

PETITION FOR ZONING VARIANCE

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 203.4 B.L. minimum setback of 11 feet from a lot line other than a street line in lieu of the required 22.5 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Configuration of property.
2. Other practical hardships and unreasonable difficulties to be presented at the time of the hearing.

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:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

Atorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Atorney's Telephone No.: 828-4442
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of November, 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 December, 1984, at 2:30 o'clock P.M.

Carl Jablon
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning & Zoning
SUBJECT: Zoning Petition No. 85-171-A
Date: December 10, 1984

It should be noted that a CRG meeting is required and that the plan must be revised in conformance to the requirements set forth in the Baltimore County Landscape Manual.

Norman E. Gerber
Norman E. Gerber
Director

NEG:JGH:bjs

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 10, 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

Benjamin Bronstein, Esquire
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 312 - Case No. 85-171-A
Joseph H. Seipp, Jr.
Variance Petition

Dear Mr. Bronstein:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above referenced petition. The following comments from the CRG have been substituted for those of the Zoning Plans Advisory Committee. They are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

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: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

85-171-A

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 18th day of November, 1984.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Joseph H. Seipp, Jr.
Attorney B. Bronstein, Esquire
Received by *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 18, 1984

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

Re: Item 312 (1983-1984)
Property Owner: Joseph H. Seipp, Jr.
W/S Monroe St. 197.5' N. of Parks Ave.
Acres: 0.22 District: 8th

Dear Mr. Jablon:

The following comments are furnished in regard to the subject item.

General:

A plan was not supplied in connection with this Item 312 (1983-1984), as a plan is proposed to be submitted for review by the County Review Group.

Highways:

Monroe Street, an existing public road, is proposed to be further improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way.

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.

Storm Drains:

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 problems which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item 312 (1983-1984)
Property Owner: Joseph H. Seipp, Jr.
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June 18, 1984

Water and Sanitary Sewer:

There is a public 8-inch water main and 8-inch public sanitary sewerage in Monroe Street. There is also public 8-inch sanitary sewerage within the alley to the west, or rear, of this property.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 312 (1983-1984).

Very truly yours,

Robert E. Hanson
ROBERT E. HANSON, P.E., Asst. Chief
Bureau of Public Services

GSB:EAM:FWR:ss

S-NE Key Sheet
59 NW 4 Pos. Sheet
NW 15 A Topo
51 Tax Map

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS
FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division
DATE: November 9, 1984

PROJECT NAME: Monroe Building
PROJECT NUMBER: 484226
LOCATION: W/S Monroe Street
DISTRICT: 8C4

The Plan, dated September 12, 1984, has been reviewed by the Developers Engineering Division and is satisfactory pending conformance with the following comments:

GENERAL COMMENTS:

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

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

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

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

A Public Works Agreement must be executed by the owner and Baltimore County approved.

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.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the granting of the variance requested will not adversely affect the health, safety, and general welfare of the community, and the requirements of Section 204.2 having been met, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 21st day of December, 1984, that the herein Petition for Variance to Permit a minimum setback of 11 feet from a lot line other than a street line in lieu of the required 22.5 feet, in accordance with the site plan prepared by Gerhold, Cross & Etzel, revised October 13, 1984, marked Petitioner's Exhibit 1, and the elevation drawings prepared by Charles Vaughan Pippen, dated January 18, 1984, marked Petitioner's Exhibit 2, is GRANTED, from and after the date of this Order, subject to the following:

1. The building shall be utilized only for general offices.
2. The business hours of operation shall be limited to 8:00 a.m. to 6:00 p.m.
3. The siding on the exterior of the building shall be clapboard in style and the material and color appropriate for residences.
4. Outside lights shall be restricted to the free-standing landscape type.
5. Any signs must meet all requirements of the Baltimore County Zoning Regulations in effect at the time of the acquisition of permits.

Jean M. Deane
Deputy Zoning Commissioner
Baltimore County

Project #84226
Monroe Building
Page 2
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HIGHWAY COMMENTS:

Monroe Street 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 the 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 plat 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 existing alley shall be improved to an ultimate 20-foot cross-section, in accordance with Baltimore County Standard Detail R-14. In order to accommodate this improvement, the Developer shall be required to dedicate to the County a 4-foot widening strip (in-fee), and to grant an additional 2-foot easement, for the entire width of his property at the rear.

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

Project #84226
Monroe Building
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HIGHWAY COMMENTS: (Cont'd)

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.

The Plan indicates that no outdoor lighting is proposed. The Developer shall install one (1) street light in the public right-of-way of Monroe Street, at a suitable location to provide lighting for the proposed parking area. The County will assume the cost of the power after installation.

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

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

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

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

STORM DRAIN, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

No system has been shown for conveying the onsite storm water run-off to a suitable outfall. The Plan cannot be approved until this problem is addressed. The nearest public storm drain system is located in Parks Avenue at the end of Monroe Street, as shown on Drawing #72-0510.

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 grading 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.

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.

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Monroe Building
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November 9, 1984

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

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.

This site does not qualify for storm water management exemption under the 1984 Storm Water Management Policy. The Developer may request, in writing, a waiver of storm water management.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year and 10-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the 1984 Baltimore County Storm Water Management Policy and Design Manual adopted September 11, 1984.

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 Seed-Permanent Seedings)".

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

WATER AND SANITARY SEWER COMMENTS:

An extension of the existing 8-inch water main in Monroe Street will be required across the entire frontage of this site.

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

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.

Project #84226
Monroe Building
Page 5
November 9, 1984

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

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

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

The total Water and/or Sewer System Connection Charge is determined, and payable, upon receipt of bids for the utility construction contract. 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.

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

EM:DBS:ss

cc: File

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

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

Re: Zoning Advisory Meeting of 5/11/84
Item # 312
Property Owner: JACOB H. SEIDENBERG
Location: 9708 Monroe St., 1915' N. of
PARK AVENUE

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 11/14/84.
- ☒ 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 "D" level intersection as defined by Bill 178-79, and all conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

Additional comments:
Landscaping is required in accordance with the Baltimore Co. Landscape Manual, adopted May 7, 1984.

Stephen G. Bolter
Stephen G. Bolter
Chief, Current Planning and Development

cc: James Hoswell

BALTIMORE COUNTY, MARYLAND

SUBJECT: LANDSCAPE PLAN REVIEW

DATE: *Nov 9, 1984*

FROM: OFFICE OF PLANNING AND ZONING

PROJECT NAME: *Monroe Building*

PLAN APPROVED:

LOCATION: *Monroe St. opposite Adams St.*

PLAN NOT APPROVED - REVISIONS

CRG: *VIII - 999*

REQUIRED, AS NOTED: *2*

BUILDING PERMIT:

1. Now change in landscape quantity calculations.
2. A final landscape plan prepared by a registered landscape architect is required to be approved by this office before a permit will be issued.

P. Budeshheim

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: November 9, 1984

FROM: ZONING OFFICE

PROJECT NAME: *The Monroe Building*

PLAN: *November 14, 1984*

LOCATION: *9708 Monroe Street*

DEVELOPMENT PLAN:

DISTRICT: *8th Election District*

PLAT:

1. A petition for a zoning hearing for a Variance for a side yard setback of 15 ft. in lieu of the required 22.5 ft. (Item No. 312) was filed on May 9, 1984. If additional widening is required on the alley by the Department of Public Works, the petition forms and site plans must be changed to reflect a smaller setback from the alley.
2. The following comments were written on the CRG plan dated 10/10/84 and should be addressed on a reviewed CRG plan prior to plan approval:
 - a. The elevation drawings which have been provided are not as detailed as those normally submitted for CRG review for 0-1 sites. Preferably, they should be to a more detailed scale and should show the type of building materials proposed. This requirement is in order for the Zoning Commissioner to determine at the time of the Variance hearing that the proposed use is indeed compatible with the present or prospective uses of nearby residential property in accordance with Section 204.2 of the BCZ.
 - b. If any free standing signs are proposed, they must be shown on the CRG plan and must be in accordance with Section 204.3B.1-4 of the BCZ. i.e., may not be more than 6 ft. in height, or exceed 25 sq. ft. per face, if illuminated, must be shielded so the light shall not adversely affect adjacent premises.
- The sign attached to the building wall may be 259 sq. ft. per 1,000 sq. ft. of floor area or 5.6 sq. ft., but must be non-illuminated other than illumination provided for the building or site. A note that effect must be added to the plan.
- c. Amenity open space will decrease if additional widening is requested for the alley. The sq. ft. area of a.o.s. should be revised accordingly.
- d. The type of paving for the parking lot must be indicated on the plan.

Diane Litter
DIANE LITTER
Zoning Associate III

DI:aj

BALTIMORE COUNTY, MARYLAND
SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING
DATE: November 13, 1984

PROJECT NAME: The Monroe Building
PLAN: XXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT: VIII-398
PLAN EXTENSION: _____
REVISED PLAN: _____
PLAT: _____

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

The landscape calculation must be revised to 1 tree for each 40' of linear road frontage: 80 + 40 = 2 trees required. As a result of Traffic Engineering's comments, the parking lot must be relocated 4' closer to the Stryhn Property. A request for modification to the 8' planting area has been approved. A 4' planting area is satisfactory. A Final Landscape Plan prepared by a registered landscape architect must be approved by this office prior to issuance of any permits.

Elevation driveways for all four sides of the building should be provided.

Some consideration should be given to the provision of outdoor lighting since the building will be open until 8:30 P.M.

The plan is generally acceptable subject to the above comments.

Susan Carrell
Susan Carrell

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
EUGENE A. BOBER, Chief
Current Planning and Development Div.
Office of Planning and Zoning
Date: 14 NOV 84
Comprehensive Planning Division
Office of Planning and Zoning

SUBJECT: CRG Comments on MONROE BUILDING
GENERAL COMMENTS: IS THERE HANDICAPPED ACCESS TO 2ND FLOOR?

HISTORICAL COMMENTS:
No known historical or archaeological sites.---J. McGrain

ENVIRONMENTAL COMMENTS:

LOS COMMENTS:

TRANSPORTATION COMMENTS:

COASTAL CRITICAL AREA COMMENTS:

No conflict w/ transportation element of Master Plan

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550
STEPHEN E. COLLINS
DIRECTOR

June 18, 1984

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

Item No. 312 -ZAC- Meeting of May 22, 1984
Property Owner: Joseph H. Seipp, Jr.
Location: W/S Monroe Street 197.5' N Parks Avenue
Existing Zoning: O-1
Proposed Zoning: Variance to permit a minimum setback of 15' from a lot line other than a street line in lieu of the required 22.5'.

Acres: 0.22
District: 8th

Dear Mr. Jablon:

The Department of Traffic Engineering has not received plans for item number 312.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/ccm

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND
DATE: 11/14/84

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

PROJECT NAME: Monroe Bldg
PROJECT NUMBER & DISTRICT: 8-4
LOCATION: Monroe St off of Stryhn Blvd
C.R.G. PLAN: ☒
DEVELOPMENT PLAN: ☒
RECORD PLAT: _____

The proposed entrance needs to be located opposite the proposed blue alignment of Adams Ave. This would involve relocating the entrance 4ft to the north. The parking bay can be narrowed to 60ft. to partially accomplish this.

ccm/jme

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
Mr. Brooks Stafford, Director
Environmental Support Services
Date: November 13, 1984
FROM: Stephen A. Taylor
Waste and Water Quality Management
SUBJECT: ENVIRONMENTAL EFFECTS REPORT Monroe Property
CRG MEETING: November 14, 1984 11:00 AM
(Date) (Time)

PLAN REVIEW NOTES

- Office building proposed on 0.27 acre.
(Describe Site)
- Public water and Public sewer is proposed.
- No streams.
(Describe streams on-site)
- No wetlands.
(Describe wetland soils on-site)
- Storm Water Management _____ required.
- _____ proposed impervious area.

RESPONSES

The Environmental Effects Report is not approved. In order to receive approval, the following checked items/conditions must be met.

The Environmental Effects report is approved, subject to the following checked items/conditions.

- A. _____ No development is allowed in _____ (soil/name & symbol)
- C. _____ A revised site plan indicating no development in _____ must be submitted.

11-13-84
Date
COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH
MONROE Property
Subdivision Name, Section and/or Plat
Joseph H. Seipp Jr. Developer and/or Engineer
Watershed: 1 No. of Lots: 0.27 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: on the attached memo dated 11-13-84.
It is recommended this plan not be approved at this time. See revisions and/or comments.
REVISIONS AND/OR COMMENTS:

SS 783R

BALTIMORE COUNTY, MARYLAND
DATE: November 5, 1984
SUBJECT: SUBDIVISION REVIEW COMMENTS
FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU
Captain Joseph Kelly
PROJECT NAME: Monroe Building
PROJECT NUMBER: CRG Agenda 11/4/84
LOCATION: W/S Monroe Street
DISTRICT: 8
PRELIMINARY PLAN
TENTATIVE PLAN
DEVELOPMENT PLAN
FINAL PLAT
Comments
1. Proposed buildings shall be designed and constructed so as to meet the applicable provisions of the Fire Prevention Code and the NFPA 101 Life Safety Code, 1981 Edition.

CRG Meeting on 11-14-84
Monroe Property

1. CRG plan notes that an exemption of 500 sq. ft. is being applied for this site. does not meet any exception category & so investigation of site shown in the area shows that drainage is not adequate enough to warrant a waiver.

There is a drainage system needed for this development in Parks Avenue but no outlets exist at the intersection of Parks Ave & Monroe St. If these were constructed a waiver may be in order.

2. If the proposed building is to be built without a basement, infiltration must be considered.

2 2-10 year management required.

J. L. Viskochil
10/20/84

TRA Meeting of Nov. 14, 1984
Monroe Building

Subsequent to our comments of 10/26/84, the developer's engineer has submitted preliminary computations for providing infiltration for storm water management. This will be acceptable providing the location of the facility meets setback requirements & soil storage confirms that the location is acceptable.

Should infiltration be found to be unacceptable, we would recommend that the developer be required to provide street & storm drainage improvements.

Glenn L. Fisher
11/13/84

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Catherine Macfield, C.R.G. Date: October 26, 1984
FROM: G.E. Burbanck, Chief, Building Plans Review

- SUBJECT: Monroe Building, District 3, C4
W/S Monroe Street
- Three sets construction plans signed and sealed by a registered in Maryland Architect or Engineer shall be required to apply for a Building Permit.
 - A change of occupancy application from "R-1" Single Family Dwelling to Business Use shall be required to be filed with the Building Permit Application.
 - Architects plans shall comply with Table 303.2.
 - One hour tenant separations horizontally and vertically are required by Council Bill 4-82, amending Table 401.
 - Exit access corridors, common areas and interior stairways require a minimum 1 hour enclosure.
 - The floor loading required for offices under Article Nine shall be investigated and provided. The Architect or Engineer shall verify it.
 - The building interior shall comply with the State Handicapped Code. Access to the interior shall be provided. The second floor is exempted.
 - A complete review will be done when plans are submitted for a permit.

CEB/vw

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

January 11, 1985

RE: DZAKSKI, JR.
DIRECTION
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon: REVISED
Comments on Item # 312/ Zoning Advisory Committee Meeting are as follows:
Property Owner: Joseph H. Seipp, Jr.
Location: W/S Monroe Street 197.5' N. Parks Avenue
Existing Zoning: C-1
Proposed Zoning: Variance to permit a minimum setback of 15' from a lot line other than a street line in lieu of the required 22.5'.

Access: 0.22
District: 8th.
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.

B. A building/structure shall be required before beginning construction.
C. Residential: Three sets of construction drawings (re required to file a permit application. Architect/Engineer seal is/are 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 line. 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 4.

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 - Handicapped parking, signs, etc. have not been revised to show compliance to the State Handicapped Code.

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. Burbanck, Chief
Plans Review

CEB/vw

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S of Monroe St., 197.5' : OF BALTIMORE COUNTY
N of Parks Ave., 8th Dist. :
JOSEPH H. SEIPP, JR., : Case No. 85-171-A
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
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 13th day of December, 1984, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esquire, 102 W. Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

RE: PETITION FOR VARIANCE : BEFORE THE
W/S of Monroe St., 197.5' N of Parks : DEPUTY ZONING COMMISSIONER
Ave. - 8th Election District :
Joseph H. Seipp, Jr. - Petitioner : OF
No. 85-171-A (Item No. 312) : BALTIMORE COUNTY

AMENDED ORDER

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 2nd day of January, 1985, that the Order passed in this matter, dated December 21, 1984, should be and the same is hereby AMENDED, Nunc Pro Tunc, to clarify restriction No. 2 by the following:

"2. Regularly scheduled business hours shall be limited to between 8:00 a.m. to 6:00 p.m."

Jean M.H. Jung
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 13, 1984

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

ooo
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

Benjamin Bronstein, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 312
Petitioner - Joseph H. Seipp, Jr.
Variance Petition

Dear Mr. Bronstein:

After reviewing the above referenced petition, I have determined that I must discuss this matter with you before I can schedule the petition for a hearing.

In view of this, please contact me at 494-3391 as soon as possible.

Very truly yours,

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

NBC:bsc

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

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

ARNOLD JABLON
ZONING COMMISSIONER

December 21, 1984

JEAN M.H. JUNG
DEPUTY ZONING COMMISSIONER

Benjamin Bronstein, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variance
W/S of Monroe St., 197.5' N of Parks
Ave. - 8th Election District
Joseph H. Seipp, Jr. - Petitioner
No. 85-171-A (Item No. 312)

Dear Mr. Bronstein:

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

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMH:ac

Attachments

cc: People's Counsel

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

ARNOLD JABLON
ZONING COMMISSIONER

January 2, 1985

JEAN M.H. JUNG
DEPUTY ZONING COMMISSIONER

Benjamin Bronstein, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variance
W/S of Monroe St., 197.5' N of Parks
Ave. - 8th Election District
Joseph H. Seipp, Jr. - Petitioner
No. 85-171-A (Item No. 312)

Dear Mr. Bronstein:

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

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMH:mc

Attachments

cc: People's Counsel

ORDER RECEIVED FOR FILING

DATE: January 2, 1985
BY: Mary Seipp (Ch)
ADMINISTRATIVE ASSISTANT

November 16, 1984

Benjamin Bronstein, Esquire
102 W. Pennsylvania Avenue
Towson, Maryland 21204

NOTICE OF HEARING
RE: Petition for Variance
W/S Monroe Street, 197.5' N
of Parks Avenue
Joseph H. Seipp, Jr. - Petitioner
Case No. 85-171-A

TIME: 2:30 p.m.

DATE: Tuesday, December 18, 1984

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

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

No. 130227

DATE: 12/18/84 ACCOUNT: 201-615-000

AMOUNT: \$48.44

RECEIVED BY: [Signature]
FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th

Posted for: [Signature]

Petitioner: Joseph H. Seipp, Jr.

Location of property: W/S Monroe St. 197.5' N of Parks Ave., 21204

Location of Signs: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Remarks: [Signature]

Posted by: [Signature]

Number of Signs: 1

Date of Posting: 11/21/84

Date of return: 11/30/84

CERTIFICATE OF PUBLICATION

85-171-A

12-27-1984

Wson, Md.

IS TO CERTIFY, that the annexed advertisement published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., a week for 1 consecutive weeks, the publication appearing on the 28th day of December, 1984.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

The TOWSON TIMES
M. J. JABLON
Cost of Advertisement: \$ 23.04

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 29, 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 November 29, 1984.

THE JEFFERSONIAN,
[Signature]
Publisher

85-171-A

Cost of Advertising 18.00

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

ARNOLD JABLON
ZONING COMMISSIONER

December 10, 1984

Benjamin Bronstein, Esquire
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variance
W/S Monroe Street, 197.5' N of
Parks Avenue
Joseph H. Seipp, Jr. - Petitioner
Case No. 85-171-A

Dear Mr. Bronstein:

This is to advise you that \$48.44 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,
[Signature]
ARNOLD JABLON
Zoning Commissioner

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

No. 00313S

DATE: 12/11/84 ACCOUNT: 201-615-000

AMOUNT: \$48.44

RECEIVED BY: [Signature]
FROM: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

April 9, 1984

Zoning Description

All that piece or parcel of land situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same on the west side of Monroe Street at the distance of 197.5 feet measured along the west side of said Street from Parks Avenue, said point being at the division line between Lots Nos. 33 and 34 Block AA Plat No. 2 Timonium Heights and running thence and binding on the west side of Monroe Street, North 12 degrees 31 minutes West 80 feet, thence leaving said Street and binding on the division line between Lots Nos. 37 and 38 Block AA as laid out on said Plat No. 2 Timonium Heights, South 77 degrees 29 minutes West 120 feet to the east side of a 12 foot alley, thence 12 degrees 31 minutes East 60 feet, thence leaving said alley and binding on the aforesaid division line between Lots Nos. 33 and 34, North 77 degrees 29 minutes East 120 feet to the place of beginning.

Containing 0.22 of an Acre of land more or less.

Being Lots Nos. 34, 35, 36 and 37 Block AA as laid out on Plat No. 2 Timonium Heights.

STATE OF MARYLAND
NOTARY PUBLIC
JAMES H. LAND
LAND SURVEYOR

PETITION FOR VARIANCE
8th Election District

LOCATION: West side of Monroe Street, 197.5 feet North of Parks Avenue

DATE AND TIME: Tuesday, December 18, 1984 at 2:30 p.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West 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:

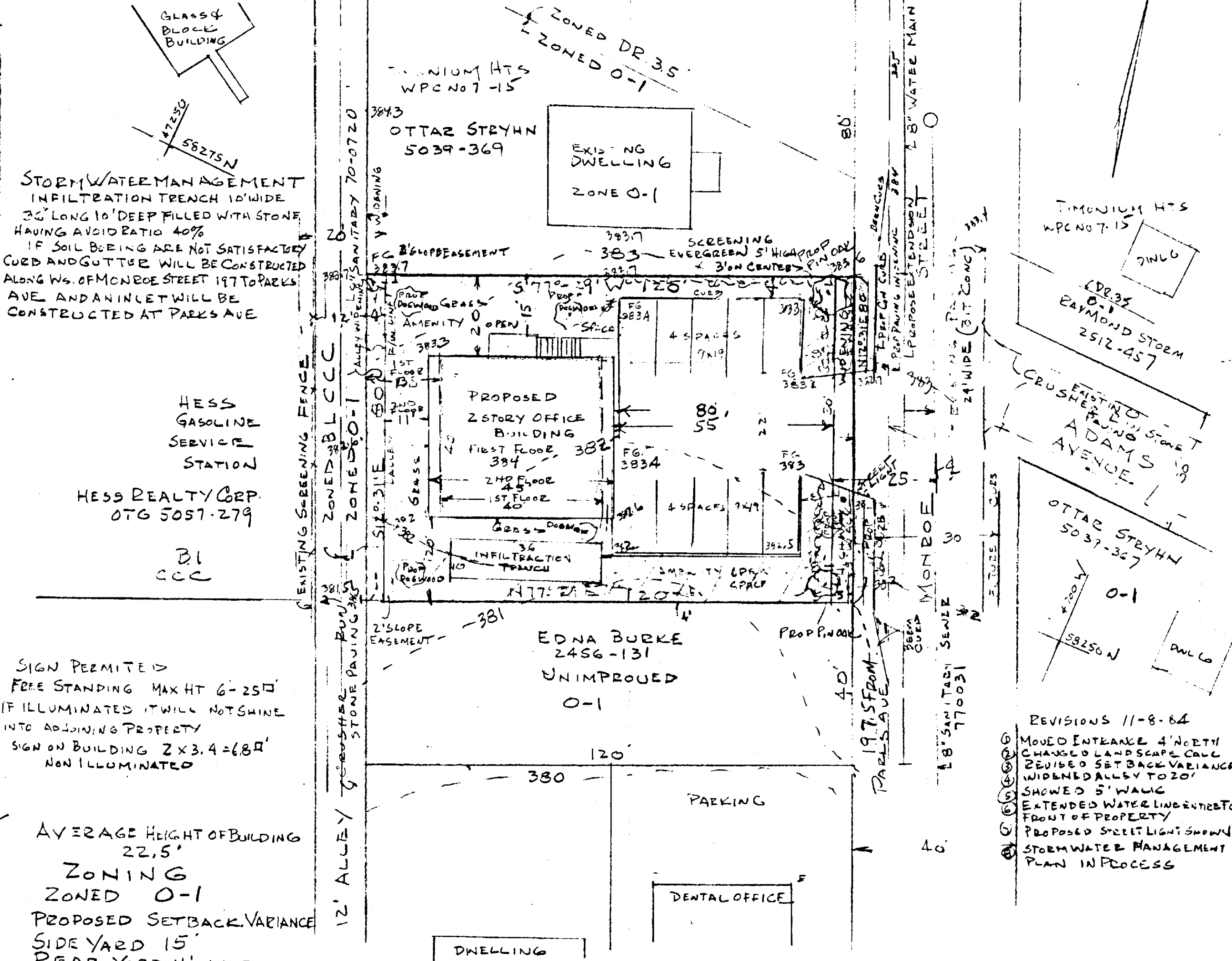
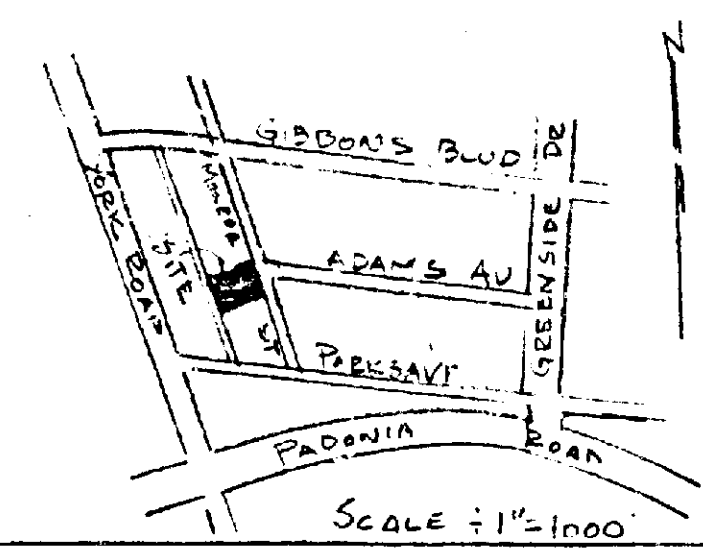
Petition for Variance to permit a minimum setback of 11 feet from a lot line other than a street line in lieu of the required 22.5 feet.

Being the property of Joseph H. Seipp, Jr. as shown on the plat filed with the Zoning Office.

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

LANDSCAPE PLAN IS REQUIRED
 80'±40'±2 TREES REQUIRED ALONG MONROE STREET
 1 TREE REQUIRED FOR PARKING AREA
 NORTH SIDE AND STREET SIDE OF PARKING
 AREA TO BE SCREENED BY EVERGREEN
 SHRUBS 5' HIGH PLANTED 3' ON CENTERS
 EXISTING VEGETATION-GRASS
 50% TO BE REMOVED



STORMWATER MANAGEMENT
 INFILTRATION TRENCH 10' WIDE
 36' LONG 10' DEEP FILLED WITH STONE
 HAVING AVOID RATIO 40%
 IF SOIL BORING ARE NOT SATISFACTORY
 CURB AND GUTTER WILL BE CONSTRUCTED
 ALONG W. OF MONROE STREET 1975 PARKS
 AVE. AND AN INLET WILL BE
 CONSTRUCTED AT PARKS AVE

HESS GASOLINE
 SERVICE
 STATION
 HESS REALTY CORP.
 OTG 5057-279

BL
 CCC

SIGN PERMITTED
 FREE STANDING MAX HT 6'-25'
 IF ILLUMINATED IT WILL NOT SHINE
 INTO ADJOINING PROPERTY
 SIGN ON BUILDING 2' X 3.4' = 68"
 NON ILLUMINATED

AVERAGE HEIGHT OF BUILDING
 22.5'
 ZONING
 ZONED O-1
 PROPOSED SETBACK VARIANCE
 SIDE YARD 15'
 REAR YARD 11' INSTEAD
 OF REQUIRED 22.5'

MTA BUS NO 88 IN YORK ROAD
 PRINCIPLE USE-OFFICES FOR LEASE
 NO OF EMPLOYEES UNKNOWN

GROSS AREA 0.27 ACRES
 NET AREA 0.22
 AMENITY OPEN SPACE REQ'D 9600 X 20 = 19200'
 AMENITY OPEN SPACE PROVIDED 26700'

PROPOSED FLOOR AREA RATIO 3400 ÷ 9600 = .35 ALLOWED = .5
 PARKING 1st FLOOR 40 X 40 = 1600 ÷ 300 = 5 SPACES REQUIRED
 40 X 45 = 1800 .500 = 4 SPACES
 NO OF SPACES REQ'D = 10
 NO OF SPACES PROVIDED = 10

SOIL BNB
 BUILDING 3 STORIES OR LESS
 WITHOUT BASEMENT SLIGHT
 STREETS & PARKING LOTS MODERATE SLOPE

NO ANCILLARY USES
 NO STREAMS ETC
 NO FLOOD PLAINS
 HOURS OF OPERATION 8:30 AM - 6 PM
 A.D.T. 12.3 X 3.4 = 42

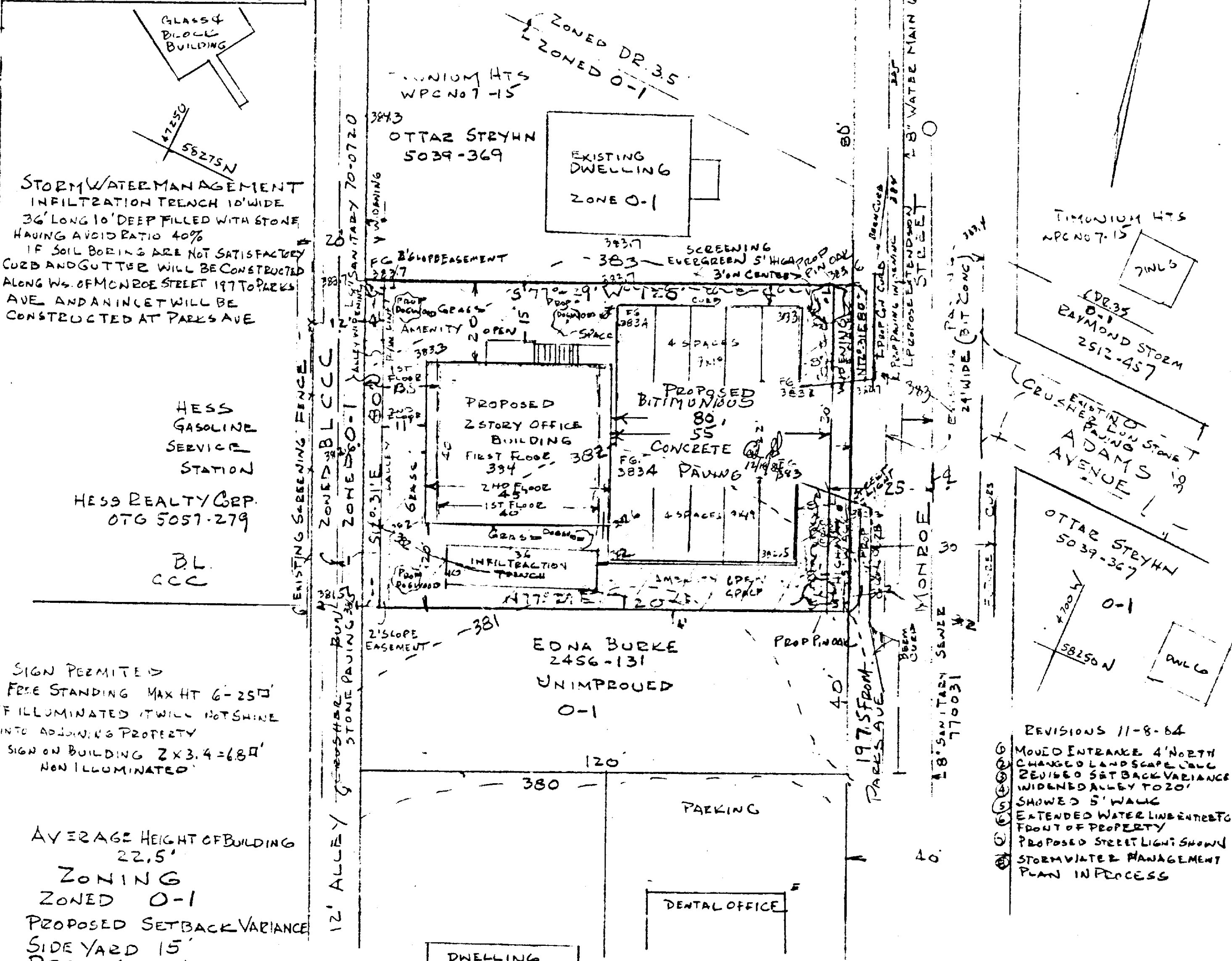
NO WET LANDS
 NO SIGNIFICANT GEOLOGICAL FORMATIONS
 NO CRITICAL AREAS
 NO ARCHEOLOGICAL SITES
 NO ENDANGERED SPECIES HABITAT
 NO HAZARDOUS MATERIALS SITES
 NO EXISTING BUILDINGS

THE MONROE BUILDING
 PROPOSED
 CLASS B OFFICE BUILDING
 NO 1708 MONROE STREET
 8TH ELECTION DISTRICT
 4TH COUNCILMANIC DIST
 4085.03 CENSUS TRACT
 11 WATERSHED
 32 SUBSEWER

LOTS NOS 34, 35, 36, 437
 BLOCK AA
 PLAT NO 2
 TIMONIUM HEIGHTS
 PLAT BOOK WPC NO 7 FOLIO 15

OWNER-DEVELOPER
 DEED REF 6535-636 4100 N. CHARLES ST
 08-12-001250 BALTIMORE 21218 235-8650
 08-18-010329
 SCALE 1" = 20' SEPT 12, 1984
 GERHOLD, CROSS & ETZEL
 REGISTERED LAND SURVEYORS
 412 DELAWARE AVE. TOWSON, MD
 823-4470

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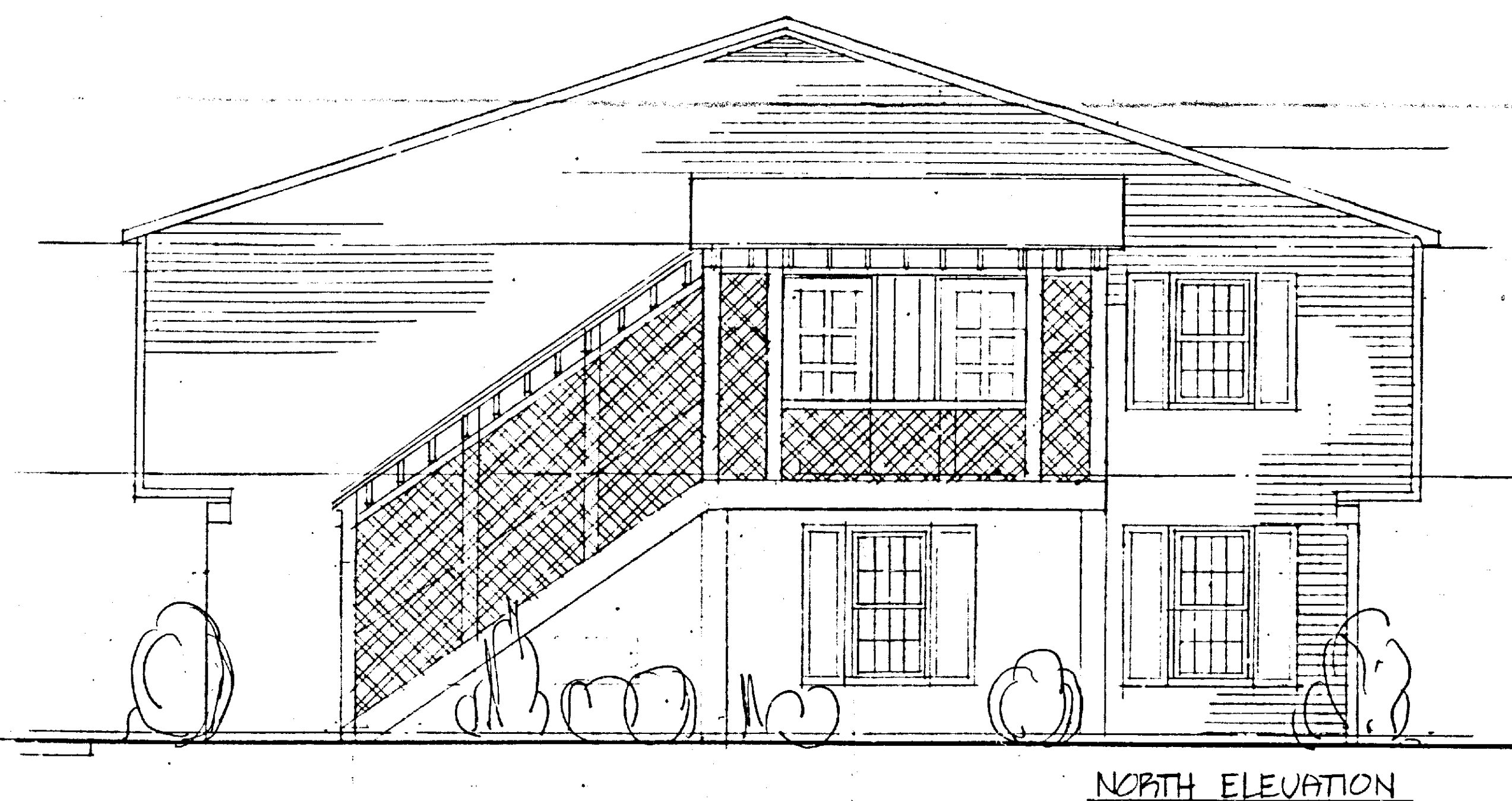
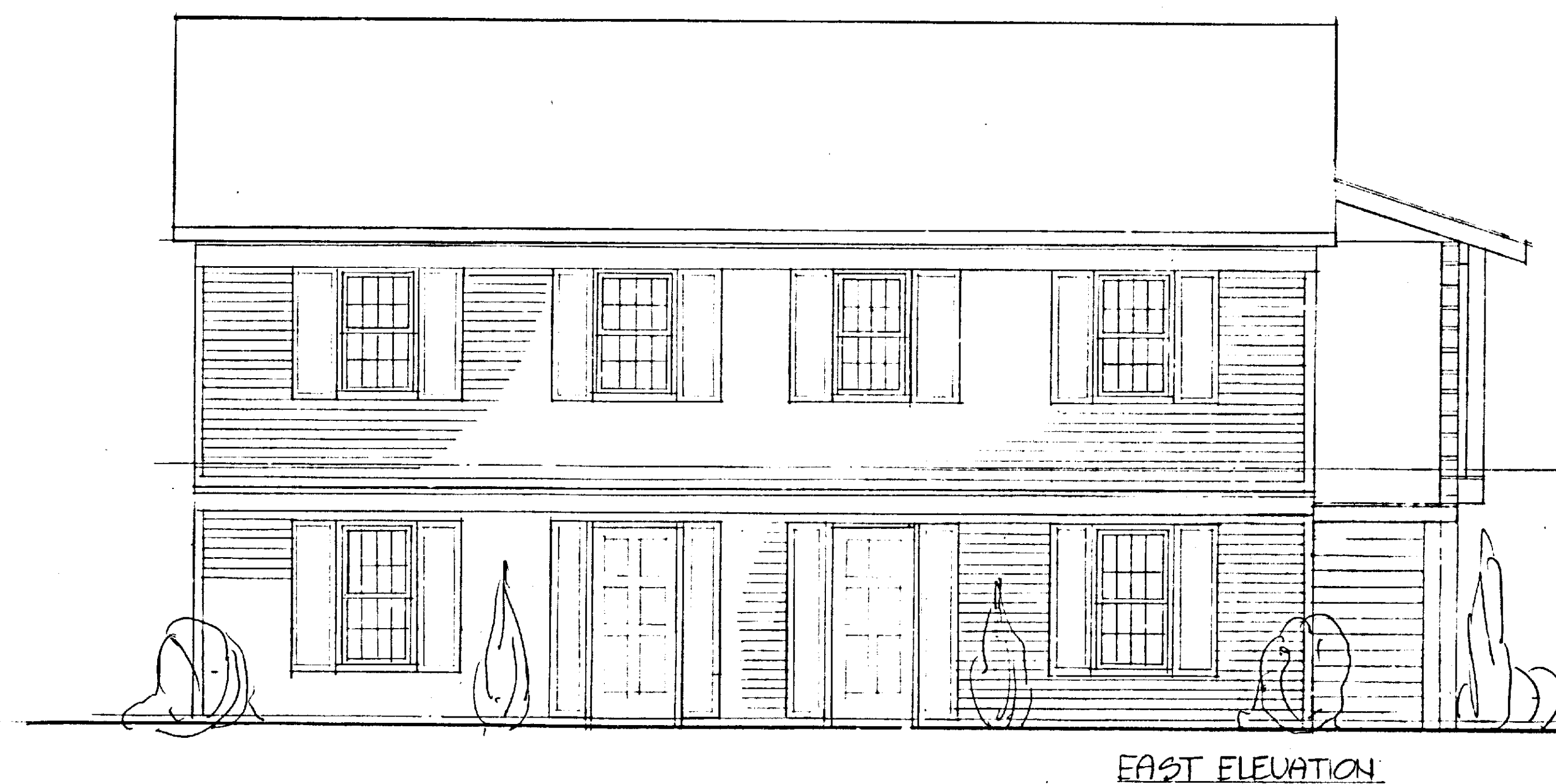
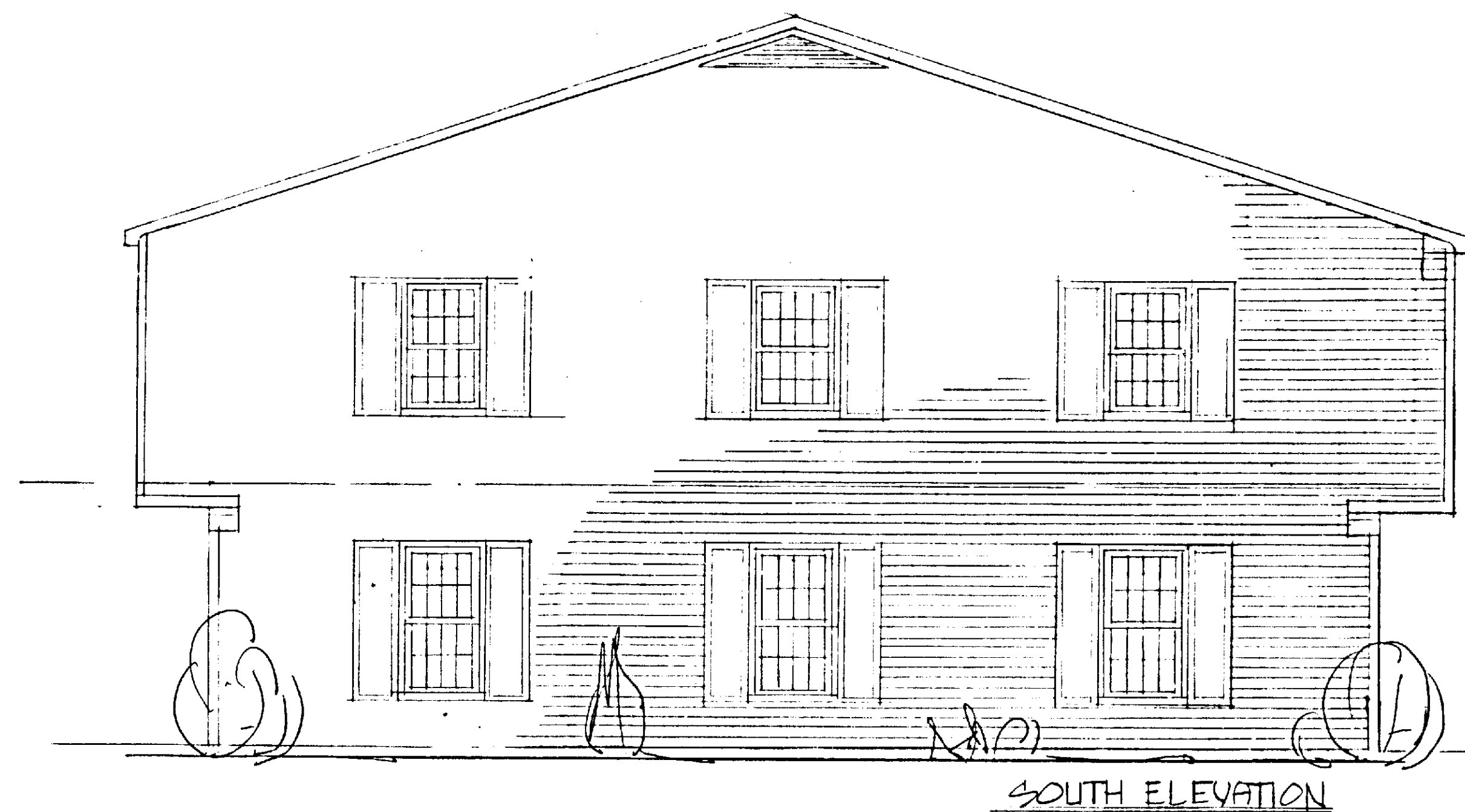
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 823-4470

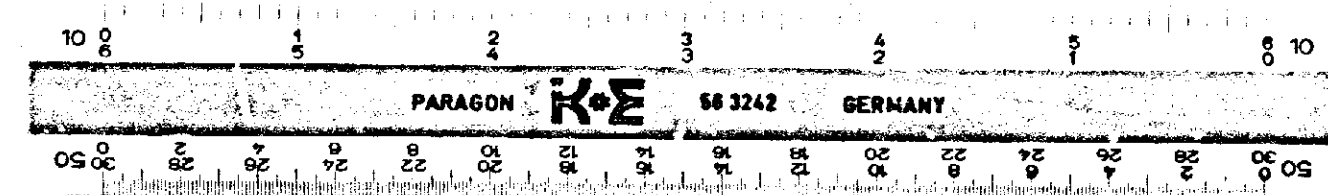
PETITIONER'S
 EXHIBIT



RECEIVED OCT 13, 1984



Pet. Ex # 2



PETITIONER'S
EXHIBIT 2

PROPOSED OFFICE BUILDING FOR 34-37 MONROE ST

DWG NO
P.2

CHARLES VAUGHAN PIPPEN
2305 POT SPRING RD.

ARCHITECT P.A.
TIMONIUM MD

252-6430

DATE
1/18/84