

PETITION FOR SPECIAL EXCEPTION 84-243-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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

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

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

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

Contract Purchaser: (Type or Print Name) Andrew H. Vendellis
Signature [Signature]
Address Sophia M. Vendellis
City and State Towson, Maryland
Attorney for Petitioner: Herbert R. O'Connor, III
(Type or Print Name) 2200 Pot Spring Road
Address Timonium, Maryland 21093
City and State
Signature [Signature]
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Herbert R. O'Connor, III
Name 210 Allegheny Ave. P.O. Box 5517
City and State Towson, Maryland 21204
Attorney's Telephone No.: 823-4111
Towson, Md. 21204 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of February, 1984, 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 26th day of March, 1984, at 1:30 o'clock P.M.

[Signature]
Zoning Commissioner of Baltimore County.

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[Signature]
Zoning Commissioner of Baltimore County.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
22 Corner Greenside Drive and
Gibbons Boulevard, 8th Dist. : OF BALTIMORE COUNTY
ANDREW H. VENDELLIS, et ux, : Case No. 84-243-X
Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
454-2188

I HEREBY CERTIFY that on this 19th day of March, 1984, a copy of the foregoing Entry of Appearance was mailed to Herbert R. O'Connor, III, Esquire, 210 Allegheny Avenue, P. O. Box 5517, Towson, MD 21204, Attorney for Petitioners.

[Signature]
Phyllis Cole Friedman
Phyllis Cole Friedman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Andrew H. Vendellis, et ux
84-243-X

Please consider the comments and actions of the CRG to be the position of this office.

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

NEG/JCH/r

Herbert R. O'Connor, III, Esquire
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 19th day of February, 1984.

Petitioner: Andrew H. Vendellis, et ux
Petitioner's Attorney: [Signature]
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 15, 1984

Herbert R. O'Connor, III, Esquire
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204

RE: Item No. 181 - Case No. 84-243-X
Petitioner-Andrew H. Vendellis, et ux
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.

In view of the fact that the site plan was revised to reflect the enclosed comments, the petition was scheduled for a hearing.

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

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mch
Enclosures

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

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Item 181

COUNTY REVIEW GROUP MEETING MINUTES
Thursday, December 8, 1983

GREENSIDE PROFESSIONAL CENTER
DISTRICT 8

COUNTY REVIEW GROUP - THOSE PRESENT*

Gilbert H. Benson, Chairman - Dept. of Public Works
Eugene A. Bober - Office of Current Planning
Diana Ifter - Zoning
Gregory Jones - Traffic Engineering
Paul Koch - Developers Engineering Div.
Gilbert D. Cooke - Naika, Cooke & Thomas - Architects
John J. Stann - G. W. Stephens, Jr. & Associates
James S. Kline - G. W. Stephens, Jr. & Associates
Sophia Vendilis - Owner

*Attachment - See list of interested citizens

Mr. Benson, Chairman of the County Review Group, called the meeting to order at 2:30 p.m. He introduced the members of the committee and stated the purpose of the meeting.

Mr. Jack Stann, developer's engineer, advised that the plan being reviewed today is revised from the original plan submitted to Balto. Co. several weeks ago. Proposed access from Greenside Drive and the building would be located facing Gibbons Blvd. Plans for this building are being presented at this meeting.

Mr. Eugene Bober, co-chairman of the CRG, summarized the written comments submitted from Planning, Zoning, Permits & Licenses, Health, Developers Engineering Division and Traffic Engineering. Mr. Bober's summary is as follows:

This property is zoned R.O. and the provisions under Development Regulations Section 22-104 state that the design of this site must be compatible with the surrounding houses, tree preservation where possible, protection of water courses, and the safety and convenience and amenity for the neighborhood. Planning finds the revised plan compatible with the neighborhood.

The property is subject to the previous Zoning hearing in which the Board of Appeals granted a special exception for an office building in a DR 16 zone. (See the comments for more details.) It should be noted that in order for the Zoning Commissioner to grant a special exception for a Class B Office Building, the petitioner must meet the requirements of Section 502 and the legislative intent of the R.O. zone, Section 203.2 of the Baltimore County Zoning Regulations. The sign is to be a maximum 8' square and the light poles to be a maximum of 8' high. Plan must show amenity open space and a 4' high

GREENSIDE PROFESSIONAL CENTER

-2-

December 8, 1983

screening is required for all parking adjacent to or across from all residential areas. Building must not exceed 35' in height.

A zoning permit will be required for the existing facility and this plan must be processed through the normal procedures meeting all building code regulations.

Plan is recommended for approval by Health Dept. subject to the conditions set forth by that office.

Gibbons Blvd. shall ultimately be improved with a 30' curb and gutter cross section on a 50' R/W. Improvements along frontage shall consist of curb, gutter, sidewalk and required paving to complete the cross section. A small strip of R/W exists between this property and Gibbons Blvd. Developer's engineer to prepare R/W plans for acquisition of this area.

Entrance as shown from Greenside Drive meets the requirements of Traffic Engineer.

CITIZENS' COMMENTS

Mr. Weber and Mr. Mitt stated they felt the plan being reviewed at this meeting proposes a building that is too large for this area and not compatible. The building should be a maximum of 6,000 square feet.

Mrs. Vendilis, owner of the site, felt they have planned this building with a sloped roof, brick and wood materials to make this proposal compatible with the neighborhood.

A copy of the written comments from the aforementioned agencies was given to developer and developer's engineer.

The plan was approved by Dept. of Public Works and Office of Planning.

The meeting was adjourned at 3:30 p.m.

GREENSIDE PROFESSIONAL CENTER
December 8, 1983
2:30 p.m.

C. R. G. MEETING AGENDA

1. Convena Meeting
2. Introductory statement concerning aims and goals of development regulations
3. Introduction of County representatives
4. Presentation of Plan by developer's representative
5. Comments of County agencies
6. Citizens' comments or questions
7. Developer's response
8. County Review Group decision
9. Adjourn meeting

SIGN IN

Name

Address

Rock Mott 103 Jefferson Ave.
Harold N. Pater 43 Gibbons Blvd.
Stephen E. Elder 9801 Van Buren Lane

BALTIMORE COUNTY, MARYLAND

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

DATE: December 7, 1983

PROJECT NAME: GREENSIDE PROFESSIONAL CENTER PLAN
COUNCIL & ELECTION DISTRICT VIII-372 PLAN EXTENSION
REVISED PLAN
PLAT

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

Under the provisions of Section 22-104, the development of property in the R.O. zone shall be designed to achieve four objectives: 1) compatibility of the proposed development with surrounding uses; 2) tree preservation; 3) protection of water courses and bodies of water from erosion and siltation, and 4) safety, convenience, and amenity for the neighborhood. Therefore, it is the responsibility of the CRG to make this determination in the design of an R.O. site. Further, the development must also comply with Section 203.2 of the Zoning Regulations. This statement of legislative policy states in part that "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. The R.O. zone is supposed to serve as a transition between the intensity of non residential development and the existing neighborhood. This office has reviewed the subject plan and has concluded that the development as proposed is not compatible with the neighborhood for the following reasons:

1. The proposed parking lot and entrance directly across from the residences on Gibbons Boulevard will have an unpleasant effect on these houses. The traffic activity should be oriented to Greenside Drive.
2. The relationship between the development and the residential properties "C" and "D" should be shown. The existing driveway to the dwelling on property "D" should be shown. It must be demonstrated that the proposed parking adjacent to these properties will be compatible, therefore additional information is required.

The design of this site must be restudied. It is suggested that the building be relocated on the South side of Gibbons Boulevard with access from Greenside Drive.

Susan Carrell
Susan Carrell

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: December 8, 1983

FROM: ZONING

PROJECT NAME: Greenside Professional Center
LOCATION: Southeast corner Gibbons Blvd. and Greenside Drive
DISTRICT: 8th Election District
DEVELOPMENT PLAN:
FLAT:

1. The property in question was the subject of a previous zoning hearing, Case No. 74-64-RX, in which the Board of Appeals granted a special exception for an office building in a D.R. 16 zone. At that time the existing fieldstone barn was to be restored and a 6000 square foot addition was proposed. Since the subject property was rezoned to an R.O. zone in 1980, and since the special exception was not utilized prior to its expiration on February 22, 1982, a special exception for a Class B Office Building is required. The petition has not been filed to date.
2. It should be noted that in order for the Zoning Commissioner to grant a special exception for a Class B Office Building, the petitioner must meet the requirements of Section 502 and the legislative intent of the R.O. zone, Section 203.2 of the Baltimore County Zoning Regulations. "The R.O. zoning classification is established...to accommodate houses converted to office buildings and some small Class B Office Buildings in predominately residential areas....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."
3. Several revisions must be made on the plan prior to CRG approval.
 - a. The following revisions must occur in the general notes:
 1. Amenity open space calculations should be shown.
 2. Show how the gross area calculations were computed.
 3. There is a discrepancy in the total floor area shown as 8531 square feet and as 8516 square feet in the parking required note.

7/32bac

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

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

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

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

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

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

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

No storm water management is required.

WATER AND SANITARY SEWER COMMENTS:

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public sanitary sewerage required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plans required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

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

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized.

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

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

The proposed public water main extension/sanitary sewer extension is acceptable to the Department of Public Works; however, the Developer must either own or contract at least sixty percent of the assessable frontage of property binding the route of the desired extension.

If the Developer cannot meet this requirement, he has the option of petitioning the affected property owners for their support of the project. If he fails to garner the necessary concurrence from the affected property owners, the Developer then has the option of entering into a Deficit Deposit Agreement with Baltimore County; with the understanding that refunds would be made to the Developer when the previously non-assessed properties are connected to the system.

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

EAM:PMK:ss

cc: File

TO: Mr. Robert Morison
FROM: C. Richard Moore
SUBJECT: C.R.G. COMMENTS
DATE: December 7, 1983

PROJECT NAME: Greenside Professional Center
PROJECT NUMBER & DISTRICT: _____
LOCATION: Gibbons Boulevard & Greenside Drive
C.R.G. PLAN: X
DEVELOPMENT PLAN: _____
RECORD PLAT: _____

The driveway access needs to be relocated to Greenside Drive.

C. Richard Moore
Acting Deputy Director
Department of Traffic Engineering

CRM/GAI/bza

Feb 22, 84
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 181, Zoning Advisory Committee Meeting of Jan 24, 1984

Property Owner: Andrew H. Vendelis, et ux

Location: w/s Greenside Drive 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.
- (✓) 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 charbroiler 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)

Zoning Item # 181 Zoning Advisory Committee Meeting of Jan 24, 84
Page 2

- (✓) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned 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. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
 - { } The results are valid until _____.
 - { } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - { } shall be valid until _____.
 - { } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- (✓) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others _____

Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 181, Zoning Advisory Committee Meeting of Jan 24, 1984

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Location: w/s Greenside Drive District 8

Water Supply: public Sewage Disposal: public

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SS 20 1082 (1)

Zoning Item # 181 Zoning Advisory Committee Meeting of Jan 24, 84
Page 2

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- (✓) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others _____

Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350

STEPHEN E. COLLINS
DIRECTOR

February 9, 1984

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

Item No. 181, 185, and 186 ZAV: - Meeting of January 24, 1984.

Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

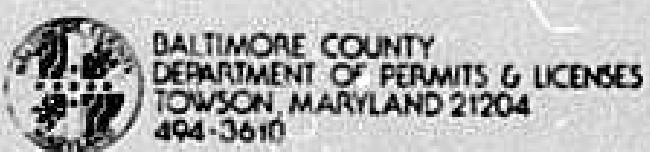
Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has not received plans for item numbers 181, 185, and 186.

Michael S. Flanagan
Traffic Engineering Assoc. II

NSP/cem



TED ZALESKI JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

February 1, 1984

Dear Mr. Jablon:

Comments on Item # 181 Zoning Advisory Committee Meeting are as follows:

Property Owner: Andrew H. Vendell, et ux
Location: W/8 Greenside Drive 445' N. from C/L Padonia Road
Existing Zoning: R-1
Proposed Zoning: Special exception for class B office building.

Address: 0.46
District: 8th.

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- A building/ & other / permit shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group, of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 402, and Table 402, also Section 503.2.
- Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.
- A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- Comments - Ramps shall have a landing every 30'0" in compliance with the Code. Provide handrails as case may warrant.

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

Very truly yours,

Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB:es

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 26, 1984

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 24, 1984

RE: Item No: 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186,
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Jablon:

The above items have no bearing on student population.

Very truly yours,

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

WNP/1h

Enclosures - 17

PETITION FOR SPECIAL EXCEPTION

8th Election District

ZONING: Petition for Special Exception
LOCATION: Southeast corner Greenside Drive and Gibbons Boulevard
DATE & TIME: Monday, March 26, 1984 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

Being the property of Andrew H. Vendell, et ux, 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

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

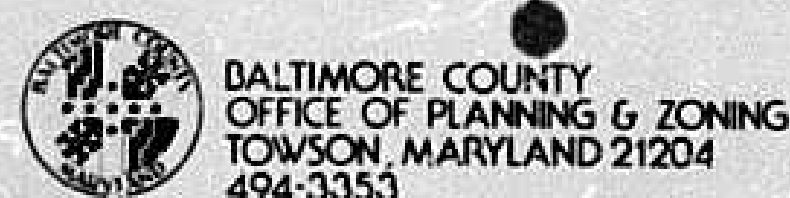
Description to Accompany A Zoning Petition
for Special Exception for a Class "B" Office
Building in a R-O Zone
(Greenside Professional Center)

December 8, 1983

Beginning for the same at a point, located on the ~~west~~ ^{east} side of Greenside Drive 445' ^{North} from its intersection with the north side of Padonia Road, thence on the west right of way line of Greenside Drive, 1) 31.91 feet $\pm$ with a radius of (2,889.79' and a chord of (North 6° 14' 27" East 31.91' $\pm$), 2) North 5° 55' 33" East 65.03 feet $\pm$ thence leaving Greenside Drive, 4) and running along Gibbons Boulevard South 84° 02' 17" East 174.40 feet $\pm$ thence away from Gibbons Boulevard 5) South 39° 43' 27" East 63.07' $\pm$ and, 6) South 14° 04' 01" East 68.99' $\pm$ and, 7) North 85° 27' 39" West 161.22' $\pm$ and, 8) North 85° 27' 39" West 26.94' $\pm$ to the place of beginning.

Containing 0.46 acres of land more or less.

THIS DESCRIPTION FOR ZONING PURPOSES ONLY



ARNOLD JABLON
ZONING COMMISSIONER

March 19, 1984

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

Re: Petition for Special Exception
SE/corner Greenside Dr. & Gibbons Blvd.
Andrew H. Vendell, et ux - Petitioners
Case No. 84-243-X

Dear Mr. O'Connor:

This is to advise you that \$41.24 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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

No. 128251

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

DATE 3/28/84 ACCOUNT 3-01-615-000

AMOUNT \$41.24

RECEIVED FROM Cash, Finance, Revenue & Planning
FOR Advertising & Posting Case (84-243-X)
(Vendell)

059*****42410 82944

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

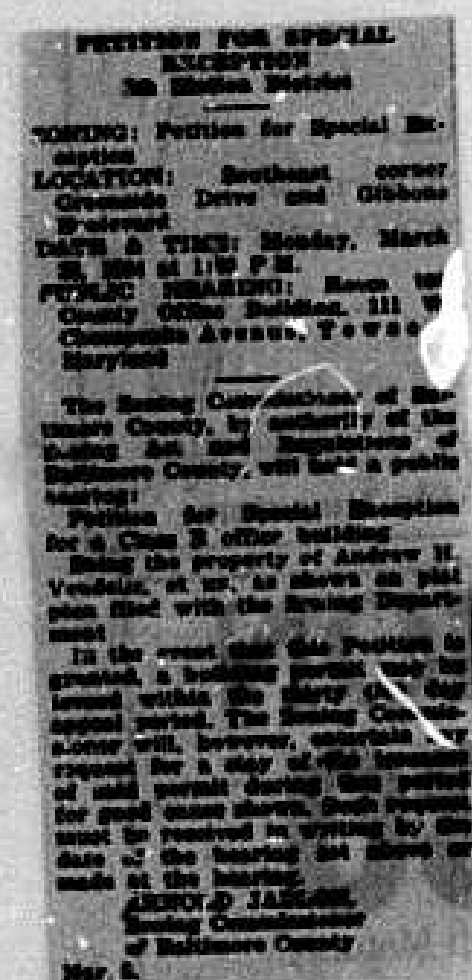
TOWSON, MD., March 8, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. ~~on the 8th day of March, 1984~~ of one time ~~before the 26th day of March, 1984~~ before the 26th day of March, 1984, the ~~8th~~ publication appearing on the 8th day of March, 1984.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$ 18.00



DUPLICATE CERTIFICATE OF PUBLICATION

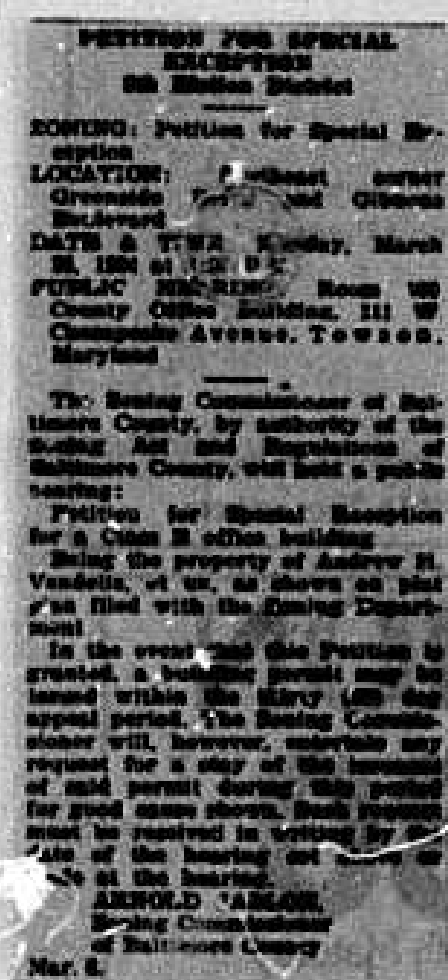
TOWSON, MD., March 8, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. ~~on the 8th day of March, 1984~~ of one time ~~before the 26th day of March, 1984~~ before the 26th day of March, 1984, the ~~8th~~ publication appearing on the 8th day of March, 1984.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$ 18.00



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 8 Date of Posting 3/11/84
Posted for: Petition for Special Exception
Petitioner: Andrew H. Vendell, et ux
Location of property: SE 1/4 Greenside Dr. & Gibbons Blvd.
Location of Sign: facing intersection of Greenside & Gibbons Blvd.
Remarks:
Posted by: Arlene January Date of return: 3/15/84
Number of Signs: 1

February 29, 1984

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

NOTICE OF HEARING

Re: Petition for Special Exception
SE/cor. Greenside Dr. and Gibbons Blvd.
Andrew H. Vendella, et ux - Petitioners
Case No. 84-243-X

TIME: 1:30 P.M.

DATE: Monday, March 26, 1984

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

cc: Residents of Timonium Heights
c/o Stephen E. Weber
9801 Van Buren Lane
Cockeysville, Maryland 21030

[Signature]
Zoning Commissioner
of Baltimore County

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

No. 124045

DATE: 1/10/84 ACCOUNT: R-01-615-000

AMOUNT: \$100.00

RECEIVED FROM: J. H. Howard

FOR: Special Exception
Class B Office Building 5th Flr 151

(Chk. Vendella) 8 009-0000100000 5112A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL EXCEPTION

8th Election District

ZONING: Petition for Special Exception
LOCATION: Southeast corner Greenside Drive and Gibbons Boulevard
DATE & TIME: Monday, March 26, 1984 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

Being the property of Andrew H. Vendella, et ux, 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

IN RE: PETITION SPECIAL EXCEPTION
SE/cor. Greenside Dr. and
Gibbons Boulevard - 8th Election
District
Andrew H. Vendella, et ux
Petitioners
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 84-243-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein seek a special exception to construct a Class B office building in an R-O Zone, as more fully described on Petitioners' Exhibit 1.

The Petitioners appeared and were represented by counsel. Testifying for the Petitioners were John Stamm, a registered professional engineer, and Gilbert Cook, a registered professional architect. Mr. Stephen Weber, a resident of the neighborhood, appeared as a Protestant and testified.

Testimony indicated that the Petitioners propose to develop the site by constructing a two-story office building, Class B, on the property zoned R-O. Each story contains 4,400 square feet. The Class B office building meets the definition as found in Section 101 of the Baltimore County Zoning Regulations (BCZR) and would primarily serve as medical offices.

Mr. Stamm testified that, in his opinion, there would be no adverse impact on the health, safety, and general welfare of the community, nor would there be any significant additional traffic generated. The site is surrounded by a regional shopping center, other office buildings and commercial areas - to the south, there is a B.L. and B.R. Zone, to the northeast B.L., to the west O-1. A residential area, D.R.3.5, exists to the north. (See Petitioners' Exhibit 2) Mr. Stamm, who has a background in traffic engineering, testified that in his opinion, based on his knowledge of the area, there would be an increase of only 10 cars per hour

DATE: March 28, 1984
BY: Mary Campagna (Chk.)

during the peak hours resulting from the proposed building. Further, this peak hour increase would not coincide with the peak hour of traffic resulting from the residences in the area. Greenside Drive and Padonia Road is the newest intersection and both are major arterials. In his opinion, there would be no congestion caused by any increase in traffic resulting from the building. The proposed building meets all of the applicable zoning regulations, particularly section 203.2, and would in his opinion, be entirely compatible with the area and adjacent residential uses.

Mr. Cook, the architect, agreed. The small size of the proposed building would fit right in and blend with the neighborhood. The building would have a sloped roof, with shingles, and be brick. There presently exists a barn on the site which would need to be razed as it is in too much disrepair to use. The County Review Group (CRG) had approved the development plan on December 8, 1983, and found that there was compatibility pursuant to Section 22-104, Baltimore County Code (BCC).

Mr. Weber disagrees and requests that the Zoning Commissioner contradict this finding and determine no compatibility exists. He is not opposed to the use of the site, only to the proposed use. He believes the proposed building to be too large and not in keeping with the original intent of the zoning for the site. He is opposed to the further encroachment of commercial activity into the residential area. Mr. Weber brought out that the site was the subject of an earlier special exception for an office building when the property was zoned D.R.16, but that special exception was never utilized and was thereby abandoned. He argues that to grant this special exception would be to condone the deterioration of an established residential neighborhood by allowing expansion of commercial activity.

Section 203.2, BCZR, the statement of legislative policy, directs attention to the compatibility of the proposed use to the present or prospective uses of nearby residential property. It also directs attention when defining such compatibility to other uses nearby - adjacent commercial activity, heavy commercial traffic, or

(2)

ORDER RECEIVED FOR FILING
DATE: March 28, 1984
BY: Mary Campagna (Chk.)

other similar factors. In fact, although the instant site is zoned R-O in a sea of D.R.3.5, there are adjacent to it commercial and office zones which must impact on any decision to grant a special exception for a Class B office building. There can be no decision made in a vacuum. The Council when it made the site R-O intended that Class B office buildings could be built on that site. The cardinal rule in the construction of statutes is to effectuate the real and actual intention of the Council. Purifoy v. Merc - Safe Dep & Trust, 273 Md 58 (1974). The truth that is "compatibility" must by necessity include the effect on present or future uses of nearby residential zones but must also include any other adjacent commercial uses in order to determine the impact of the proposed use. Valley Chevrolet is immediately adjacent; a five-story office building is across the street. They cannot be ignored.

The Petitioners seek relief from Section 203.3.B.2, pursuant to Section 502.1, BCZR.

It is clear that the zoning regulations permit the use requested by the Petitioners in an R-O Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary business uses in the vicinity of the proposed office building. Therefore, it must be determined whether the conditions delineated by Section 502.1 are satisfied by the Petitioners.

After reviewing all of the testimony and evidence presented, it appears that the special exception as applied for by the Petitioners should be granted, with certain restrictions as more fully described below.

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest. The facts and circumstances of the use proposed by the Petitioners does not show that the proposed use at the particular

location described by Petitioners' Exhibit 1 would have any adverse impact above and beyond those inherently associated with such a special exception use irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the zoning regulations.

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of March, 1984, that the Petition for Special Exception for a Class B office building, in accordance with the site plan introduced and accepted into evidence as Petitioners' Exhibit 1, be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. A landscaping plan must be submitted for approval to the Current Planning and Development Division.

[Signature]
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE: March 28, 1984

BY: Mary Campagna (Chk.)

(4)

IN RE: PETITION SPECIAL EXCEPTION
E/S of York Road, 300' N of
the centerline of Margate
Road - 8th Election District
Margaret S. Sheeler, et al,
Petitioners
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 84-218-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein seek a special exception to construct a Class B office building in an R-O Zone, as more fully described on Petitioners' Exhibit 1.

The Petitioners, by Thanner Development Corporation, their Contract Purchaser, appeared and testified and were represented by Counsel. Also testifying were William Smith, the Petitioners' engineer, and Stoney Fraley, President of the York Manor Improvement Association. No Protestants appeared.

Testimony indicated that the Contract Purchaser proposes to develop approximately five acres, about four acres of which are located in a D.R.5.5 Zone and the remainder in an R-O Zone. This request is to obtain approval to construct a Class B office building on the R-O zoned parcel. The office building will be three stories, each containing 5,000 square feet.

Mr. Smith testified that, in his professional opinion, there would be no adverse impact on the health, safety, or general welfare of the community, nor would there be any additional traffic generated by the proposed office building. The proposed building meets all of the Baltimore County Zoning Regulations (BCZR), including Section 203.4, and would, in his opinion, be entirely compatible with the area and adjacent neighborhood.

Mr. Fraley stated that he could attest that there was no opposition to the proposed project by his community association. There were concerns regarding landscaping, which had been raised at the earlier County Review Group (CRG)

classification, nor by any other way inconsistent with the spirit and intent of the BCZR.

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of March, 1984, that the Petition for Special Exception for a Class B office building in an R-O Zone, in accordance with the site plan introduced and accepted into evidence as Petitioners' Exhibit 1, be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. A detailed landscaping plan, with consideration given to the concerns of the York Manor Improvement Association, shall be submitted for approval to the Current Planning and Development Division.
3. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZPAC) and the CRG, which are adopted in their entirety and made a part of this Order.
4. The special exception granted herein must be utilized within a period of five years from the date of this Order.

[Signature]
Zoning Commissioner of
Baltimore County

- 3 -

(3)

F/P & C/L

The Pts herein seek a sp. x to construct a Class B office bldg in an R-O zone, as more fully described on Pts 1 & 2.

The Pts appear & were represented by counsel. Testifying for the Pts were John Stamm, a registered professional engineer, & Gilbert Cook, a registered professional architect. Mr. Stephen Weber, a resident of the neighborhood, appeared as a host & testified.

Testimony indicated that the Pts propose to develop the site by constructing a 2-story office bldg, Class B, on the spot zoned R-O. Each story contains 4,400 sq. ft. The office bldg meets the definition as found in § 101 of the BCR, & would primarily serve as medical offices.

Mr. Stamm testified that in his opinion there would be no adverse impact on the health, safety, & general welfare of the community, nor would there be any significant additional traffic generated. The site is surrounded by a regional shopping center, other office bldgs & commercial areas - to the south, there is an R-L zone, to the northeast R-L, to the west O-1, a residential area, DE 3.5, exists to the north. Mr. Stamm, who has a background in traffic engineering, testified that in his opinion, based on his knowledge of the area, there would be an increase of only 10 cars per hour during the peak hours resulting from the proposed bldg. Further, this peak hour increase would not coincide with the peak hour of traffic resulting from the residential in the area. Greenleaf Dr. & Pauline Rd. is the nearest intersection, & both are major arterials. In his opinion, there would be no

84-243-X Vanden 1:10 - 7/26/84
+ Herb O'Conor, III, Esq.
John Stamm, engineer
Gilbert Cook, architect
* New York, 9801 Van Nieuwen Lane, 21030

want to build class B office bldg in R-O zone.

I Stamm - registered engineer - traffic engineering background - Pauline & Greenleaf - area served by Pauline & York - regional shopping center nearby - 5 story office bldg nearby & used as car lot (Valley, Chev) - surrounded by office bldgs & commercial area - to south greenleaf, to northeast BL, & to west O-1 - Valley, Chev. R-L - area remains to north 3.5 except for small portion of the R-O - 4,400 sq. ft. - 2 floors - no parking spaces required & provided - 9,000 sq. ft. - Greenleaf Dr. major arterial & office bldg - increase in traffic - to be made peak hour increase of 10 vehicles per hour - peak hour increase caused by office not coincide with peak hour of residential in area.

II Cook - registered architect - small office bldg compatible with neighborhood - slope roof, no shingles - brick - fit in w/ site - will appear as one story but in reality 2 story - have on site but will be replaced in terrible condition - bldg compatible w/ bldg - bldg w/ 9,000 sq. ft. - having space will be approx 7,500 sq. ft.

III Vandenli - ziff - wants to move from office from home to office bldg - dentist - primary use of bldg dentist office.

such compatibility to other uses nearby - adjacent commercial activity, heavy commercial traffic, & other, similar factors, when taken as a whole, a small class B office bldg can not reasonably be constructed. In fact, the instant site is zoned R-O in a way of DE 3.5, there are adjacent to it commercial & office zones which must impact on the quality of the site. If the site is to be used as a Class B office bldg, there can be no decision made in a vacuum. The Council when it made the site R-O intended that class B office bldg could be built on that site. The cardinal rule in the construction of statutes is to effectuate the real & actual intention of the Council. Uniform & Merc - Safe Dept Trust, 273 Md 58 (1974). Compellingly is determined not to put the burden that is "compatibility" must by necessity include the effect on present & future use of nearby residential zones that must also include the any other adjacent commercial uses in order to determine the impact of the proposed use. Valley Church is immediately adjacent, a 5 story office bldg is across the street. The Pts seek relief for § 203.3.2, B.2, pursuant to § 502.1, BCR.

I 24 is clear...
I after reviewing...
I the Pts have the burden...
I the proposed use...
I pursuant to...
I, 74 is ordered...
1. bldg permit
2. a detailed landscaping plan...

IN RE: PETITION SPECIAL EXCEPTION
SE/corner Greenside Dr. and
Gibbons Boulevard - 8th Election
District
Andrew H. Vendelis, et ux
Petitioners
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 84-243-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein seek a special exception to construct a Class B office building in an R-O Zone, as more fully described on Petitioners' Exhibit 1. The Petitioners appeared and were represented by counsel. Testifying for the Petitioners were John Stamm, a registered professional engineer, and Gilbert Cook, a registered professional architect. Mr. Stephen Weber, a resident of the neighborhood, appeared as a Protestant and testified.

Testimony indicated that the Petitioners propose to develop the site by constructing a two-story office building, Class B, on the property zoned R-O. Each story contains 4,400 square feet. The Class B office building meets the definition as found in Section 101 of the Baltimore County Zoning Regulations (BCZR) and would primarily serve as medical offices.

Mr. Stamm testified that, in his opinion, there would be no adverse impact on the health, safety, and general welfare of the community, nor would there be any significant additional traffic generated. The site is surrounded by a regional shopping center, other office buildings and commercial areas - to the south there is a B.L. and B.R. Zone, to the northeast B.L., to the west O-1. A residential area, D.R.3.5, exists to the north. (see Petitioners' Exhibit 2) Mr. Stamm, who has a background in traffic engineering, testified that in his opinion, based on his knowledge of the area, there would be an increase of only 10 cars per hour

other similar factors. In fact, although the instant site is zoned R-O in a way of D.R.3.5, there are adjacent to it commercial and office zones which must impact on any decision to grant a special exception for a Class B office building. There can be no decision made in a vacuum. The Council when it made the site R-O intended that Class B office buildings could be built on that site. The cardinal rule in the construction of statutes is to effectuate the real and actual intention of the Council. Purifoy v. Merc - Safe Dep & Trust, 273 Md 58 (1974). The broth that is "compatibility" must by necessity include the effect on present or future uses of nearby residential zones but must also include any other adjacent commercial uses in order to determine the impact of the proposed use. Valley Chevrolet is immediately adjacent; a five-story office building is across the street. They cannot be ignored.

The Petitioners seek relief from Section 203.3.2.2, pursuant to Section 502.1, BCR.

It is clear that the zoning regulations permit the use requested by the Petitioners in an R-O Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary business uses in the vicinity of the proposed office building. Therefore, it must be determined whether the conditions as delineated in Section 502.1 are satisfied by the Petitioners.

After reviewing all of the testimony and evidence presented, it appears that the special exception as applied for by the Petitioners should be granted, with certain restrictions as more fully described below.

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest. The facts and circumstances of the use proposed by the Petitioners does not show that the proposed use at the particular

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

ARNOLD JABLON
ZONING COMMISSIONER

March 28, 1984

Herbert R. O'Conor, III, Esquire
P.O. Box 5517
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
SE/corner Greenside Dr. and Gibbons
Blvd. - 8th Election District
Andrew H. Vendelis, et ux -
Petitioners
No. 84-243-X (Item No. 181)

Dear Mr. O'Conor:

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

Very truly yours,

ARNOLD JABLON
Zoning Commissioner

AJ/mc

Attachment:

cc: Mr. Steve Weber
9801 Van Nieuwen Lane
Cockeysville, Maryland 21030
People's Counsel

Law Offices
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204
January 10, 1984
JAN 10 1984
ZONING DEPARTMENT

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

Dear Mr. Jablon:

On this date, a Petition for Special Exception was filed for a Class B Office Building in a R.O. zone on behalf of legal owners, Andrew H. and Sophia M. Vendelis. The professionals who hope to occupy this building are under some serious time constraints, in that their present leases will be expiring in the near future.

We, therefore, ask that a hearing date on this Petition for Special Exception be set as soon as possible. Please note that the plans for this small professional office building have already met CRG approval.

Thank you for your attention to this matter.

Yours truly,

Herbert R. O'Conor, III

HRO:rm
c.c.: Mr. Nick Commodari

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

JAN 30 1984
ZONING DEPARTMENT

Mr. Nicholas B. Commodari
Zoning Commissioner's Office
County Office Building
Chesapeake Avenue
Towson, Maryland 21204

Re: Petition of Andrew and Sophia Vendelis
for Special Exception
Our File: 9005-15129

Dear Nick:

To assist in the scheduling of the Hearing on this Petition, I wish to advise that I am available on the following days: March 5, 9, 13, 16, 20, 27, and April 2, 3, 16, 17, 26, 27 and 30. I am also available during the first two weeks of May.

Please give me a call to indicate the tentative date. Thank you for your assistance.

Very truly yours,

Herbert R. O'Conor, III

HRO'C/kg

competition caused by any increase in traffic resulting from the proposed building which meets all of the applicable zoning regulations, particularly § 203.2, and would, in his opinion, be entirely compatible with the area and adjacent residential uses.

Mr. Cook, the architect, agreed. The small size of the proposed building would fit right in and blend with the neighborhood. The building would have a sloped roof, no chimney, and be brick. There presently exists a barn on the site which would need to be razed and it is in too much disrepair to use. Mr. Cook had approved the development plan on 12/1/83, and found that there was compatibility pursuant to § 22-104, B.C.C.

Mr. Weber disagrees and requests that the Zoning Commission find a determination of compatibility. He is not opposed to the use of the site, only to the proposed use. He believes the proposed building to be too large and not in keeping with the original intent of the zoning for the site. He is opposed to the further encroachment of commercial activity into the residential area. Mr. Weber brought out that the site was the subject of an earlier application for an office building when the property was zoned R-1B, but that it was not utilized and was thereby abandoned. He argues that to grant this application would be to condone the deterioration of an established residential neighborhood by allowing an expansion of commercial activity.

§ 203.2, the statement of legislative policy, directs attention to the compatibility of the proposed use to the present or prospective use of nearby residential property. It also, directs attention when defining

order. Since concern is compatibility a larger building than the one would be acceptable - appeal to further extension of commercial enterprise into residential area.

December 5, 1983
Page 3
Messrs. Bober, Hammond, and Morton

We the undersigned of Timonium Heights ask that the considerations and feeling expressed in the letter of December 5, 1983 to Messrs. Bober, Hammond, and Morton concerning the proposed development of a Class B office building on the southeast corner of Greenside Drive and Gibbons Boulevard be given every consideration by the County government.

NAME	ADDRESS
Stanley M. Kennedy	29 Gibbons Blvd. 21030
Leroy J. Rhodes	17 Gibbons Blvd. 21030
John B. River	24 Gibbons Blvd. 21030
Isabel Craft	19 Gibbons Blvd. 21030
Don Harrison	22 Gibbons Blvd.
May of Hogue	20 Gibbons Blvd. 21030
Linda Havel	20 Gibbons Blvd. 21030
Nancy Link	18 Gibbons Blvd. 21030
George J. Luman	14 GIBBONS BLVD 21030
Michael A. Hoffenberger	5 Gibbons Blvd. 21030
E. L. Schaefer	11 Gibbons Blvd. 21030
Justin A. Fox	23 GIBBONS BLVD 21030
Nancy L. Boorman	31 Gibbons Blvd. 21030
James J. Bunn	54 GIBBONS BLVD 21030
Paul Beyson	54 Gibbons Blvd. 21030
James B. B. B.	102 GIBBONS BLVD 21030
Theresa J. Land	107 Gibbons Blvd. 21030
Alma L. Land	106 Gibbons Blvd. 21030
Frank H. Land	

December 5, 1983
Page 4
Messrs. Bober, Hammond, and Morton

We the undersigned of Timonium Heights ask that the considerations and feeling expressed in the letter of December 5, 1983 to Messrs. Bober, Hammond, and Morton concerning the proposed development of a Class B office building on the southeast corner of Greenside Drive and Gibbons Boulevard be given every consideration by the County government.

NAME	ADDRESS
Lillian R. Sanders	108 Gibbons Blvd.
Robert L. Meeks	109 Gibbons Blvd.
Elizabeth A. Meeks	109 Gibbons Blvd.
Fury Chisholm	115 Gibbons Blvd.
Wage C. Sanders	110 Gibbons Blvd.
Betty L. Sanders	110 Gibbons Blvd.
Thomas W. Standford	117 Gibbons Blvd.
James M. Debar	120 Gibbons Blvd.
Norman A. Mason	121 Gibbons Blvd.
Emma C. Freeman	122 Gibbons Blvd.
William E. Souther	123 Gibbons Blvd.
Margaret A. Souther	123 Gibbons Blvd.
Jarvis W. Souther	123 Gibbons Blvd.
Bernice Swecker	105 Gibbons Blvd.
Stephen Paul Landrum	9802 Van Buren Lane
Janice Fulmer	103 Madison Ave.
Debra R. Sparks	9800 VAN BUREN LANE

December 5, 1983
Residents of Timonium Heights
c/o Stephen E. Weber
9801 Van Buren Lane
Cockeysville, Maryland 21030

Mr. Eugene A. Bober, Chairman, Planning & Development Div.
Mr. William E. Hammond, Zoning Commissioner
Mr. Robert A. Morton, Chief, Public Services Bureau
Baltimore County Government
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Messrs. Bober, Hammond, and Morton:

We, the residents of the Timonium Heights Area, Section II, are extremely concerned about the type of development which is being proposed on the southeast corner of Greenside Drive and Gibbons Blvd. in Cockeysville. We feel that the Class B office building which is being proposed is not at all compatible with the residential housing that is in the DR 3.5 zoning which surrounds this property. Admittedly the property is adjacent to the commercial property of Valley Chevrolet but it is also surrounded on the other three sides by families in a residential DR 3.5 zone. The fact that Valley Chevrolet has a special exemption for parking in a strip of the DR 3.5 zone adjacent to their commercially zoned land should not then be used as a justification by Dr. Vendellis to provide for further intrusion into an established residential community. Making the argument that the R.O. zoned property need not be highly compatible to the residences which are on three sides of the property but only need by compatible with the adjacent commercial property neither provides protection under Section 203.2 of the zoning laws for the surrounding neighborhood and the families which live on adjacent properties nor does it show a conscientious effort by Dr. Vendellis to try and maintain the residential integrity of the surrounding well-established neighborhood by providing a compatible development.

It is our understanding that this zone was originally established out of the DR 3.5 zone for the purpose of converting the old stone barn on the property to office use. The R.O. zoning does provide for that conversion and our understanding was that R.O. zoning was generally for the purpose of converting existing buildings on the property to office use. In fact last year we saw a Building Permit posted on the barn to apparently do just that. We would not be at all opposed to such a building on that type of scale. However, taking for a special exception for a Class B office building on this property is in no way highly compatible with the surrounding residential neighborhood. It is entirely out of scale with the one-story generally ranch style homes which are in the vicinity of this property. While a Class B building may be compatible in R.O. zones in other locations we do not feel it is in this case. The property is not adjacent to any land zoned either for commercial or for office use but it is an island surrounded by DR 3.5 land and it is not on a commercial roadway. In fact, Greenside Drive is restricted to no thru trucks and it is not intended for carrying commercial traffic.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 15, 1984

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

Chairman
Nicholas B. Commodari

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, Esquire
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204

RE: Item No. 181 - Case No. 84-243-X
Petitioner: Andrew H. Vendellis, et ux
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.

In view of the fact that the site plan was revised to reflect the enclosed comments, the petition was scheduled for a hearing.

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
Chairman
Zoning Plans Advisory Committee

NBC:mch

Enclosures

December 5, 1983
Page 2
Messrs. Bober, Hammond, and Morton

We implore the County Review Group to ensure that any plan approved by this group will insure the integrity of our established residential community and that any building on this site be as compatible as possible with those structures in our adjacent subdivision. We would also ask that adequate screening be provided to obscure the office use from adjacent properties. The fact that this property is on a very steep grade makes this a more difficult task than normal. Also please take our views in this matter into consideration when reviewing the plan and do your best to ensure that our views are addressed and that all County regulations and standards are met.

We implore the Zoning Commissioner not to grant a special exception for a Class B office building for the reasons stated above. We want any building which may finally be approved by you to be as highly compatible as possible in resembling those homes in our subdivision and not present the appearance of commercial intrusion into an established residential community. We would also request that no variances be granted to this property as that would likely further intensify the use or increase the impact on our neighborhood.

cc: The Honorable Barbara Bachur
Mr. Norman Gerber
Ms. Susan Carrell
Ms. Diana Itrter
Dr. Andrew H. Vendellis

We the undersigned of Timonium Heights ask that the above opinions and feelings be given every consideration by the County government.

NAME	ADDRESS
Stephen E. Weber	9801 Van Buren Lane
Robert M. Helman	46 Gibbons Blvd. (21030)
Robert J. Underwood	45 Gibbons Blvd. 21030
Robert A. McDonald	34 Gibbons Blvd. 21030
Bob Williams	34 Gibbons Blvd. 21030
Linda M. Carstairs	32 Gibbons Blvd. 21030
John R. DeShong	28 Gibbons Blvd. 21030
Christa B. Kilderman	30 Gibbons Blvd. 21030
Robert A. Giddens	35 Gibbons Blvd. 21030

Item 181

COUNTY REVIEW GROUP MEETING MINUTES
Thursday, December 8, 1983

GREENSIDE PROFESSIONAL CENTER
DISTRICT 8

COUNTY REVIEW GROUP - THOSE PRESENT*

Gilbert S. Benson, Chairman	- Dept. of Public Works
Eugene A. Bober	- Office of Current Planning
Diana Itrter	- Zoning
Gregory Jones	- Traffic Engineering
Paul Koch	- Development Engineering Div.
Gilbert D. Cooke	- Marks, Cooke & Thomas - Architects
John J. Sturm	- G. W. Stephens, Jr. & Associates
James S. Aline	- G. W. Stephens, Jr. & Associates
Sophia Vendellis	- Owner

*Attachment - See list of interested citizens

Mr. Benson, Chairman of the County Review Group, called the meeting to order at 2:30 p.m. He introduced the members of the committee and stated the purpose of the meeting.

Mr. Jack Sturm, developer's engineer, advised that the plan being reviewed today is revised from the original plan submitted to Balto. Co. several weeks ago. Proposed access from Greenside Drive and the building would be located facing Gibbons Blvd. Plans for this building are being presented at this meeting.

Mr. Eugene Bober, co-chairman of the CRG, summarized the written comments submitted from Planning, Zoning, Permits & Licenses, Health, Development Engineering Division and Traffic Engineering. Mr. Bober's summary is as follows:

This property is zoned R.O. and the provisions under Development Regulations Section 22-104 state that the design of this site must be compatible with the surrounding houses, tree preservation where possible, protection of water courses, and the safety and convenience and amenity for the neighborhood. Planning finds the revised plan compatible with the neighborhood.

The property is subject to the previous zoning hearing in which the Board of Appeals granted a special exception for an office building in a DR 10 zone. (See the comments for more details.) It should be noted that in order for the Zoning Commissioner to grant a special exception for a Class B Office Building, the petitioner must meet the requirements of Section 502 and the legislative intent of the R.O. zone, Section 203.2 of the Baltimore County Zoning Regulations. The sign is to be a maximum 8' square and the light poles to be a maximum of 8' high. Plan must show amenity open space and a 4' high

GREENSIDE PROFESSIONAL CENTER
-2- December 8, 1983

screening is required for all parking adjacent to or across from all residential areas. Building must not exceed 35' in height.

A zoning permit will be required for the existing facility and this plan must be processed through the normal procedures meeting all building code regulations.

Plan is recommended for approval by Health Dept. subject to the conditions set forth by that office.

Gibbons Blvd. shall ultimately be improved with a 10' curb and gutter cross section on a 50' R/W. Improvements along frontage shall consist of curb, gutter, sidewalk and required paving to complete the cross section. A small strip of R/W exists between this property and Gibbons Blvd. Developer's engineer to prepare R/W plans for acquisition of this area.

Entrance as shown from Greenside Drive meets the requirements of Traffic Engineer.

CITIZENS' COMMENTS

Mr. Weber and Mrs. Mort state they felt the plan being reviewed at this meeting proposes a building that is too large for this area and not compatible. The building should be a maximum of 6,000 square feet.

Mrs. Vendilis, owner of the site, felt they have planned this building with a sloped roof, brick and wood materials to make this proposal compatible with the neighborhood.

A copy of the written comments from the aforementioned agencies was given to developer and developer's engineer.

The plan was approved by Dept. of Public Works and Office of Planning.

The meeting was adjourned at 3:30 p.m.

- C. R. G. MEETING AGENDA
1. Convene Meeting
 2. Introductory statement concerning aims and goals of development regulations
 3. Introduction of County representatives
 4. Presentation of Plan by developer's representative
 5. Comments of County agencies
 6. Citizens' comments or questions
 7. Developer's response
 8. County Review Group decision
 9. Adjourn meeting

SIGN IN

Name	Address
Rock Mort	103 Jefferson Ave.
Heaven M. Porter	43 Gibbons Blvd.
Stephen E. Weller	9801 Van Dusen Lane

BALTIMORE COUNTY, MARYLAND

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

DATE: December 7, 1983

PROJECT NAME: GREENSIDE PROFESSIONAL CENTER
COUNCIL & ELECTION DISTRICT: VIII-372

PLAN: XXXXXXXXXXXXXXXX
PLAN EXTENSION: _____
REVISED PLAN: _____
PLAT: _____

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

- Under the provisions of Section 22-104, the development of property in the R.O. zone shall be designed to achieve four objectives: 1) compatibility of the proposed development with surrounding uses; 2) tree preservation; 3) protection of water courses and bodies of water from erosion and siltation; and 4) safety, convenience, and amenity for the neighborhood. Therefore, it is the responsibility of the CRG to make this determination in the design of an R.O. site. Further, the development must also comply with Section 203.2 of the Zoning Regulations. This statement of legislative policy states in part that "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. The R.O. zone is supposed to serve as a transition between the intensity of non residential development and the existing neighborhood. This office has reviewed the subject plan and has concluded that the development as proposed is not compatible with the neighborhood for the following reasons:
1. The proposed parking lot and entrance directly across from the residences on Gibbons Boulevard will have an unpleasant effect on these houses. The traffic activity should be oriented to Greenside Drive.
 2. The relationship between the development and the residential properties "A" and "B" should be shown. The existing driveway to the dwelling on property "B" should be shown. It must be demonstrated that the proposed parking adjacent to these properties will be compatible, therefore additional information is required.
- The design of this site must be restudied. It is suggested that the building be relocated on the South side of Gibbons Boulevard with access from Greenside Drive.

Susan Carrell

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING

DATE: December 8, 1983

PROJECT NAME: Greenside Professional Center
LOCATION: Southeast corner Gibbons Blvd. and Greenside Drive
DISTRICT: 8th Election District

PLAN: _____
DEVELOPMENT PLAN: _____
PLAT: _____

1. The property in question was the subject of a previous zoning hearing, Case No. 74-64-RX, in which the Board of Appeals granted a special exception for an office building in a D.R. 16 zone. At that time the existing fieldstone barn was to be restored and a 6000 square feet addition was proposed. Since the subject property was rezoned to an R.O. zone in 1980, and since the special exception was not utilized prior to its expiration on February 22, 1982, a special exception for a Class B Office Building is required. The petition has not been filed to date.
2. It should be noted that in order for the Zoning Commissioner to grant a special exception for a Class B Office Building, the petitioner must meet the requirements of Section 502 and the legislative intent of the R.O. zone, Section 203.2 of the Baltimore County Zoning Regulations. "The R.O. zoning classification is established...to accommodate houses converted to office buildings and some small Class B Office Buildings in predominately residential areas...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."
3. Several revisions must be made on the plan prior to CRG approval.
 - a. The following revisions must occur in the general notes:
 1. Amenity open space calculations should be shown.
 2. Show how the gross area calculations were computed.
 3. There is a discrepancy in the total floor area shown as 8531 square feet and as 8516 square feet in the parking required note.

7/32bnc

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING

DATE: December 8, 1983
Page 2

PROJECT NAME: Green-side Professional Center
LOCATION: Southeast corner Gibbons Blvd. and Greenside Drive
DISTRICT: 8th Election District

PLAN: _____
DEVELOPMENT PLAN: _____
PLAT: _____

4. Note 25 must indicate that the proposed 8 square foot sign will be non-illuminated.
5. A note should be added to indicate the maximum height of any lights and that they will be directed away from any residences. Maximum recommended height of lighting is 8 feet.
- b. The plan must show the locations of all amenity open space areas. All areas utilized as a.o.s., which are located within the building must meet the requirements as stated in the definition of a.o.s.
- c. Four foot high compact screening is required for all parking areas which are adjacent to or across from residential premises.
4. The elevations drawings must indicate the highest and lowest elevation of the building and the average height, which must not exceed 35 feet.

DIANA TITTE
Zoning Associate III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Joseph Warfield, C.B.O.
FROM: C. E. Burham, Building Plans Review Chief
SUBJECT: Greenside Professional Center, Dist. 8-Cl, S/E Corner of Greenside Drive & Gibbons Boulevard

Date: November 18, 1983

- 1) A review of the site plan indicates several areas where points of information may be helpful.
 - A. Curb cuts will be required at roadways as well as at the structure.
 - B. The structure appears to be type 3 structure (Table 401 and Section 404.) If so, any openings to the south side of the structure will require Fire Rated opening protectives in compliance with Section 1414.2 of the Baltimore County Building Code, 1981. Ed. B.O.C.A.
 - C. Should fill dirt be part of the foundation where the barn is being removed, soil test may be required for bearing values.
 - D. A separate razing permit will be required to raze the barn.
 - E. A complete review of the construction plans will be made using the Baltimore County Building Code; B.O.C.A. Basic Building Code 1981, B.O.C.A. Basic Mechanical Code 1981, B.O.C.A. Basic Energy Code, 1981, The State Handicapped Code 1980 P.L. and County Council Bill 11-82, when it is submitted for a permit.
 - F. Separate Permits for Buildings, Area Lights, Grading, Paving, Elevators, Retaining Walls, etc., etc., are required. A call to Mrs. Pauline Poes of Permits and Licenses, 494-3900 will provide you with accurate information as to permits and costs. It would be advisable to file for as many of these as you can at one time and it will reduce the number of site plans and other paper work required as needed when filing for additional permits.

RECEIVED
NOV 21 1983
BUREAU OF PUBLIC SERVICES

BALTIMORE COUNTY, MARYLAND

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

Greenside Professional Center
Subdivision Name, Section and/or Plat

Developer and/or Engineer: C. W. Stephens & Assoc.

Loch Raven Reservoir
Watered No. of Lots or Units: 0.48
Total Acreage: 0.48
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 not required, 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 75 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: as the attached mime dated December 3, 1983

It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS: B.O.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mrs. Brooks Stafford
FROM: Stephanie Taylor
SUBJECT: ENVIRONMENTAL EFFECTS REPORT
CRG MTG. DECEMBER 8, 1983 2:30 P.M. GREENSIDE PROFESSIONAL CENTER

PLAN REVIEW NOTES

1. Medical office building on 0.48 acres.
2. Public water and public sewer proposed.
3. Loch Raven reservoir watershed.
4. No wetland soils.
5. No streams on the site.
6. Stormwater management is not required.
7. Proposed impervious area is 0.33 acres.
8. Proposed best management practices:

"Though this site should have relatively no adverse impact it should be noted that there are ways of reducing potential pollutant loadings that are cost effective; the following best management practices are suggested:"

1. "Mechanical removal of snow and ice from paved areas."
2. "Periodic sweeping of the parking lot areas during dry periods to reduce pollutants and debris that would normally flush into the drainage system."

RESPONSES

Environmental Effects Report is approved, subject to the following conditions:

1. The owner agrees in writing to comply with the following best management practices 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.

December 2, 1983

- D. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
- E. Filling will not occur in grassed or lined drainage ditches or swales.

ST:pm

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: December 6, 1983

FROM: Edward A. McDonough, P.E., Chief
Developer's Engineering Division

PROJECT NAME: Greenside Professional Center

PROJECT NUMBER: #83198

LOCATION: S/E corner of Greenside Drive
and Gibbons Boulevard

DISTRICT: 8C4

The Plan for the subject site, dated October 24, 1983, has been reviewed by the Developer's Engineering Division and we comment as follows:

GENERAL COMMENTS:

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

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

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

The Plan is satisfactory pending conformance with the following comments.

HIGHWAY COMMENTS:

Greenside Drive is an existing curb and gutter road, of which no additional improvements are required.

Gibbons Boulevard is an existing road, which shall ultimately be improved as a 30-foot street cross-section on a 30-foot right-of-way.

Project #83198
Greenside Professional Center
Page 2
December 6, 1983

HIGHWAY COMMENTS: (Cont'd)

The Developer's responsibilities along the existing road frontage of the site shall be as follows:

- The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the site or as may be required to establish line and grade.
- The submission of full cross-sections is deemed necessary for design and/or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal, to 1"=5' vertical scale.
- The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.
- The preparation of the right-of-way plat for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way.
- The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
- The construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County Standards and requirements for 11-inch thick paving.
- The relocation of any utilities or poles as required by the road improvements.

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

The contours on the plan reveal rather excessive grades. The Developer's engineer is cautioned not to exceed the maximum set by Baltimore County Standards in the establishment of street grades.

The sharp curves must conform with Baltimore County Standards for minimum length of curve, minimum radii and widening.

Project #83198
Greenside Professional Center
Page 4
December 6, 1983

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

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

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the developer.

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

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

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

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

No storm water management is required.

WATER AND SANITARY SEWER COMMENTS:

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public sanitary sewerage required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

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

Project #83198
Greenside Professional Center
Page 5
December 6, 1983

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized.

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

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

The proposed public water main extension/sanitary sewer extension is acceptable to the Department of Public Works; however, the Developer must either own or control at least sixty percent of the assessable frontage of property binding the route of the desired extension.

If the Developer cannot meet this requirement, he has the option of petitioning the affected property owners for their support of the project. If he fails to garner the necessary concurrence from the affected property owners, the Developer then has the option of entering into a Deficit Deposit Agreement with Baltimore County, with the understanding that refunds would be made to the Developer when the previously non-assessed properties are connected to the system.

EDWARD A. McDONOUGH, P.E., Chief
Developer's Engineering Division

EAM:PMK:iss

cc: File

BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert Moore
FROM: C. Richard Moore
SUBJECT: C.R.G. COMMENTS

DATE: December 7, 1983

PROJECT NAME: Greenside Professional Center

PROJECT NUMBER & DISTRICT: _____

LOCATION: Gibbons Boulevard & Greenside Drive

C.R.G. PLAN: X

DEVELOPMENT PLAN: _____

RECORD PLAT: _____

The driveway access needs to be relocated to Greenside Drive.

C. Richard Moore
Acting Deputy Director
Department of Traffic Engineering

CRM/GMJ/bza

Project #83198
Greenside Professional Center
Page 3
December 6, 1983

HIGHWAY COMMENTS: (Cont'd)

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

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10'-0" minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards (Detail R-32, 1977 Edition), as the Developer's total responsibility.

Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services, Attention: Mr. C. E. Brown, 494-3321.

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

Ramps shall be provided for physically handicapped persons at all street intersections.

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

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the dealing in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

TED ZALESKI JR.
DIRECTOR

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

February 7, 1984

Dear Mr. Jablon:

Comments on item # 181 Zoning Advisory Committee Meeting are as follows:

Property Owner: Andrew H. Vendelir, et ux
Location: W/S Greenside Drive 1/4 S. from C/L Padonia Road
Existing Zoning: R.O.
Proposed Zoning: Special exception for class B office building.

Address: G.H.6
District: 8th.

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- A building/other permit shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- An exterior wall erected within 5'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 4407 and Table 4408, also Section 503.2.
- Requested variance agrees to conform with the Baltimore County Building Code, Section/s _____.
- A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- Before this office can comment on the above structure, please have the owner, or the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- Comments - Ramps shall have a landing every 30'0" in compliance with the Code. Provide handrails as case may warrant.

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

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

December 5, 1983

Residents of Timonium Heights
c/o Stephen E. Weber
9801 Van Buren Lane
Cockeysville, Maryland 21030

Mr. Eugene A. Bober, Chief, Current Planning & Development Div.
Mr. William E. Hammond, Zoning Commissioner
Mr. Robert A. Morton, Chief, Public Services Bureau
Baltimore County Government
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Messrs. Bober, Hammond, and Morton:

We, the residents of the Timonium Heights Area, Section II, are extremely concerned about the type of development which is being proposed on the southeast corner of Greenside Drive and Gibbons Blvd. in Cockeysville. We feel that the Class B office building which is being proposed is not at all compatible with the residential housing that is in the DR 3.5 zoning which surrounds this property. Admittedly the property is adjacent to the commercial property of Valley Chevrolet but it is also surrounded on the other three sides by families in a residential DR 3.5 zone. The fact that Valley Chevrolet has a special exemption for parking in a strip of the DR 3.5 zone adjacent to their commercially zoned land should not then be used as a justification by Dr. Vendilis to provide for further intrusion into an established residential community. Making the argument that the R.O. zoned property need not be highly compatible to the residences which are on three sides of the property but only need by compatible with the adjacent commercial property neither provides protection under Section 203.2 of the zoning laws for the surrounding neighborhood and the families which live on adjacent properties nor does it show a conscientious effort by Dr. Vendilis to try and maintain the residential integrity of the surrounding well-established neighborhood by providing a compatible development.

It is our understanding that this zone was originally established out of the DR 3.5 zone for the purpose of converting the old stone barn on the property to office use. The R.O. zoning does provide for that conversion and our understanding was that R.O. zoning was generally for the purpose of converting existing buildings on the property to office use. In fact last year we saw a Building Permit posted on the barn to apparently do just that. We would not be at all opposed to such a building on that type of scale. However, asking for a special exception for a Class B office building on this property is in no way highly compatible with the surrounding residential neighborhood. It is entirely out of scale with the one-story generally ranch style homes which are in the vicinity of this property. While a Class B building may be compatible in R.O. zones in other locations we do not feel it is in this case. The property is not adjacent to any land zoned either for commercial or for office use but it is an island surrounded by DR 3.5 land and it is not on a commercial motorway. In fact, Greenside Drive is restricted to no thru trucks and it is not intended for carrying commercial traffic.

December 5, 1983

Page 2
Messrs. Bober, Hammond, and Morton

We implore the County Review Group to ensure that any plan approved by this group will insure the integrity of our established residential community and that any building on this site be as compatible as possible with those structures in our adjacent subdivision. We would also ask that adequate screening be provided to obscure the office use from adjacent properties. The fact that this property is on a very steep grade makes this a more difficult task than normal. Also please take our views in this matter into consideration when reviewing the plan and do your best to ensure that our views are addressed and that all County regulations and standards are met.

We implore the Zoning Commissioner not to grant a special exception for a Class B office building for the reasons stated above. We want any building which may finally be approved by you to be as highly compatible as possible in resembling those homes in our subdivision and not present the appearance of commercial intrusion into an established residential community. We would also request that no variances be granted to this property as that would likely further intensify the use or increase the impact on our neighborhood.

cc: The Honorable Barbara Bachur
Mr. Norman Garber
Ms. Susan Carrell
Ms. Diana Titter
Dr. Andrew H. Vendilis

We the undersigned of Timonium Heights ask that the above opinions and feelings be given every consideration by the County government.

NAME	ADDRESS
Depto. Weber	9801 Van Buren Lane
Mrs. M. Leland	46 Gibbons Blvd. (21030)
Robert J. Underwood	45 Gibbons Blvd. 21030
Robert A. McDonald	34 Gibbons Blvd. 21030
Bob Williams	34 Gibbons Blvd. 21030
Linda M. Cantelano	32 Gibbons Blvd. 21030
John R. DeShong	28 Gibbons Blvd. 21030
Christie M. Kildiman	30 Gibbons Blvd. 21030
Michael A. Gorman	35 Gibbons Blvd. 21030

December 5, 1983

Page 3
Messrs. Bober, Hammond, and Morton

We the undersigned of Timonium Heights ask that the considerations and feeling expressed in the letter of December 5, 1983 to Messrs. Bober, Hammond, and Morton concerning the proposed development of a Class B office building on the southeast corner of Greenside Drive and Gibbons Boulevard be given every consideration by the County government.

NAME	ADDRESS
Stanley M. Kennedy	29 Gibbons Blvd. 21030
Leroy J. Rhodes	27 Gibbons Blvd. 21030
Robert B. Reier	24 Gibbons Blvd. 21030
Isabelle's Craft	19 Gibbons Blvd. 21030
Don Harmon	22 Gibbons Blvd.
Mary J. Hoopes	20 Gibbons Blvd. 21030
Linda Howell	20 Gibbons Blvd. 21030
Terry Funk	18 Gibbons Blvd. 21030
George J. Linn	14 Gibbons Blvd. 21030
Michael A. Hopperberger	5 Gibbons Blvd. 21030
E. L. Schaefer	11 Gibbons Blvd.
Justin A. Long	23 Gibbons Blvd. 21030
Nancy P. Norman	31 Gibbons Blvd. 21030
James P. Bism	54 Gibbons Boulevard 21030
Paul Beyson	54 Gibbons Blvd. 21030
Gregory B. Smith	102 Gibbons Blvd. 21030
Theresa J. Paul	107 Gibbons Blvd. 21030
Alma El Ham	
Frank H. Hurland	106 Gibbons Blvd. 21030

December 5, 1983

Page 4
Messrs. Bober, Hammond, and Morton

We the undersigned of Timonium Heights ask that the considerations and feeling expressed in the letter of December 5, 1983 to Messrs. Bober, Hammond, and Morton concerning the proposed development of a Class B office building on the southeast corner of Greenside Drive and Gibbons Boulevard be given every consideration by the County government.

NAME	ADDRESS
Lillian K. Sanders	108 Gibbons Blvd.
Robert L. Meeks	109 Gibbons Blvd.
Elizabeth A. Meeks	109 Gibbons Blvd.
Terry Chisholm	115 Gibbons Blvd.
Wayne C. Sanders	110 Gibbons Blvd.
Becky L. Sanders	110 Gibbons Blvd.
Thomas W. Standford	117 Gibbons Blvd.
James M. DeBault	120 Gibbons Blvd.
Norman J. DeBault	121 Gibbons Blvd.
Enna C. DeBault	122 Gibbons Blvd.
William B. DeBault	123 Gibbons Blvd.
Margaret H. DeBault	123 Gibbons Blvd.
Janice B. DeBault	123 Gibbons Blvd.
Bernice Decker	105 Gibbons Blvd.
Stephen Paul Jordan	9801 Van Buren Lane
Janice L. Jordan	103 Madison Ave.
Adrian R. Sparks	9801 VAN BUREN LANE

LAW OFFICES

COOK, HOWARD, DOWNS & TRACY
110 ALLEGHENY AVENUE
P.O. BOX 5817

TOWSON, MARYLAND 21204

JAMES H. COOK
JOHN B. HOWARD
DAVID C. DOWNS
DANIEL D. TRACY, JR.
JOHN P. ZINK, III
JOSEPH C. WICK, JR.
HENRY R. PECK, JR.
HERBERT R. O'CONOR, III
THOMAS L. HUDSON
FRANK A. AFALCE, JR.
C. CAROL DELEY, JR.
M. KING HILL, III
ROBERT A. HOFFMAN
DEBORAH C. ZIMMERMAN

JAMES D. C. DOWNS
(1906-1979)
—
823-4111
AREA CODE 301

January 10, 1984

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

Dear Mr. Jablon:

On this date, a Petition for Special Exception was filed for a Class B Office Building in a R.O. zone on behalf of legal owners, Andrew H. and Sophia M. Vendelis. The professionals who hope to occupy this building are under some serious time constraints, in that their present leases will be expiring in the near future.

We, therefore, ask that a hearing date on this Petition for Special Exception be set as soon as possible. Please note that the plans for this small professional office building have already met CRG approval.

Thank you for your attention to this matter.

Yours truly,

Herbert R. O'Connor, III

HRO:rm
c.c.: Mr. Nick Commodari





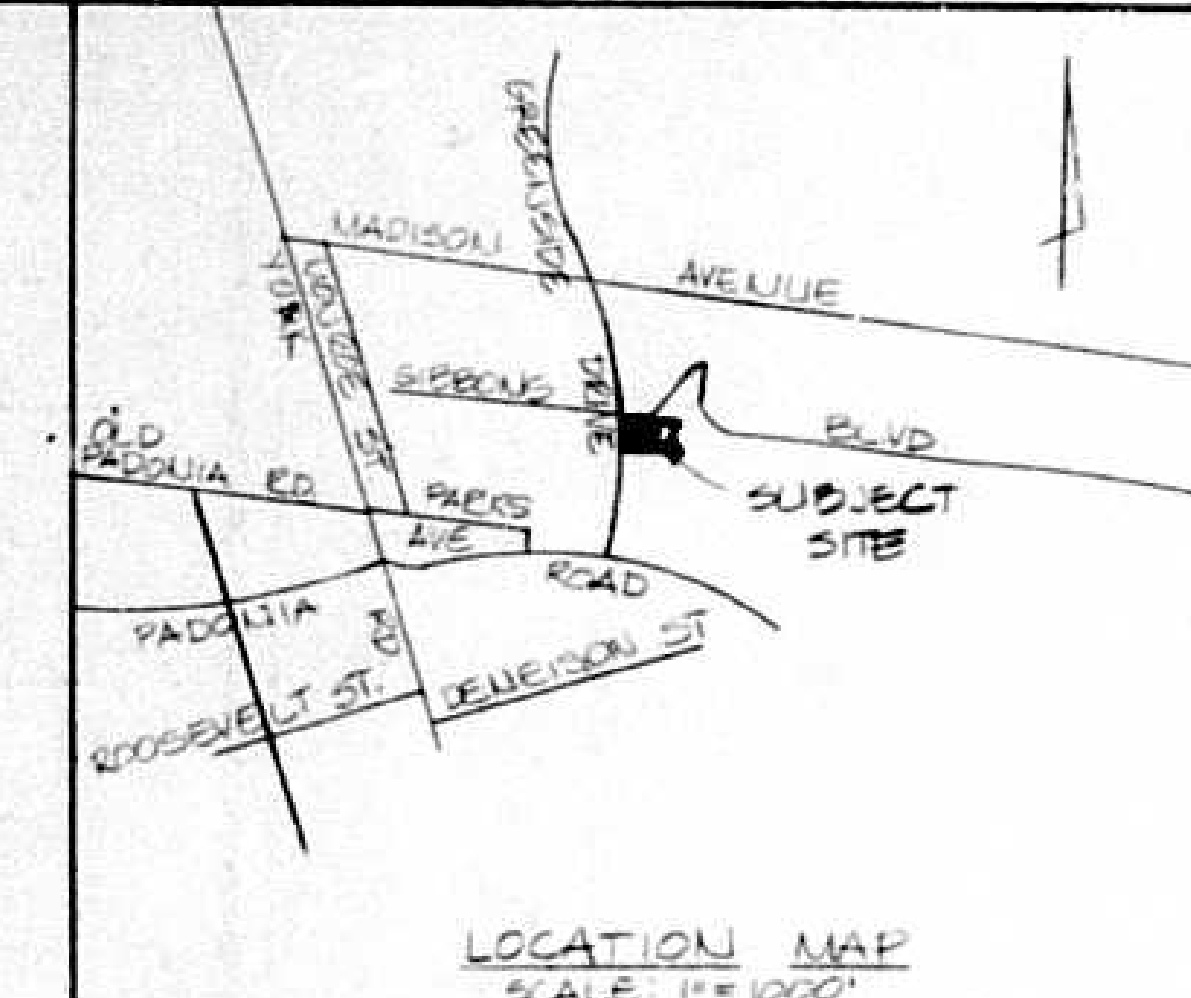
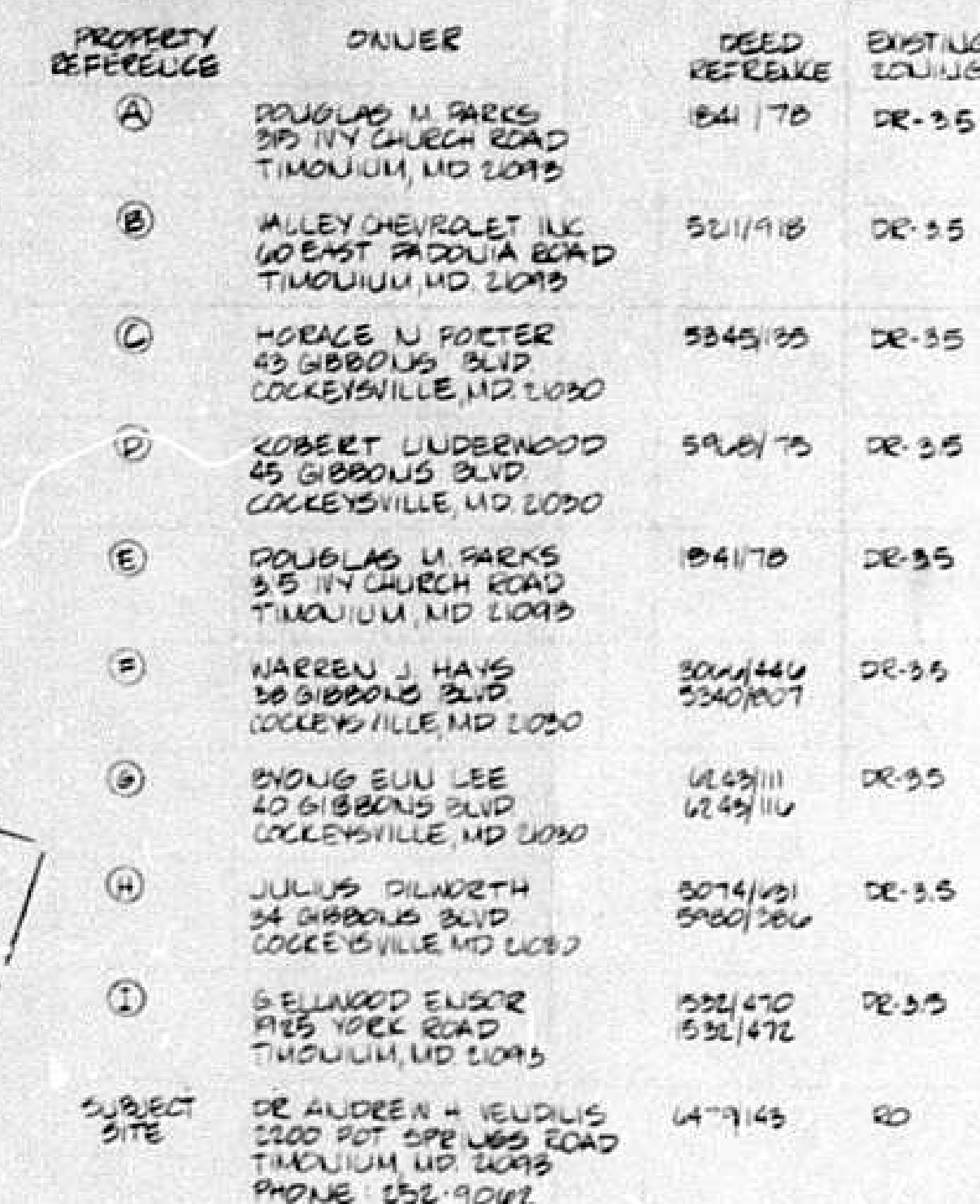


PETITIONER'S
EXHIBIT 2

1982
1"=500'±

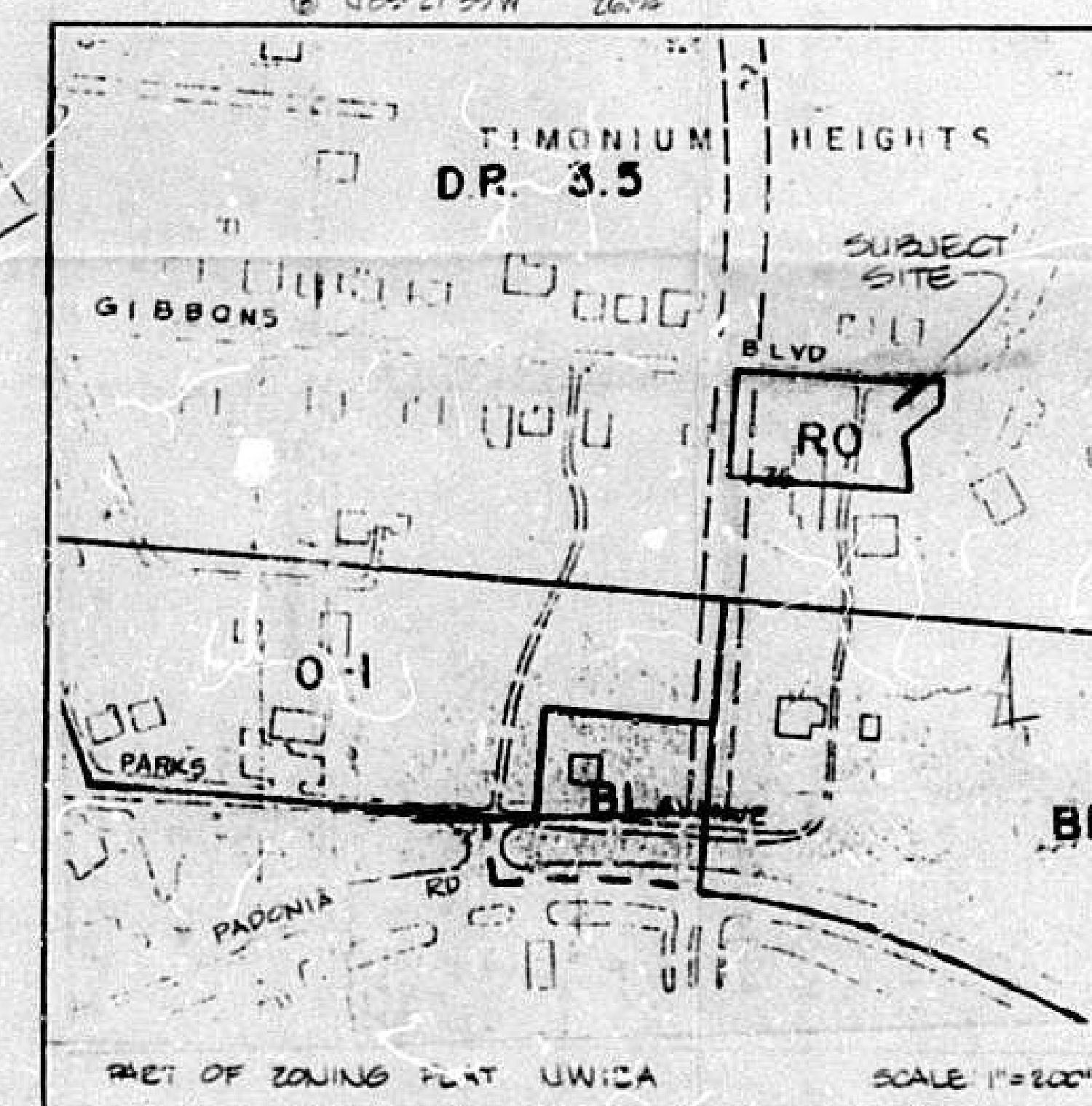


TIMONIUM HEIGHTS
N.P.C. 7/15



1 ELECTION DISTRICT	0
2 COUNCILMAN DISTRICT	4
3 CENSUS TRACT	6085.03
4 WATERSHED	11
5 SUBWATERSHED	58
6 SITE DATA	
NET AREA	20.0055 AC
GROSS AREA	27.2055 AC
AMENITY A REQUIRED (15%)	4.0808 AC
AMENITY B PROVIDED	6.0808 AC
BUILDING COVERAGE	4.0555 AC
TOTAL FLOOD AREA (2 FLOODS)	28.1055 AC
PARKING REQUIRED 830-500	30 PS
PARKING SHOWN	30 PS

- ① $22^{\circ}09'19''$ N $51^{\circ}01'14''$ E $106^{\circ}14'21''$ E 31.9
- ② $05^{\circ}55'30''$ E 05.03
- ③ $05^{\circ}00'40''$ E 35.35
- ④ $504^{\circ}02'17''$ E 17.40
- ⑤ $239^{\circ}48'17''$ N 09.01
- ⑥ $514^{\circ}04'01''$ E 06.91
- ⑦ $05^{\circ}27'39''$ N 101.22
- ⑧ $055^{\circ}27'39''$ W 26.94



1. SOIL TYPE FOR ENTIRE SITE _____

SOIL TYPE	HOMEITE 20% OR LESS		STREETS & PARKING LOTS
	WITH BASEMENT	WITHOUT BASEMENT	
BMBZ	SLIGHT	SLIGHT	SLIGHT

- 10 ADT. V39 2 (75/1000 S.F.)
21 NO. OF EMPLOYEES _____ 32 +
22 HOURS OF OPERATION _____ 8 AM TO 5 PM
23 EX. CONTOUR _____ 420 -
24 PROP. CONTOUR _____ 120
25 PROP. SIGN _____ (NON-ILLUMINATED) 8 SF. MAX. ON BLDG.
26. PRINCIPAL USE OF BLDG IS FOR MEDICAL OFFICES.
27. M.T.A. BUS ROUTE YORK RD. IS SERVED BY THE #8, #9 AND THE #10 BUSES AT PADONIA RD.
28. TOPO - SUBJECT TO CHANGE
29. AVG. ELEV. 15' NORTH SIDE
18' SOUTH SIDE
30. GRID ADJUSTED PER ZONING MAP TO FURTHER CLARIFY THAT THIS PROPERTY WAS ZONED R-O UNDER THE 1980 ZONING PROGRESS AS ISSUE NO 3-116. (2-2-89)

PLAT TO ACCOMPANY A PETITION FOR SPECIAL
EXCEPTION FOR A CLASS 'B' OFFICE BLDG
IN A RQ ZONE

GREENSIDE PROFESSIONAL CTR.

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

ELECTION DIST. 8
OCTOBER 24, 1988

REV FEB. 17 1984 ZONING COMMENTS
REV. DEC. 7, 1983

ENGINEER

GEORGE N STEPHENS JR
AND ASSOCIATES
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
301-825-5120

ARCHITECT

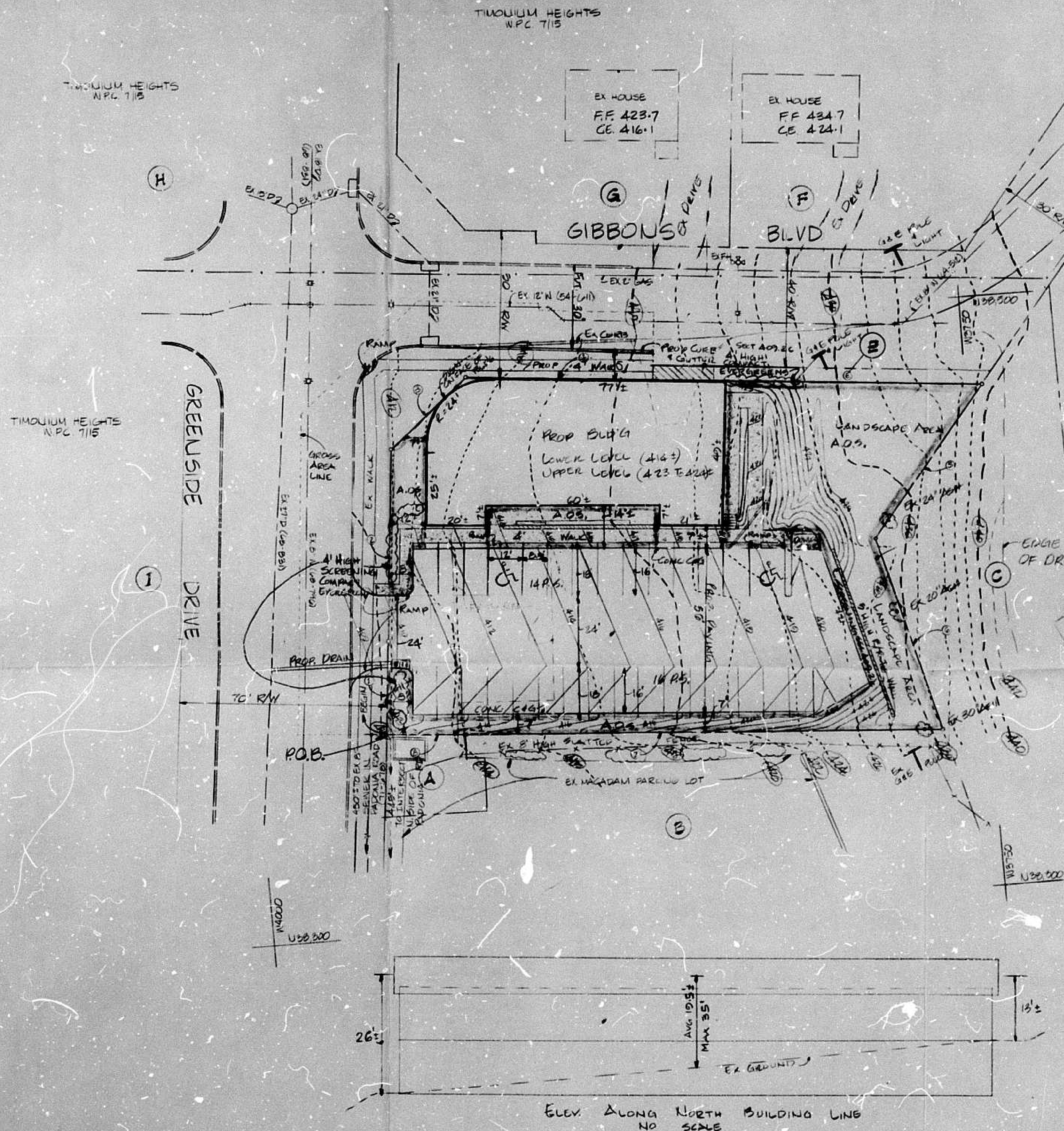
MARKS, COOKE & THOMAS ASSOCIATES INC
185 MARKET PLACE 9TH FLOOR
BALTIMORE, MARYLAND 21202
301-787-2000

OWNER

DR. ANDREW H. VENDILIS
2200 FST SPRINGS ROAD
TIMONIUM, MARYLAND 21093
301-252-9062

PETITIONER'S
EXHIBIT 1

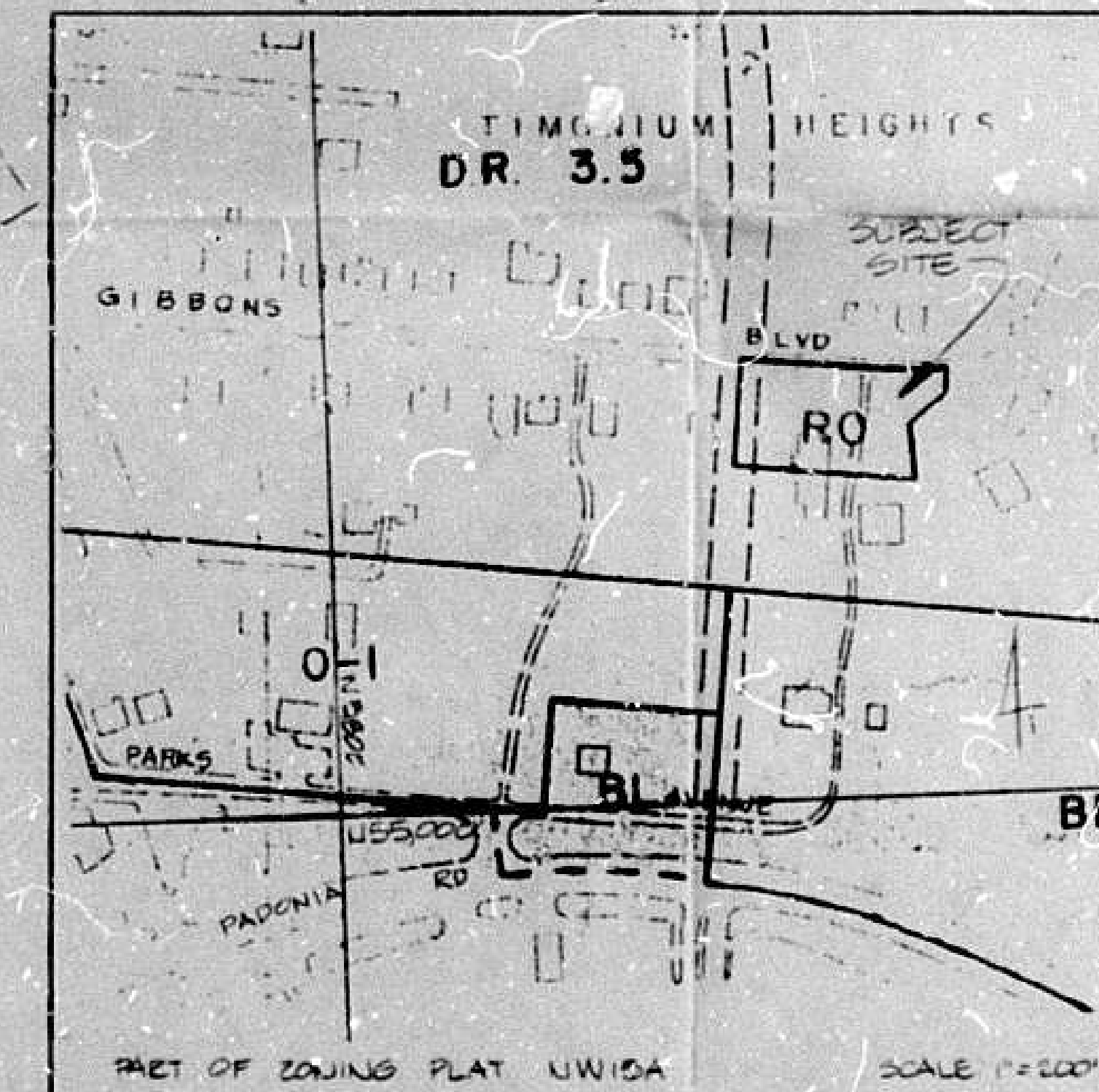
Revised from
them #181
2/23/02



PROPERTY REFERENCE	OWNER	DEED REFERENCE	EXISTING ZONING
A	DOUGLAS M. PARKS 3915 1/2 CHURCH ROAD TIMONIUM, MD 21093	241 TO	DR-3.5
B	VALLEY CHEVROLET INC. 40 EAST PADONIA ROAD TIMONIUM, MD 21093	501/1918	DR-3.5
C	MONICA M. PORTER 43 GIBBONS BLVD COCKEYSVILLE, MD 21030	5345/105	DR-3.5
D	ROBERT LUDERWOOD 45 GIBBONS BLVD COCKEYSVILLE, MD 21030	5908/175	DR-3.5
E	DOUGLAS M. PARKS 3915 1/2 CHURCH ROAD TIMONIUM, MD 21093	241 TO	DR-3.5
F	WARREN J. HAYS 30 GIBBONS BLVD COCKEYSVILLE, MD 21030	501/1441 5340/1807	DR-3.5
G	SHONG EUN LEE 40 GIBBONS BLVD COCKEYSVILLE, MD 21030	1623/111 1623/112	DR-3.5
H	JULIUS OLSEN 34 GIBBONS BLVD COCKEYSVILLE, MD 21030	501/1451 5340/1807	DR-3.5
I	GILLARD ELSOR 115 YORK ROAD TIMONIUM, MD 21093	502/470 532/472	DR-3.5
SUBJECT SITE	DR. ANDREW H. VENDLIS 2200 POT SPRINGS ROAD TIMONIUM, MD 21093 PHONE 552-9062	479/145	RD

SITE BOUNDARY

- R-289M79, U-3191, CHD 100/147'E 51.91'
- U-5555/30'E 10.03'
- U-51100/14'E 35.35'
- S-64100/17'E 16.40'
- S-54148/17'N 19.01'
- S-4104/01'E 16.99'
- U-5555/31'N 10.12'
- U-5527/37'N 26.94'



GENERAL NOTES

- ELECTION DISTRICT _____
 - COUNCILMAN DISTRICT _____
 - CENSUS TRACT _____
 - DATE SHEETED _____
 - SUBSHEEDED _____
 - SITE DATA
 - NET AREA _____
 - GROSS AREA _____
 - AMENITY AS REQUIRED (15%) _____
 - AMENITY AS PROVIDED _____
 - BUILDING COVERAGE _____
 - TOTAL FLOOD AREA (CFLOODS) _____
 - PARKING REQUIRED 3310/300 _____
 - PARKING SHOWN _____
 - (INCLUDES 2 HANDICAP SPACES)
 - EXISTING BARN TO BE RAZED _____
 - FLOOD AREA RATIO _____
 - PERMITTED _____
 - STORM WATER MANAGEMENT EXEMPTION REQUESTED _____
 - NO METALDS _____
 - GEOLOGICAL INFORMATION (SEE ENVIRONMENTAL REPORT) _____
 - NO ARCHAEOLOGICAL SITES _____
 - NO ENDANGERED SPECIES _____
 - NO HAZARDOUS MATERIALS _____
 - NO SLOPES GREATER THAN 15% _____
 - LIGHTING SHALL BE SO ERRECTED AS TO NOT REFLECT RAYS TOWARD ADJACENT RESIDENCES OR INTERFERE WITH TRAFFIC (MAX. HEIGHT 6 FEET) _____
 - LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH APPROPRIATE REGULATIONS _____
 - PARKING TO BE SCREENED FROM ADJACENT PROPERTIES BY WALL, SLOPE, EVERGREEN PLANTINGS AND TREES (LETTER OF RECOMMENDATION WITH) _____
 - SOIL TYPE FOR ENTIRE SITE _____
- | SOIL TYPE | HOMESITE 30TH OR LESS WITH BASEMENT | STREETS & PARKING LOTS WITHOUT BASEMENT |
|-----------|-------------------------------------|---|
| BmB2 | SLIGHT | SLIGHT |
- 20 ADT. VSA 2 (751000SF)
 - 21 NO. OF EMPLOYEES _____
 - 22 HOURS OF OPERATION _____
 - 23 EX. CONTOUR _____
 - 24 PROP. CONTOUR _____
 - 25 PROP. SIGN (NON-ILLUMINATED) _____
 - 26 PRINCIPAL USE OF BLDG IS FOR MEDICAL OFFICES _____
 - 27 MTA BUS ROUTE YORK RD IS SERVED BY THE #8, #9 AND THE #18 BUSES AT PADONIA RD _____
 - 28 TOPD. SUBJECT TO CHANGE _____
 - 29 AVG. ELEV. 15' NORTH SIDE 18' SOUTH SIDE

CRG PLAN

PLAT TO ACCOMPANY A PETITION FOR SPECIAL EXCEPTION FOR A CLASS B OFFICE BLDG IN A R0 ZONE FOR GREENSIDE PROFESSIONAL CTR.

BALTIMORE COUNTY, MARYLAND
SCALE 1"=20'

ELECTION DIST. 8
OCTOBER 24, 1993

Tom H/1/1

ENGINEER
GEORGE N. STEPHENS JR.
AND ASSOCIATES
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
301-825-5120

ARCHITECT
MARKS COOKE & THOMAS ASSOCIATES INC.
115 MARKET PLACE 3TH FLOOR
BALTIMORE, MARYLAND 21202
301-787-1000

OWNER
DR. ANDREW H. VENDLIS
2200 POT SPRINGS ROAD
TIMONIUM, MARYLAND 21093
301-552-7002

TIMONIUM HEIGHTS
N.P.C. 7115

TIMONIUM HEIGHTS
N.P.C. 7115

TIMONIUM HEIGHTS
N.P.C. 7115

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