

# PETITION FOR SPECIAL EXCEPTION 84-270-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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

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

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

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

Contract Purchaser:

Benjamin Blum

Signature

13 Keyser Woods Court

Pikesville, Maryland 21208

City and State

Attorney for Petitioner:

Paul Wartzman

(Type or Print Name)

Signature

25 S. Calvert Street

Baltimore, Maryland 21202

City and State

Attorney's Telephone No.:

Legal Owner(s):

Philip Bluefeld

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Signature

Signature

401 Reisterstown Road

Pikesville, Maryland 21208

City and State

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

BENJAMIN BLUM

Name

484-5410

Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day

March

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 through

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 11th day of April, 1984, at 10:30 o'clock

Call John

Zoning Commissioner of Baltimore County.

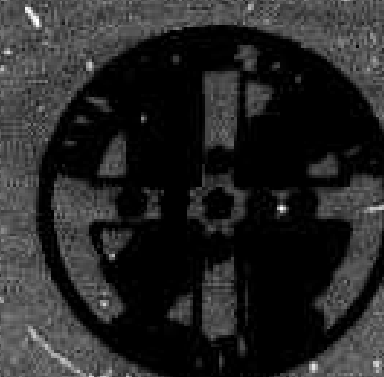
E.C.O.-No. 1

(over)

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 30, 1984

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

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Paul Wartzman, Esq.  
25 South Calvert Street  
Baltimore, Maryland 21202

RE: Case No. 84-270-X (Item No. 226)  
Petitioner - Philip Bluefeld  
Special Exception Petition

Dear Mr. Wartzman:

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 plan or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to construct an office building on this property, this special exception is required. This property was the subject of a recent zoning hearing R-83-66, which granted the current zoning.

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

Very truly yours,

Philip B. Commodari  
Chairman  
Zoning Plans Advisory Committee

ENCLOSURE

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

## COUNTY REVIEW GROUP MEETING MINUTES

Wednesday, February 29, 1984

WILLIAMSBURG SQUARE  
DISTRICT 1

## COUNTY REVIEW GROUP - THOSE PRESENT\*

Catherine L. Warfield, Chairman - Dept. of Public Works  
Susan Carroll, Co-Chairman - Office of Current Planning

## Developer's Representative

Benjamin Blum - Developer  
David Billingsley - Hudkins Assoc., Developer's Engineer  
Paul Wartzman - Attorney for Developer

\*Attachment - Interested Citizen

The meeting was called to order at 2:30 p.m. by Mrs. Warfield, Chairman of the County Review Group. Mrs. Warfield explained the purpose of the meeting and introduced the developer and his representatives.

Mr. David Billingsley, developer's engineer, presented a plan which was revised from the original submittal. It addressed comments from the following agencies: 1) The layout was revised as suggested by the Office of Planning; 2) The storm drain system was relocated to the public road and connected to the existing public system within 11 Slade property.

Susan Carroll, Office of Current Planning, summarized the written comments submitted from Planning, Zoning, Traffic Engineering, Developer's Engineering Division, Health, Fire Dept., and Recreation & Parks. A copy of the comments was given to the developer and his engineer and are made a part of these minutes.

## CITIZENS' COMMENTS

Mr. Kohnstein, an attorney representing residents at the 11 Slade apartments, expressed general concern for the appearance of offices proposed on the site as well as the storm drain outfall. Several residents objected to the proposal on the grounds of aesthetics.

The information presented demonstrated that the plan conforms to County requirements with the exception of a few minor points which are: add a note that the plan is located in the Pikesville Revitalization Area; highlight amenity open space; show the location of a sign in compliance with Zoning Regulations if one is proposed.

## 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

Dev. (WARTZMAN)

Dev.

Name Paul Wartzman

Ben Blum

David Billingsley

Charles M. Lanning

David W. Billingsley

Howard Kohnstein

David W. Billingsley

WILLIAMSBURG SQUARE  
2:30 p.m.  
February 29, 1984

Address

25 S. Calvert St.

13 Keyser Woods Ct.

11 Slade Ave. - 107A

11 Slade Ave. - 909

PCGC

1413 Reisterstown Road

PCGC

1413 Reisterstown Rd.

11 Slade Ave. - 21208

618 408

324 St. Paul Place 21202

200 E. Joppa Road

## BALTIMORE COUNTY, MARYLAND

Subject: County Review Group Comments

Date Feb. 16, 1984

From: Dept. of Recreation and Parks

Project Name: WILLIAMSBURG SQUARE

Preliminary Plan

Project Number:

Development Plan

Location: Warren Road off Reisterstown Rd.

Final Plan

Districts: 3, C-2

CRG Plan I

## COMMENTS:

Can the 26 Class "B" Office Buildings eventually become residences?

If so, then the Local Open Space should be required and calculated as follows:

(50 sq.ft. per unit x 26 units = 16,900 sq.ft. = 0.3888 AC

Fee in Lieu of L.O.S. = \$3,256.65

Albert R. Swalla, Jr.  
Facilities Coordinator

February 28, 1984  
Date  
COUNTY REVIEW GROUP  
COMMENTS ON PROPOSED SUBDIVISION PLANS  
BALTIMORE COUNTY DEPARTMENT OF HEALTH

Williamsburg Square  
Subdivision Name, Section and/or Plat  
Benjamin Blum  
Developer and/or Engineer  
Hudkins Assoc., Inc.  
Jesse Felle  
Watershed No. of LOTS 1.9 Total Acreage 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, are 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 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
- It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: as amended dated February 28, 1984 in the attached
- It is recommended this plan not be approved at this time. See revision and/or comments.

REVISIONS AND/OR COMMENTS: jef



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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26<sup>th</sup> day of April, 1984, that the Petition for Special Exception for a Class B office building, in accordance with the site plan prepared by Hudkins Associates, Inc., revised April 11, 1984, marked Petitioner's Exhibit 4, and approved by the County Review Group, is hereby GRANTED, from and after the date of this Order, subject, however, to the following:

1. All signs shall be in compliance with Section 203.3.C of the Baltimore County Zoning Regulations (BCZR).
2. Additional major deciduous trees shall be planted approximately every 30 feet along the southern strip zoned D.R.5.5. Additional shrubs and/or trees shall be added between the rear of the buildings and Warren Road.
3. Outside lighting shall not exceed 12 feet in height, be of the cut-off variety, and shall comply with Section 409.2.C.3 of the BCZR.
4. No dumpster shall be located on the site.
5. Medical offices shall be limited to those for which parking can be provided within the 87 spaces shown on Petitioner's Exhibit 4.
6. A revised site plan, incorporating the above restrictions, shall be submitted and approved by the Office of Planning and Zoning.
7. No building permit shall be issued until the expiration of any and all appeal periods.

*[Signature]*  
Deputy Zoning Commissioner of  
Baltimore County

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Brooks Stafford Date: February 28, 1984

FROM: Stephanie A. Taylor

SUBJECT: ENVIRONMENTAL EFFECTS REPORT - WILLIAMSBURG SQUARE  
CRG MEETING FEBRUARY 29, 1984 2:30 P.M.

PLAN REVIEW NOTES

1. Office building on 1.92 acres.
2. Public water and public sewer proposed.
3. Not in reservoir watershed.
4. No wetland soils.
5. No streams on site.
6. Stormwater management is required.
7. Proposed impervious area is 1.24 acres.

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.
  - 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.

SAT:pm

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Catherine Warfield, C.R.G. Date: February 13, 1984

FROM: Charles E. Bumbas, Chief, Building Plans Review C.F.B.

SUBJECT: Williamsburg Square, District 3 C2  
S/S Warren Road East of Reisterstown Road

- 1) Easing permits are required for razing of existing structures.
- 2) Separate permits are required for various improvements to property such as grading, paving, building, etc., etc. A list may be obtained in room #100 - ask for a fee schedule.
- 3) If the buildings are for rent as separate offices ("B" use), each tenant is required to be provided with a one hour separation between the adjoining tenant and himself. Each tenant shall be provided with approved exits independent of the adjoining tenant's space as per Bill #4-72.
- 4) Unless each occupant is provided with two approved exits from each level, the building shall be made to comply with Table 809.3 Single Unit construction and its limitations.
- 5) If the units are for sale they would be considered condominiums unless there are property lines and fire walls established according to Code. Condom of course are required to be so recorded under State Law. We would require the structures to comply with the construction requirements of "B" use as indicated in Article 3 of the Building Code and Bill #4-82.
- 6) It shall be the designers responsibility to establish how the building conforms to the height and area requirements, the use group requirements, the required fire separation and exit requirements and other applicable Sections of Code in Table 303.2.
- 7) The Plans, Plans Review Data Sheets and any required Engineering or technical data shall be signed and sealed by a registered in Maryland Architect and/or Engineer.
- 8) Access by the Handicapped will be required as each level is over 4,000 square feet and there are no indications of fire walls to classify the structure as separate buildings under the Building Code.
- 9) Any open space used in determining the height and area by using perimeter mark up is required to be accessible by an 18'-0" fire lane, as per Article 5.

CEB/vw

Copy: Nicholas Comodari, Zoning

RECEIVED  
FEB 28 1984

BUREAU OF PUBLIC SERVICES

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS  
FROM: OFFICE OF PLANNING AND ZONING DATE: February 29, 1984

PROJECT NAME: WILLIAMSBURG SQUARE PLAN: XXXXXXX-XXXXXX

COUNCIL & ELECTION DISTRICT: III-258 PLAN EXTENSION: \_\_\_\_\_

REVISED PLAN: \_\_\_\_\_

PLAT: \_\_\_\_\_

The Office of Planning and Zoning has reviewed the subject plan dated January 23, 1984 and has the following comments:

The plan must be redesigned to provide on-site circulation between the two parking areas. It is suggested that the office buildings be located closer together, thereby creating an atrium area in front of the buildings which could be nicely landscaped. The parking spaces eliminated by this redesign could be relocated elsewhere on the site. Some parking could be accommodated directly off of Warren Road.

The portion of the site zoned D.R.5.5 must be well screened and landscaped since this area is adjacent to residential property.

This site is located in the Pikesville Revitalization Area, which must be so noted on the plan.

The location of the amenity open space should be clearly highlighted on the plan.

The schematic landscape plan is generally acceptable, however it should include additional planting along the rear of single family detached lots. If redesign of the site proposes a driveway or parking in this area, heavy screen planting will be required.

*[Signature]*  
Susan Carroll (P.M.)  
Susan Carroll

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: 2/29/84

FROM: ZONING

PROJECT NAME: Williamsburg Square PLAN: \_\_\_\_\_

LOCATION: S/S Warren Rd. E. of Reisterstown Rd. DEVELOPMENT PLAN: \_\_\_\_\_

DISTRICT: 3rd District PLAT: \_\_\_\_\_

The following comments were based on the CRG plan dated 1/23/84.

1. A Special Exception for a Class B Office Building, Item No. 226, was filed on 2/22/84. The property was also the subject of a zoning reclassification hearing, B-83-66 granted 1/13/83 which resumed the portion of the site zoned D.R. 16 to R.O. and retained a narrow strip of D.R. 5.5 zoning along the southeastern property line. CRG approval may occur, the final outcome is dependent upon the outcome of the Special Exception hearing, however.
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 Sect. 502 and the legislative intent of the R.O. zone, Section 203.2 of the BCZR. "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. The following revisions should be made on the CRG plan prior to plan approval.
  - a. The specific areas devoted to amenity open spaces must be clearly shown on the plan. Any area which adjoin the parking lot must be a minimum of 7' in width. The area located in the D.R. 5.5 zone may not be included in the minimum amenity open space requirements.
  - b. The proposed signage should be indicated on the plan. R.O. permits a sign of 8 sq. ft., non-illuminated and attached to the building wall.
  - c. Four foot high compact screening must be provided for all parking areas that are across from or adjacent to residential zones. The schematic landscape plan appears to meet the minimum requirements.

*[Signature]*  
DIANA TITTE  
Zoning Associate III

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: February 28, 1984

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

PROJECT NAME: Williamsburg Square

PROJECT NUMBER: #84038

LOCATION: S/S of Warren Road,  
E. of Reisterstown Road

DISTRICT: 3C2

The Plan for the subject site, dated January 23, 1984, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

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

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

The Developer is responsible for the full cost of all highway and storm drain 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.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

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

The Plan is satisfactory pending conformance with the following comments.

Project #84038  
Williamsburg Square  
Page 2  
February 28, 1984

HIGHWAY COMMENTS:

Warren Road is an existing road, which shall ultimately be improved as a 30-foot street cross-section on a 50-foot right-of-way.

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

- a. 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.
- b. 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.
- c. The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.
- d. The preparation of the right-of-way plats for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way.
- e. 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.
- f. 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.
- g. The relocation of any utilities or poles as required by the road improvements.

The interior street and parking areas are private. The Developer is totally responsible for construction and maintenance of the on-site paving.

Warren Road may not be terminated into the private parking area, as shown on the Plan. A permanent turnaround must be constructed at the end of Warren Road.

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

Project #84038  
Williamsburg Square  
Page 3  
February 28, 1984

HIGHWAY COMMENTS: (Cont'd)

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot 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.

In accordance with Bill No. 31-72, street lights are required in all developments. The Developer will be responsible for the full cost of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

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.

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

Screening shall be placed so as to prevent headlights within the parking areas from interfering with the traffic on the adjacent road.

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.

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.

Security is required covering the cost of the curb and gutter and paving fronting on the lots that have both existing water and sewer.

STORM DRAIN, 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 design 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.



**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.

A sediment control plan is required.

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.

The existing drainage system behind Eleven Slade Apartments is private and may not be used as an outfall for this property. The existing public storm drain which traverses the Eleven Slade property may be reached through an existing easement between the drain and Warren Road. However, the existing public storm drain does not have adequate capacity to handle the runoff from this property.

The Developer shall be responsible for the supplementation of the existing drainage system and/or storm water management as necessary to reduce the runoff from this site to the capacity of the existing storm drain for 10 and 100-year design discharges. Porous paving and stone reservoir may not be sufficient to attain the degree of management required.

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

As a minimum, a permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the 1932 Baltimore County Storm Water Management Policy and Design Manual adopted January 17, 1983 and as amended.

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

The public storm drain extension required to serve this site must include construction of public drains in Warren Road extending to the sump area just to the west of this property.

Temporary construction easements of adequate width are necessary adjacent to all offsite rights-of-way or easements where utility construction is planned. They should be indicated on the right-of-way plat and construction drawings.

**WATER AND SANITARY SEWER COMMENTS:**

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

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

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

If the Developer increases the plumbing facilities to the equivalent of a dwelling unit or more, the System Connection Charges will apply. The amount to be determined and payable upon application for the Plumbing Permit. The Developer will be given credit for one System Connection Charge for each existing house which is now connected into the public service.

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

The existing 6-inch water main in Warren Road is over 50 years old and it is anticipated that flows from this main may not be adequate to provide the required fire protection. A fire flow test must be taken to determine the existing flows. The Developer shall be responsible for the cost of the fire flow test.

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

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

The Developer shall be responsible for any supplementation or repair of the existing water main required to provide fire flows acceptable to the Fire Department.

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

EAM:REC:sa

cc: File

SUBJECT: SUBDIVISION REVIEW COMMENTS

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

PROJECT NAME Williamsburg Square PRELIMINARY PLAN  
PROJECT NUMBER CHG Agenda 2/24/84 2:30 PM TENTATIVE PLAN  
LOCATION: S/S of Warren Road  
E. of Reisterstown Road DEVELOPMENT PLAN  
DISTRICT: 3 FINAL PLAT

**Comments**

1. Fire Flow Test is required to be conducted by the Baltimore City Water Dept. on Warren Road, as close to proposed site as possible. Test results are to be forwarded to the office of the Fire Protection Engineer.
2. Submitted site plan fails to indicate existing/or proposed fire hydrants at 300 foot intervals in accordance with the Baltimore County Standard Design Manual. Additional on site fire hydrant is required.
3. Proposed buildings shall be designed and constructed in accordance with the Fire Prevention Code and 1981. BPPA 101. Life Safety Code.

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

DEPARTMENT OF TRAFFIC ENGINEERING  
BALTIMORE COUNTY, MARYLAND

DATE: February 28, 1984

PROJECT NAME: Williamsburg Square C.R.C. PLAN: X  
PROJECT NUMBER & DISTRICT: 3 C 2 DEVELOPMENT PLAN:  
LOCATION: Warren Road E. Reisterstown Road RECORD PLAT:

The existing off-site trees and shrubs at the corner of the west property line and Warren Road, need to be removed. If this cannot be accomplished, then the entrance should be eliminated or relocated.

C. Richard Moore  
Acting Deputy Director  
Traffic Engineering



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

March 22, 1984

Dear Mr. Jablon: Revised  
Comments on Item # 226/ Zoning Advisory Committee Meeting are as follows:  
Property Owner: Phillip Bluefield  
Location: S/S Warren Road 464' N/E from c/l Reisterstown Road  
Existing Zoning: R.O. & D.R. 5.5  
Proposed Zoning: Special Exception for Class B Office Building

Acres: 1.68  
District: 3rd.

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Age, and other applicable Codes.
- A building/ & other / permit shall be required before beginning construction.
- Residential: Three sets of construction drawings as 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 groups of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'0" of lot line. A firewall is required if construction is on the lot line, see Table 401, Item 2, Section 1107 and Table 1402, also Section 501.2.
- Requested variance appears to conflict with the State Handicapped Code, Section/s 506.
- 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.

**SPECIAL NOTE:**

1. Comments: Previous comments have not been acknowledged. Please advise how this structure will comply with: Interior access under the State Handicapped Code Section .06 also the height and area requirements of the Baltimore County Building Code, Article 5. Existing buildings to be razed will require raising permits. Elevation lines appear as dashed lines on the plan.

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 N. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burman, Chief  
Plans Review

**BALTIMORE COUNTY PUBLIC SCHOOLS**

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 5, 1984

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

I.A.C. Meeting of: March 6th, 1984

RE: Item No: 225 (226, 227, 228, & 229).  
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,

W. J. Petrovich  
Nick Petrovich, Assistant  
Department of Planning

MNP/1h



HARRY J. PISTE, P.E.  
DIRECTOR

April 26, 1984

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

Re: Item #226 (1983-1984)  
Property Owner: Phillip Bluefield  
S/S Warren Rd. 464' N/E from centerline  
Reisterstown Rd.  
Acres: 1.68 District: 3rd

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

**General:**

Comments were supplied in conjunction with the Zoning Advisory Committee review of this property for Item 13, Zoning Cycle III (April-October 1982).

The Subdivision Review Comments, February 28, 1984, were supplied by the Developers Engineering Division for this property (Project #84038).

This property was reviewed by the County Review Group February 29, 1984.

This office has no further comment in regard to this Item #226 (1983-1984).

Very truly yours,

Robert A. Norton, P.E., Chief  
Bureau of Public Services

EAM:EAM:sa

cc: Robert Covachy (Williamsburg Square)

0-27 Key Sheet  
26 & 27 SW 19 Pos. Sheets  
RW 7 E Topo  
75 Top Map



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner  
Date: March 29, 1984  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
Philip Bluefeld  
SUBJECT: 84-270-X

Please consider the minutes and comments of the CPB to be the position of this office.

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

NEG/JGH/sf

RE: PETITION FOR SPECIAL EXCEPTION: BEFORE THE ZONING COMMISSIONER  
S/S Warren Rd., 464' NE of the  
Centerline of Reisterstown Rd., OF BALTIMORE COUNTY  
3rd District  
Philip Bluefeld, Petitioner Case No. 84-270-X

### 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.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 23rd day of March, 1984, a copy of the foregoing Entry of Appearance was mailed to Paul Wartzman, Esquire, 25 S. Calvert Street, Baltimore, MD 21202, Attorney for Petitioner; and Mr. Benjamin Blum, 13 Keyser Woods Court, Pikesville, MD 21208, Contract Purchaser.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman

IN THE MATTER OF THE APPLICATION OF PHILIP BLUEFELD FOR A SPECIAL EXCEPTION FOR A CLASS B OFFICE BUILDING S/S OF WARREN ROAD 464' NE OF C/L OF REISTERSTOWN ROAD 3RD DISTRICT  
BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY  
84-270-X

### OPINION AND ORDER

The above captioned matter having come before this Board on an appeal from a decision of the Deputy Zoning Commissioner, dated April 26, 1984, the parties having appeared with counsel before the Board, an Agreement, dated July 26, 1984, having been entered into the record and certain stipulations having been recited into the record indicating that all parties had agreed to the affirmation of the decision of the Deputy Zoning Commissioner, dated April 26, 1984, with certain restrictions, it is, therefore, this 2nd day of August, 1984, by the County Board of Appeals, ORDERED that the decision of the Deputy Zoning Commissioner, dated April 26, 1984, be and hereby is AFFIRMED, and

IT IS FURTHER ORDERED that the Petitioner shall:

- Refrain from removing the trees immediately adjacent to the properties of the Protestants during that period in which the subject office building is being constructed.
- Petitioner and/or Contract Purchaser shall erect a blocking fence set back six and one-half feet (6 1/2') from the southernmost property line of the property to be developed by the Petitioner and/or Contract Purchaser, said blocking fence to run continuously along that line on which same is erected. Said blocking fence shall be no less than eight feet (8') in height.
- Petitioner and/or Contract Purchaser shall plant white pine trees, each four to five feet in

PHILIP BLUEFELD - #84-270-X

height, eight feet (8') apart, along the line between the blocking fence mentioned in subparagraph (b) and the southernmost property line of the development.

d. The sixteen (16) parking spaces denoted on the plat shall be designated as employee parking only and the use of those parking spaces shall be so limited.

Any appeal from this decision must be in accordance with Rules

B-1 thru B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

*William A. Ward*  
William A. Ward, Acting Chairman

*Patricia Phipps*  
Patricia Phipps

*LeRoy E. Grier*  
LeRoy E. Grier

## County Board of Appeals of Baltimore County

Room 200 Court House (Hearing Room #218)  
Towson, Maryland 21204  
(301) 494-3180

June 19, 1984

### NOTICE OF ASSIGNMENT

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

CASE NO. 84-270-X PHILIP BLUEFELD  
S/S Warren Rd., 464' NE of c/l of Reisterstown Road  
3rd District  
SE-Class B office building  
4/26/84 - D.Z.C.'s Order - Granted w/restrictions

ASSIGNED FOR: THURSDAY, JULY 26, 1984, at 10 a.m.

cc: Paul Wartzman, Esq. Counsel for Petitioner  
Philip Bluefeld Petitioner  
Benjamin Blum Contract Purchaser  
Stuart Levin, Esq. Counsel for Protestants  
Richard Cohn, Esq. " " "  
John Dowell Protestants  
Phyllis C. Friedman People's Counsel

N. E. Gerber  
J. Howell  
J. Jung  
J. Dyer  
Rev. Mary Jo Zimmerman

June Holman, Secy.

## BURKE, GERBER, WILEN, FRACCONARO & RADDINO

ATTORNEYS AT LAW  
9 WEST CALVERT STREET  
BALTIMORE, MARYLAND 21201-4450  
(301) 754-1235

STANLEY H. WILEN  
JOHN A. FRACCONARO  
IRVING F. COHEN  
JACQUES RADDINO  
CATHERINE F. GIFFENBERG  
LEONARD RADDINO  
MICHAEL H. HANMER  
LEONARD F. GIFFENBERG  
ALLAN J. BIRNER  
HARVEY L. PAUL  
STUART LEVIN  
CURTIS C. COHEN  
NEIL J. BUTNER  
RICHARD F. COHEN  
BRUCE D. BROWN  
JAMES R. WOOTEN  
JOHN A. PICCOLI, JR.  
DANIEL V. JANTHONG  
RACHEL K. ZELAND  
SARAH Y. SCARDES

ARTHUR C. SHIMMURDER  
OF COUNSEL  
HENRY S. BURKE  
THOMAS J. HENRY  
COUNSEL EMERITI  
DAVID GERBER  
WENDY DITZ  
CAROL ROSE & R

August 6, 1984

### HAND DELIVERY

Paul Wartzman, Esquire  
Wartzman, Rombro, Rudd & Omansky, P.A.  
25 South Calvert Street  
Baltimore, Maryland 21202

RE: In the Matter of the Application of Phillip Bluefeld for a Special Exception for a Class B Office Building S/S of Warren Road, 464 Feet Northeast of C/L of Reisterstown Road, Third District Before the County Board of Appeals of Baltimore County; Number: 84-27-X

Dear Paul:

This is to confirm in writing that I represent the various Protestants in the above-captioned appeal. I have received a copy of the opinion and order of the County Board of Appeals, dated August 2, 1984. That opinion and order is consonant with the agreement entered into between my clients, namely the Protestants in the above-captioned appeal, and your client, Benjamin Blum, the contract purchaser.

This is to inform you that the Protestants will not file an appeal from the order of the County Board of Appeals entered on August 2, 1984. Accordingly, that order should be considered final and your client should be able to obtain the building permits necessary to proceed with the project.

If I can be of any further assistance, please do not hesitate to call. Give Ben my best wishes for his success.

Very truly yours,

*Paul Wartzman*  
Paul Wartzman

SL: jma

COLUMBIA OFFICE  
WALTER FINE  
Registered Surveyor  
PHONE 730-8000

## TOWNSHIP OFFICE HUDKINS ASSOCIATES, INC.

Engineers, Surveyors and  
Landscape Architects  
200 EAST JONES ROAD  
SUITE 101, SMALL BUILDING  
TOWSON, MARYLAND 21204  
PHONE: 820-0000

NEEL AIR OFFICE  
L. GORDON WOLFE  
Landscape Architect  
PHONE 830-0000

March 6, 1984

### DESCRIPTION FOR SPECIAL EXCEPTION:

Beginning at a point on the south side of Warren Road (25 feet wide) East distant 484 feet more or less from the intersection formed by the centerline of Reisterstown Road with the south side of said Warren Road thence North 49 degrees 29 minutes 00 seconds East 363.24 feet thence North 46 degrees 20 minutes 16 seconds West 24.76 feet thence North 49 degrees 29 minutes 00 seconds East 27.00 feet thence South 46 degrees 20 minutes 16 seconds East 205.75 feet thence South 49 degrees 39 minutes 08 seconds West 448.25 feet thence North 37 degrees 25 minutes 35 seconds West 179.01 feet to the place of beginning.

Saving and excepting all that portion of land zoned D-R-5-5.

PIKESVILLE  
Community Growth

1413  
Reisterstown Road  
Pikesville,  
Maryland 21204

Telephone  
(301) 484-2310

Minutes  
South Area Planning Committee Meeting  
Thursday, March 8, 1984

The meeting opened with a discussion of the PGC process for the guests present.

Mr. Ben Blum presented his plans for the development of 26 townhouse office units on Warren Road.

The project will be Williamsburg style with a mall area between the two rows of units. It will have about 29,000 sq. ft. of office space in 26 two story units. The average unit will be about 576 sq. ft. There will be no retail use in the project. Mr. Blum indicated that he plans to target the small business office user such as small insurance agents, attorneys, etc. for the project. He hopes to begin the project in June and expects to take about 18 months to complete.

Mr. Blum will need a special exception to develop the project and the zoning hearing is scheduled for April. (The property will be posted prior to the hearing.)

Questions were raised regarding the parking. Mr. Blum indicated that the site will have about 120 spaces which is above the code requirement. He also indicated that improvements will be made to Warren Road at the development site. (No plans are underway to widen Warren Road at any other point.) The project provides for landscaping and screening so that the parking will not intrude on the residents on Maryland Avenue.

The major issue identified was traffic flow. It was explained that Baltimore County Traffic had reviewed the plan and approved the project as presented. Questions were raised about the position of State Highway. (No comments from State Highway are required since the development is on the County Road.) Concerns were raised by members of Sudbrook United Methodist Church about ingress and egress since Warren Road is narrow and at times it is difficult for the traffic using the road at the present time. Mr. Blum again stated that Baltimore County Traffic feels that the project will work and the traffic counts generated will be accommodated.

Mr. Blum offered the use of the parking to the Church for Sunday services since the offices will not be open. He also offered to attend a meeting at the Church to discuss the project and present the plans.

PETITIONER'S  
EXHIBIT



Additional questions raised were about trash removal. Mr. Blum indicated that the trash will be removed using regular trash collection and dumpsters will not be used on the site. Signage will be done at the entrance to the project and on each unit. Lighting will be provided but will not be used to light the parking area when the offices are closed. Mr. Blum indicated that he will be moving into some of the space himself and will therefore be on site if problems arise.

After all the questions were raised, the planning committee members voted to approve and support the plan. The only reservation relates to the traffic flow which remains a concern with all projects developed in Pikesville.

Members of the Church questioned why they were not informed of the CRG hearing. Diane explained that the property was posted prior to the CRG meeting. No public notice is given in the newspapers however. Diane suggested that people contact Gary Huddles about this since she is aware that Gary is looking into this issue.

A review of the POGC current projects provided people present with some brief idea of the many things that are happening in Pikesville. It was suggested that the Church forward the name of a representative for the Planning Committee to the POGC office so they will be informed of future meetings.

The meeting adjourned at 5:45 p.m.

submitted by:

Diane Frederick

# PETITION FOR SPECIAL EXCEPTION

3rd Election District

ZONING: Petition for Special Exception

LOCATION: South side Warren Road, 464' ft. Northeast of the centerline of Reisterstown Road

DATE & TIME: Wednesday, April 11, 1984 at 10:30 A.M.

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

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

Petition for Special Exception for a Class B office building

Being the property of Philip Bluefeld, 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



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

ARNOLD JABLON  
ZONING COMMISSIONER

April 2, 1984

Paul Wartman, Esquire  
25 S. Calvert Street  
Baltimore, Maryland 21202

Re: Petition for Special Exception  
S/S Warren Rd., 464' NE of the c/l of  
Reisterstown Road  
Philip Bluefeld - Petitioner  
Case No. 84-270-X

Dear Mr. Wartman:

This is to advise you that \$48.00 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  
Zoning Commissioner

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

DATE: 4/17/84 ACCOUNT: R-01-615-000

AMOUNT: \$48.00

RECEIVED FROM: Brookwood Homes, Inc.  
FOR: advertising & posting Case #84-270-X  
(Philip Bluefeld)

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL EXCEPTION  
3rd Election District  
S/S Warren Rd. 464' NE of the c/l of Reisterstown Road  
Philip Bluefeld - Petitioner  
Case No. 84-270-X

DATE & TIME: Wednesday, April 11, 1984 at 10:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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Petition for Special Exception for a Class B office building

Being the property of Philip Bluefeld, 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

## CERTIFICATE OF PUBLICATION

Pikesville, Md., April 2, 1984

That the annexed advertisement in the NORTHWEST STAR a weekly newspaper published in Pikesville, Baltimore before the 11th day of April, 1984

publication appearing on the 21st day of April, 1984 the second publication appearing on the 28th day of April, 1984 the third publication appearing on the 5th day of May, 1984

THE NORTHWEST STAR

Manager

Cost of Advertisement \$20.00

March 8, 1984

Paul Wartman, Esquire  
25 South Calvert Street  
Baltimore, Maryland 21202

### NOTICE OF HEARING

Re: Petition for Special Exception  
S/S Warren Rd., 464' NE of the c/l of Reisterstown Road  
Philip Bluefeld - Petitioner  
Case No. 84-270-X

TIME: 10:30 A.M.

DATE: Wednesday, April 11, 1984

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

cc: Benjamin Blum  
13 Keyser Woods Court  
Pikesville, Maryland 21208

ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

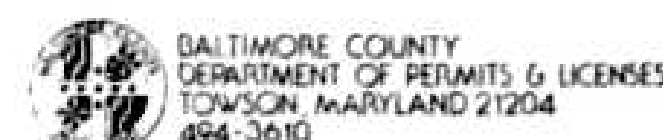
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 2/27/84 ACCOUNT: 01-615-003

AMOUNT: \$100.00

RECEIVED FROM: Brookwood Homes, Inc.  
FOR: Filing Fee for Case #84-270-X

VALIDATION OR SIGNATURE OF CASHIER



TED ZALESKI JR.  
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 226 Zoning Advisory Committee Meeting are as follows:

Property Owner: Philip Bluefeld  
Location: S/S Warren Road 464' N/E from c/l Reisterstown Road  
Existing Zoning: R.O. & D.R. 5-5  
Proposed Zoning: Special exception for Class B Office Building

Area: 1.68  
District: 3rd.

The items checked below are applicable:

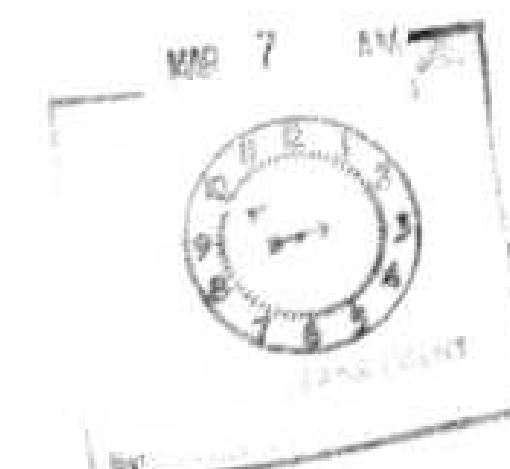
- All structures shall conform to the Baltimore County Building Code 1961/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
  - A building & other permit shall be required before beginning construction.
  - Residential: Three sets of construction drawings 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 1601, Item 2, Section 1607 and Table 1602, also Section 503.2.
  - Requested variance appears to conflict with the Baltimore County Building Code. Due to the various areas of possible Code problems it is recommended the designer contact this office before proceeding further to determine if an acceptable alternative can be found to some of the more serious problem areas.
  - A change of company shall be applied for, along with an alteration permit application, and the required set 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 1601.
  - Comments - Please advise how access will be provided to the various levels in each structure in compliance with State Regulations 05.01.07; Section .06 interior access, sub-section A,B, and C. This law is not subject to waivers by County Code Officials. See Section 1411.C for applicability. Compaction test will be required for foundation on fill. Height and area of structure shall comply with Section 505.
- NOTES: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham, Chief  
Plans Review

March 8, 1984

4/4/84  
N/E  
Ching Huang



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

Mr. Benjamin Blum  
13 Keyser Woods Court  
Baltimore, Maryland 21208

March 6, 1984

Re: Petition for Special Exception  
for a Class B Office Bldg. in  
an R.O. Zone  
Williamsburg Square  
Item No. 226

PHILIP BLUEFELD

Dear Mr. Jablon:

In order to attempt to accommodate the seller's request for an April settlement, as a contract purchaser, I request that the referenced hearing be scheduled as early as possible.

Thank you for your cooperation in this matter.

Very truly yours,

Benjamin Blum



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

ARNOLD JABLON  
ZONING COMMISSIONER

April 26, 1984

Paul Wartman, Esquire  
25 South Calvert Street  
Baltimore, Maryland 21202

Re: Petition for Special Exception  
S/S of Warren Rd., 464' NE of the  
center line of Reisterstown Rd.  
3rd Election District  
Philip Bluefeld - Petitioner  
No. 84-270-X (Item No. 226)

Dear Mr. Wartman:

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

Very truly yours,

Jean M.H. Jung  
Deputy Zoning Commissioner

JMBJ/mc

Attachments

cc: Stewart Levin, Esquire  
28 Maryland Avenue  
Baltimore, Maryland 21208

Richard Cohn, Esquire  
9 West Mulberry Street  
Baltimore, Maryland 21201

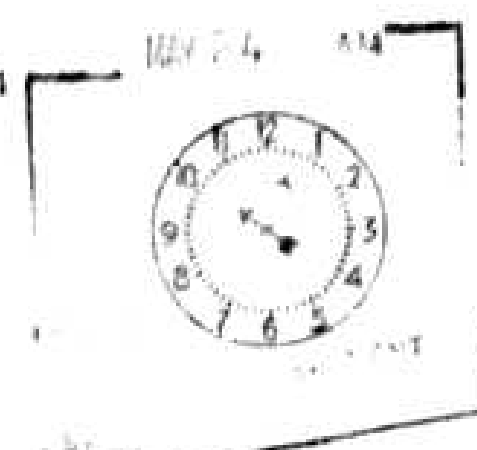
Mr. John Dowell  
1018 Kingston Road  
Baltimore, Maryland 21208

People's Council



DOBBE, GERBER, WILEN, FRASCOMANO & RADDINO  
ATTORNEYS AT LAW  
BALTIMORE, MARYLAND 21204-1450  
JUNE 1984

May 23, 1984



Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

RE: Petition for Special Exception  
No.: 84-270-X (Item No. 226)

Gentlemen:

Please be advised that this law firm represents the below-named homeowners in connection with the above-captioned matter. We wish to appeal the Order passed by the Deputy Zoning Commissioner on April 26, 1984 in accordance with the Petition for Special Exception. Enclosed herewith, you will find a check in the amount of One Hundred Ten Dollars (\$100.00), representing the filing fee and the cost of posting.

The homeowners and their addresses are as follows:

1. Stuart and Lisa Levine  
28 Maryland Avenue  
Baltimore, Maryland 21208
2. Renato D'Angelo  
26 Maryland Avenue  
Baltimore, Maryland 21208
3. Florese Applebaum  
24 Maryland Avenue  
Baltimore, Maryland 21208
4. Ronald and Ann Holstein  
22 Maryland Avenue  
Baltimore, Maryland 21208

Zoning Commissioner  
Petition for Special Exception  
No.: 84-270-X (Item No. 226)  
Page 2

Thank you in advance for your consideration in this matter.

Sincerely yours,

*Stuart Levine*  
Stuart Levine

SL:jma  
Enclosure  
cc: Paul Wartzman, Esquire  
cc: Richard F. Cohn, Esquire  
cc: Mr. John Dowell  
cc: People's Counsel

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

ARNOLD JABLON  
ZONING COMMISSIONER

May 25, 1984

Paul Wartzman, Esquire  
25 South Calvert Street  
Baltimore, Maryland 21202

Re: Petition for Special Exception  
S/S of Warren Rd., 464' NE of the  
c/l of Reisterstown Road  
Philip Bluefield - Petitioner  
Case No. 84-270-X

Dear Mr. Wartzman:

Please be advised that an appeal has been filed by Stuart Levine, Esquire, attorney for protestants, from the decision rendered by the Deputy Zoning Commissioner of Baltimore County, in the above referenced matter.

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

Very truly yours,

*Arnold Jablon*  
Arnold Jablon  
Zoning Commissioner

AJaj

cc: Richard Cohn, Esquire  
9 West Mulberry Street  
Baltimore, Maryland 21201

Mr. John Dowell  
1018 Kingston Road  
Baltimore, Maryland 21208

People's Counsel for Baltimore County



County Board of Appeals of Baltimore County

Room 200 Court House  
Towson, Maryland 21204  
(301) 494-3180

August 2, 1984

Stuart Levine, Esquire  
28 Maryland Avenue  
Baltimore, MD 21208

Re: Case No. 84-270-X  
Philip Bluefield

Dear Mr. Levine:

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

Very truly yours,

*Edith T. Eisenhart*  
Edith T. Eisenhart  
Administrative Secretary

Encl.

cc: Paul Wartzman, Esq.  
Philip Bluefield  
Benjamin Blum  
Richard Cohn, Esq.  
Mr. John Dowell  
Rev. Mary Jo Zimmerli  
Phyllis Cole Friedman  
Norman E. Gerber  
James G. Howell  
Arnold Jablon  
Jean M. H. Jung  
James E. Dyer

LAW OFFICES  
WARTZMAN, ROMBRO, RUDD & OMANSKY, P.A.  
25 SOUTH CALVERT STREET  
BALTIMORE, MARYLAND 21202  
(410) 521-0111

PAUL WARTZMAN  
RICHARD F. ROMBRO  
LEON J. RUDD  
JOSEPH D. OMANSKY  
LEE S. NICHOLS  
STEVE C. GREEN  
MICHAEL J. KAMENKOV  
MARTIN J. ALPERTSTEIN  
STUART A. ROMBRO  
ROBERT J. STEINBERG  
DAVID J. PERKINS JR.  
DANIEL W. QUANNEY

June 14, 1984

The Honorable William T. Hackett,  
Chairman, County Board of Appeals  
Room 200, Old Court House  
Towson, Md. 21204

Re: 84-270-X  
(Philip Bluefield  
Warren Road Property)

Dear Mr. Hackett:

This office represents Mr. Ben Blum, Contract Purchaser of the above property. A special exception was granted by the Deputy Zoning Commissioner and on the 30th day after the passage of this Order an appeal was taken to the Board.

Because of pressures on the Contract Purchaser arising from mortgage commitments and the lender's requirements, it is vital that the matter be set in for an expedited hearing. I am aware that the Board is in summer schedule but would earnestly request that the matter be set in specially at the Board's earliest convenience so that the Contract Purchaser does not suffer substantial financial harm as a result of the appeal.

We would appreciate your early acknowledgement of this matter.

Very truly yours,

WARTZMAN, ROMBRO, RUDD & OMANSKY, P.A.

*Richard T. Rombro*  
Richard T. Rombro

RTR/et  
cc: Stuart Levine, Esquire

6/19/84 - Following have been notified of hearing set for Thursday, July 26, 1984, at 10 a.m.:

Paul Wartzman  
Philip Bluefield  
Benjamin Blum  
Stuart Levine  
Richard Cohn  
John Dowell  
P. Friedman  
N. Gerber  
J. Howell  
J. Jung  
J. Dyer

#### SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT, made this 26th day of July, 1984, by and among Benjamin Blum ("Blum") and Stuart Levine and Lisa Levine, Renato D'Angelo, Florese Appelbaum and Ronald and Ann Holstein (collectively the "Protestants") is as follows:

#### RECITALS

Philip Bluefield is the owner of various parcels of land located on Warren Road in Baltimore County. He has contracted to sell those parcels to Blum contingent on Blum obtaining the zoning approval to build a Class B office building on those properties. The Protestants are the owners of parcels of land which are adjacent to the parcels which Philip Bluefield has agreed to sell to Blum. The Protestants have protested the grant of a special exception to build a Class B office building on the parcels of land and have appealed the grant of the special exception so permitting said use.

The parties to this Settlement Agreement desire to settle their differences in such a way as to allow Blum to build the office building on the parcels of land subject to the terms and conditions of this Settlement Agreement.

NOW, THEREFORE, in consideration of the foregoing, the parties hereto agree as follows:

1. Recitals. The foregoing Recitals are hereby incorporated into and made a part of this Settlement Agreement.
2. Covenants of Blum and Protestants. Blum and Protestants agree to submit for the approval of the Board of

Zoning Appeals of Baltimore County an order modifying the special exception previously granted to Blum as follows:

- a. None of the trees which are immediately adjacent to the properties of the Protestants shall be taken down during the period Blum is building the office building;
- b. A visually blocking fence which is set back six and one-half feet (6 1/2') from the southernmost property line of the property to be developed by Blum and running continuously along that line shall be erected by Blum. Such fence shall be at least eight feet (8') in height;
- c. White pine trees, each four to five feet in height, eight feet (8') apart, along the line between the fence described in subparagraph (b) of this paragraph and the southernmost property line of the development shall be planted; and
- d. The sixteen (16) parking spaces denoted in the plat attached hereto, labelled Exhibit A, shall be designated as employee parking only and use of those parking spaces shall be so limited.

The aforesaid modifications to the special exceptions shall be set forth in an agreement between Blum and the Board of Zoning Appeals of Baltimore County, to be recorded among the land records of Baltimore County. Such agreement shall be entered pursuant to Section 502.2 of the Zoning Regulations of Baltimore County.

3. Further Covenants of Blum. Prior to the time construction is undertaken on the property, Blum shall undertake





Sudbrook United Methodist Church

501 REISTERSTOWN ROAD - Pikesville  
BALTIMORE MARYLAND 21208

REVEREND MARY JO ZIMMERLI PASTOR  
503 REISTERSTOWN ROAD

```

COUNT - 301 - 464.2843
PARSONAGE : 301 - 486.3642
           : 301 - 879.6639

```

June 19, 1984

To Whom It May Concern:

We would like to be notified as soon as a date for the hearing for Case #4--270-X is to take place. Please call either 484-2848 or 486-3642, Reverend Mary Jo Zimmerli. Thank you so much.

Reverend Mary Jo Zimmerli, Pastor  
Sudbrook United Methodist Church

MJZ:esv

COUNTY BOARD OF APPEALS  
RIN JAN 20 A 0 20

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

District: 3-2 Date of Posting: 3-22-84  
 Posted for: Special Inspection  
 Petitioner: Philip Blumfeld  
 Location of property: S/S of Warren Road 464 N.E. of the C.R. of  
Reuterstown, Pa.  
 Location of signs: 4th. end of Warren Road approx. 525' N.E.  
of the C.R. of Reuterstown Road. Location signs E.E. Corner  
of Reuterstown and Warren Road  
 Remarks:  
 Posted by: A.J. Roth Date of return: 3-30-84  
 Signature  
 Number of Signs: 2

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

District 3rd Date of Posting 6-7-84  
 Posted for: Append  
 Petitioner: Philip Bluefield  
 Location of property: S/S of Warren Road, 464' NE of the C/L  
of Restoration Road  
 Location of Signs: S/S of Warren Road approx 525' NE of the  
C/L of Restoration Road - NE Corner of Restoration  
Road and Warren Road  
 Remarks:  
 Posted by: S. J. Rute Date of return: 6-15-84  
 Signature  
 Number of Signs: 2

**PETITION MAPPING PROGRESS SHEET**

| FUNCTION                                        | Wall Map                                                                   |    | Original |    | Duplicate |    | Tracing |    | 200 Sheet |    |
|-------------------------------------------------|----------------------------------------------------------------------------|----|----------|----|-----------|----|---------|----|-----------|----|
|                                                 | date                                                                       | by | date     | by | date      | by | date    | by | date      | by |
| Descriptions checked and outline plotted on map |                                                                            |    |          |    |           |    |         |    |           |    |
| Petition number added to outline                |                                                                            |    |          |    |           |    |         |    |           |    |
| Denied                                          |                                                                            |    |          |    |           |    |         |    |           |    |
| Granted by<br>ZC, BA, CC, CA                    |                                                                            |    |          |    |           |    |         |    |           |    |
| Reviewed by: <u>mc</u>                          | Revised Plans:<br>Change in outline or description <u>Yes</u><br><u>No</u> |    |          |    |           |    |         |    |           |    |
| Previous case: <u>83-66</u>                     | Map # <u>2C</u>                                                            |    |          |    |           |    |         |    |           |    |

~~IX~~ # 226

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF THE ASSESSOR-TREASURER  
 MISCELLANEOUS CASH RECEIPT

DATE: 5/24/84

ACCOUNT: R-01-613-000

AMOUNT: \$110.00

RECEIVED OF:  
 FROM: Stuart Levine, Esquire  
 FOR: Annual fee on Case No. 84-CV-X  
 ) Philip Blusfeld - Portsmouth

6 03700001100000 02564

VALIDATION OR IDENTIFICATION OF CARD

4-130506



CERTIFICATE OF PUBLICATION

TOWSON MD MARCH 22 19 84

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. ~~from the date~~ of ~~1890~~ ~~1891~~ before the 11th day of April 1906 the ~~first~~ publication appearing on the 22nd day of March 1904.

THE JEFFERSONIAN.

L. Frank Shepherd  
Manager

Cost of Advertisement, \$ 18.00

**PAYMENT TWO SPECIAL  
EXEMPTION**  
The following is the list of  
BORROWING Institutions for Special Ex-  
emption.  
**LOCATION:** South side, West  
of the City of Baltimore, in  
vicinity of Baltimore and  
Annapolis Roads, about  
1 1/2 miles at 10:30 A.M.  
on 11/11/1934.  
**NAME:** BALTIMORE AND  
ANAPOLIS RAILROAD  
Company Office Building, 215 E.  
Baltimore Avenue, Baltimore,  
Maryland.

The Acting Commissioner of  
Baltimore County, by authority of  
the Board of Commissioners of Bal-  
timore County, will hold a pub-  
lic hearing on the above applica-  
tion for a Special Exemption  
for a Class B office building  
located at 10:30 A.M. on 11/11/1934  
as shown on plat of  
Baltimore County, Maryland.  
In the event that this petition  
is granted, the property will be  
assessed within the thirty (30)  
day period.  
If you are a taxpayer, or if you  
know of any persons who are  
request for a stay of the issuance  
of the Special Exemption, please  
for good cause shown, such ques-  
tion should be presented to the  
date of the hearing at the County  
Office.

By Order of  
**ARTHUR J. JARVIS,**  
Acting Commissioner  
of Baltimore County

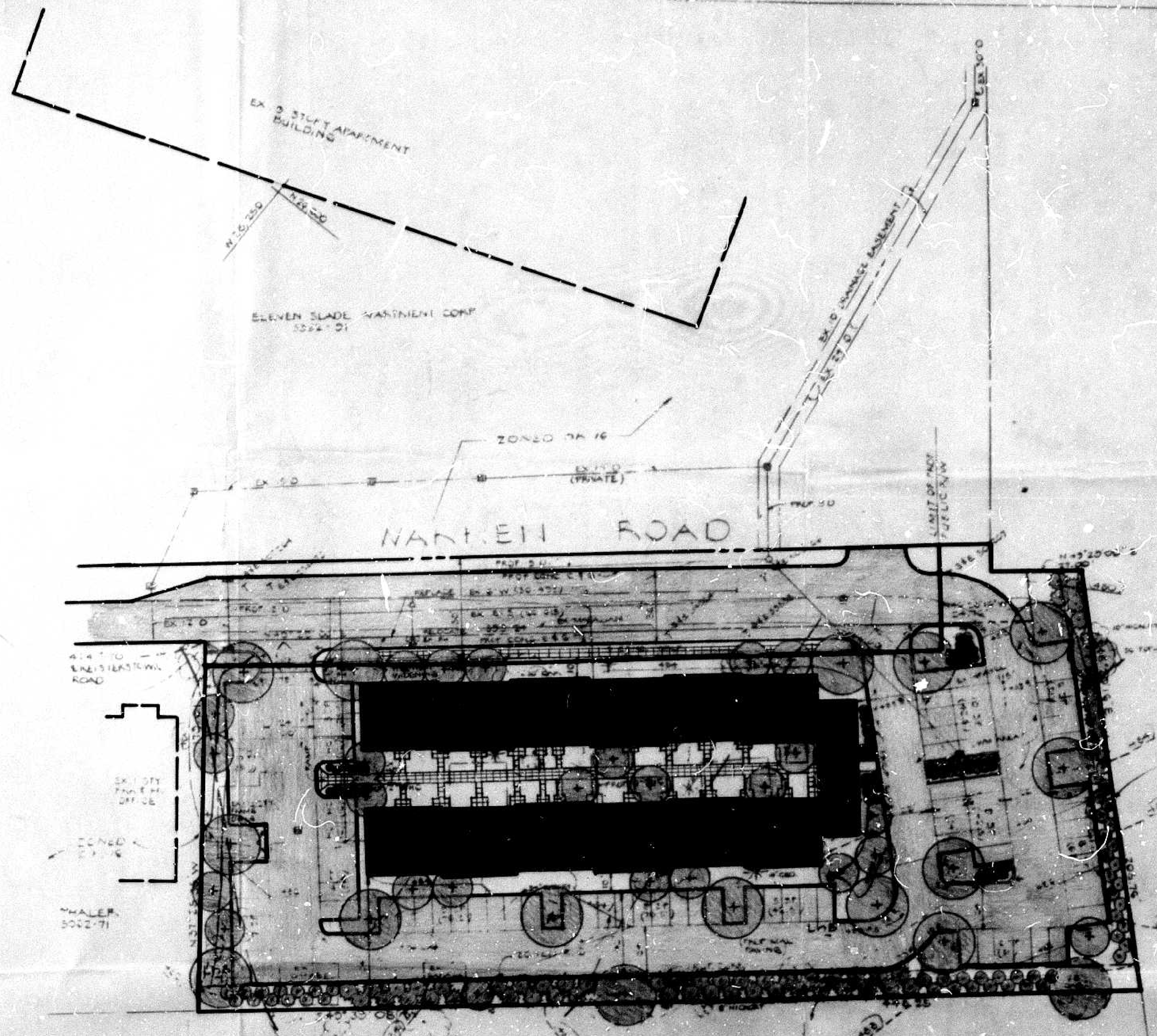












| SOIL LIMITATIONS |                     |                    |
|------------------|---------------------|--------------------|
| TYPE             | SLIGHTLY/PAVEDMENTS | STREETS/PAVEDMENTS |
| AUG              | SLIGHT              | MODERATE TO SEVERE |
| LYD              | SLIGHT              | MODERATE TO SEVERE |



- NOTES**
- EXISTING ROAD 4' WIDE (CASE # A-83-56)
  - EXISTING RESIDENTIAL
  - PROPOSED 2-1/2 STORY BUILDING
  - EXISTING AREA OF ROAD 4' WIDE ON 1/2 ACRE PARCEL
  - NET AREA 1.25 AC.
  - TOTAL BUILDING AREA 11,232 SQ. FT.
  - 1ST FLOOR 14,274 SQ. FT.
  - 2ND FLOOR 14,274 SQ. FT.
  - 3RD FLOOR 14,274 SQ. FT.
  - 4TH FLOOR 14,274 SQ. FT.
  - 5TH FLOOR 14,274 SQ. FT.
  - 6TH FLOOR 14,274 SQ. FT.
  - 7TH FLOOR 14,274 SQ. FT.
  - 8TH FLOOR 14,274 SQ. FT.
  - 9TH FLOOR 14,274 SQ. FT.
  - 10TH FLOOR 14,274 SQ. FT.
  - 11TH FLOOR 14,274 SQ. FT.
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  - 21ST FLOOR 14,274 SQ. FT.
  - 22ND FLOOR 14,274 SQ. FT.
  - 23RD FLOOR 14,274 SQ. FT.
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  - 30TH FLOOR 14,274 SQ. FT.
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  - 97TH FLOOR 14,274 SQ. FT.
  - 98TH FLOOR 14,274 SQ. FT.
  - 99TH FLOOR 14,274 SQ. FT.
  - 100TH FLOOR 14,274 SQ. FT.

- PAVING DATA**
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- LEGEND** MARCH 2, 1984
- MAJOR DECIDUOUS TREES
  - MINOR DECIDUOUS TREES
  - EVERGREEN TREE - 9' HIGH
  - EVERGREEN SHRUB - 9' HIGH
  - EVERGREEN SHRUB - 5' HIGH

**SCHEMATIC LANDSCAPE PLAN**  
**SITE PLAN**  
**WILLIAMSBURG SQUARE**  
 PROPOSED TOWNHOUSE OFFICES  
 SOUTH SIDE WARREN ROAD  
 470' EAST OF REISTERSTOWN ROAD  
 ELECTION DISTRICT 3-02  
 BALTIMORE COUNTY, MARYLAND  
 SCALE: 1"=30' JAN 23, 1984  
 1 OF 5

LANDSCAPE PLAN PREPARED BY:  
 HOFF, ROSENFELD & WOLF, INC.  
 1114 GYNNING MILL CT.  
 OWING MILLS, MD. 21117  
 309-6880



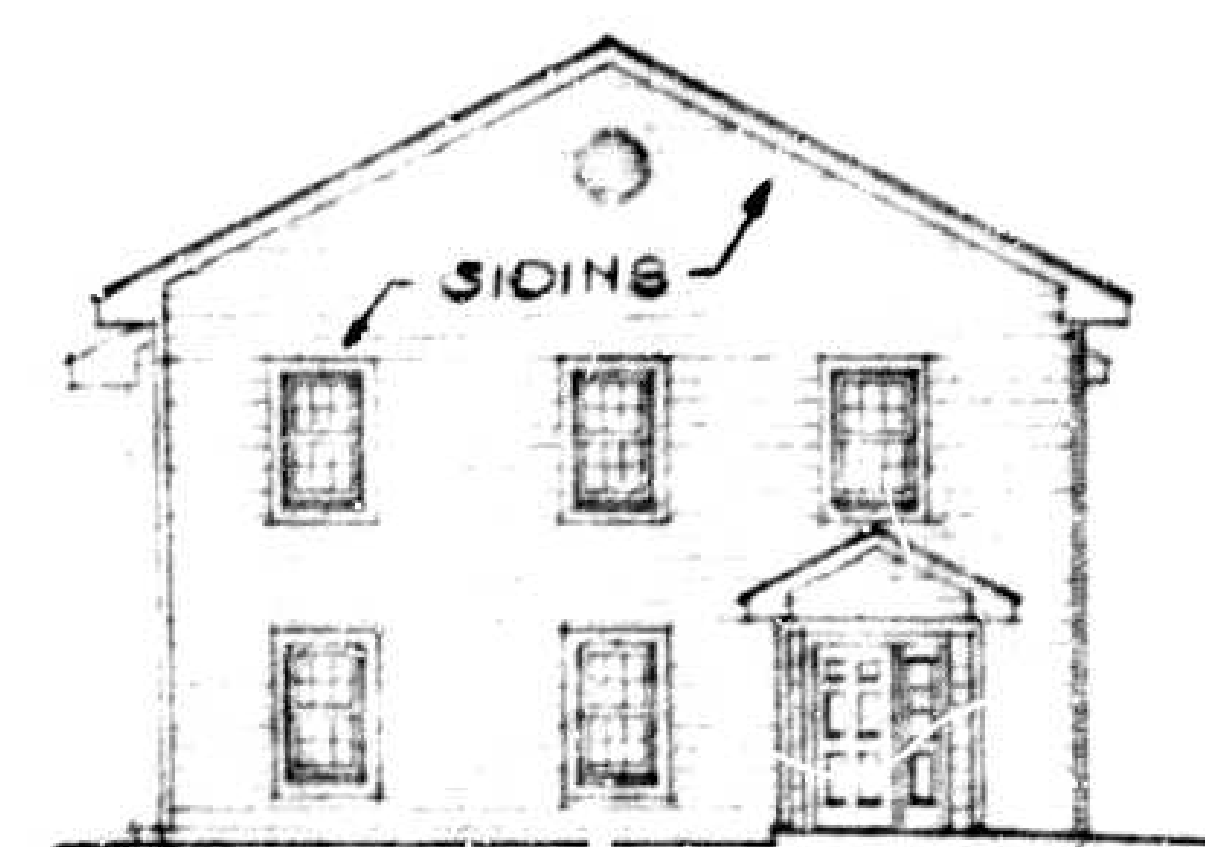
ENGINEER  
 HOOKINS ASSOCIATES, INC.  
 101 REISTERSTOWN ROAD  
 BALTO MD 21204  
 DBD REF. 5600-775  
 ACC. NOS. 15-00-00000  
 16-00-00000  
 17-00-00000  
 18-00-00000  
 19-00-00000  
 20-00-00000

OWNER  
 PHILIP BLUEFELD  
 101 REISTERSTOWN ROAD  
 BALTO MD 21204  
 DBD REF. 5600-775  
 ACC. NOS. 15-00-00000  
 16-00-00000  
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 19-00-00000  
 20-00-00000

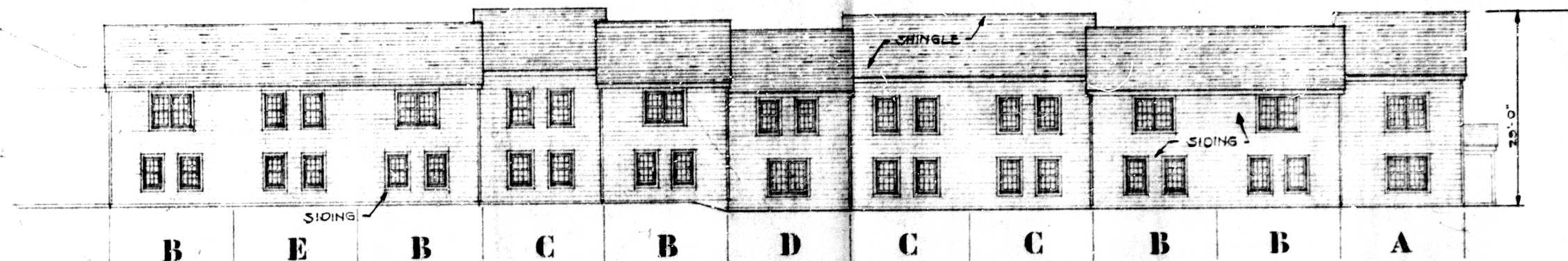
DEVELOPER  
 PHILIP BLUEFELD  
 101 REISTERSTOWN ROAD  
 BALTO MD 21204  
 DBD REF. 5600-775  
 ACC. NOS. 15-00-00000  
 16-00-00000  
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 20-00-00000

**EXHIBIT 6**

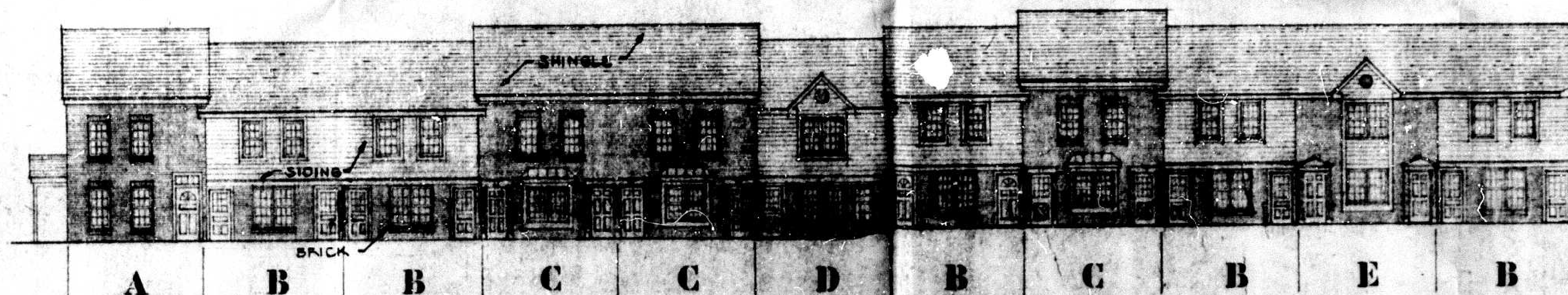




**A**  
**SIDE**



**REAR**



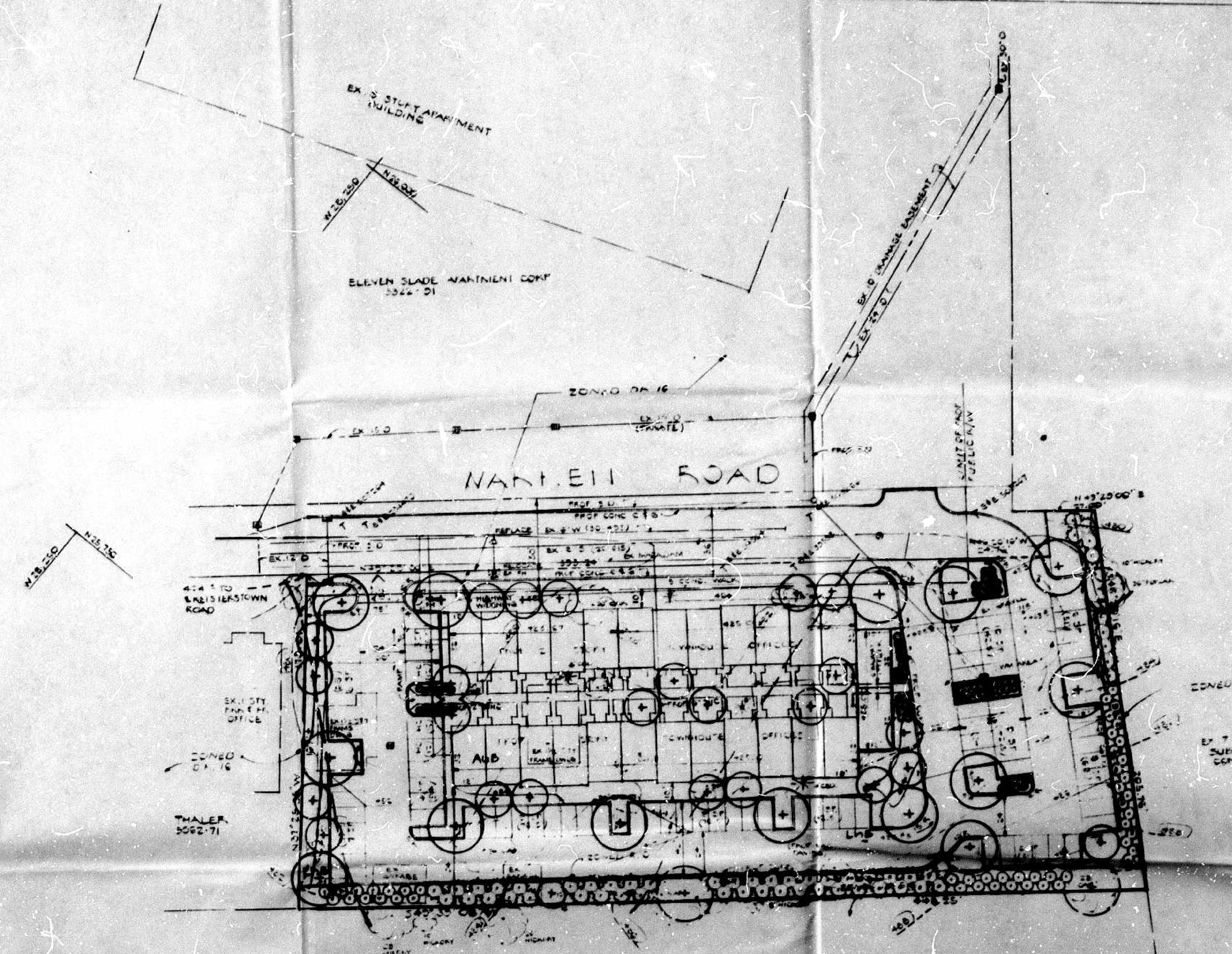
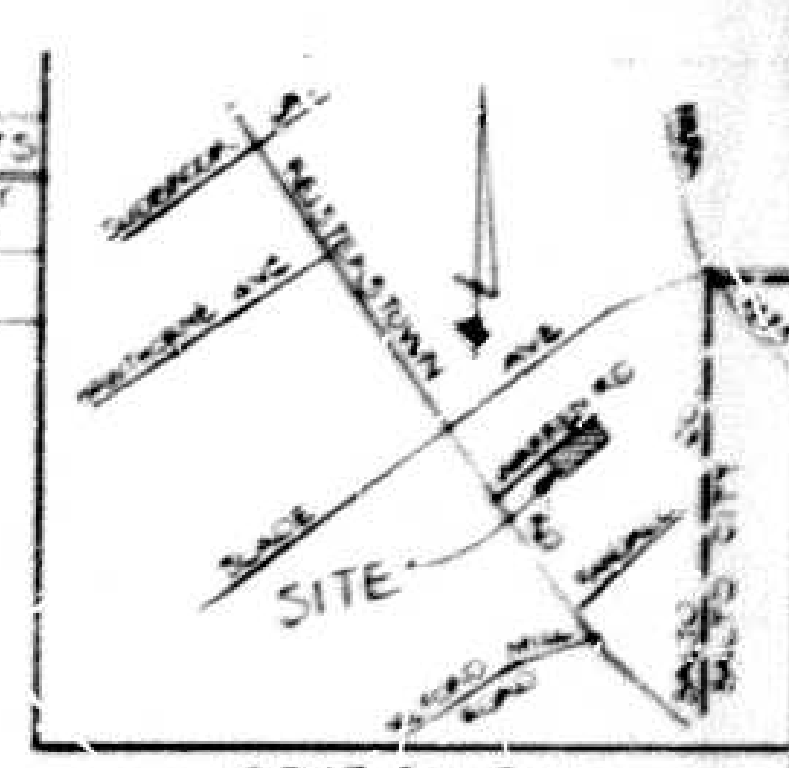
**FRONT**

SCALE 1/8" = 1'-0"

BUILDING ELEVATIONS  
WILLIAMSBURG SQUARE  
ELECTION DISTRICT 3  
BALTIMORE CO. MARYLAND  
JAN 23, 1984  
2 OF 3

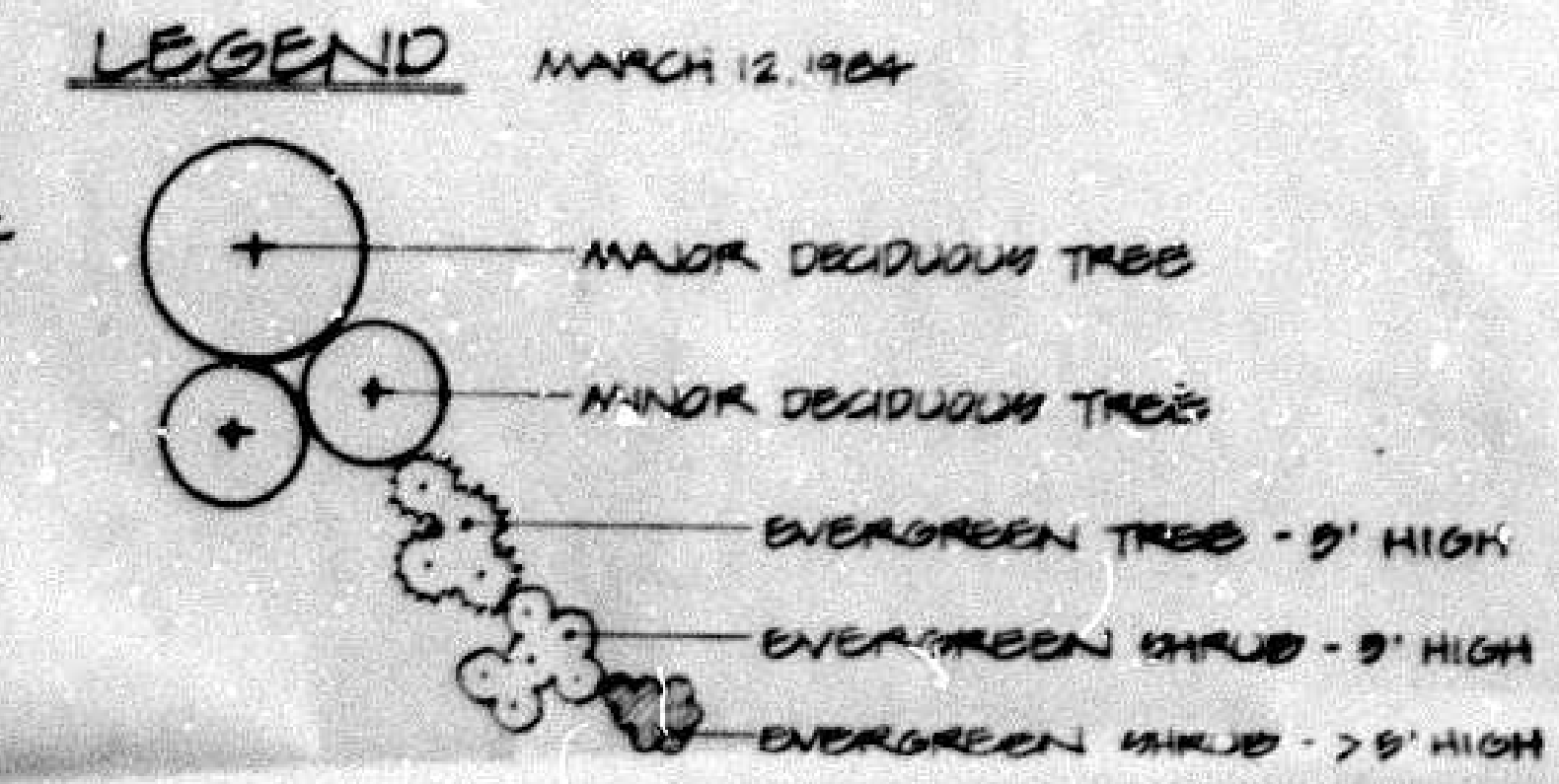


| SOIL LIMITATIONS |                    |                     |
|------------------|--------------------|---------------------|
| TYPE             | SLOGS W/ BASEMENTS | STREETS / PARK LOTS |
| AUB              | SLIGHT             | MODERATE / SLIGHTLY |
| LBE              | SLIGHT             | MODERATE / SLOPE    |



- NOTES**
1. EX. EDINING RO. 4 OF 5 (CASE # R-83-66)
  2. EX. USE - RESIDENTIAL
  3. PROP. USE - CLASS B OFFICE BUILDING
  4. GROSS AREA OF FRONT AC. UNITS 10,000 SQ. FT. (10,000 SQ. FT. MIN. REQUIRED)
  5. TOTAL BUILDING AREA - 20,760 SQ. FT.  
1ST FLOOR - 14,074 SQ. FT.  
2ND FLOOR - 14,784 SQ. FT. (EACH UNIT 1,000 SQ. FT. MIN.)
  6. AMOUNT OF OPEN SPACE REQUIRED BY DIST. 3-02 - 10,000 SQ. FT. (PROVIDED)
  7. DENSITY TRACT - 404.01
  8. WATER SHED - 33.5 AC. (TOWNSHED 50)
  9. PARKING FACILITIES - 14,784 SQ. FT. (14,784 SQ. FT. MIN. REQUIRED)
  10. ALL EXISTING STRUCTURES ON SITE ARE TO BE DEMOLISHED
  11. NO EXISTING ARCHAEOLOGICAL SITES OR CRITICAL AREAS, ENVIRONMENTAL SPECIES, HISTORICAL SIGNIFICANT GEOLOGICAL FORMATIONS OR HAZARDOUS MATERIALS WERE IDENTIFIED
  12. HOUR OF OPERATION - 8:00 AM - 6:00 PM
  13. MAX. NUMBER OF EMPLOYEES - 150
  14. 14.784 LOCATIONS OF PROPOSED LIGHT STANDARDS  
MAX. HEIGHT - 10' 0"
  15. ILLUMINATION OVER EACH ENTRANCE TO CONSIST OF 1 HOUR (CARRIAGE TYPE)
  16. NO LEAKING FACILITIES PROVIDED
  17. THE REQUIRED STORAGE FOR STORM WATER MANAGEMENT WILL BE PROVIDED WITHIN THE PARKING AREAS BY UTILIZING PERFORATED PAVING WITH RESINUR. STONE BASE.

- PARKING DATA**
1. SPACES REQUIRED  
FIRST FLOOR - 14,784 SQ. FT. / 300 = 49.3 SF  
SECOND FLOOR - 14,784 SQ. FT. / 300 = 49.3 SF  
TOTAL REQUIRED - 98.6 SF  
TOTAL PROVIDED - 100 SF



**SCHEMATIC LANDSCAPE PLAN**  
**SITE PLAN**  
**WILLIAMSBURG SQUARE**  
 PROPOSED TOWNHOUSE OFFICES  
 SOUTH SIDE WARREN ROAD  
 470' ± EAST OF REISTERSTOWN ROAD  
 ELECTION DISTRICT 3-02  
 BALTIMORE COUNTY, MARYLAND  
 SCALE: 1"=30' JAN 23, 1984  
 1 OF 3

LANDSCAPE PLAN PREPARED BY:  
 HOFF, ROSENBLUTH & WOLFPOLE, INC.  
 11-H Gwynn Mill Ct.  
 OWING MILLS, MD. 21117  
 369-6882

ENGINEER  
 HUGHINS ASSOCIATES, INC.  
 101 SHELL BUILDING  
 200 E. JOPPA ROAD  
 TOWSON, MARYLAND 21204  
 826-5060

OWNER  
 PHILIP BLUMFELD  
 401 REISTERSTOWN ROAD  
 BALTO MD 21208  
 DESD REF. 9668-775  
 ACC. NOS. 1000-006062  
 1000-008070  
 01-13-002152  
 01-23-005861

DEVELOPER  
 EDWIN L. LUM  
 13 KETTER WOODS CT.  
 PINEVILLE, MD 21082  
 484-2410





| SOIL LIMITATIONS |                     |                                          |
|------------------|---------------------|------------------------------------------|
| TYPE             | BLOCKS W/ BASEMENTS | STREETS W/ PARK LOTS                     |
| AUB              | SLIGHT              | MODERATE: SEASONALLY PERCHED WATER TABLE |
| LHE              | SLIGHT              | MODERATE: SLOPE                          |

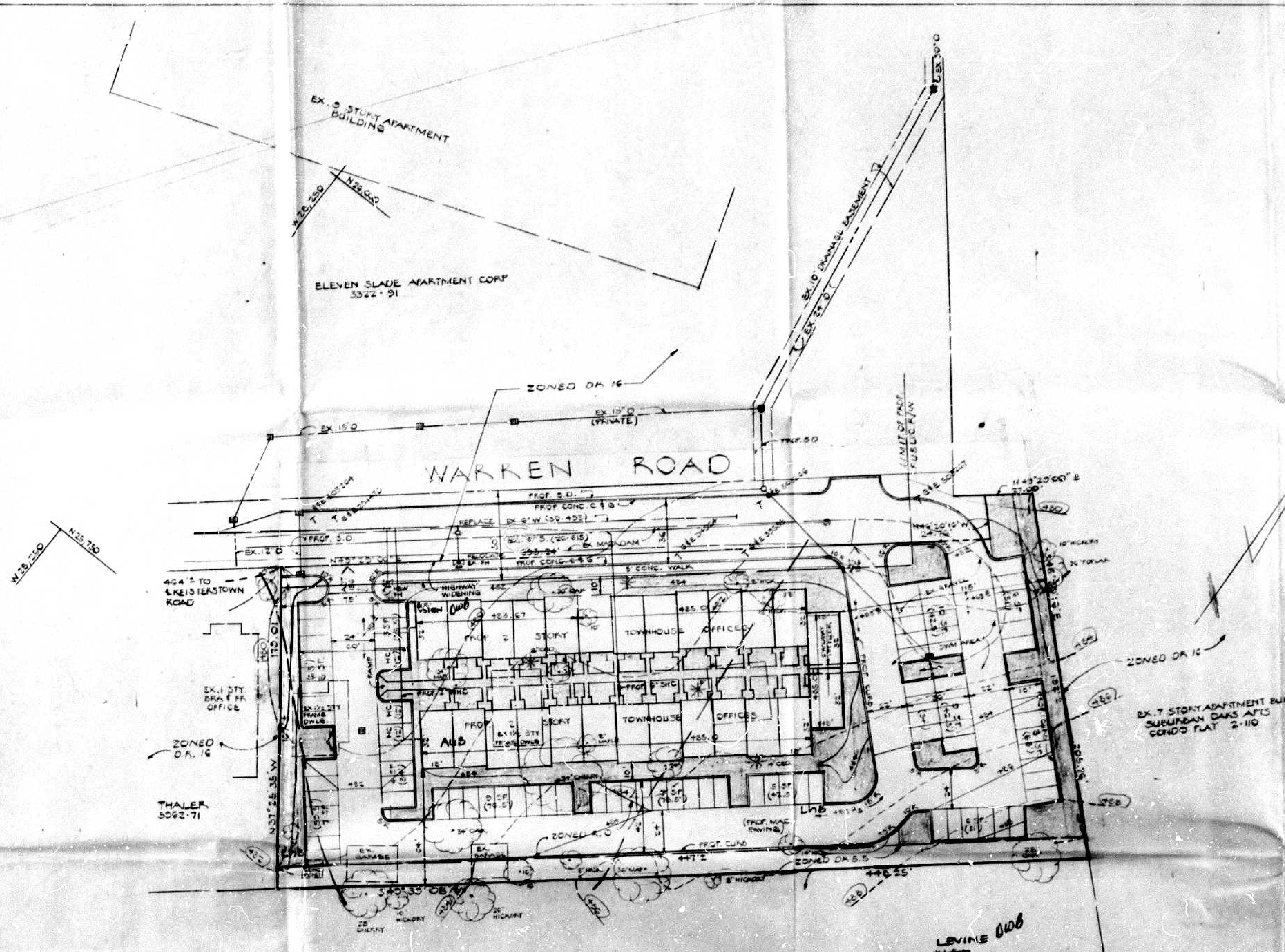


LOCATION PLAN  
SCALE 1"=1000'

- NOTES**
- EX. ZONING R.O. 4 OR 5.5 (CASE # R-83-66)
  - EX. USE - RESIDENTIAL
  - PROF. USE - CLASS 'B' OFFICE BUILDING
  - GROSS AREA OF 10.11 AC, OR 5.5 AC, OR 6.0 AC (1/2 WARREN ROAD)
  - NET AREA - 1.00 AC
  - TOTAL BUILDING AREA - 20,760 SF  
1ST FLOOR: 14,076 SF FLOOR AREA RATIO: 0.688/1.871/0.168  
2ND FLOOR: 14,784 SF FLOOR AREA RATIO: 0.688/1.871/0.168
  - AMENITY OPEN SPACE REQUIRED: 1.671 AC - 0.25 - 0.47 AC  
PROVIDED: 0.49 AC
  - CENSUS TRACT 4084.01
  - WATERSHED 2.3 SUBSEWERSHED 52
  - TRANSIT FACILITIES ARE AVAILABLE ON REISTERSTOWN ROAD
  - ALL EXISTING STRUCTURES ON SITE ARE TO BE RAZED
  - NO HISTORIC BUILDINGS, FLOODPLAINS, STREAMS, STRINGS, WETLANDS, ARCHEOLOGICAL SITES, CRITICAL AREAS, ENDANGERED SPECIES HABITAT, SIGNIFICANT GEOLOGICAL FORMATIONS OR HAZARDOUS MATERIALS SITES EXIST.
  - HOURS OF OPERATION: 8:00 AM - 5:00 P.M.
  - MAXIMUM NO. OF EMPLOYEES: 52
  - DO NOTED LOCATION OF PROPOSED LIGHT STANDARDS  
MAX. HEIGHT: 12'-0"
  - ILLUMINATION OVER EACH ENTRANCE TO CONSIST OF 1-100W (CARRIAGE TYPE)
  - NO LOADING FACILITIES PROPOSED
  - THE REQUIRED STORAGE FOR STORM WATER MANAGEMENT WILL BE PROVIDED WITHIN THE PARKING AREAS BY UTILIZING POROUS PAVING WITH RESIN OR STONE BASE
  - THIS SITE IS LOCATED WITHIN THE PIRKESVILLE DUB REVITALIZATION AREA.

**PARKING DATA**

| SPACES REQUIRED                           | PROVIDED |
|-------------------------------------------|----------|
| FIRST FLOOR: 14,784 SF / 300' = 49.3 SP.  | 57 SP.   |
| SECOND FLOOR: 14,076 SF / 500' = 30.0 SP. |          |
| TOTAL REQUIRED: 80 SP.                    |          |



**PETITIONER'S EXHIBIT 4**

**SITE PLAN**

**WILLIAMSBURG SQUARE**

**PROPOSED TOWNHOUSE OFFICES**

**SOUTH SIDE WARREN ROAD**

**470' EAST OF REISTERSTOWN ROAD**

**ELECTION DISTRICT 3-C2**

**BALTIMORE COUNTY, MARYLAND**

**SCALE: 1"=30' JAN 23, 1984**

**1 OF 3**

ENGINEER  
HUDKINS ASSOCIATES, INC.  
101 SHELL BUILDING  
200 E. JOPPA ROAD  
TOWSON, MARYLAND 21204  
826-2000

OWNER  
PHILIP BLUEFELD  
401 REISTERSTOWN ROAD  
BALTO MD. 21206  
DEED REF. 5668-776  
ACC. NOS. 15-00-008060  
16-00-008070  
03-13-002162  
03-23-004831

DEVELOPER  
BENJAMIN BLUM  
13 REYSER WOODS CT.  
PIKESVILLE, MD 21208  
484-2410  
3/8/84 Revised plan

