

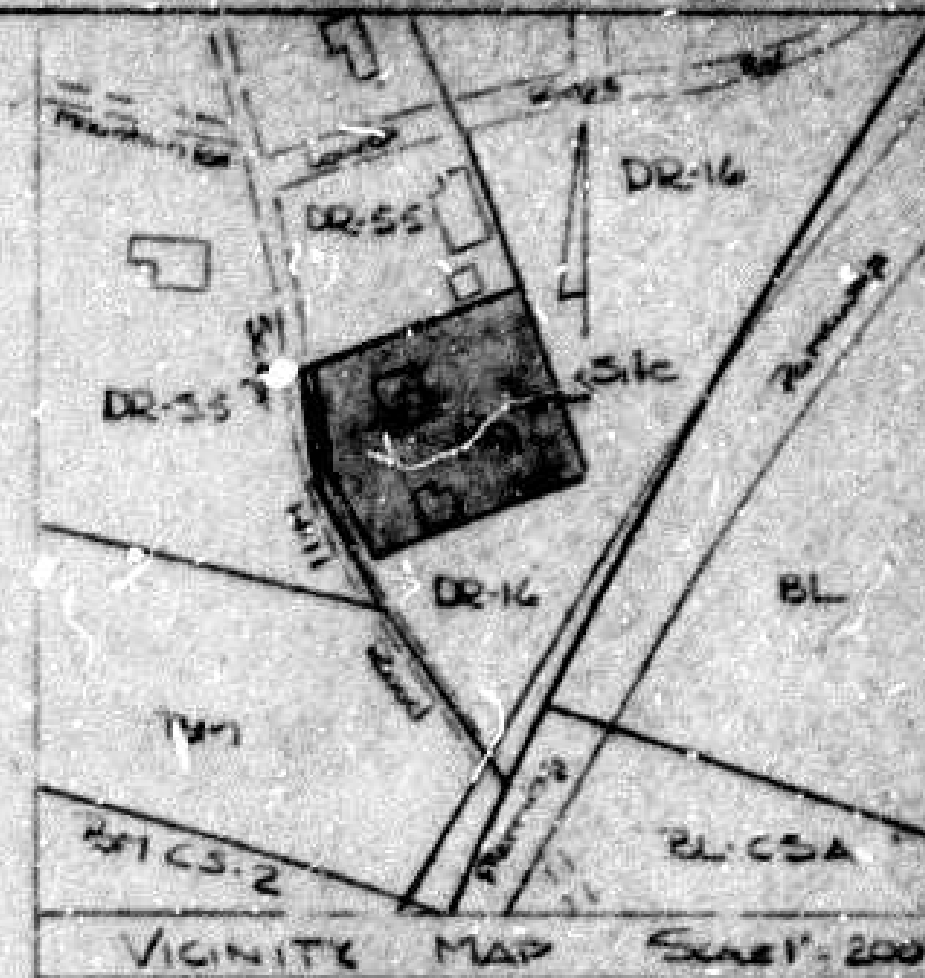
PLANS APPROVED OFFICE OF PLANNING & ZONING

BY PLANNING
DATE 6/14/84
BY ZONING COMMISSIONER
DATE 6/14/84

84-264-X
C-718-84

DR-16

2 Bit Conc. Paving
6" Comp. Stone Base
TYPICAL PAVING SECTION



General Notes:

- 1) Previous Petitions - 63-252-X, 79-49-XA and P-83-61
 - 2) Existing Zoning - R.O
 - 3) The purpose of this petition is to request a Special Exception to permit a Class B building in an R.O. Zone
 - 4) Setbacks - Rear 7.0 Sides 12.5, 12.0 Front 32.2
 - 5) Building Area - 18,270 sq. ft. (145' x 41' x 3')
 - 6) Parking Requirements
 - 1st Floor - 4,400 sq. ft. / 500 = 20.30 Spaces
 - 2nd Floor - 4,900 sq. ft. / 500 = 12.18 Spaces
 - 3rd Floor - 4,900 sq. ft. / 500 = 12.18 Spaces
 - Total Spaces required = 44.66 Spaces
 - Total Spaces provided = 46 Spaces
 - 7) Building Height - 35' Building Character - Contemporary
 - 8) Building Exterior Materials - Brick and Stone
 - 9) Existing Use - Office for Contractors
 - 10) Hours of Operation - 7:00 AM to 7:00 PM, 1st floor only
- Thereof: William F. Wilke, Inc. Euk. in 5234-1000
OWNER: William F. Wilke, Inc. Euk. in 5234-1000
William F. Wilke, Inc. Euk. in 5234-1000
Tax No. 03-12-202640 (03-12-202640)

Special Note:

The proposed future Right of Way for Hill Road is 80 feet wide, and is not 100 feet wide as originally proposed.

Additional Notes:

- SITE AREA: GROSS 0.8937 AC. Site Area + 400 sq. ft. (100' x 100')
NET 0.7185 AC. (Area of Property after deducting 100' x 100' area)
AMENITY OPEN SPACE - Shaded Areas
Required - 0.2109 AC. (5234-1000)
Provided - 0.2185 AC.
NEAREST TRANSIT FACILITY - 700' (North of Hill Road)
ADTS 286
THERE ARE NO WETLANDS,
GEOLOGICAL FORMATIONS, UTILITY
UNUSUAL NATURAL FORMATIONS,
ARCHAEOLOGICAL SITES, CRITICAL
AREAS, ENDANGERED SPECIES HABITATS,
HAZARDOUS MATERIALS SITES OR
HISTORIC BUILDINGS ON THE SITE
PROPOSED PAVERMENT WIDENING
Soil Type - BFB - Baltimore Silt Loam - Some minor surface
Water runs off readily, thus some erosion hazard.
Lightning - Double 250 Watt (27,500 watts)
High Pressure Sodium, mounted
in this Building - 4000 Watt HPS
FRP 25 TS - 10000 PSI Twin MVD
2 LBS. 2 on equivalent (2 on 10000 PSI)
No Signs Are Proposed At Any Time
No Loading Facilities Are Required
No Major Grading Changes Have Been Made
AREA IS NOT IN A Flood Zone
STORM WATER MANAGEMENT EXEMPTION HAS BEEN REQUESTED
SEWER & WATER GUN TO 8831 Hill Rd. GUN TO 8829 TO BE ABANDONED
EXTENDED

APPLICANT: 8831 SATYR HILL ASSOC.
8831 SATYR HILL ROAD
BALTIMORE, MARYLAND 21234
PHONE 461-3400

GENERAL PARTNERS: Mr. A. C. Gorman Mr. R. P. Fisher
Mr. J. F. Gorman
Mr. W. F. Nix

LEGEND
Existing Contour
Proposed Contour

SURVEYOR
JOHN HANCOCK PINE
HAMPSTEAD, MARYLAND 21074
410-223-7744

Job No. B1060



James Shuman

400-1601

DATE NOVEMBER 17, 1988
COMMISSIONER DISTRICT No. 4
Census Tract 19101
WATERHED No. 4

RECEIVED
NOV 17 1988
BALTIMORE COUNTY, MARYLAND

Revised 1.23.84 - Site Layout and Building

8831 SATYR HILL ASSOC. PROPERTY
8831 SATYR HILL ROAD
THE ELKTON DISTRICT

SPECIAL EXCEPTION

SITE PLAN & ZONING

REVISED

Revised Site Plan

D9 p23

64637C-718



SITE PLAN 1"=20'

NOTE 1: BUSTING LIGHT POINTS BE RELAYING TO

LOCATION 1A

2. EASTING PLINT VANT TO BE REMOVED
INCLUDING DISCONNECTING PACE LINES & VANT.

3. PAVING CARP (67) TO BE REMOVED (GROUND FORMED)
INCLUDING EXIST. PVC RAMP

4. DISBURBED AREA = 49.46 Y² < 5000 Y² - NO
GRADING OR CONSTRUCTION EXIST IS REMOVED

5. EASTING PARKING ROAD = 45 SPACES
" " " " REMOVED = 45 SPACES

Proposed " " " " SPACES = 56 "

6. TOTAL PAVING AREA = 23,000 Y² "

7. TOTAL PAVING AREA = 23,000 Y² "

Total New Sales - $\frac{5310}{19,198}$: 277 A.O.S. Premiums
(25 Reord)



SITE PLAN 1"=20'

- Note 1: Building Height Must Be As Required To
- Location LA
- 2: Building Entry Vault To Be Removed.
- 3: Including Disconnecting Base Line To Vault
- 4: Building Garage To Be Removed (Home Driveway)
- Including Existing H/C Ramp
- 5: GRADING OF CONSTRUCTION FOOTING BASE TO
- Building Existing H/C Ramp + 48
- Proposed "Spices" = 56 "
- 6: Final Paved Area = 79,000 sq ft
- Grading Area = 10,000 sq ft
- Paving Area = 69,000 sq ft

JEROME SHUMAN	Revision No.	Date
Consulting Engineer		No. 95
17 Greenwood Court	Drawing No.	
Piscataway, N.J.		S.P.-1
Phone 423-7900		



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 17, 1995

Jerome Shuman, P.E.
Jerome Shuman Consulting Engineers, Inc.
17 Branchwood Court
Pikesville, MD 21208

RE Zoning Verification
8831 Satyr Hill Road
Zoning Case #84-264-X
9th Election District

Dear Mr. Shuman

This letter responds to your request for a zoning determination if the proposed addition of 13 parking spaces to an existing R.O. zoned Class "B" office building site could be approved under the zoning regulations in force at the time of the granted special exception in zoning case #89-264-X. This question is particularly directed to the amenity open space (AOS) requirement of 25 for the site under the stated regulations.

Based on the provided information and a review of the zoning public hearing file, the staff will approve (pursuant to Section 502.5 A, BCZR) the proposed parking increase and site plan revision as being within the spirit and intent of the approved order and plan, subject to the following conditions:

1. Two copies of the approved site plan (available in the microfilm file in this office) must be enlarged to scale, red-lined with all changes, and provided for letter record file.
2. Due to the residential zone proximity, a landscape plan must be approved by Avery Harden, the landscape architect of Permits and Development Management.

Jerome Shuman, P.E.
November 17, 1995
Page 2

I strongly suggest you coordinate your plan requirements with Mr. Harden prior to final red-lined plan submittal. Please document this approval and compliance with these restrictions on all future plans.

I trust that the information set forth in this letter is sufficient, detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at (410) 887-3391.

Very truly yours,

John L. Lewis
John L. Lewis
Planner II
Zoning Review

JLL:ej

Enclosure

c. zoning case #84-264-X

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

No. 154330

DATE 11/8/95 ACCOUNT 001-6130

AMOUNT \$ 40.00

RECEIVED FROM Jerome Shuman

FOR 8710 - Verification
8831 Satyr Hill Road

FOR

RECEIVED FROM

VALIDATION OR SIGNATURE OF CARRIER

C-VIL

JEROME SHUMAN
Consulting Engineers, Inc.
17 BRANCHWOOD COURT
PIKESVILLE, MARYLAND 21208

NFW AREA CODE (410)

(410) 484-7500
(410) 484-7501

FAX 484-7502

November 3, 1995

Mr. Arnold Jablon
Director of PDM
County Office Building, Room 111
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: 8831 Satyr Hill Road
8831 Satyr Hill Assoc. Property

Dear Mr. Jablon:

The above noted property is a three story masonry office building, which was constructed approximately 1984. The building is currently about 20% occupied. The existing zoning is R-O. The lack of parking for this site has been detrimental to the building occupancy.

Enclosed is the original site plan for the project. I have red-lined the proposed additional parking we would like to provide in order to attract tenants. The proposed area would be less than 5,000 square feet and ordinarily would not require a permit. Before proceeding, however, we would like to determine the spirit and intent of the Zoning Department. Specifically, should we meet the original regulations at the time of development, in which case we would be below the minimum amenity open space requirement. We would, of course, prefer to meet the current regulations of 7% of the parking lot, in which case the open space remaining would be 77% greater than the permissible amenity open space.

If using current regulations is acceptable, may we proceed immediately to complete the paving before cold weather prohibits us from doing so?

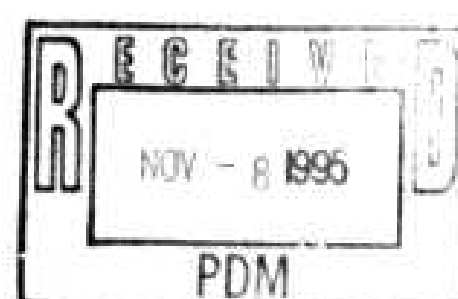
The building is currently in receivership and is being managed by a property management firm, for whom I am acting as consultant. In order to make the building attractive to potential tenants, other improvements to the site such as restriping the parking spaces and repairing electrical fixtures are also needed.

If you have any questions, please contact my office. Thank you for your prompt consideration.

Sincerely,

Jerome Shuman
Jerome Shuman, P. E.

JS: msa
Encl.



PLANS APPROVED

BY THE BOARD OF SUPERVISORS

DATE 1/1/1911

BY W. H. HARRIS

BY W. H. HARRIS

BY W. H. HARRIS

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BY W. H. HARRIS

H-NE Key Sheet
 36 NE 14 Pos. Sheet
 NE 10 D Topo
 71 Top Map

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

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

DATE: March 7, 1984

PROJECT NAME: Office Building, 8831 Satyr Hill Road C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: 904 DEVELOPMENT PLAN:
LOCATION: Satyr Hill Road and Perring Parkway RECORD PLAN:

The 4-ft. high screening on the inside of the curve needs to be relocated 10ft. back from the right-of-way.

Handwritten: 3/10/84 (for C.R.M.)
C. Richard Moore
Acting Deputy Director
Traffic Engineering

CRM/GM:cm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Robert A. Norton, C.R.G. Date: February 21, 1984

FROM: Charles E. Runham, Chief, Building Plans Review C.E.R.

SUBJECT: Office Building, 8831 Satyr Hill Road E/S Satyr Hill Road, N. of Perring Parkway

- 1) Razing permits required for existing structures. Building, paving, and other miscellaneous permits will also be required.
- 2) Show hand-drawn parking signs as required by Section .05 of the State Regulations.
- 3) Show elevator locations and the access entrance for the handicapped.
- 4) The type of construction shall determine the opening protective requirements for the north, south and west walls. See Sections 1111.3, and 1111.7, Table 505, Table 101, and Section 101.1 of the 1981 B.O.C.A. Basic Building Code.
- 5) Show any existing buildings on the adjacent eastern properties within 30'-0" of this structure, if there are any see Section 1111.3.
- 6) Show curb cuts as per State Handicapped Code.
- 7) If all tenant spaces are not known, a shell permit may be filed. This will allow you to put the building under roof. It does not permit interior partitions, plumbing, heating, mechanical or other work until a completion permit application with 3 sets of signed and sealed drawings showing the known partitions, exit corridors, etc., all plumbing, and mechanical features, energy compliance etc., has been filed and a permit granted. Any work done without a permit could be in violation and would have to be corrected before an inspection ok would be granted.
- 8) A full review of the structure will be made as the permit applications are submitted. The Codes used will be the currently adopted versions of the B.O.C.A. Basic Building, Mechanical, and Energy Codes. No review will be made of plumbing, piping or electrical wiring. These will be performed in the field by the inspectors. Comments on handicapped plumbing or electrical features such as exit signs, elevators, etc. may be made. These features shall be shown on the plans for our review.

CEB/vw

RECEIVED
FEB 22 1984
BUREAU OF PLANNING SERVICES

BALTIMORE COUNTY, MARYLAND

DATE: March 5, 1984

SUBJECT: SUBDIVISION REVIEW COMMENTS
FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION DIVISION
Captain Joseph Kelly

PROJECT NAME: Office Bldg. 8831 Satyr Hill Rd. PRELIMINARY PLAN
PROJECT NUMBER: CRG Agenda 3/6/84, 10:00 AM TENTATIVE PLAN
LOCATION: 8831 Satyr Hill Rd. DEVELOPMENT PLAN
DISTRICT: 9 FINAL PLAN

Comments

1. Proposed buildings are to be designed and constructed in accordance with the Fire Prevention Code and the NFPA 101 Life Safety Code, 1981 Edition.

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: March 5, 1984

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

PROJECT NAME: Office Building - 8831 Satyr Hill Road
PROJECT NUMBER: #83110
LOCATION: E/S Satyr Hill Road,
S. of Mountain Road
DISTRICT: 904

The Plan for the subject site, dated November 17, 1983 and revised February 10, 1984, has been reviewed by the Developers Engineering Division, and we comment as follows:

GENERAL COMMENTS:

All comments previously furnished, dated August 17, 1983, remain valid except for the following.

STORM WATER MANAGEMENT COMMENTS:

The Bureau of Engineering has reviewed the plans for the above referenced site and recommends that a storm water management exemption be granted under the category of less than 6.5 acres total new impervious area. We also offer the following comments about the proposed site work.

1. The grading proposed by contour 432 is unclear in the vicinity of the proposed entrance. Also, the proposed contour 431 indicates that grading is to take place offsite on private property on the south side of the site.
2. Provisions must be made to adequately drain the site of storm water runoff. This includes carrying the runoff to a suitable outfall before discharging.

The Plan may be approved, subject to the previous and current comments.

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

EAM:DS:as
cc: File

BALTIMORE COUNTY, MARYLAND

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

DATE: March 5, 1984

PROJECT NAME: Eighty Eight Thirty One (8831) PLAN: ENXXXXXXXXXXXX
Satyr Hill Road
COUNCIL & ELECTRON DISTRICT PLAN EXTENSION:
REVISED PLAN:
PLAN:

The Office of Planning and Zoning has reviewed the subject plan dated February 10, 1984, and has the following comments:

Screening and landscaping must be provided for the parking spaces and trash dumpster adjacent to the Stulman Property. The plan must be revised to show a minimum width of 7' with appropriate screening, which may be included in the amenity open space area.

A curb must be shown at either end of the twenty interior parking spaces.

Additional landscaping should be provided along Satyr Hill Road North of the proposed entrance.

The plan is generally satisfactory subject to the above comments.

Handwritten: Susan Carrell (RM)
Susan Carrell

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: 3/8/84

FROM: BOWEN

PROJECT NAME: Office Building PLAN:
LOCATION: 8831 Satyr Hill Road DEVELOPMENT PLAN:
DISTRICT: 9th Election District PLAN:

1. The following comments are based upon the revised CRG plan dated 2/10/84.

The comments made at the original CRG meeting have been addressed on this plan for the most part. It should be noted that CRG approval is contingent upon the outcome of the Special Reception hearing for Class B Office Building, and CRG approval may occur provided the following revision is made.

Your best high compact screening must be provided for any parking area adjacent to or across from a residential zone. This must be provided along the southern boundary of the parking lot which adjoins the Leonard Stulman property.

Handwritten: Diana Iyer
DIANA IYER
Zoning Associate III

DI:mb

7/22/84



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

STEPHEN E. COLLINS
DIRECTOR

September 1, 1983

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

Item No. 38 -ZAC- Meeting of August 9, 1983
Property Owner: William F. Milke, Inc.
Location: E/S Satyr Hill Road 180' S. from centerline Lowell Ridge Road
Existing Zoning: R-C
Proposed Zoning: Special Exception for class B office building and Variance to permit a floor area ratio of .49 in lieu of the required 0.5, building height of 38' in lieu of the required 35' and to permit an amenity open space of 85 in lieu of the required 257.

ACRES: 0.78
DISTRICT: 9th

Dear Mr. Hammond:

SEE C.R.G. COMMENTS.

Handwritten: Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc. II

MSF/cen

ARNOLD JABLON
ZONING COMMISSIONER

April 3, 1984

Robert W. Katz, Esquire
233 E. Redwood Street
Baltimore, Maryland 21202

Re: Petition for Special Exception
E/S Satyr Hill Rd., 180' S of the c/l of
Lowell Ridge Rd. (8831 Satyr Hill Road)
William F. Wilke, Inc.
Case No. 84-264-X

Dear Mr. Katz:

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,

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

DATE 4-11-84 ACCOUNT R-21-615-000

AMOUNT \$41.24

PAID TO William F. Wilke, Inc.
FOR Advertising - posting cost 84-264-X

1 Ch.

55100000012410 2112A

VALIDATION OR SIGNATURE OF CASHIER

Description for Special Exception for
8831 Satyr Hill Road, 9th Election District
Baltimore County, Maryland

BEGINNING for the case on the east side of Satyr Hill Road 180' more or less southerly from the center line of Lowell Ridge Road, running thence north 64° 53' 54" east 190.55 feet, thence south 25° 06' 6" west 158.75 feet, thence south 64° 53' 54" west 196.62 feet, thence north 30° 12' 56" west 85.06 feet, thence north 14° 25' 6" west 85.51 feet to the point of beginning. The area of the property being 0.78 acres.



PETITION FOR SPECIAL EXCEPTION

9th Election District

ZONING: Petition for Special Exception
LOCATION: East side Satyr Hill Road, 180 ft. South of the centerline of Lowell Ridge Road (8831 Satyr Hill Road)
DATE & TIME: Monday, April 9, 1984 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Exception for a Class B office building

Being the property of William F. Wilke, Inc., 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: PETITION SPECIAL EXCEPTION * BEFORE THE
E/S of Satyr Hill Road, 180' * ZONING COMMISSIONER
S of the centerline of Lowell * OF BALTIMORE COUNTY
Ridge Road (8831 Satyr Hill *
Road) - 9th Election District *
William F. Wilke, Inc., * Case No. 84-264-X
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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

The Petitioner, by its Counsel, appeared. Jerome Shuman, a registered engineer, appeared and testified for the Petitioner. Also appearing was John Zeeman, a partner in the development of the site and an employee of the Petitioner. There were no Protestants.

Testimony indicated that the Petitioner proposed to construct a three-story office building, Class B, on the site. Each story will contain approximately 6,100 square feet. The Class B office building meets the definition found in Section 101 of the Baltimore County Zoning Regulations (BCZR) and would serve primarily as offices for the developer. There are presently two former dwellings being utilized as office buildings on the property, both of which would be razed.

Mr. Shuman testified that, in his opinion, there would be no adverse impact on the health, safety, and general welfare of the community. The site is surrounded mostly by commercial uses but has some residential. He also felt that there would be no significant increase in traffic generated nor any traffic congestion resulting therefrom. The proposed building meets all of the applicable regulations, particularly Section 203.2, and in his opinion, would be entirely compatible with the area and adjacent residential uses.

The County Review Group (CRG) has approved the development plan and found that there was compatibility pursuant to Section 203-10A, Baltimore County Code.

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, i.e., adjacent commercial activity, heavy commercial traffic, or other similar factors. When the County Council classified the site R-O, it intended a Class B office building to be constructed on the site. The cardinal rule in the construction of statutes is to effectuate the real and actual intention of the Council. Puritoy v. Merc.-Safe Dep. & Trust, 273 Md. 58 (1974). By necessity, "compatibility" must include the effect on present or future uses of nearby residential zones and also include any other adjacent commercial uses in order to determine the impact of the proposed use. The uses adjacent to the site further underscore the compatibility of the proposed office building.

The Petitioner seeks relief from Section 203.3.B.2, pursuant to Section 502.1, BCZR.

It is clear that the BCZR permit the use requested by the Petitioner 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 by Sections 502.1 are satisfied by the Petitioner.

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

The Petitioner has 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 Petitioner has 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 do not show that the proposed use at the particular location described by Petitioner's 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. Fritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the community, 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 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 13th day of April, 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 Petitioner's Exhibit 1, be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

By _____
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE 4/12/84
BY [Signature]

ORDER RECEIVED FOR FILING
DATE 4/12/84
BY [Signature]

ORDER RECEIVED FOR FILING
DATE 4/12/84
BY [Signature]

BY [Signature] PLANNING
DATE 6/14/85
BY [Signature] ZONING COMMISSIONER
DATE 6/14/85

84-264-X
C-715-84

DR-16

Dropped 6 mg. Serotonin
from 10 mg. That's --
drop per drop as you
can see.

1/16 1947
H. H. C.
2000
(K. H. C.)

E. coli

Additional Notes

5715 Delta 0.58374 (4 to Delta + 4.111111111111111
 11. + 10. of Delta 11.111111111111111)
 NET 0.7185 (Delta + 4.111111111111111 + 4.111111111111111)

AMOUNT DUE FROM SPONSOR - \$100.00
 REQUIRED - 0.21094% (2% of \$100.00)
 PROVIDED - 0.21094%
 NEAREST TRADING FACILITY - TOST
 LOCATION - 0.21094% (2% of \$100.00)

ADT 5 284

تونس ١٩٨٤

Geological Formations, Other
Natural Features,
Archaeological Sites, Cultural
Areas, Unpublished Special Values,
Historic National Sites or
Historic Buildings on the Site

Sou. Tree - BFB - Callow Salt Looms - 1 large, 1 small Salt Loom
Water runs off rapidly, no standing water, no standing water
Looms - 100 - 1000 (2000) (2000) (2000)

High Pressure Sodium, mounted
on the Building Group Hook Co.
FEP 25 T3 - 10/25/00 - Turn MVD.
2 LEC 2 on opposite + (b) back view - from
the building side.

No Fault And Proposed Action
No Serious Faults Are Reported
No Major Graving Channel Has Remains
Area Is Not In A State Of
From Water Management Department Has Been Rejected
Spring & Water Come To 885 Wm. Co. Tunnel To 8020 To Be Approved

APPOINT: 8851 Satter Hill Assoc.
8851 Satter Hill Road
Baltimore, Maryland 21234
Phone 661-3400

GENERAL PERSONS: MR A. C. GREEN, MR R. F. FORD
MR J. F. GREEN, MR H. C. WILSON

DR-5.9

Part of Beginning

100' to centerline
of Lowell Ridge Road

SATYR

A. L. SNIDER
SINGERSON
1911 JANUARY 1912

WESTERN MASSACHUSETTS
JANUARY 1994

1980

2 ft. Comp. Base

6 in. Comp. Subgrade

TYPICAL PAVING SECTION

DR-14

General Notes:

- 1) Previous Relations - W-2, 2-X, 79-49-XA and Z-23-64
- 2) Existing Zoning - R.O

2) The purpose of this petition is to request a Special Exception to permit a Class B building in an R-2 Zone.

4) Setbacks - Rear 7.0 Sides 12.75 Front 14.25
5) Building Area - 18,270 sq ft (45 x 42 x 9)
Floor Area Ratio = 0.497

6) Parking Requirements

1st Floor = 690sq/500 =	27.8 Spaces
2nd Floor = 690sq/500 =	12.8 Spaces
3rd Floor = 690sq/500 =	12.8 Spaces
Total Spaces required =	44.6 Spaces
Total Spaces provided =	46 Spaces

1) Building Hgt. 10' Building Character - Contemporary
2) Building Exterior Materials - Formed and Cast
3) Existing Use - Office for Contractors
10) Hours of Operation: 7:00 AM to 7:00 PM, 1st of Sept. 2015 - 15
Notes: without F with: Dr. ELLIOTT 923-1111
without F with: ELLIOTT 4030-300
without F with: 312-333-1111

Special Note:
The proposed future
right of way for leaving
Vermont is 60 feet
wide and is not 200 feet
wide as originally
proposed.

646370-70
D9 p23

Revised

SITE PLAN & ZONING PLAN 7/8-8

SPECIAL EXCEPTION *U.S. 11*

0831 SATYR HILL ASSOC. PROPERTY

8851 SATUR HILL ROAD (PH. 541-)

BALTIMORE COUNTY, MARYLAND

DATE: 12/10/2006 17:1706

COMMERCIAL DISTRICT NO. 4
TAX MAP OF

WAT-385420 No. 4 Cuyahoga County, Ohio

1000

1990年12月

Revised 1.15.84 Site layout and building

645