C. TRACY, JR.  
JOHN H. ZINK, III  
JOSEPH C. WICK, JR.  
HENRY B. PECK, JR.  
HERBERT R. O'CONNOR, III  
THOMAS L. HUDSON

JAMES D. C. DOWNES  
(1808-1879)  
FRANK A. LAFALCE, JR.  
C. GARY DEELEY, JR.  
GEORGE K. REYNOLDS, III  
W. RING HILL, III  
ROBERT A. HOFFMAN  
DEBORAH C. ZIMMERMAN  
ANGUS E. FINNEY

William T. Hackett,  
Chairman  
Baltimore County Board  
of Appeals  
The Court House  
Towson, Maryland 21204

Re: Petition for Special Exception  
S/S of Warren Road, 523.74' NW of the  
center line of Scott Adam Road. -  
8th Election District  
111 Partnership - Petitioner  
No. 84-124-X (Item No. 65)  
Our File No. 6557-14841

Dear Mr. Hackett:

This concerns an Appeal from the Decision, referenced above, made by Deputy Zoning Commissioner Jung on February 29. A Notice of Appeal has been filed with the Zoning Commissioner and I understand the file will be transferred to your office in the near future.

Mrs. Eisenhart advised that the earliest available Hearing date is in the middle of June. My clients began this effort last summer during meetings with various County offices and the Hearing before the Deputy Zoning Commissioner was delayed because of a backlog and, then, the Hearing was continued for approximately five weeks because a witness for the defense was sick. My clients are now encountering severe difficulty extending leases in their present quarters. For these reasons, I respectfully request that you assign a Hearing date in June and, if there is a cancellation of another case, you allow this case to take that date.

Thank you for your attention to this matter.

Very truly yours,  
Herbert R. O'Connor, III

HRO'c/kg  
cc: R. Bruce Alderman, Esq.



County Board of Appeals of Baltimore County  
Room 200 Court House  
Towson, Maryland 21204  
(301) 494-3180  
June 7, 1984

Herbert R. O'Connor, III, Esq.  
210 Allegheny Ave.  
Towson, Md. 21204

Dear Mr. O'Connor:

Re: Case No. 84-124-X  
111 Partnership

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

Very truly yours,

Jane Holmen, Secretary

Encl.  
cc: Michael Balenson  
Ronald J. Scornavacca  
R. Bruce Alderman, Esq.  
Phyllis C. Friedman  
N. Gerber  
J. Hoswell  
J. Jung  
J. Dyer  
A. Jablon

LAW OFFICES  
COOK, HOWARD, DOWNES & TRACY  
210 ALLEGHENY AVENUE  
P.O. BOX 5517  
TOWSON, MARYLAND 21204

JAMES D. C. DOWNES  
(1808-1879)  
TELEPHONE:  
1301 825-4444  
TELEFAX:  
1301 825-0147

June 8, 1984

William Hackett, Chairman  
County Board of Appeals  
Room 200 Court House  
Towson, Maryland 21204

Re: 111 Partnership vs. Baltimore County  
Case No. 84-124-X  
Our File No. 6557-14841

Dear Mr. Hackett:

Please dismiss this Appeal. I wish to extend my appreciation to Mrs. Eisenhart for her help in scheduling the case and to convey my apology for any inconvenience caused by the timing of the dismissal. It was not until late last week that my clients reached a decision which enabled them to dismiss the Appeal.

Kind regards.

Very truly yours,

Herbert R. O'Connor, III

RECEIVED  
COUNTY BOARD OF APPEALS  
JUN 11 1984

cc: R. Bruce Alderman, Esq.

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

ARNOLD JABLON  
ZONING COMMISSIONER

February 29, 1984

Herbert R. O'Connor, III, Esquire  
210 Allegheny Avenue  
Towson, Maryland 21204

Re: Petition for Special Exception  
S/S of Warren Rd., 523.74' NW of the  
center line of Scott Adam Rd. -  
8th Election District  
111 Partnership - Petitioner  
NO. 84-124-X (Item No. 65)

Dear Mr. O'Connor:

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

JMJ/mc

Attachments

cc: R. Bruce Alderman, Esquire  
305 West Chesapeake Avenue  
Towson, Maryland 21204

People's Counsel

LAW OFFICES  
COOK, HOWARD, DOWNES & TRACY  
210 ALLEGHENY AVENUE  
P.O. BOX 5517  
TOWSON, MARYLAND 21204

JAMES H. COOK  
JOHN B. HOWARD  
DAVID D. DOWNES  
DANIEL O.C. TRACY, JR.  
JOHN H. ZINK, III  
JOSEPH C. WICH, JR.  
HENRY B. PECK, JR.  
HERBERT R. O'CONNOR, III  
THOMAS L. HUDSON

HAND DELIVERED

March 2, 1984

JAMES O. C. DOWNES  
(808-1878)  
FRANK A. LAPALCE, JR.  
C. CAREY DESELY, JR.  
GEORGE H. RETNOLDS, III  
M. KING HILL, III  
ROBERT A. HOFFMAN  
DEBORAH C. ZIMMERMAN  
ANGUS E. FINNEY

Ms. Mary Compagna  
Office of the Zoning  
Commissioner  
Towson, Maryland 21204

Re: No. 84-124-X (Item No. 65)  
111 Partnership-Petition for Special  
Exception  
Our File No. 6557-14841

Dear Mary:

Please find enclosed a check of \$110.00 as the Appeal fee  
in the above matter.

Thank you.

Very truly yours,

*Herb*  
Herbert R. O'Connor, III

HRO'C/kg

LAW OFFICES  
COOK, HOWARD, DOWNES & TRACY  
210 ALLEGHENY AVENUE  
P.O. BOX 5517  
TOWSON, MARYLAND 21204

JAMES H. COOK  
JOHN B. HOWARD  
DAVID D. DOWNES  
DANIEL O.C. TRACY, JR.  
JOHN H. ZINK, III  
JOSEPH C. WICH, JR.  
HENRY B. PECK, JR.  
HERBERT R. O'CONNOR, III  
THOMAS L. HUDSON

March 1, 1984

Arnold Jablon, Esquire  
Zoning Commissioner  
Baltimore County  
Office of Planning & Zoning  
Towson, Maryland 21204

Re: Petition for Special Exception  
S/S of Warren Rd., 523.74' NW of the  
center line of Scott Adam Rd. -  
8th Election District  
111 Partnership - Petitioner  
NO. 84-124-X (Item No. 65)  
Our File No. 6557-14841

Dear Mr. Jablon:

111 Partnership respectfully Notes an Appeal from the  
February 29, 1984 Decision of Deputy Zoning Commissioner Jean M.H.  
Jung. Michael Balenson, Ronald J. Scornavacca, John G. Frizzera  
and Frank J. Verde comprise 111 Partnership and their business  
address is 10402 Ridgeland Road, Cockeysville, Maryland 21030.

Very truly yours,

*Herbert R. O'Connor, III*  
Herbert R. O'Connor, III

HRO'C/kg

cc: R. Bruce Alderman, Esq.  
Phyllis C. Friedman, People's Counsel

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

ARNOLD JABLON  
ZONING COMMISSIONER

March 9, 1984

R. Bruce Alderman, Esquire  
305 West Chesapeake Avenue  
Suite 310  
Towson, Maryland 21204

Re: Petition for Special Exception  
S/S Warren Rd., 523.74' NW of the centerline  
of Scott Adam Road  
111 Partnership - Petitioner  
Case No. 84-124-X

Dear Mr. Alderman:

Please be advised that an appeal has been filed by Herbert R. O'Connor, III,  
attorney for the petitioners, from the decision rendered by the Zoning Commissioner  
of Baltimore County, in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is  
scheduled by the County Board of Appeals.

Very truly yours,

*Arnold Jablon*  
Arnold Jablon  
Zoning Commissioner

AJ:sj

cc: People's Counsel

COLUMBIA OFFICE  
WALTER PARK  
Registered Surveyor  
PHONE 730-9060

TOWSON OFFICE  
HUDKINS ASSOCIATES, INC.  
Engineers, Surveyors and  
Landscape Architects  
200 EAST JOPPA ROAD  
ROOM 101, SHELL BUILDING  
TOWSON, MARYLAND 21204  
PHONE: 828-9060  
September 1, 1983

BEL AIR OFFICE  
L. GERALD WOLFF  
Landscape Architect  
PHONE 838-0888

Mr. Arnold Jablon  
Zoning Commissioner  
Baltimore County Office Bldg.  
Towson, Maryland 21204

Re: 111 Warren Road  
Item #65  
Special Exception

Dear Mr. Jablon:

On behalf of the owners and petitioners for the subject project,  
111 Partnership, I am requesting that an early hearing date be set for  
the subject case.

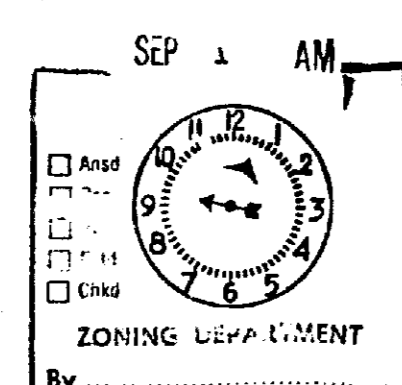
This request is being made so that permits can be filed and  
construction begun prior to severe winter weather.

The plan has been approved by the County Review Group, therefore  
the time normally taken to receive comments from the various agencies  
can be eliminated.

Thank you for your consideration in this matter, and should you  
have any questions, please do not hesitate to contact this office.

Very truly yours,  
*David W. Billingsley*  
David W. Billingsley

DWB:maw



LAW OFFICES  
COOK, HOWARD, DOWNES & TRACY  
210 ALLEGHENY AVENUE  
P.O. BOX 5517  
TOWSON, MARYLAND 21204

JAMES H. COOK  
JOHN B. HOWARD  
DAVID D. DOWNES  
DANIEL O.C. TRACY, JR.  
JOHN H. ZINK, III  
JOSEPH C. WICH, JR.  
HENRY B. PECK, JR.  
HERBERT R. O'CONNOR, III  
THOMAS L. HUDSON  
FRANK A. LAPALCE, JR.  
C. CAREY DESELY, JR.  
M. KING HILL, III  
LAUREN W. MACLURE, JR.  
ROBERT A. HOFFMAN

October 11, 1983

JAMES O. C. DOWNES  
(1808-1983)  
823 4111  
AREA CODE 301

Mr. Arnold Jablon,  
Zoning Commissioner  
Baltimore County Office Building  
Towson, Maryland 21204

RE: Item #65

Dear Mr. Jablon:

Please enter my appearance for One Eleven  
Partnership on its Petition for Special Exception.  
I ask that you have one of your assistants contact  
me about the scheduling of the hearing.

Very truly yours,

*Herbert R. O'Connor, III*  
Herbert R. O'Connor, III

RAH:HRO:JJ

*See me about this  
I would like to see Mr. Jablon  
and back to you.*

October 13, 1983

Herbert R. O'Connor, III, Esquire  
210 Allegheny Avenue  
Towson, Maryland 21204

NOTICE OF HEARING  
Re: Petition for Special Exception  
S/S of Warren Rd., 523.74' NW of  
c/l of Scott Adam Road  
111 Partnership - Petitioner  
Case No. 84-124-X

TIME: 1:30 P.M.

DATE: Tuesday, November 8, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

*Arnold Jablon*  
Zoning Commissioner  
of Baltimore County

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

No. 121585

DATE: 9-23-83 ACCOUNT: R-21 610 020

AMOUNT: 100

RECEIVED FROM: For: 111 Partnership

C 318\*\*\*\*\*1000040 \*\*\*\*\*  
8-23-83

VALIDATION OR SIGNATURE OF CASHIER

November 4, 1983

Herbert R. O'Connor, III, Esquire  
210 Allegheny Avenue  
Towson, Maryland 21204

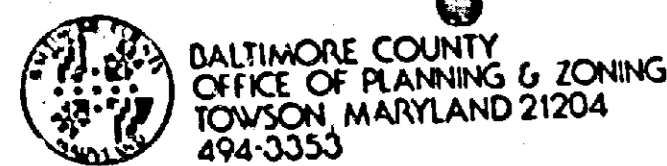
RESCHEDULED  
NOTICE OF HEARING  
Re: Petition for Special Exception  
S/S of Warren Rd., 523.74' NW of  
c/l of Scott Adam Rd.  
111 Partnership - Petitioner  
Case No. 84-124-X

TIME: 1:30 P.M.

DATE: Tuesday, December 13, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

*Arnold Jablon*  
Zoning Commissioner  
of Baltimore County



ARNOLD JABLON  
ZONING COMMISSIONER

December 7, 1983

Herbert O'Connor, III, Esquire  
210 Allegheny Avenue  
Towson, Maryland 21204

Re: Petition for Special Exception  
S/S of Warren Rd., 523.74' NW of  
c/l of Scott Adam Road  
111 Partnership - Petitioners  
Case No. 84-124-X

Dear Mr. O'Connor:

This is to advise you that \$51.92 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

Sincerely,

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 124031

DATE 12/14/83 ACCOUNT R-01-615-000

AMOUNT \$51.92

RECEIVED FROM Cook, Howard, Downes & Tracy  
FOR Advertising & Posting Case #84-124-X  
(111 Partnership)

662\*\*\*\*\*519215 P15CA

VALIDATION OR SIGNATURE OF CASHIER

COLUMBIA OFFICE  
WALTER PAKE  
Registered Surveyor  
PHONE 730-9090

TOWSON OFFICE  
HUDKINS ASSOCIATES, INC.  
Engineers, Surveyors and  
Landscape Architects  
800 EAST JOPPA ROAD  
ROOM 101, BHEL BUILDING  
TOWSON, MARYLAND 21204  
PHONE: 828-9080

HEL AIR OFFICE  
L. CERRAS WOLFF  
Landscape Architect  
PHONE 838-0888

May 13, 1983

DESCRIPTION FOR SPECIAL EXCEPTION:

Beginning for the same at a point on the center of Warren Road (Md. Route 143) said point being distant North 77 degrees 16 minutes West 523.74 feet from the point formed by the intersection of the center of said Warren Road and the center of Scott Adam Road thence South 12 degrees 44 minutes West 265 feet thence North 77 degrees 16 minutes West 200 feet thence North 12 degrees 44 minutes East 265 feet thence South 77 degrees 16 minutes East 200 feet to the place of beginning.



PETITION FOR SPECIAL EXCEPTION

8th Election District

ZONING: Petition for Special Exception

LOCATION: South side of Warren Road, 523.74 ft. Northwest of centerline of Scott Adam Road

DATE & TIME: Tuesday, December 13, 1983 at 1:30 P.M.

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

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

Petition for Special Exception for a Class B office building

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

Being the property of 111 Partnership, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION  
S/S of Warren Rd. - 523.74' NW of the  
center line of S. Adam Rd. - 8th  
Election District  
111 Partnership - Petitioner  
NO. 84-124-X (Item No. 651)

BEFORE THE  
DEPUTY ZONING  
COMMISSIONER  
OF  
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as the result of a Petition for Special Exception for a Class B office building. The petitioner proposes to develop the property with a 15,600 square foot Class B office building to be used for medical offices and 54 parking spaces. One of the owners and the architect testified to their efforts towards an aesthetically pleasing office building to meet the needs of the doctors involved.

Testimony presented by the vice president and a real estate expert on behalf of the Hunt Meadows Home Owners Association, represented by counsel, protested the proposed development, described the residential surroundings, stated the association is opposed to the conversion and renovation of the dwelling for office space, and pointed out that the closest office is over a block away and that the proposed development is inconsistent with the purposes of the property's R-O zoning classification. A review of the background, for which the subject property has been used, is disclosed. The then owner petitioned for a special exception for professional offices in a zone in 1978. Comments submitted by the then Director of Planning, Leslie H. Graef, dated November 8, 1978, state:

"This office is not opposed to the conversion of this structure to office use. If granted, it is suggested that the special exception be limited to the existing structure, that no exterior alteration to the building be permitted..."

The then Zoning Commissioner, S. Eric DiNenna, granted a special exception for professional offices in a D.R.16 zone by Order dated November 15, 1978 (Case No. 79-112-X). The site plan required by the aforementioned Order indicated the conversion of an existing residence into offices.

ORDER RECEIVED FOR FILING  
DATE January 27, 1984  
BY Mary Carpenter (Clerk)

It is important to note that the petitioner has a reasonable use of his property either as a single-family residence, directly across the street from other single-family dwellings, or as a Class A office building and that such uses would be appropriate and proper uses of the site. The specified use (professional offices) at the particular location proposed is appropriate, but the placing of such a use with the size and type building proposed would have adverse effects.

In summary, in the opinion of the Deputy Zoning Commissioner, the requirements of Section 502.1 of the Baltimore County Zoning Regulations have not been met and the proposed Class B office building is inconsistent with the purposes of the R-O zoning classification and with the spirit and intent of the zoning regulations and should not be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 29<sup>th</sup> day of February, 1984, that the Petition for Special Exception for a Class B office building is hereby DENIED.

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

ORDER RECEIVED FOR FILING  
DATE February 29, 1984  
BY Mary Carpenter (Clerk)

a vacant lot, zoned D.R.16, to the west. The Deputy Zoning Commissioner recognizes that aesthetics have been considered in the design of the proposed building with sensitivity to the surroundings, i.e., a slope roof similar to those of nearby townhouses, a peak of only 21 feet on the Warren Road side, two levels each with grade level access, the mass broken into elements so that no wall is either more than two stories high or longer than a townhouse, a floor area radius of .29 and trees being preserved. Nevertheless, the Deputy Zoning Commissioner, taking into consideration the November 8, 1978 memo from the Director of Planning, the 1978 special exception and its accompanying plan, the fact that the subject site is completely surrounded by D.R. zoning, the rezoning of this site to R-O, and the residential building appearing to be in good condition, concludes that the appropriate and intended use for the site was the conversion of the existing residence to offices, not the razing of the building. Thus, the rezoning eliminated any potential problems or complications relating to the utilization of the granted special exception and recognized that same use, since under Bill 13-80 Special Exceptions for Offices in D.R.16 were eliminated and a new zone, R-O, was placed on the 1980 Comprehensive Zoning Maps to allow, as a matter of right, a Class A office building, i.e., the conversion of a one-family or two-family detached dwelling into office use.

In addition, the "Declaration of Findings" relative to the R-O Zones (Section 502.1) uses the phrase "in some cases" and there has been no convincing evidence/ testimony that the subject site has any features or extenuating circumstances that qualify it as an appropriate "some". Section 203.2 lists the primary purpose of R-O as "to accommodate houses converted to office buildings". The same section specifies the accommodation of "some small Class B office buildings..." on sites with "adjacent commercial activity"; there are no commercial uses adjacent to the site. Further, the Deputy Zoning Commissioner does not regard the proposed office building to be in sufficient harmony with its residential surroundings to be considered as highly compatible.

ORDER RECEIVED FOR FILING  
DATE January 27, 1984  
BY Mary Carpenter (Clerk)

During the 1979-80 process of the revision of the Comprehensive Zoning Maps, the planning staff recommended R-O/D.R.16 for the site; R-O not yet having been enacted into law. Bill 13-80 established the Residential-Office (R-O) zones (BCZR Section 203) and defined "Office" and "Office building", Class A and B (Section 101). Pertinent portions of the regulations include:

"Section 203.1C That, with appropriate restrictions, houses converted to offices and, in some cases, small Class B office buildings and similar buildings are suitable, economically feasible uses of such sites.

Section 203.2 - Statement of Legislative Policy. The R-O zoning classification is established, pursuant to the findings stated above, to accommodate houses converted to office buildings and some small Class B office buildings in predominantly residential areas on sites that, because of adjacent commercial activity, heavy commercial traffic, or other similar factors, can no longer reasonably be restricted solely to uses allowable in moderate-density residential zones. It is intended that buildings and uses in R-O zones shall be highly compatible with the present or prospective uses of nearby residential property...

Section 203.3A. Uses Permitted as of Right...  
2. Class A office buildings... (emphases added)

Section 101 Office building, Class A: A principal building that was originally constructed as a 1-family or 2-family detached dwelling and that is converted to office use without any external enlargement for the purpose of creating the office space or otherwise accommodating the office use..."

After the passage of Bill 13-80, the Planning Board recommended R-O for the site. The County Council placed R-O zoning on the site on the 1980 Comprehensive Zoning Maps. All adjacent, surrounding properties are zoned D.R.

The following section is also relevant:

"502.1 Before any Special Exception may be granted, it must appear that the use for which the Special Exception is requested will not:...

6. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of these Zoning Regulations."

A field inspection revealed that a dwelling exists on the site and is surrounded by detached houses to the north, townhouses to the east and south, and apartments and

ORDER RECEIVED FOR FILING  
DATE January 29, 1984  
BY Mary Carpenter (Clerk)

LAW OFFICES  
COOK, HOWARD, DOWNES & TRACY  
210 ALLEGHENY AVENUE  
P.O. BOX 5517  
TOWSON, MARYLAND 21204  
823-4401  
AREA CODE 301  
TELEPHONE  
RF 0147  
February 1, 1984

JAMES H. COOK  
JOHN B. HOWARD  
DAVID S. DOWNES  
DANIEL O. C. TRACY, JR.  
JOHN A. ENRI, JR.  
JOSEPH C. WICK, JR.  
HENRY B. RECK, JR.  
HERBERT R. O'CONNOR, III  
THOMAS L. HUDSON

HAND DELIVERED

Stamp: FEB 1 AM

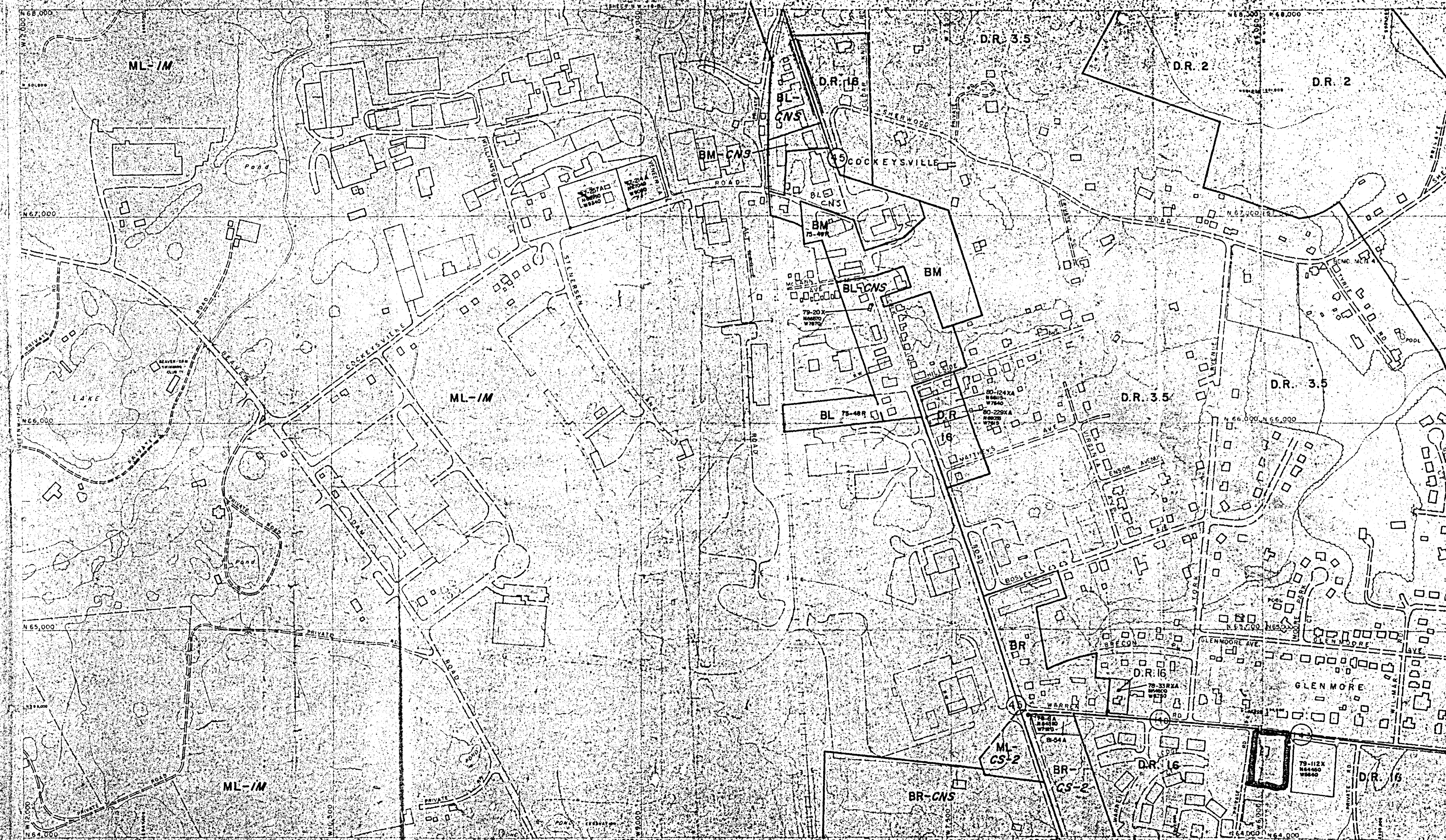
Mrs. Jean M. H. Jung  
Deputy Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Case No. 84-124-X  
Our File: 6557-14841, One Eleven Partnership

Dear Mrs. Jung:  
After our brief conversation today, I spoke by phone with Bruce Alderman. Yesterday, he sent a letter to you indicating that he agrees that the property which is the subject of this Petition for Special Exception is the same property as that which was before Zoning Commissioner S. Eric DiNenna where he granted a Petition for Special Exception in Case 79-112X.

Kind regards.  
Very truly yours,  
*Herbert R. O'Connor, III*  
Herbert R. O'Connor, III

HRO'c/kg  
cc: R. Bruce Alderman, Esq.



1976 COMPREHENSIVE ZONING MAP  
 AS ADOPTED BY THE  
 BALTIMORE COUNTY COUNCIL  
 JULY 7, 1976 & OCT. 8, 1976  
 NOS. 107-76, 109-76, 110-76, 111-76,  
 112-76, 113-76, and 114-76

# PHOTOGAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

<b>REVISIONS</b> BY: Photogrammetric DATE: 4-11-70 INC.		<b>SCALE</b> 1" = 200'	<b>LOCATION</b> COCKEYSVILLE	<b>SHEET</b> NW 17-B
DATE FOR PHOTOGRAPHY: APRIL 1953		Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.		

BALTIMORE COUNTY COUNCIL