

PETITION FOR SPECIAL PERMIT
The Board of Public Hearing is the authority for the granting of special permits for the use of property in a residential zone. The Board of Public Hearing is composed of the Mayor, the County Council, and the Board of Public Hearing. The Board of Public Hearing is held on the second Tuesday of each month at 7:00 p.m. in the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21284. The Board of Public Hearing is held on the second Tuesday of each month at 7:00 p.m. in the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21284. The Board of Public Hearing is held on the second Tuesday of each month at 7:00 p.m. in the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21284.

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 3, 1984
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 22nd day of May, 1984, the first publication appearing on the 3rd day of May, 1984.
THE JEFFERSONIAN
R. Frank Smith, Manager
Cost of Advertisement, \$ 30.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th
Date of Posting 5-4-84
Posted for: Special Hearing
Petitioner: Eugene A. Buber, et al
Location of property: 675 Falls Road, 3rd St. by the entrance of Hillside Lane
Location of Sign: Central of Falls Road approx. 480' South of Hillside Lane
Remarks: [Signature]
Posted by: [Signature]
Date of return: 5-11-84
Number of Signs: 1

84-321-57H

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your petition has been received and accepted for filing this 13th day of April, 1984.
ARNOLD JABLON
Zoning Commissioner
Petitioner: Emil A. Budnitz, Jr. received by Nicholas B. Commodari
Petitioner's Attorney: John B. Howard, Esquire
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: May 3, 1984
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Eugene Dolan, et al
SUBJECT: 84-321-57H

This office is opposed to the granting of this request. To permit parking in the residential zone would enable the petitioner to construct a larger office building than would be possible if both the building and parking were contained within the commercially zoned portion of the property. It is this office's opinion that the provision of R.L. zoning by the County Council for just the front portion of this property was intended to clearly define the dividing line between residential and non-residential uses. To permit the development of the property as proposed would, in this office's opinion, contravene the intent of the adopted 1980 Comprehensive Zoning Map and would be inconsistent with the established character of the neighborhood.
Furthermore, to issue a special permit that allows doubling the floor area on a site this close to the bridge on Falls Road to the south of the site, the placement and elevation of which results in poor sight distance at the site, would be undesirable also.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 16, 1984
COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
John B. Howard, Esquire
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204
RE: Item No. 239 - Case No. 84-321-57H
Emil A. Budnitz, et al
Special Hearing Petition
Dear Mr. Howard:
Enclosed please find additional comments submitted after my original comments of May 9, 1984.
Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee
NBC:bsc
Enclosure
cc: Gerhold, Cross & Etrzel
417 Delaware Avenue
Towson, Maryland 21204

COUNTY REVIEW GROUP MEETING MINUTES
Thursday, May 10, 1984

LAKE FALLS PROFESSIONAL BUILDING
DISTRICT 9 C4
COUNTY REVIEW GROUP - THOSE PRESENT
Gilbert S. Benson, Chairman - Dept. of Public Works
Eugene A. Buber, Co-Chairman - Office of Planning
AGENCY REPRESENTATIVES
George Wittman - State Highway Administration
Don Schuler - Bureau of Public Services
Gregory Jones - Traffic Engineering
DEVELOPER AND/OR REPRESENTATIVES
Rosemary Green - Property Owner
Emil A. Budnitz, Jr. - Developer
Carl Gerhold - Surveyor
Phillip Lee - Site Engineer for Developer
John B. Howard - Attorney for Developer
Todd Morrill - Realtor
Peg Guertel - STS, Ltd.
Jim Grieves - James R. Grieves Assoc., Inc.
*Attachment - Interested Citizens
The meeting was convened at 2:30 p.m. by Mr. Gilbert S. Benson, Chairman of the County Review Group. Mr. Benson introduced the members of the committee and explained the purpose of the meeting.
Mr. John Howard, developer's attorney, stated that they propose to construct a four-story office building to be used by an insurance company within this tract of land. The tract is zoned BL and a portion is DR. Jones Falls is located to the south of this tract. The access to this site is proposed in the northernmost portion of the tract. The building will consist of 35,000 square feet of office area with the entrances located on the north and south side of the building. Some parking is proposed within the DR zone, and landscaping is proposed along all parking areas.
Mr. Buber, Co-Chairman of the CRG, summarized the written comments submitted from Fire Dept., Traffic Engineering, Developers Engineering Division, Health Dept., Planning, Zoning and State Highway Administration. A copy of these comments was given to the developer and developer's engineer, and have also been made a part of these minutes.
Traffic Engineering - Existing road along the site that intersects Falls Road to be eliminated through this site in order to improve turning movements. Location of the

LAKE FALLS PROFESSIONAL BUILDING
-2- May 10, 1984

intersection as proposed is satisfactory.
Fire Dept. - Plan should indicate existing hydrants and proposed hydrants to serve this site.
Health Dept. - Plan is recommended for approval subject to the owner agreeing in writing to comply with the best management practices as outlined in their comments.
Developers Engineering Division - Developer must provide storm water management as may be required and to acquire off-site R/W for storm drain improvements prior to recording of this plat or a building permit.
State Highway Administration - Plan must be revised in accordance with the revisions outlined in their comments.
Planning - This office was unable to determine if this plan will comply with Baltimore County regulations. The proposed plan does not conform with Section 22-55 of the Development Regulations.
Zoning - A special hearing has been scheduled for May 22, 1984 for off-street parking in the residential zone. Final approval by Zoning is based on the outcome of the zoning hearing.
CITIZENS' COMMENTS
The two people present stated that they were concerned about the increase in traffic that would be generated from this site and ingress and egress of the existing and proposed entrance to the site. They also stated that they were unhappy with the proposed parking within the DR zone.
Traffic Engineering stated they propose to make some revisions as shown on the plan to the existing entrance on the front of this property. The increase in traffic from this subdivision would have little or no effect on the present traffic on Falls Road.
Mr. John Howard was concerned about the affect that the proposed road would have on this site and felt that it should not be the developer's responsibility to revise the entrance to an existing road.
A Continued Meeting will be required for this subdivision proposal. The issues stated in the above comments are to be resolved before the concept plan can be approved.
The meeting was adjourned at 3:30 p.m.

LAKE FALLS PROFESSIONAL BLDG.
2:30 p.m.
May 10, 1984
C. R. C. 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
- NAME: Hugh J. Davis
Dr. Edward Davens
ADDRESS: 1101 Falls Lane Prop
6141 Barnoll Road 2120

BALTIMORE COUNTY, MARYLAND

DATE: April 24, 1984

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU

Captain Joseph Kelly

PROJECT NAME Lake Falls Prof. Bldg. PRELIMINARY PLAN
PROJECT NUMBER CRG Arenda 5/10/84 2:30 PM TENTATIVE PLAN
LOCATION: 9 DEVELOPMENT PLAN
DISTRICT: FINAL PLAT

Comments

- 1. Proposed buildings shall be designed and constructed in accordance with the Fire Prevention Code and the 1981 edition of the NFPA 101 Life Safety Code.
2. Submitted site plan fails to show existing/or proposed fire hydrants at 300 feet intervals in accordance with the Baltimore County Standard Design Manual.

BALTIMORE COUNTY, MARYLAND

DATE: May 7, 1984

SUBJECT: SUBDIVISION REVIEW COMMENTS

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

PROJECT NAME: Lake Falls Professional Building
PROJECT NUMBER: #84088
LOCATION: Falls Road near North Central Railroad
DISTRICT: 9C4

The Plan, dated April 3, 1984, has been reviewed by the Developers Engineering Division and is satisfactory pending conformance with the following comments:

GENERAL COMMENTS:

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.

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his site. Occupancy Permits will be withheld until such damages have been corrected.

HIGHWAY COMMENTS:

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line.

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

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the developing of easements and rights-of-way - both onsite and offsite - and the deeding in fee 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.

Project #84088
Lake Falls Professional Building
Page 2
May 7, 1984

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

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

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

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

In accordance with Baltimore County 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.

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.

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 1982 Baltimore County Storm Water Management Policy and Design Manual adopted January 17, 1983 and as amended.

The use of porous paving for this site is acceptable.

The Developer must furnish the Bureau of Public Services with a drainage study containing the following information:

- a. A map of scale 1"=200', for the entire drainage area which contributes on the open stream including a tabulation of flow quantities.
b. Field run cross-sections of the stream with the flood plain of a 100-year design storm indicated on them. These sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.

Project #84088
Lake Falls Professional Building
Page 3
May 7, 1984

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

- c. A profile of the stream.
d. A plan with the location of the field run cross-sections indicated.
e. Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section based on "The Standard Step Method" or "The U. S. Corps of Engineers Computer Program HEC-2."
f. Hydraulic computations, including inlet and outlet control analysis, which determine the size of any proposed structure economically comparable alternate designs (type, size and location), with estimated construction costs included, to verify his selection.
g. The stream is to be cleared of all fallen trees, stumps and debris.

In accordance with Bill No. 56-82, filling within a flood plain is prohibited.

Offsite rights-of-way are necessary for storm drains or other utilities. The Developer is hereby advised that the final plat and/or building permits will not be approved until the offsite right-of-way is acquired. The County reserves the right to make the necessary contacts for acquisition of rights-of-way.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

The Developer shall be responsible for all costs connected with water or sewer abandonment. He shall furnish construction drawings and he shall pay the full value assessment charges remaining against existing properties taken out of service.

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

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

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

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

Project #84088
Lake Falls Professional Building
Page 4
May 7, 1984

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

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

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

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

Signature of Edward A. McDonough, P.E., Chief, Developers Engineering Division

EAM:DBS:iss
cc: File

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

DATE: May 9, 1984

TO: Mr. Robert A. Morton

FROM: C. Richard Moore

SUBJECT: C.R.G. COMMENTS

PROJECT NAME: Lake Falls Professional Building C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: 9C DEVELOPMENT PLAN:
LOCATION: Falls Road RECORD PLAT:

The existing road intersecting Falls Road in front of this site needs to be realigned through the site in order to facilitate turning movements.

Signature of C. Richard Moore, Acting Deputy Director, Traffic Engineering

CRN/GSJ/ccm

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

DATE: May 9, 1984

Lake Falls Professional Bldg.
Subdivision Name, Section and/or Plat
Emil A. Rudnitz
Developer and/or Engineer

Watershed No. of LOTS Total Acreage Public Water Public Sewer
1 17 3.17 Public Public

COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two tests are required within a designated 10,000 square foot sewage disposal reserve area. 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.
X Public sewers, public water, must be utilized and/or extended to serve the property.
X 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 15 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
X It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: in the attached memo dated May 9, 1984.
It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS: AP

SS 783R

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Brooks, Stafford Date: May 5, 1984

FROM: Stephanie Taylor

SUBJECT: ENVIRONMENTAL EFFECTS REPORT - LAKEFALLS PROFESSIONAL BUILDING

CRG MEETING MAY 10, 1984

PLAN REVIEW NOTES

- 1. Four-story office building with parking lot on 3.0 acres.
2. Public water and Sewer proposed.
3. Not in reservoir watershed.
4. Stream crosses property. No wetland soils on site.
5. Stormwater management is required.
6. Proposed impervious area is 1.7 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 graded or lined drainage ditches or swales.

SAT:sp

1-22-88

HARRY J. PISTEL, P.E.
DIRECTOR

April 27, 1984

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

Re: Item #239 (1983-1984)
Property Owner: Emil A. Budnitz, Jr., et al
E/S Falls Rd. 365' S. from centerline Hollins Ln.
Acre: 1.7 District: 9th

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:

The comments supplied in conjunction with the Zoning Advisory Committee reviews for Item #34 (1978-1979) and Item #7, Zoning Cycle V (April-October 1979) are referred to for your consideration.

The Petitioner is responsible for the entire cost of capping or plugging any service connections not used to serve this property.

Very truly yours,

Robert A. Morrow
ROBERT A. MORROW, P.E., Chief
Bureau of Public Services

RAM:EM:FWR:SS

O-SE Key Sheet
29 & 30 NW 7 Pos. Sheets
NW 8 B Topo
79 Tax Map

Encls.

May 2, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21284

Re: Item #7 (Cycle V-April - October 1979)
Property Owner: Eugene S. Kathleen T. Dolan
E/S Falls Rd. 500' S. Hollins Ln.
Existing Zoning: DR 5.5
Proposed Zoning: BR
Acre: 1.45 District: 9th

Dear Mr. DiNenna:

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.

Highways:

Falls Road (Md. 25) and the adjacent portion of Old Falls Road are State roads; therefore, all improvements, intersections, entrances and drainage requirements as they affect these roads come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Sediment Control:

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.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

In accordance with the drainage policy, the Petitioner 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.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

Item #7 (Cycle V-April - October 1979)
Property Owner: Eugene S. Kathleen T. Dolan
Page 2
May 2, 1979

Storm Drains, (Cont'd)

The Petitioner 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 Petitioner.

Water and Sanitary Sewer:

There is a public 16-inch water main and 8-inch public sanitary sewerage in Falls Road. This sanitary sewerage also traverses this site, as indicated, (Drawing 73-0496, File 1). The Petitioner is cautioned that no encroachment by construction of any structure, including footings, is permitted within County rights-of-way or utility easements. During the course of any construction and future operations on this site, sanitary sewerage; any damage sustained would be the full responsibility of the Petitioner.

The nearest fire hydrant is located along the east side of Old Falls Road at Railroad Avenue.

Very truly yours,
(SIGNED) EDWARD A. MCDONOUGH
ELLSWORTH M. DIVER, P.E.
Chief, Bureau of Engineering

END:EM:FWR:SS

cc: D. Grise

S. Bellestri

W. Munchal

O-SE Key Sheet
29 & 30 NW 7 Pos. Sheets
NW 8 B Topo
79 Tax Map

November 21, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21284

Re: Item #54 (1978-1979)
Property Owner: Dwight F. Myers & Rosemary Green
E/S Old Falls Rd. 200' S. Falls Rd.
Existing Zoning: B.R.
Proposed Zoning: Special Exception for a contractors storage yard.
Acre: 1.0408 District: 9th

Dear Mr. DiNenna:

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.

Highways:

This section of Old Falls Road, an existing public road, which was formerly part of the State Roads system, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way.

The status of Railroad Avenue is unknown to this office, and as indicated, appears to be a portion of the Conrail (Northern Central Railway) right-of-way, 66 feet wide. It is the responsibility of the Petitioner to ascertain and clarify rights therein. This road, if improved in the future as a public road, would be as a 30-foot closed section roadway on a 50-foot right-of-way.

Highway right-of-way widening for Old Falls Road, including any necessary revertible easements for slopes will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

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.

Item #54 (1978-1979)
Property Owner: Dwight F. Myers & Rosemary Green
Page 2
November 21, 1978

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner 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 Petitioner.

Water:

There is a public 16-inch water main in Old Falls Road. This property is served therefrom by a service connection within the indicated private fee simple strip of land, approximately 3 feet wide.

Sanitary Sewer:

There is public 8-inch sanitary sewerage across the frontage (southerly portion) of this site, as indicated (Drawing #73-0496, File 1). During the course of construction and future operations on this site, protection must be afforded by the Contractor and/or Petitioner for this existing sanitary sewerage. Any damage sustained would be the full responsibility of the Petitioner.

Very truly yours,
(SIGNED) EDWARD A. MCDONOUGH
ELLSWORTH M. DIVER, P.E.
Chief, Bureau of Engineering

END:EM:FWR:SS

cc: J. Somers
S. Bellestri

O-SE Key Sheet
29 NW 7 Pos. Sheet
NW 8 B Topo
79 Tax Map

Laurel K. Bridwell
Secretary
M. S. Calhoun
Administrator

March 30, 1984

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21284

Attention: Mr. N. Commodari

Re: ZAC Meeting of 3-20-84
ITEM: #239.
Property Owner: Emil A. Budnitz, Jr., et al
Location: E/S Falls Road, Route 25, 365' S. from c/l Hollins Lane
Existing Zoning: D.R. 5.5 & B.L.
Proposed Zoning: Special Hearing to approve a use permit for parking in a residential zone.
Acre: 1.7
District: 9th

Dear Mr. Jablon:

On review of the submittal of 2-17-84 and field inspection, the State Highway Administration will require the plan to be revised.

The revised plan must show the following:

1. Establish a proposed right-of-way of 80' (40' from centerline of Falls Road each side) for a distance of 55'± from the north property line with a transition of the proposed right-of-way to be 90' (45' from centerline of Falls Road each side) at the south property line.

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 303-9451 D.C. Metro - 1-800-485-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Mr. A. Jablon -2- March 30, 1984

2. Construct a 35' radius return entrance with 10' radii to the north as shown on the attached sketch.
3. State Highway Administration Type "A" concrete curb and gutter must be constructed 24' from the centerline of Falls Road at the north property line to meet a offset distance of 45' at the south property line.
4. The traveled way from the edge of the existing roadway to the proposed S.H.A. concrete curb and gutter must be paved with bituminous paving to meet existing S.H.A. Standards.
5. The revised plan must show the existing storm drain inlets at the north end of the Falls Road bridge abutment and the relocation of the existing inlet for the pipe crossing Falls Road at the proposed curb and gutter line.

All work within the S.H.A. right-of-way must be through permit with the posting of a bond or letter of credit in the amount of \$20,000.00 to guarantee construction.

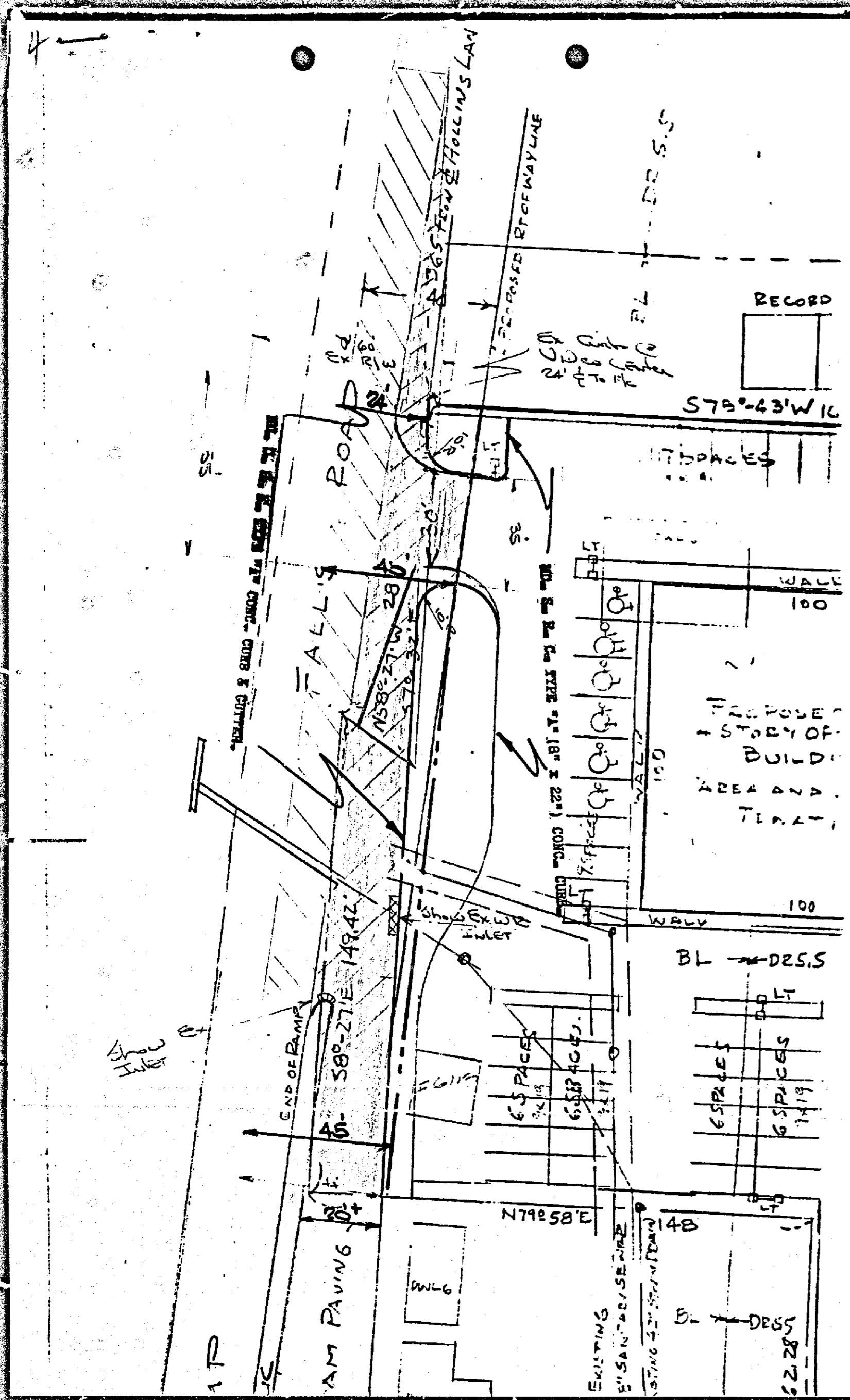
It is requested the plan be revised prior to a hearing date being set.

Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits
By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Ogle



Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Calhoun
Member

April 30, 1984

Mr. A. Jablon
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 3-20-84
ITEM: #239.
Property Owner: Emil A. Budnitz, Jr., et al
Location: E/S Falls Road
Route 25, 365' S. from c/l Hollins Lane
Existing Zoning: D.R. 5.5 & B.L.
Proposed Zoning: Special Hearing to approve a use permit for parking in a residential zone.
Acres: 1.7
District: 9th

Dear Mr. Jablon:

On review of the revised site plan dated 4-12-84, the State Highway Administration finds all comments in our letter of 3-30-84 have not been addressed.

Until the plan is revised to show all comments in our letter of 3-30-84, the State Highway Administration cannot find the plan acceptable.

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

By: George Wittman

CL:GW:maw
cc: Mr. J. Ogle
My telephone number is (301) 659-1350
Teleprinter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 454-6451 D.C. Metro - 1-800-492-5982 Statewide Toll Free
P.O. Box 717 1707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

NORMAN E. GERBER
DIRECTOR

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

3/20/84

Re: Zoning Advisory Meeting of 3/20/84
Item # 239
Property Owner: EMIL A. BUDNITZ, JR. ET AL.
Location: E/S FALLS RD. 365' S. OF HOLLINS LN.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- There are no site planning factors requiring comment.
- A County Review Group Meeting is required.
- A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- A record plat will be required and must be recorded prior to issuance of a building permit.
- The access is not satisfactory.
- The circulation on this site is not satisfactory.
- The parking arrangement is not satisfactory.
- Parking calculations must be shown on the plan.
- This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- The amended Development Plan was approved by the Planning Board on _____.
- Landscaping should be provided on this site and shown on the plan.
- The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is _____.
- The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

Additional comments:
SCREENING IS REQUIRED ALONG THE SOUTHWESTLY CORNER.
PRIVATE LINES

By: Eugene A. Rober
Chief, Current Planning and Development

cc: James Howell

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

STEPHEN E. COLLINS
DIRECTOR

April 16, 1984

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

Item No. 239 -ZAC- Meeting of March 20, 1984
Property Owner: Emil A. Budnitz, Jr., et al
Location: E/S Falls Road 365' S. From c/l Hollins Lane
Existing Zoning: D.R. 5.5 & B.L.
Proposed Zoning: Special Hearing to approve a use permit for parking in a residential zone.

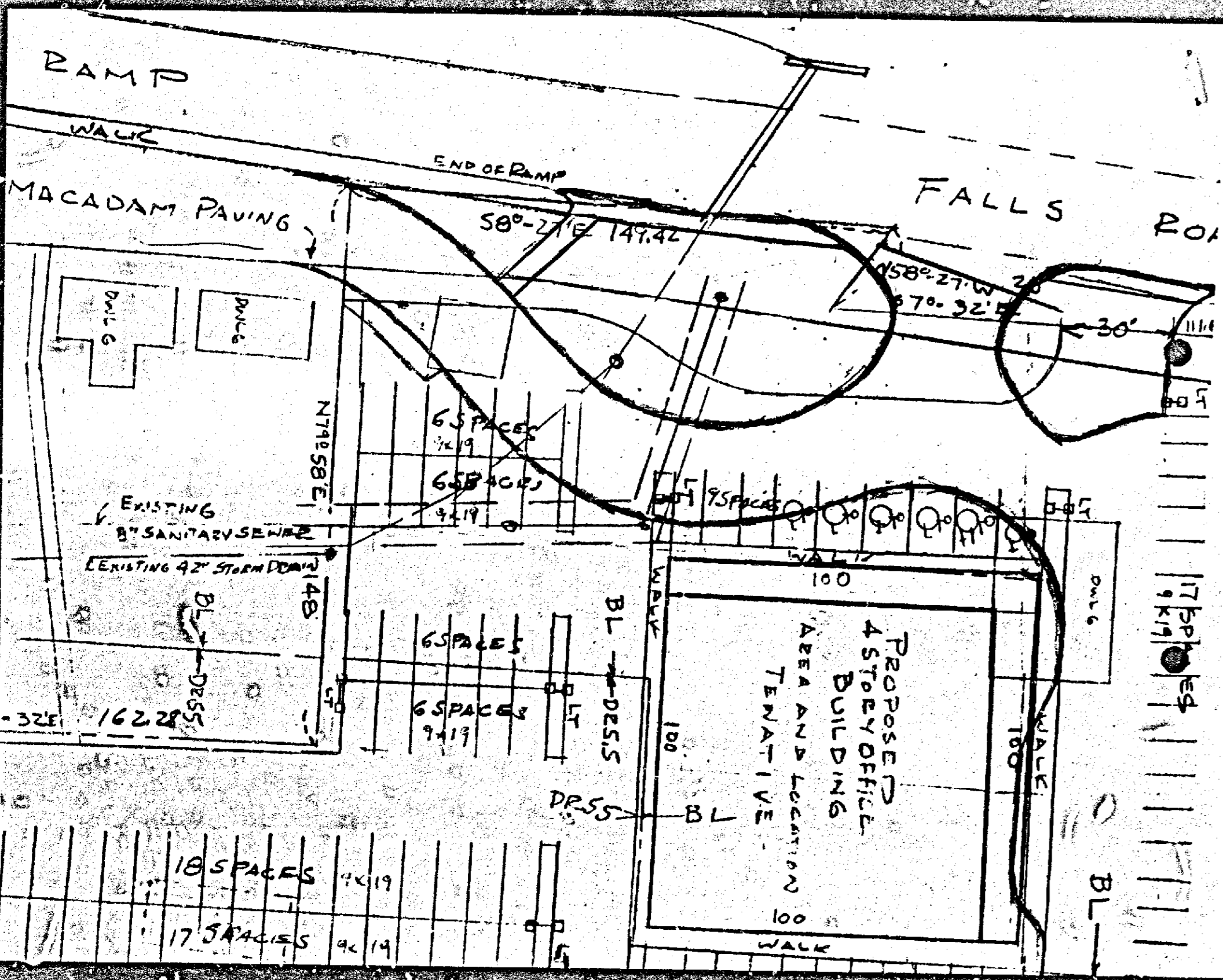
Acres: 1.7
District: 9th

Dear Mr. Jablon:

Enclosed is a sketch showing the changes that will be necessary to provide access for this site.

Michael S. Flanigan
Traffic Engineering Assoc. II

HSF/ccm



BALTIMORE COUNTY DEPARTMENT OF HEALTH

March 22, 1984
Date

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

Zoning Item # 239, Zoning Advisory Committee Meeting of March 20, 1984

Property Owner: Emil A. Budnitz, Jr., et al

Location: E/S Falls Rd District 9

Water Supply: public Sewage Disposal: public

COMMENTS ARE AS FOLLOWS:

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

SS 20 1082 (1)

Zoning Item # 239 Zoning Advisory Committee Meeting of March 20, 1984
Page 2

- Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3760, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3760.
- Soil percolation tests (have been/must be) conducted.
 - The results are valid until _____.
 - Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- In accordance with Section 13-117 of the Baltimore County Code, the water well yield test:
 - shall be valid until _____.
 - is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- Prior to company approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- Other _____

Ed J. Starnow, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

March 27, 1984

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Emil A. Budnitz, Jr. et al

Location: E/S Falls Road 365' S. from c/l Hollins Lane

Item No.: 239 Zoning Agenda: Meeting of 3/20/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

() 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.

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

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

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

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

REVIEWER: *Paul H. Reincke* 3-27-84
Planning Group
Special Inspection Division
Noted and Approved: *George M. Waganoff*
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

March 22, 1984

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

Dear Mr. Jablon:

Comments on Item # 239 Zoning Advisory Committee Meeting are as follows:

Property Owner: Emil A. Budnitz, Jr., et al
Location: E/S Falls Road 365' S. from c/l Hollins Lane
Existing Zoning: D.R. 5.5 & B.L.
Proposed Zoning: Special hearing to approve a use permit for parking in a residential zone.

Acres: 1.7
District: 9th.

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes. This building will require an elevator for the Handicapped.
- B. A building/ & other miscellaneous permits shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- I. Comments - Should this project be in the Jones Falls Flood Plain as established by the Department of Public Works, of Baltimore County, construction would not be permitted under Section 519.0 of Bill #4-82, of the Baltimore County Building Code.. The removal of any existing structure requires a razing permit.

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

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

CEB:es

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 21, 1984

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

ooc
Nicholas B. Commodari
Chairman

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

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

RE: Item No. 239
Petitioner - Emil A. Budnitz, Jr., et al
Special Hearing Petition

Dear Mr. Howard:

Recently, a meeting was held with various members of this Committee in order to discuss the above referenced petition. At that time, it was verbally indicated that revised site plans, reflecting comments from the following department(s), would be required.

Bureau of Engineering - Fred W. Ringger, 494-3754

Permits & Licenses - Ted E. Burnham, 494-3987

Current Planning - Sue Carrell, 494-3335

In order to avoid any future delays in processing this petition, I urge you to personally contact the representative(s) from the above department(s) and discuss the required revisions. When discussing this petition, it should be referred to by the item number. Since it will save you approximately 3-4 weeks in the processing of your petition, this matter should be pursued immediately.

After discussing the comments with the above representative(s), you should contact me at 494-3391 in order to determine the outcome of said discussion and what your future course of action will be.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee
cc: Gerhold, Cross & Etzel
412 Delaware Ave.
Towson, Md. 21204

NBC:bsc

JAMES R. GRIEVES ASSOCIATES INC.

March 30, 1984

Nicholas B. Commodari, Chairman
Zoning Plans Advisory Committee
County Office Building
111 West Chesapeake Avenue

Dear Mr. Commodari:

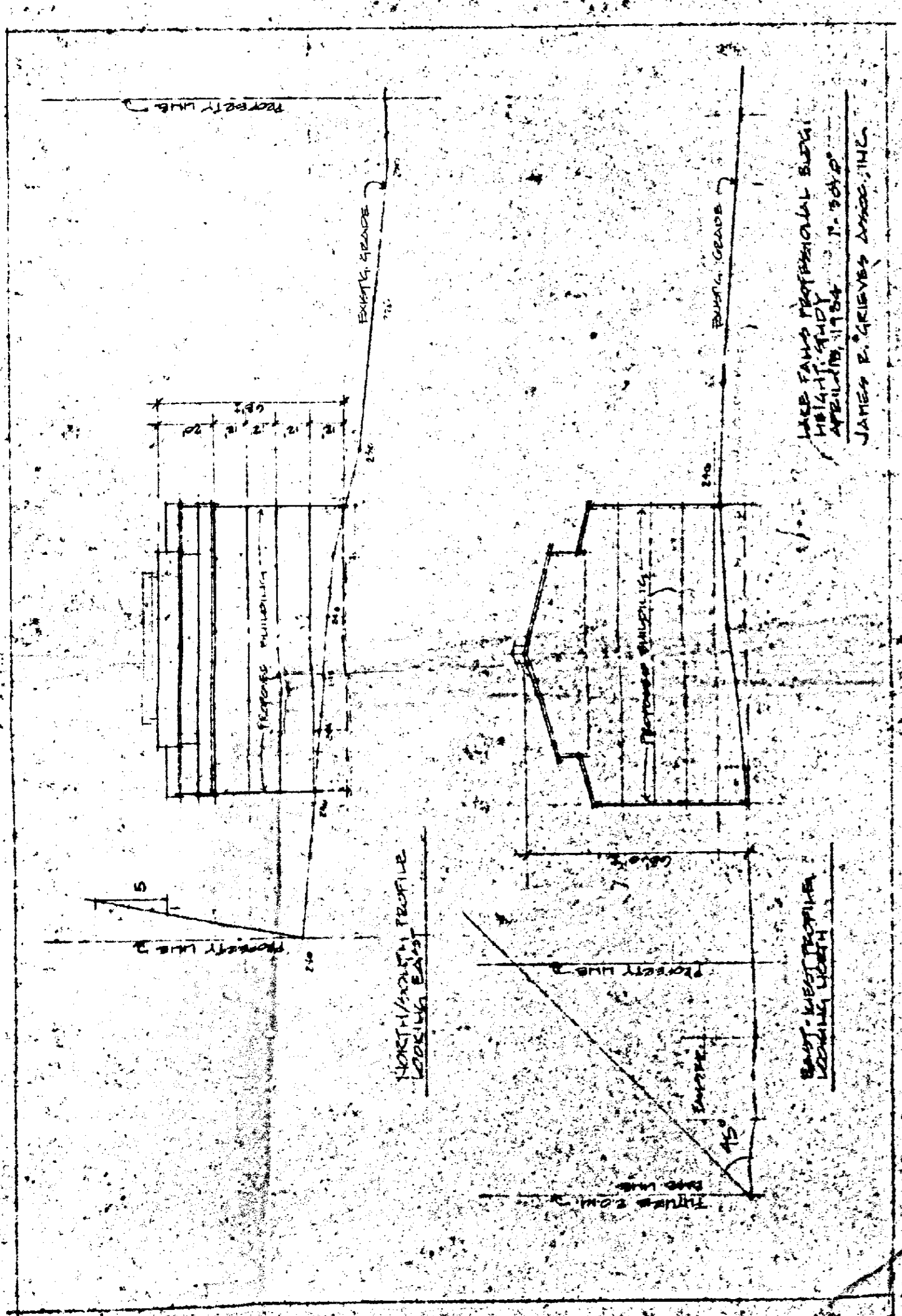
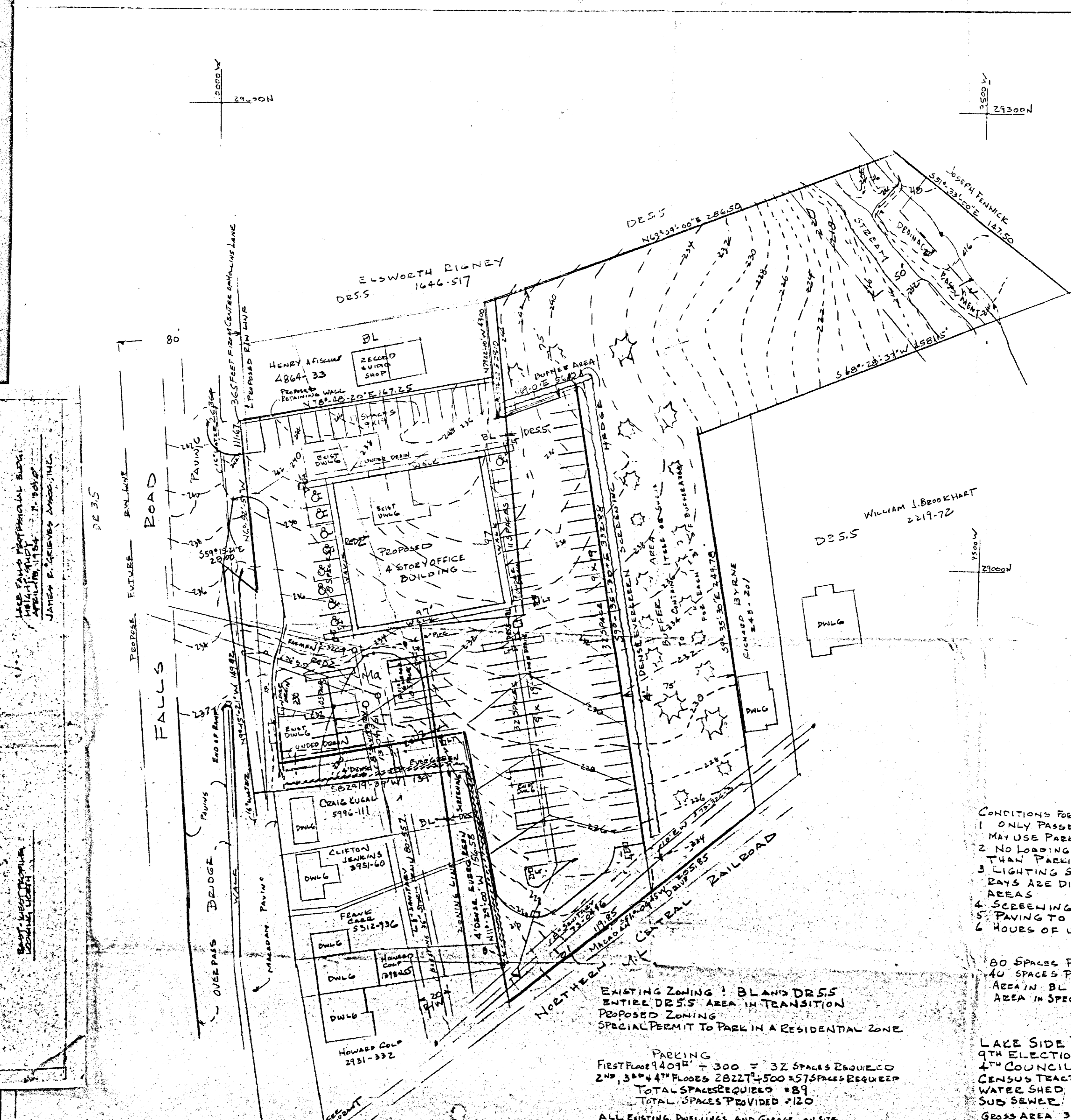
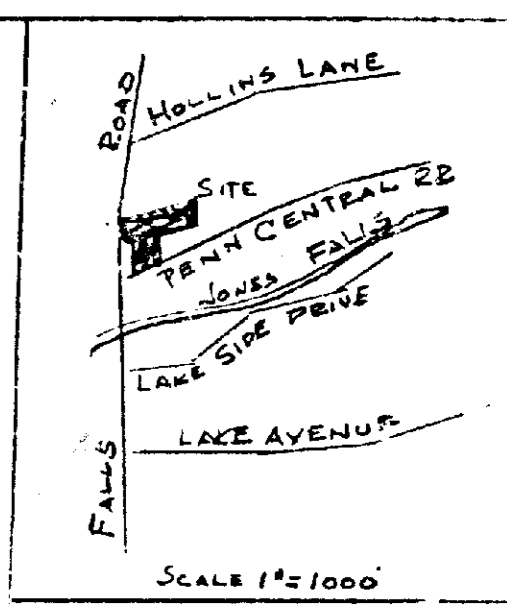
Per your letter of March 21, 1984 concerning Item No. 239 - Petitioner - Emil A. Budnitz Jr., et al., - Special Hearing Petition I have contacted on March 29, 1984 Mr. Ted E. Burnham at Permits and Licenses about the following items.

1. Flood Plain - The properties owned by Mr. Budnitz are well out of the flood plain. Mr. Gerhold will indicate this on a revised site plan.
2. Elevator - The building will have an elevator as well as other requirements for the handicapped.
3. Raising Permits - The owner will file for raising permits before the present buildings on the site are demolished or moved.

Our surveyor, Mr. Gerhold is corresponding with Mr. Ringger and Mr. Ogle to answer further questions about engineering and planning.

Sincerely,

James R. Griev
James R. Grievs, FAIA
Architect



PARCELS OF LAND IN SITE

CHARLES WOLF ET AL	1462-80	923750080
EDMUND GREEN ET AL	5921-449	900820081
EMIL BUDNITZ	6678-367	904500100
DEWEY P. COLE ET AL	1548-546	903470160
EMIL BUDNITZ	6676-365	902471780

SOILS

WITH BASEMENT	SEVERE SLOPE	SEVERE SLOPE
WITHOUT BASEMENT	MODERATE SLOPE	SEVERE SLOPE
NO EATING	SEVERE SLOPE	SEVERE SLOPE
NO EATING	SEVERE SLOPE	SEVERE SLOPE

VEGETATION
GRASS & SCATTERED TREES

EXISTING ZONING: BL AND DE.S.5
ENTIRE DE.S.5 AREA IN TRANSITION
PROPOSED ZONING:
SPECIAL PERMIT TO PARK IN A RESIDENTIAL ZONE

PARKING
FIRST FLOOR 9409R + 300 = 32 SPACES REQUIRED
2ND, 3RD & 4TH FLOORS 28227 + 500 + 257 SPACES REQUIRED
TOTAL SPACES REQUIRED = 89
TOTAL SPACES PROVIDED = 120

ALL EXISTING DWELLINGS AND GARAGE ON SITE TO BE REMOVED
THERE ARE NO EXISTING HISTORIC BUILDINGS
ZONED BL AND DE.S.5 (ENTIRE DE.S.5 AREA IN TRANSITION)
BUFFER AREA SHALL CONTAIN 1 SHRUB OR TREE FOR EACH 3 FEET OF BOUNDARY OF THE BUFFER AREA
A.D.T. 37.636 X 12.3 = 463
THERE ARE NO WETLANDS
THERE ARE NO CRITICAL AREAS
THERE ARE NO ARCHEOLOGICAL SITES
THERE ARE NO ENDANGERED SPECIES HABITAT
THERE ARE NO HAZARDOUS MATERIAL SITES
PROPERTY NOT IN FLOOD PLAIN
LANDSCAPE PLAN REQUIRED WITH BUILDING PERMIT APPLICATION

- CONDITIONS FOR PARKING IN DE.S.5 ZONE**
- 1 ONLY PASSENGER VEHICLES EXCLUDING BUSES MAY USE PARKING AREA IN DE ZONE
 - 2 NO LOADING OR UNLOADING OR ANY OTHER USE THAN PARKING SHALL BE PERMITTED
 - 3 LIGHTING SHALL BE REGULATED SO THAT BEAMS ARE DIRECTED AWAY FROM RESIDENTIAL AREAS
 - 4 SCREENING AS SHOWN
 - 5 PAVING TO BE BITUMINIOUS CONCRETE
 - 6 HOURS OF USE 8AM TO 9PM

80 SPACES PROPOSED IN DE.S.5 ZONE
40 SPACES PROPOSED IN BL ZONE
AREA IN BL ZONE = 0.91 AN ACRE
AREA IN SPECIAL PERMIT = 0.75 OF AN ACRE
1.65

LAKE SIDE PROFESSIONAL BUILDING
9TH ELECTION DISTRICT
4TH COUNCILMANIC DISTRICT
CENSUS TRACT 4905-01
WATER SHED 23
SUB SEWER 54
GROSS AREA 3.17 ACRES
NET AREA 3.03 ACRES

Revised floor plan #239 Apr. 12, 1984

DEVELOPER + EMIL A. BUDNITZ, JR.
VILLAGE OF CROSS KEYS
BALTO. MD
435-3100



SCALE 1" = 30' APRIL 3, 1984
GERHOLD CROSS & ETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVE TOWSON MD
823-4470