

PETITION FOR ZONING VARIANCE 84-348-A

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 Variance from Section 203.3.C to allow a free standing illuminated sign with a total area of 36 sq. ft. in lieu of the permitted 8 sq. ft. non-illuminated sign attached to the building; and variance from section 409.2.C (1) to eliminate

screening adjacent to residential premises in lieu of the required 4' high screening adjacent to residential premises. The building is currently constructed is used for medical offices and sets back a considerable distance from the Slade Avenue entrance. Vehicles travelling down Slade Avenue can not see the building until they have reached the driveway. The petitioner is desirous of placing a free standing sign at or near the entrance on Slade Avenue in conformity with other signs on Slade Avenue.

As both No. 122 and No. 120 Slade Avenue are now owned by Stanley Klatzky there is no longer a need for the screening thru property in the same ownership.

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

I, or we, agree to pay expenses of above Variance 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: Legal Owner(s):
(Type or Print Name) 122 SLADE LIMITED PARTNERSHIP
(Type or Print Name)

Signature: Stanley Klatzky, M.D. General Partner
(Type or Print Name)

Address: (Type or Print Name)

City and State: Signature

Attorney for Petitioner: HARRY L. CHASE
(Type or Print Name) Suite 221 - Hilton Inn Plaza
Address Phone No.
Baltimore, Maryland 21208
City and State Phone (301-484-0400)

Signature: (Type or Print Name)

1001 N. Calvert Street
Address Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Baltimore, MD 21202
City and State Name

Attorney's Telephone No.: (301) 685-5010
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of May, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of June, 1984, at 11:00 o'clock A.M.

Call John
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NW/S Slade Ave., 639' SW
OF Centerline of : OF BALTIMORE COUNTY
Reisterstown Rd., (122
Slade Ave.), 3rd District :
122 SLADE LIMITED : Case No. 84-348-A
PARTNERSHIP, Petitioner :
ENTRY OF APPEARANCE

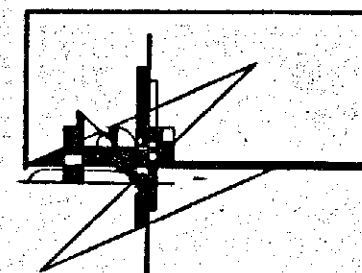
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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 4th day of June, 1984, a copy of the foregoing Entry of Appearance was mailed to Harry L. Chase, Esquire, 1001 N. Calvert St., Baltimore, MD 21202, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



EVANS, HAGAN & HOLDEFER, INC.

ENGINEERS, LAND PLANNERS & SURVEYORS

8013 BELAIR ROAD / BALTIMORE, MD. 21238 (301) 688-1501

March 27, 1984

DESCRIPTION OF 122 SLADE AVENUE TO ACCOMPANY PETITION FOR VARIANCE TO ERECT A SIGN

BEGINNING FOR THE SAME on the northwest side of Slade Avenue, of variable width, as shown on Baltimore County Bureau of Land Acquisition drawing No. RW 76-113-1, said place of beginning being distant 639 feet, more or less, measured in a southeasterly direction on said northwest side of Slade Avenue from its intersection with the centerline of Reisterstown Road, thence leaving said place of beginning and running and binding on said northwest side of Slade Avenue referring all courses of this description to the meridian of the aforesaid deed (1) South 60 degrees 48 minutes 00 seconds East 118.53 feet, thence leaving Slade Avenue and running the three following courses and distances, vizi: (2) North 30 degrees 30 minutes 00 seconds West 359.90 feet, thence (3) North 59 degrees 30 minutes 00 seconds East 118.50 feet and thence (4) South 30 degrees 30 minutes 00 seconds East 362.59 feet to the place of beginning.

CONTAINING 42,808 square feet or .9827 acres of land, more or less.

NOTE: THIS DESCRIPTION HAS BEEN WRITTEN FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.



CAMBRIDGE LAUREL WESTMINSTER
1002 WEST STREET
111 JOHN STREET
CAMBRIDGE, MD. 21031
LAUREL, MD. 20707
WESTMINSTER, MD. 21157
(202) 228-5500
(202) 780-0000
(202) 840-1700

In Re: 22 Slade Limited Partnership * BEFORE THE
Case No. 84-348 A * ZONING COMMISSIONER OF
BALTIMORE COUNTY

ORDER

IT IS THIS 3rd day of July, 1987, is and hereby

ORDERED that:

The above captioned matter shall be dismissed for lack of prosecution or for failure to proceed or for failure to pay costs, such dismissal to be with prejudice.

Arnold Jablon
Zoning Commissioner of Baltimore County

cc: People's Counsel
Harry L. Chase, Esq.

ORDER RECEIVED FOR FILING
Date 7-30-87
By S. Bell

PETITION FOR VARIANCES

3rd Election District

ZONING: Petition for Variances

LOCATION: Northwest side Slade Avenue, 639 ft. Southwest of the centerline of Reisterstown Road (122 Slade Avenue)

DATE & TIME: Monday, June 18, 1984 at 11:00 A.M.

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

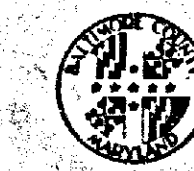
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to allow a free standing illuminated sign with a total area of 36 sq. ft. in lieu of the permitted 8 sq. ft. non-illuminated sign attached to the building and to eliminate screening adjacent to residential premises in lieu of the required 4 ft. high screening as shown on the site plan in Case No. 82-206-X

Being the property of 122 Slade Limited Partnership, as shown on plat plan filed with the Zoning Department.

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

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

June 12, 1984

Harry L. Chase, Esquire
1001 N. Calvert Street
Baltimore, Maryland 21202

Re: Petition for Variances
NW/S Slade Ave., 639 ft. SW of c/l of Reisterstown Rd. (122 Slade Avenue)
122 Slade Limited Partnership - Petitioner
Case No. 84-348-A

Dear Mr. Chase:

This is to advise you that \$49.00 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
ARNOLD JABLON
Zoning Commissioner

AJja

1-23-88

TOWSON, MD., May 31 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., appearing on May 31 _____, 19 84

THE JEFFERSONIAN

Cost of Advertising 20⁰⁰

LEGAL NOTICE

CERTIFICATE OF PUBLICATION

55281

Pikesville, Md., May 30, 1984 19.

CERTIFY, that the annexed advertisement
 ed in the NORTHWEST STAR, a weekly
 ublished in Pikesv. e, Baltimore
 land before the 18th day of

Publication appearing on the
 _____th day of May _____, 1984
 Publication appearing on the
 _____day of _____, 19____
 Publication appearing on the
 _____day of _____, 19____

THE NORTHWEST STAFF

Cost of Advertisement \$24.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 3rd

Date of Posting 6-2-84

Posted for: Variance

Petitioner: 122 Slade Limited Partnership
Location of property: N.W. 1/5 Slade Ave. 639 S.W. of the c/2 of
Reistertown Road 122 Slade Ave.

Location of Signs: N.W. Side of State Ave. Approx. 750 S.W.
Reisterstown Road

Remarks

Posted by S. J. Arato
Signature

Date of return:.....6-8-84.....

Number of Signs: 1

NOTICE OF HEARING

Re: Petition for Variances
NW/5 Slade Ave., 639' SW of the c/l of
Reisterstown Road (122 Slade Avenue)
122 Slade Limited Partnership - Petitioner
Case No. 84-348-A

TIME: 11:00 A.M.

DATE: Monday, June 18, 1984

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


Zoning Commissioner
of Baltimore County

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

No. 128294

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

35.00

AMOUNT 11.11

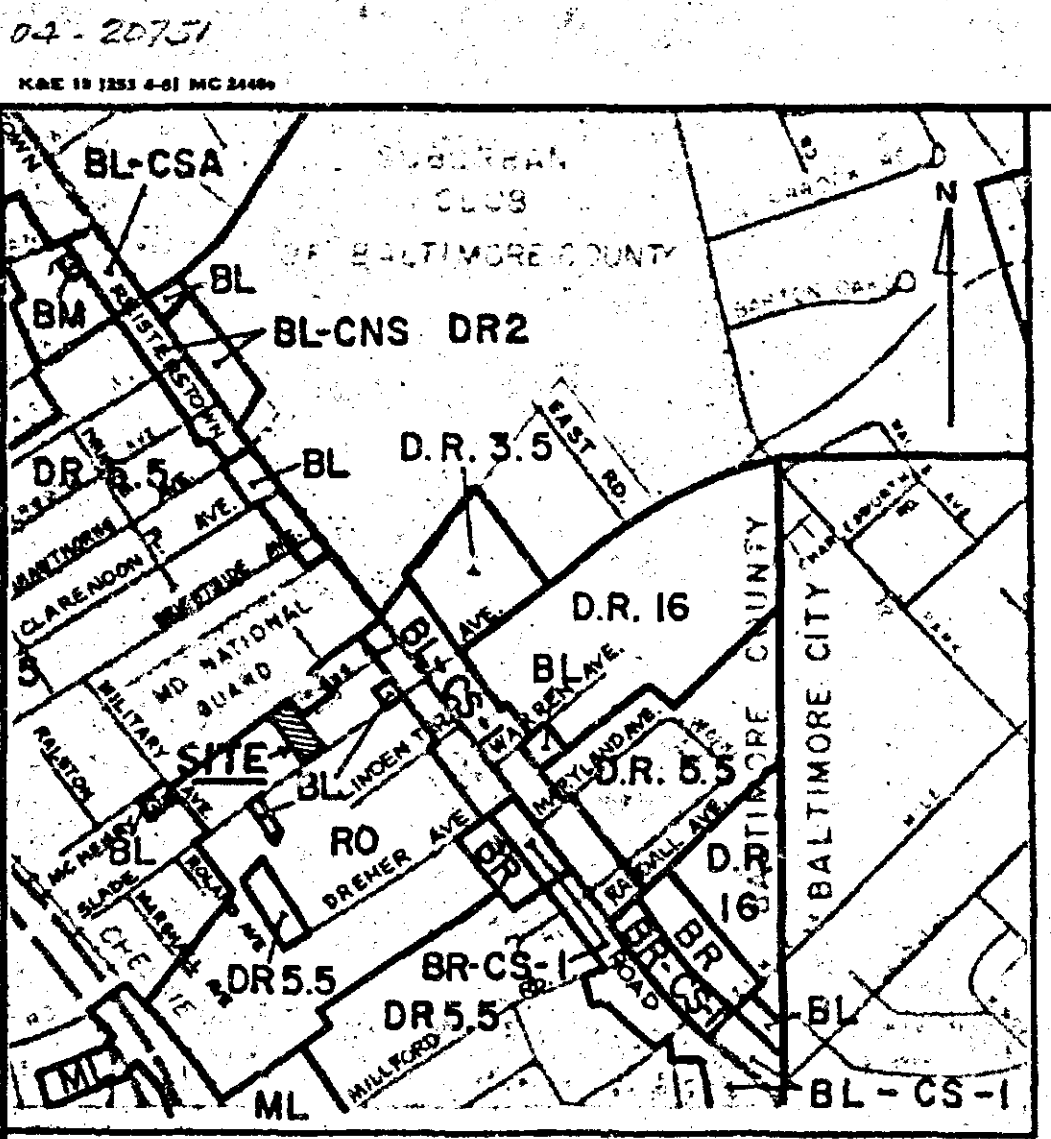
RECEIVED FROM: Claus Hagen, Holsten
File for front # 284

FOR: FILE

6 0340000020010 2172

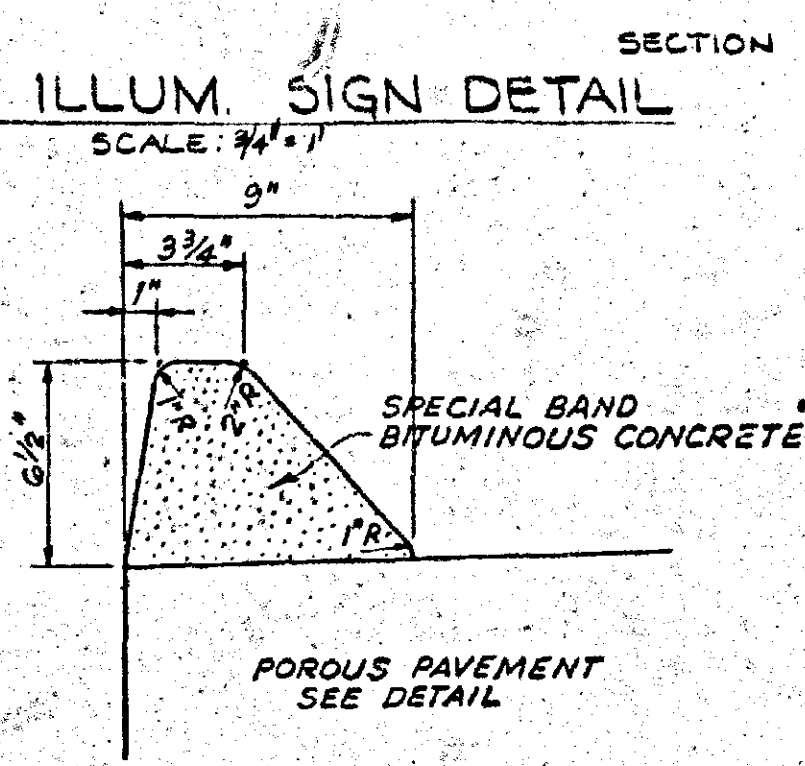
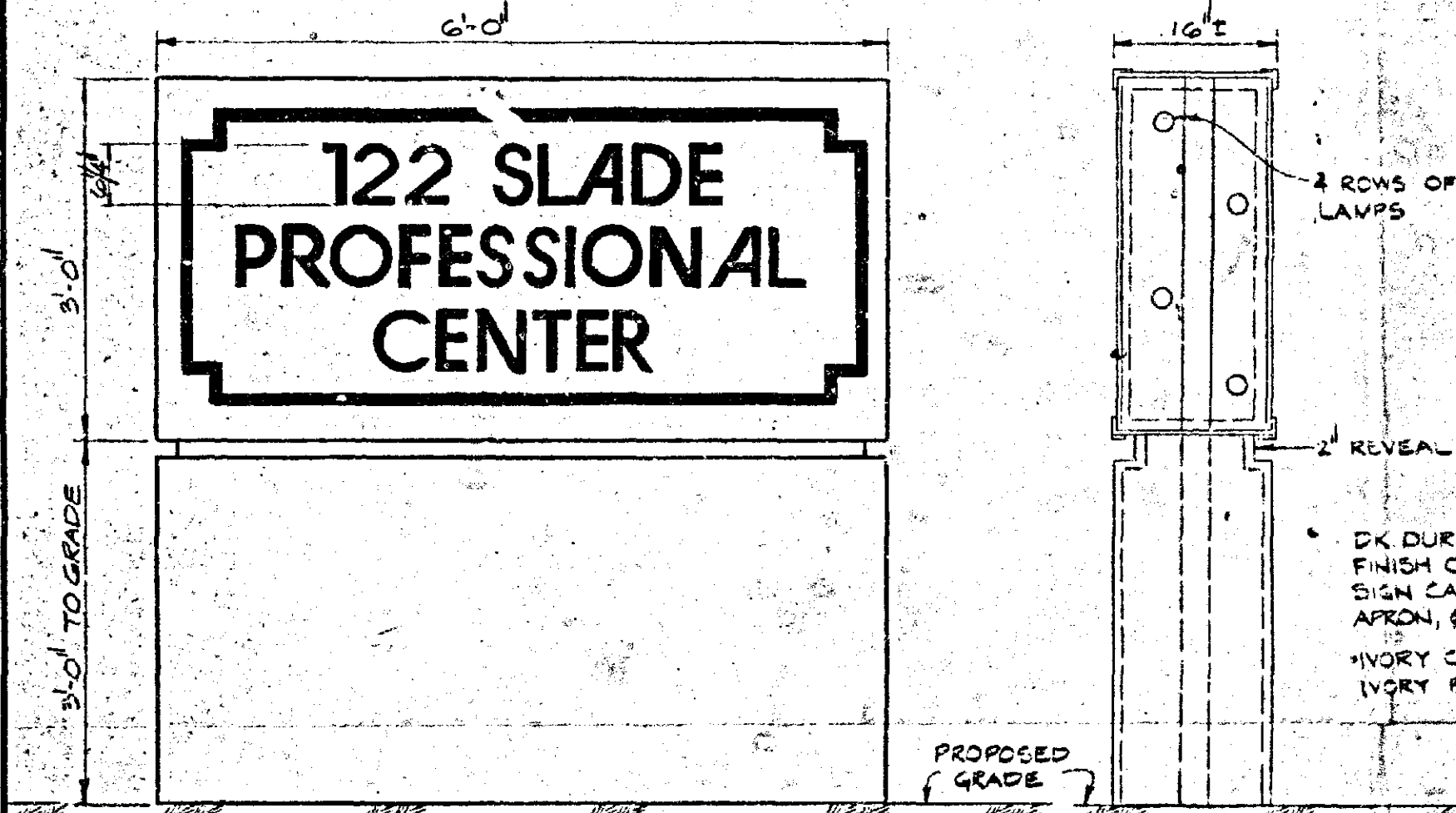
6 036*****100010 2171

VALIDATION OR SIGNATURE OF CASHIER

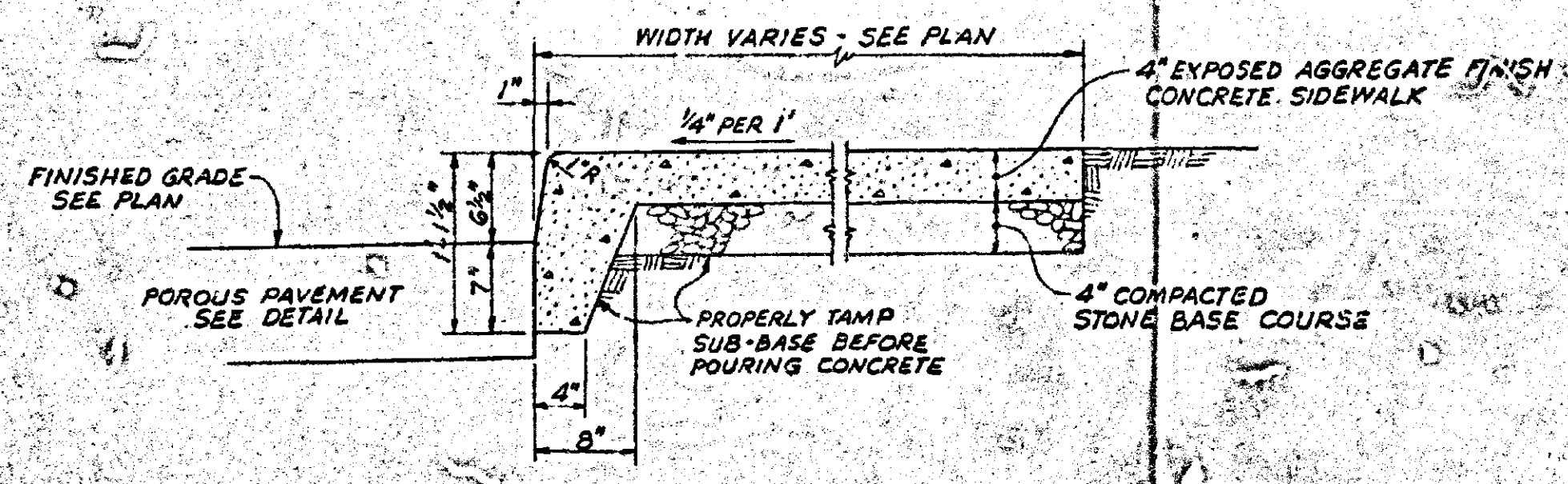


LOCATION MAP
SCALE: 1"=1000'

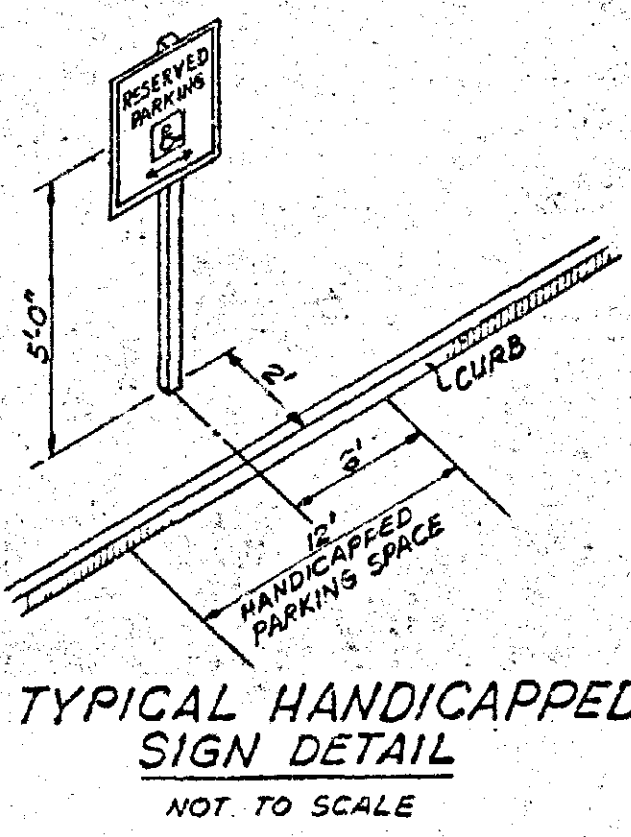
BENCH MARK:
X-9841 ELEVATION 434.63
RAILROAD SPIKE IN MACADAM SOUTH SIDE
SLADE AVE. 400' WEST OF REISTERSTOWN RD.



BITUMINOUS CURB DETAIL
SCALE: 2"=1'-0"



MONOLITHIC CONCRETE CURB AND SIDEWALK DETAIL
SCALE: 1"=1'-0"



SECTION OF OVERFLOW OUTFALL FLUME

NOT TO SCALE

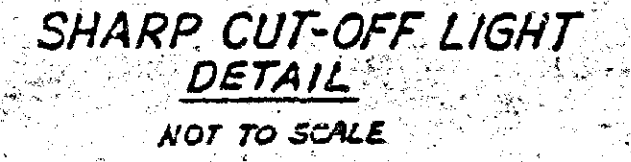
DATA

1. ZONED RO
2. LOT SIZE = 118.50' x 357.5' = 42,364 SQ. FT.
3. GROSS SITE AREA = 42,364 + (118.50' x 30') = 45,919 SQ. FT.
4. MAXIMUM FLOOR AREA ALLOWED = 0.5 x 45,919 = 22,960 SQ. FT.
5. PROPOSED BUILDING AREA:
GROUND FLOOR = 48' x 138' + 5.75' x 10.43' (ELEV.) = 6,684 SQ. FT.
2ND FLOOR = 53.75' x 138.67' = 7,454 SQ. FT.
3RD FLOOR = 53.75' x 138.67' = 7,454 SQ. FT.
TOTAL FLOOR AREA = 21,592 SQ. FT.
6. ACTUAL FLOOR AREA RATIO = $\frac{21,592}{45,919} = 0.47$
7. PROPOSED USE: MEDICAL OFFICES.
8. PARKING REQUIRED:
GROUND FLOOR = 6,684 + 300 = 22.28 SPACES
2ND FLOOR = 7,454 + 300 = 24.95 SPACES
3RD FLOOR = 7,454 + 300 = 24.95 SPACES
TOTAL = 71.98 SPACES
9. PARKING PROVIDED = 72 SPACES (INCLUDING 3 H.C.)
10. SIZE OF PARKING SPACES = 8.5' x 18' (12' x 18' H.C.)
11. AMENITY OPEN SPACE REQUIRED = 25% x 45,919 = 11,480 SQ. FT.
12. AMENITY OPEN SPACE PROVIDED = 11,500 SQ. FT.
13. PROPOSED LIGHTS TO BE CUT-OFF DESIGN - 8' TO 10' HIGH. (CUT-OFF DESIGN)
14. PARKING LOT TO BE STRIPED AS SHOWN HEREON.
15. HOURS OF OPERATION - 8 TO 6 MONDAY THRU SATURDAY.
16. MAXIMUM NUMBER OF EMPLOYEES - 36.
17. (R) DENOTES PHOTOGRAPHS WHICH ARE INCLUDED WITH THE SUBMITTAL OF THE FINAL DEVELOPMENT PLAN.

LEGEND

LIMIT OF MD. S.H.A. TYPE "A" CONCRETE COMBINATION
CURB & GUTTER - STANDARD No. 140-620-02

4-13-84 SCREENING ADJ. TO RESIDENCE ELIMINATED
REV. 5/16/84 SIGN ADDED AND SCREEN PLANTING
ALONG PORTION OF NE PROPERTY LINE ELIMINATED
REV. 2/12/82 ADD MD. S.H.A. TYPE "A" CURB & GUTTER
REV. 2/8/82 ELEV. CURB OUTFLANGE & ADD OVERFLOW FLUME
REV. 8/11/82 ELIM. 2ND WIDENING N. SIDE G.W.



PLAT TO ACCOMPANY PETITION FOR
ZONING VARIANCE TO ERCT SIGN
AND TO ELIMINATE SCREENING ADJACENT TO
RESIDENTIAL PREMISES. (CASE NO. 82-206-X)

AT
No. 122 SLADE AVENUE

3RD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND.

FOR
C/O HARRY L. CHASE, ATTY.
1001 N. CALVERT ST.
BALTIMORE, MD. 21202

SHEET S.D. 1

EVANS, HAGAN & HOLDEFER, INC.

DATE		REVISION	BY	SURVEYORS AND CIVIL ENGINEERS	
2-17-82	2-17-82	FIRE HYDRANT ADDED AND	N.E.	8013 BELAIR ROAD / BALTIMORE, MD. 21234	
2-17-82	2-17-82	PICTURE LOCATIONS REVISED	N.E.	12011 986-1201	
2-17-82	2-17-82	REV. AS PER Z.C.C. COMMENTS	N.E.	638 POPLAR STREET / CAMBRIDGE, MD. 21613 / (301) 224-9200	
DRAWN BY				111 JOHN STREET / WESTMINSTER, MD. 21157 / (301) 940-1700	
CHECKED BY				19 & WASHINGTON STREET / CAMDEN, MD. 20811 / (301) 854-0000	
DATE				12/22/81	
DIRECTOR OF PLANNING				SCALE 1"=20'	

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

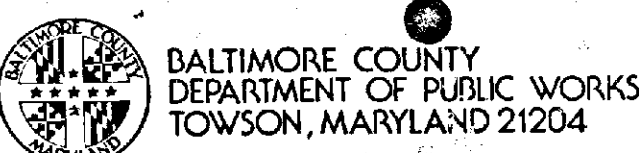
Your petition has been received and accepted for filing this
day of May, 1984.

Arnold Jablon
Arnold Jablon
Zoning Commissioner

Petitioner 122 Slade Limited Partnership Received by Nicholas B. Commodari
Petitioner's Attorney Harry L. Chase Chairman, Zoning Plans Advisory Committee

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 ZC, BA, CC, CA										
Reviewed by: <u>ucl</u>	Revised Plans: Change in outline or description <u>Yes</u> <u>No</u>									
Previous case: <u>92-206</u>	Map # <u>ZC</u>									



HARRY J. PISTEL, P.E.
DIRECTOR

May 28, 1984

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

Re: Item #284 (1983-1984)
Property Owner: 122 Slade Limited Partnership
N/WS Slade Avenue 606.25' S/W Reisterstown Rd.
Acres: 42,808 sq. ft. 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:

Baltimore County highway and utility improvements exist and are not directly involved.

Comments were supplied in conjunction with the Zoning Advisory Committee reviews of this property in connection with Item 124 (1981-1982) and Item 62 (1980-1981).

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 284 (1983-1984).

Very truly yours,

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

RAM:EM:FWR:ss

0-SW Key Sheet
26 NW 20 Pos. Sheet
NW 7 E Topo
78 Tax Map

Encls.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
Zoning Commissioner

Date: June 11, 1984

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

SUBJECT: 122 Slade Limited Partnership
84-348-A

This office is opposed to the granting of this variance. The site is within the boundaries of the Pikesville Revitalization area. One of the goals and objectives of the adopted plan is to "...set standards for storefronts, signs and landscaping in order to improve the visual image and appeal of the entire corridor" ("Pikesville Revitalization Growth Plan: Part I, p. 5.3; see also p. 5.4, a part of the "Conclusions and Recommendations"). On p. 1.21 of the same document, in a section entitled "Environmental Conditions", the following statement is made:

Redundant and oversized signs proliferate to the extent of obscuration of identity and legibility, counter-productive of their being.

This office believes that the proposed sign would not be in keeping with the goals and objectives of the adopted plan.

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

NEG/JGH/sf



ARNOLD JABLON
ZONING COMMISSIONER

June 15, 1984

Harry L. Chase, Esquire
1001 North Calvert Street
Baltimore, Maryland 21202

Re: Petition for Variances
122 Slade Limited Partnership - Petitioners

Dear Mr. Chase:

Pursuant to your request, a postponement of the above captioned matter, scheduled for June 18, 1984, has been granted.

Be advised that you are responsible for the cost of advertising thus far accruing and the cost of readvertising. You will be notified of the new hearing date.

Sincerely,

Arnold Jablon
Arnold Jablon
Zoning Commissioner

AJA:j

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Maryland 21236

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 8, 1984

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

000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Harry L. Chase, Esquire
1001 N. Calvert Street
Baltimore, Maryland 21202

RE: Case No. 84-348-A (Item No. 284)
Petitioner - 122 Slade Limited Partnership
Variance Petition

Dear Mr. Chase:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

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

NBC:bsc

Enclosures

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Maryland 21236

February 4, 1982

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

Re: Item #124 (1981-1982)
Property Owner: Stanley A. Klatzky
N/WS Slade Avenue 606.25' S/W of Reisterstown Rd.
Acres: 0.983 District: 3rd

Dear Mr. Hammond:

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 which were supplied in conjunction with the Zoning Advisory Committee review of this property for Item 62 (1980-1981) are referred to for your consideration.

The proposed Slade Avenue relocation referred to therein, will be a Baltimore County road in this vicinity; otherwise, this office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 124 (1981-1982).

Very truly yours,

(SIGNED) ROBERT A. NORTON
ROBERT A. NORTON, P.E., Chief
Bureau of Public Services

RAM:EM:FWR:ss

cc: Jack J. Trenner
John Winbley

Attachment

0-SW Key Sheet
26 NW 20 Pos. Sheet
NW 7 E Topo
78 Tax Map

October 31, 1980

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

Re: Item #62 (1980-1981)
Property Owner: Stanley A. Klatzky, M.D.
N/WS Slade Avenue 606.25' S/W of Reisterstown Rd.
Acres: 116.53/126.50 x 359.90/362.59
District: 3rd

Dear Mr. Hammond:

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:

Slade Avenue (Md. 890) and the proposed Slade Avenue-Baltimore-see State Highway Administration project; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road 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.

The existing portion of Slade Avenue is being considered for acceptance by Baltimore County for maintenance; therefore, in anticipation of County maintenance, this section of Slade Avenue is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including any reversion assessments for slopes necessary, will be required in connection with any grading or building permit application.

The construction or reconstruction of concrete sidewalks, curb and gutter, entrances, aprons, etc. will be the full responsibility of the Petitioner.

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

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 #62 (1980-1981)
Property Owner: Stanley A. Klatzky, M.D.
Page 2
October 31, 1980

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 nuisance or damage 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:

Public water supply and sanitary sewerage are serving the residence on this site.

It is anticipated that no sanitary sewer connection allocations will be available for projects until the Gaynes Falls drainage basin until the improvements at the Retapco Waste Water Treatment Plant are completed, which is expected to be in June 1981.

The Petitioner is responsible for the cost of capping and plugging any existing service connections not used to serve the proposed multi-story office building.

Very truly yours,

ROBERT A. NORTON, P.E., Chief
Bureau of Public Services

RAM:EM:FWR:ss

cc: J. Trenner
J. Somers
G. Witten (SHA)

0-SW Key Sheet
26 NW 20 Pos. Sheet
NW 7 E Topo
78 Tax Map



Maryland Department of Transportation

State Highway Administration

Lowell K. Bridwell
Secretary
Hal Kassoff
Acting Administrator

May 4, 1984

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of 5-1-84
ITEM: #284.
Property Owner: 122 Slade Limited Partnership
Location: NW/S Slade Ave.
Route 890, 606.25' S/W
Reisterstown Road
Existing Zoning: R.O.
Proposed Zoning: Variance
to permit a free standing
illuminated sign with a
total area of 36 sq. ft. in
lieu of the required 8 sq.
ft. non-illuminated sign
attached to the building,
to eliminate screening
adjacent to residential
premises in lieu of the
required 4' high screening.
Acres: 42,808 sq. ft.
District: 3rd

Dear Mr. Jablon:

On review of the revised site plan of 4-13-84 for Zoning
Variance to erect a free standing sign outside the S.H.A. Right-
of-Way, the State Highway Administration finds the plan generally
acceptable.

Any additional information with reference to Outdoor Adver-
tising should be through Mr. Morris Stein of the Bureau at 659-1640.

Very truly yours,

Charles E. Lee
Charles E. Lee, Chief
Bureau of Engr. Access Permits

CL:JW:maw

cc: Mr. J. Ogle
Mr. M. Stein
My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech By: George Wittman
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERDER
DIRECTOR

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

Re: Zoning Advisory Meeting of 5-1-84
Item # 284
Property Owner: 122 SLADE LIMITED PARTNERSHIP
Location: NW/S SLADE AVE. 606.25' S/W OF
REISTERSTOWN RD.

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
is _____.
- ☒ The property is located in a traffic area controlled by a "n" 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:
The proposed structure will not be compatible to
the neighborhood.

Eugene A. Boher
Eugene A. Boher
Chief, Current Planning and Development

cc: James Roswell



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

PAUL H. REINCKE
CHIEF

May 9, 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: 122 Slade Limited Partnership

Location: NW/S Slade Avenue 606.25' S/W Reisterstown Road

Item No.: 284 Zoning Agenda: Meeting of 5/1/84

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.

- () 1. Fire hydrants for the referenced property are required and shall be
located at intervals or _____ 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.
- () 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.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Paul Joseph Kelly* 5/9/84
Planning Group
Special Inspection Division

Noted and
Approved: *George M. Weigandt*
Fire Prevention Bureau

/mb



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

TED ZALESKI, JR.
DIRECTOR

May 9, 1984

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

Dear Mr. Jablon:

Comments on Item # 284, Zoning Advisory Committee Meeting are as follows:

Property Owner: 122 Slade Limited Partnership
Location: NW/S Slade Avenue 606.25' S/W Reisterstown Road
Existing Zoning: R.O.
Proposed Zoning: Variance to permit a free standing illuminated sign with a total
area of 36 sq. ft. in lieu of the required 8 sq. ft., etc.

Acres: 42,808 sq. ft.
District: 3rd.

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 appli-
cable Codes.
- (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 con-
struction classification of Table 401.
- (I) Comments - Handicapped parking signs shall be not less than 8'-0 above grade
as per the Maryland State Handicapped Code, Section .05. The Building
sign shall be in compliance with Section 1901.0 of B.O.C.A. 1981 Edition.

NOTE: These comments reflect only on the information provided by the drawings sub-
mitted to the office of Planning and Zoning and are not intended to be con-
sidered 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:ec