

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commission and/or Deputy Zoning Commissioner should approve a use permit for off-street parking in a residential zone (UR 3.5) and allow it to be used for a business use in an adjoining B.L. zone (Section 403.4).

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

I, or we, agree to pay expenses of the above Special Hearing 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: _____
(Type or Print Name)

Address: _____
City and State: _____

Legal Owner(s):
REGAL SAVINGS & LOAN ASSOCIATION, INC.
(Type or Print Name) - a Maryland Corporation

Signature: Stewart D. Sachs, President
(Type or Print Name)

Address: 10123 Reisterstown Road
Owings Mills, MD 21117
City and State: _____

Phone No.: 363-1772
City and State: _____

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
Robert Morelock, Wm. F. Kirwin, Inc.
Name: 28 E. Susquehanna Avenue, Suite 2
Towson, MD 21204
Address: _____ Phone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of May, 1985, 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 1st day of July, 1985, at 10:00 o'clock

Carl Jablon
Zoning Commissioner of Baltimore County.

(over)

86-1-SPH
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 28th day of May, 1985.

Arnold Jablon
Arnold Jablon
Zoning Commissioner

Petitioner: Regal Savings & Loan Association, Inc.
Petitioner's Attorney: Benjamin Bronstein, Esquire

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
June 13, 1985

County Office Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Benjamin Bronstein, Esquire
Suite 200
102 West Pennsylvania Avenue
Towson, Maryland 21204

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

RE: Item No. 261 - Case No. 86-1-SPH
Regal Savings & Loan Association, Inc.
Special Hearing Petition

Dear Mr. Bronstein:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The priorities 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: William E. Kirwin, Inc.
28 E. Susquehanna Avenue, Suite 2
Towson, Md. 21204

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

April 26, 1985

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

RE: Item #261 (1984-1985)
Regal Savings & Loan Association, Inc.
N/ES Reisterstown Rd. 33' E. of Painters Mill Rd.
Acres: 3.55
District: 4th

Dear Mr. Jablon:

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

GENERAL COMMENTS:
As no public facilities are involved, this office has no comment.

Very truly yours,
James A. Markle
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM:EAM:HJO:as
cc: File

ORDER RECEIVED FOR FILING
DATE: July 8, 1985
BY: [Signature]

Maryland Department of Transportation
State Highway Administration

William K. Hofmann
Secretary
Hal Kassoff
Administrator

April 1, 1985

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

Att: Mr. N. Commodari

Re: ZAC Meeting of 3-19-85
ITEM: #261
Property Owner: Regal Savings & Loan Assoc. Inc.
Location: NE/S Reisterstown Road, Route 140, 33' E of Painters Mill Rd
Existing Zoning: B.L. & D.R. 3.5
Proposed Zoning: Special Hearing for off-street parking in a residential zone ancillary to a business use in an adjoining B.L. zone.
Acres: 3.55
District: 4th

Dear Mr. Jablon:

On review of the submittal and field inspection, the State Highway Administration offers the following comments.

With all access to the site by way of Painters Mill Rd. Extended, the State Highway Administration will look to the developer or Baltimore County to provide intersection improvements to re-design on the existing traffic signal on the east side of Reisterstown Road.

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

By: George Wittman

CL:GW:maw
cc: Mr. J. Ogle

My telephone number is (301) 559-1350
Teletypewriter for impaired hearing of Speech
303-7555 Baltimore Metro - 664-9451 D.C. Metro - 1-800-692-5082 Statewide Toll Free
P.O. Box 717 707 North Cavert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3550

NORMAN E. GERBER
DIRECTOR

APRIL 23, 1985

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

Re: Zoning Advisory Meeting of March 19, 1985
Item # 261
Property Owner: REGAL SAVINGS & LOAN ASSOC. INC.
Location: NE/S REISTERSTOWN RD. 33' E OF PAINTERS MILL 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.
- (X) 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 20-99 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 _____.
- (X) Landscaping: Must comply with Baltimore County Landscaping Manual.
- () 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 "T" 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.
- (X) Additional comments:
As Flood Hazard Area is required, the applicant must show the flood hazard area on the site plan and provide a copy of the Flood Hazard Area map to the Planning and Development Department.

Eugene A. Sober
Chief, Current Planning and Development

cc: James Hoswell

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

STEPHEN E. COLLINS
DIRECTOR

March 27, 1985

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

Item No. 260, 261, 262, 263, 264, 266
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 260, 261, 262, 263, 264, and 266.

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

MSF/ccm

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. RENKOW
CHIEF

April 4, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Regal Savings & Loan Association, Inc.
Location: NE/S Reisterstown Road, 33' E. of Painters Mill Road
Item No.: 261
Zoning Agenda: Meeting of 3/19/85

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.
- (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", 2376 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature] Noted and Approved: *Roy W. Kemmer*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts:

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21284
494-3000

April 11, 1985

TO JALEM, M.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21284

Dear Mr. Jablon:

Comments on Item # 261 Zoning Advisory Committee Meeting are as follows:

Property Owner: Regal Savings & Loan Association, Inc.
Location: NE/3 Reisterstown Road, 33' E. of Painters Mill Road
Existing Zoning: R.L. and D.R. 3.5
Proposed Zoning: Special hearing for off-street parking in a residential zone ancillary to a business use in an adjoining B.L. zone.

Acres: 3.55
District: 4th.

The items checked below are applicable:

A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Code.

B. A building/_____ permit 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 4107 and Table 4102, 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 Professional 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 - The proposed parking plan does not indicate compliance to the State Handicapped Code regulations for parking, ramps, curb cuts, signs, building access, etc. It is assumed there is an active building permit issued.

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 in the full extent of any permit. If desired, additional information may be obtained by visiting Room 102 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham, Chief

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: June 11, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-1-SPH

Assuming compliance with the comments of the Division of Current Planning and Development's representative to the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject request.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:alm

IN RE: PETITION SPECIAL HEARING
NE/S of Reisterstown Road,
33' E of Painters Mill Road
(10123 Reisterstown Road) -
4th Election District
Regal Savings & Loan
Association, Inc.,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-1-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a use permit for off-street parking in a residential zone, as more specifically shown on Petitioner's Exhibit 1.

The Petitioner, by its President, Stewart D. Sachs, appeared and was represented by Counsel. Robert Morlock, a registered landscape architect, also appeared on behalf of the Petitioner. There were no Protestants.

Testimony indicated that the subject property, located off Reisterstown Road, consists of 3.55 acres of which 1.02 acres are zoned B.L. and 1.53 acres are zoned D.R.3.5. The Petitioner proposes to construct a two-story bank building on the B.L. zoned portion. Due to the unusual topography of the property along Reisterstown Road, which is located in a floodplain, parking must be located in the D.R. zoned portion. The proposed bank requires 40 parking spaces of which 20 spaces will be placed in the residential zone. In addition, there is a paper street adjacent to the property and perpendicular to Reisterstown Road which further limits the ability to place parking in the B.L. zoned portion.

The Petitioner seeks relief from Section 409.4, pursuant to Sections 500.7 and 502.1, Baltimore County Zoning Regulations (BCZR).

It is clear that the use of the terms "use permit" and "special exception" are intended to be interchangeable and that the import of either is the same.

ORDER RECEIVED FOR FILING
DATE July 8, 1985
BY [Signature]

See Hofmeister v. Frank Realty Co., 373 A.2d 273 (1977). The request for a use permit under Section 409.4 is in reality a request for a special exception. Therefore, in order for a use permit to be approved, the property owner must satisfy the burden of proof required by Section 502.1.

It is clear that the BCZR permit the parking area requested in a D.R. zone by special permission. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity of the proposed off-street parking. Therefore, it must be determined whether the conditions are delineated by Section 502.1 are satisfied by the Petitioner.

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

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1

ORDER RECEIVED FOR FILING
DATE July 8, 1985
BY [Signature]

having been met and the health, safety, and general welfare of the community not being adversely affected, the relief prayed for should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 8th day of July, 1985, that the use permit for off-street parking in a residential zone be and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2. The Petitioner shall submit a landscape plan for approval to the Current Planning and Development Division, Office of Planning and Zoning, which complies with the Baltimore County Landscape Manual (BCLM).
- 3. The Petitioner shall satisfy the comments of the Maryland Department of Transportation as to access by way of Painters Mill Road Extended.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/erl
cc: Benjamin Bronstein, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE July 8, 1985
BY [Signature]

PETITION FOR SPECIAL HEARING
4th Election District

LOCATION: Northeast side of Reisterstown Road, 33 feet east of Painters Mill Road (10123 Reisterstown Road)
DATE AND TIME: Monday, July 1, 1985 at 10:00 A.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 Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner should approve a use permit for offstreet parking in a residential zone (DR 3.5) ancillary to a business use in an adjoining B.L. zone (Section 409.4).

Being the property of Regal Savings & Loan Association, Inc. 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

WILLIAM E. KEWIN, INC.
Land Planning Landscape Architecture Team Design Concepts

February 28, 1985

ZONING DESCRIPTION

Beginning for the same at a 3/4 inch pipe set on the northeast side of Reisterstown Road, said pipe being approximately 33 feet measured easterly from the centerline intersection of Painters Mill Road with said Reisterstown Road, said pipe being also at the end of the third or South 45 degrees West 20.35 perches line described in a deed to Baltimore County, Maryland and recorded among the Land Records of Baltimore County, Maryland in Liber 4835, folio 564 and thence running the following six courses: (1) North 41 degrees 51 minutes 30 seconds East 339.78 feet, (2) North 48 degrees 09 minutes 10 seconds West 66.00 feet, (3) North 41 degrees 51 minutes 30 seconds East 327.83 feet, (4) South 48 degrees 09 minutes 10 seconds East 132.00 feet, (5) South 47 degrees 51 minutes 54 seconds East 69.30 feet, (6) South 42 degrees 50 minutes 30 seconds West 669.37 feet to the northeast side of Reisterstown Road thence binding on the northeast side of said Reisterstown Road the following two courses: (7) North 47 degrees 24 minutes 49 seconds West 66.00 feet, (8) North 47 degrees 32 minutes 15 seconds West 66.00 feet to the place of beginning. Containing 2.546 acres more or less and lying in the 4th Election District.

Saving and excepting that portion of the property already zoned B.L. also known as 10123 Reisterstown Road.

28 E. Susquehanna Ave. Suite 2 Towson MD 21284 Phone 301/337-0075

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
 NE/S of Reisterstown Rd., : OF BALTIMORE COUNTY
 33' E of Painters Mill Rd. :
 (10123 Reisterstown Rd.) :
 4th District :

REGAL SAVINGS & LOAN : Case No. 86-1-SPH
 ASSOCIATION, INC., 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 7th day of June, 1985, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esquire, Suite 200 - 102 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
 Peter Max Zimmerman



ARNOLD JABLON
 ZONING COMMISSIONER

June 25, 1985

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

RE: Petition for Special Hearing
 NE/S of Reisterstown Rd.,
 33' E/Painters Mill Rd.,
 (10123 Reisterstown Road)
 Regal Savings & Loan Association, Inc.
 Case No. 86-1-SPH

Dear Mr. Bronstein:

This is to advise you that \$60.26 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

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

No. 007358

DATE 7/1/85 ACCOUNT R-01-615-000

AMOUNT \$60.26

RECEIVED FROM Stewart D. Sachs

FOR Advertising and Posting Case 86-1-SPH

8 8000*****0000000000

VALIDATION OR SIGNATURE OF CASHIER

Arnold Jablon
 Arnold Jablon
 Zoning Commissioner

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

NOTICE OF HEARING

RE: Petition for Special Hearing
 NE/S of Reisterstown Rd.,
 33' E/Painters Mill Rd.,
 (10123 Reisterstown Road)
 Regal Savings & Loan Association, Inc.
 Case No. 86-1-SPH

TIME: 10:00 A.M.

DATE: Monday, July 1, 1985

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

Arnold Jablon
 Zoning Commissioner
 of Baltimore County

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

No. 005278

DATE 7/1/85 ACCOUNT R-01-615-000

AMOUNT \$100.00

RECEIVED FROM *Stewart D. Sachs*

FOR *Advertising and Posting Case 86-1-SPH*

8 8000*****0000000000

VALIDATION OR SIGNATURE OF CASHIER

8-1-SPH
 CERTIFICATE OF PUBLICATION

TOWSON, MD, June 13, 1985

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 June 13, 1985

THE JEFFERSONIAN,

B. Venturi
 Publisher

Cost of Advertising
 27.50

86-1-SPH
 CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 4th Date of Posting June 14-85

Posted for: Special Hearing

Petitioner: Regal Savings & Loan Assoc. Inc.

Location of property: NE/S of Reisterstown Rd., 33' E of Painters Mill Rd. (10123 Reisterstown Rd.)

Location of Signs: Front of 10123 Reisterstown Rd. Approx. 50 feet East of Painters Mill Rd.

Remarks:

Posted by: S. J. Arata Date of return: 6-21-85

Number of Signs: 1

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., June 13, 1985

THIS IS TO CERTIFY that the annexed Reg. #171794 P.O. #65861 was published for one (1) successive week/days previous to the 13th day of June, 1985, in the

Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland.

South Carroll Herald, a weekly newspaper published in Eldersburg, Carroll County, Maryland.

Community Times, a weekly newspaper published in Reisterstown, Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per *Deanna Kasper*

PETITION FOR SPECIAL HEARING
 4th Election District

LOCATION: Northeast side of Heisterstown Road, 33 feet east of Painters Mill Road (10123 Reisterstown Road) of Painters Mill Road (10123 Reisterstown Road)

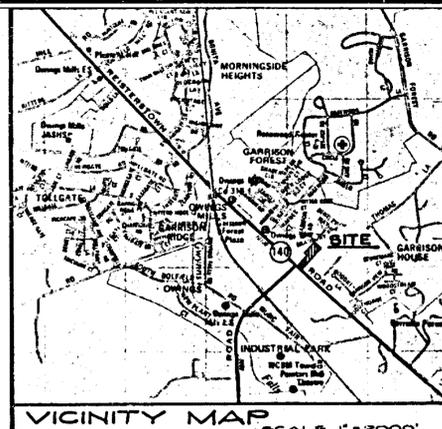
DATE AND TIME: Monday, July 1, 1985 at 10:00 P.M.

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 Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner should approve a use permit for offstreet parking in a residential zone (DR 3.5) ancillary to a business use in an adjoining B.L. zone (Section 409.4). Being the property of Regal Savings & Loan Association, Inc. 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.

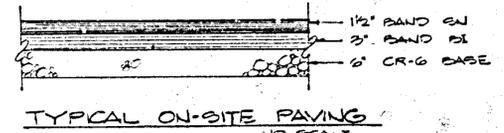
BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY



VICINITY MAP
SCALE 1" = 2000'

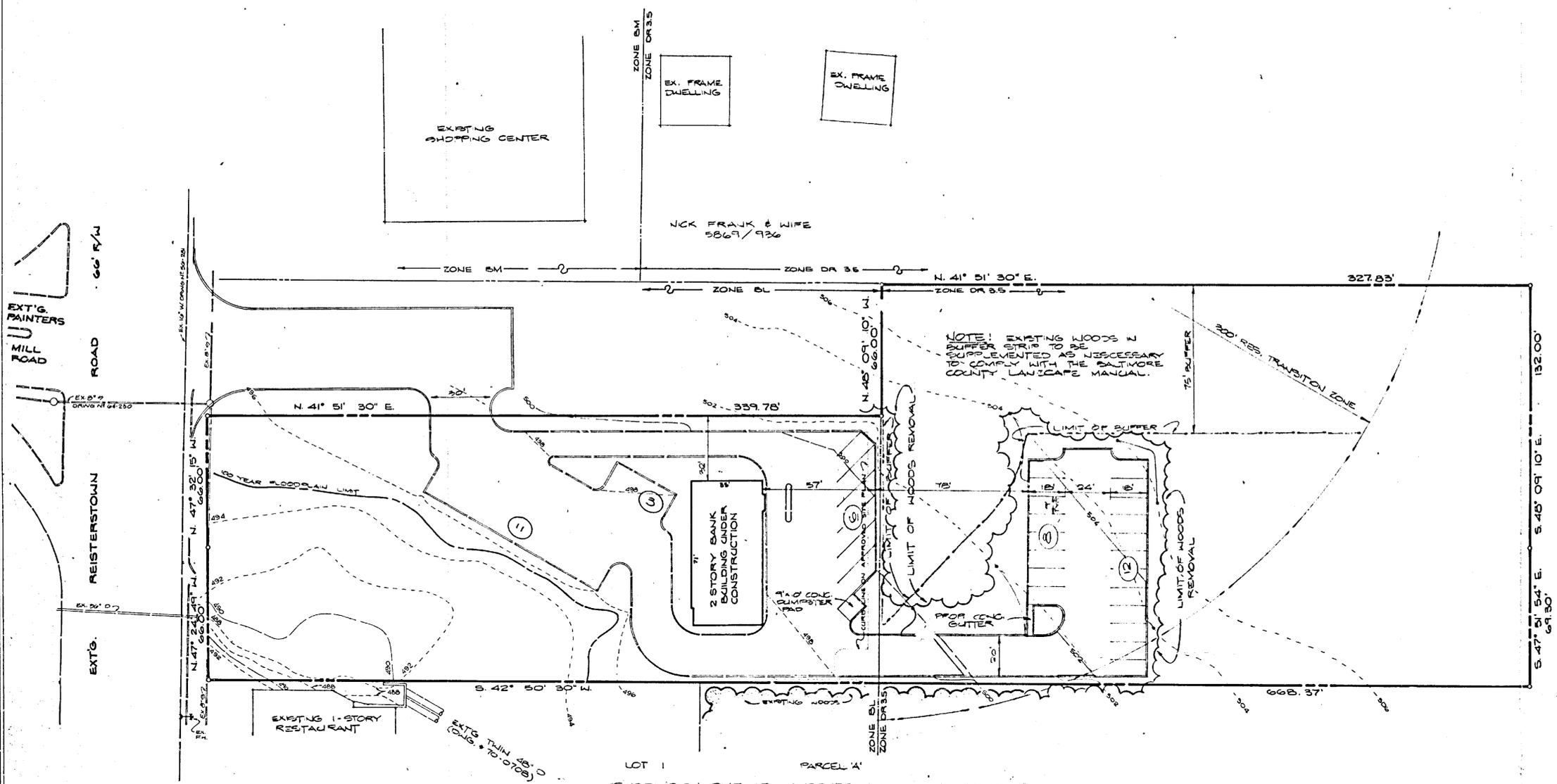
NOTES:

- NET SITE AREA 2.55 AC.
- EXISTING ZONING:
BL 1.02 AC.
DR 35 1.53 AC.
TOTAL 2.55 AC.
- EXISTING USE: OFFICE
PROPOSED USE: OFFICE
- PARKING REQUIRED:
1ST FL @ 1/300 @ 8.64 SPACES
2ND FL @ 1/500 @ 5.18 SPACES
TOTAL 14 SPACES
PARKING PROPOSED: 40 SPACES
- ALL PROVISIONS OF SECTION 409.4 OF THE BALTIMORE COUNTY ZONING SHALL BE COMPLIED WITH; IN PARTICULAR -
A. ONLY PASSENGER VEHICLES SHALL BE PERMITTED IN THE REAR PARKING LOT
B. NO SERVICE OR LOADING AREAS SHALL BE PERMITTED.
C. LIGHTING FIXTURES, IF PROVIDED, SHALL HAVE SHARP CUT-OFF DISTRIBUTIONS SO AS TO ILLUMINATE ONLY THE PAVED PARKING AREA.
D. SCREENING SHALL BE ACCOMPLISHED BY SUPPLEMENTING THE EXISTING WOODS AS DEEMED NECESSARY.



OLD PLAT

MAP 20
MULL-H
ELECTION
DISTRICT
4
G. TO 1/21
DATE
S.H.
BY
C.R.



LOT 1 PARCEL A
SUBDIVISION PLAT OF LAWRENCE H. GOODMAN PROPERTY
Δ 34:11
LAWRENCE H. GOODMAN 5776/845
X WU CORPORATION 8/10/117
GARRICOLI FOREST ASSOC. 2412/873
WU CORPORATION



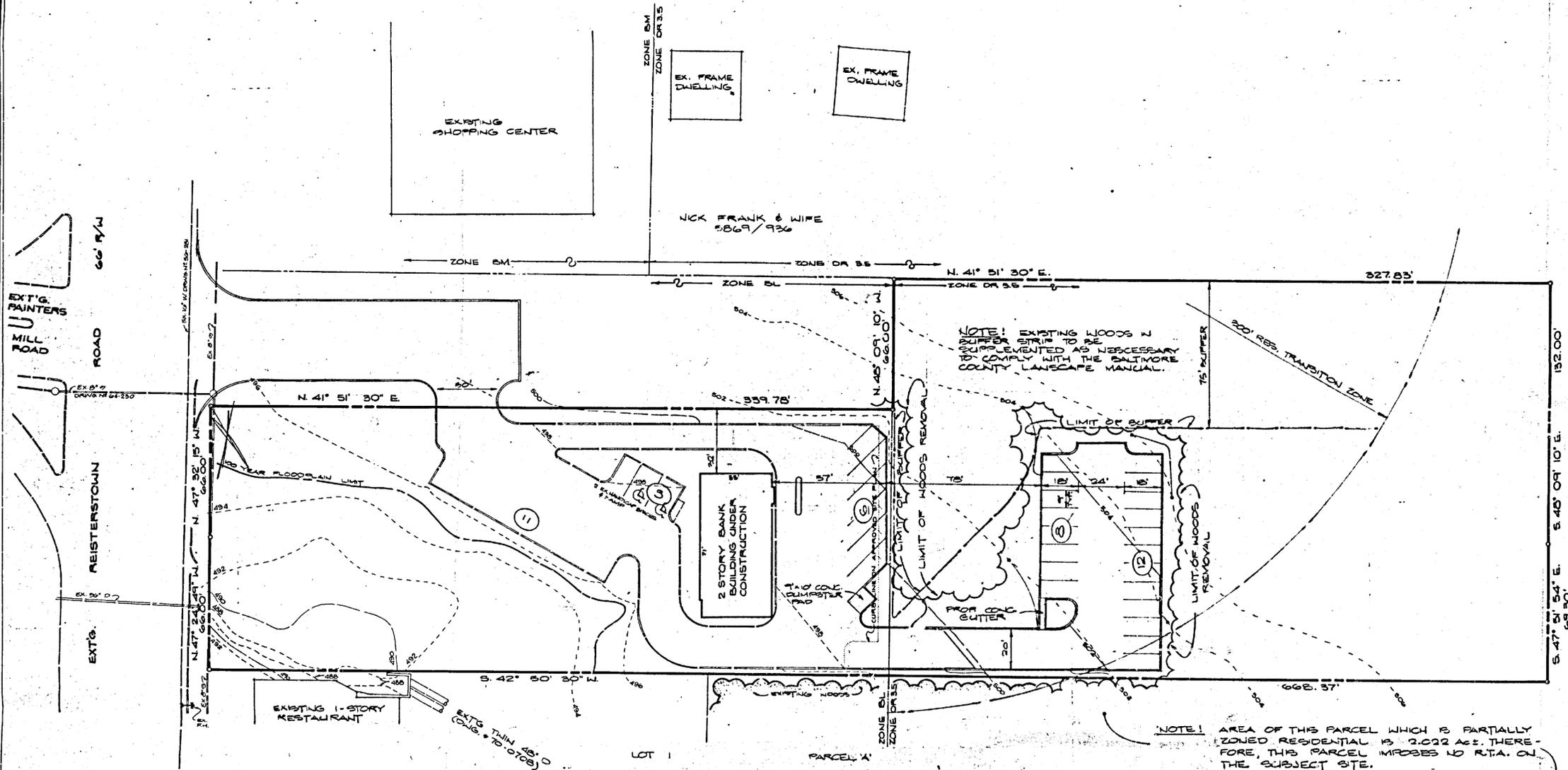
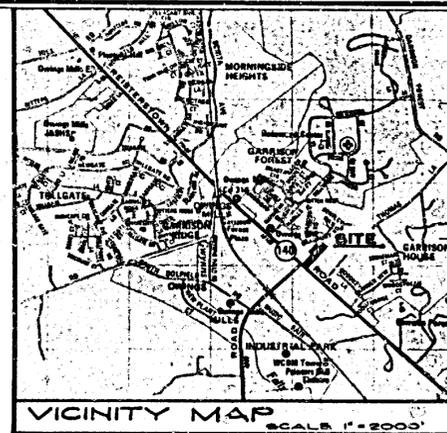
REGAL SAVINGS & LOAN ASSOC.

4TH ELECTION DISTRICT, BALTIMORE COUNTY
0723 REISTERSTOWN R., OWINGS MILLS, MD. 21117 R. 363-1772

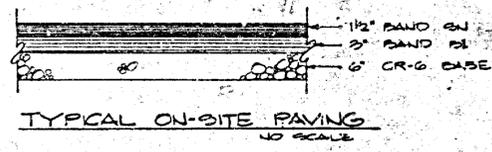
WILLIAM F. KIRWAN INC.
Land Planning/Landscape Architecture
Landscape Design Concepts
28 E. Susquehanna Ave. Suite 2 Towson MD 21284
Phone 301/337-0075

2004/10

#261



- NOTES:**
- NET SITE AREA 2.55 AC.±
 - EXISTING ZONING:
 BL 1.02 AC.±
 DR 35 1.53 AC.±
 TOTAL 2.55 AC.±
 - EXISTING USE: OFFICE
 PROPOSED USE: OFFICE
 - PARKING REQUIRED:
 1ST FL @ 1/300 § 8.64 SPACES
 2ND FL @ 1/500 § 5.18 SPACES
 TOTAL 14 SPACES
 PARKING PROPOSED: 40 SPACES
 - ALL PROVISIONS OF SECTION 409.4 OF THE BALTIMORE COUNTY ZONING SHALL BE COMPLIED WITH; IN PARTICULAR -
 A. ONLY PASSENGER VEHICLES SHALL BE PERMITTED IN THE REAR PARKING LOT
 B. NO SERVICE OR LOADING AREAS SHALL BE PERMITTED.
 C. LIGHTING FIXTURES, IF PROVIDED, SHALL HAVE SHARP CUT-OFF DISTRIBUTIONS SO AS TO ILLUMINATE ONLY THE PAVED PARKING AREA.
 D. SCREENING SHALL BE ACCOMPLISHED BY SUPPLEMENTING THE EXISTING WOODS AS DEEMED NECESSARY.
 - THERE ARE NO RESIDENTIAL TRANSITION AREAS IMPOSED ON THE SUBJECT SITE OTHER THAN THOSE WHICH ARE SHOWN ON THIS PLAN.



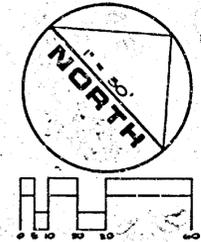
PREPARED BY
EXHIBIT 1

Handwritten: No. 4261
 Revised plans
 5/25/15

LOT 1 PARCEL X
 SUBDIVISION PLAT OF LAWRENCE H. GOODMAN PROPERTY
 Δ 34111
 LAWRENCE H. GOODMAN 5976/B45
 X WU CORPORATION 5410/117
 GARRISON FOREST ASSOC. 5413/B75
 WU CORPORATION

NOTE! AREA OF THIS PARCEL WHICH IS PARTIALLY ZONED RESIDENTIAL IS 2.022 AC.±. THEREFORE, THIS PARCEL IMPOSES NO R.T.A. ON THE SUBJECT SITE.

WILLIAM F. KRWIN INC.
 Land Planning/Landscape Architecture
 Team Design Concepts
 28 E. Susquehanna Ave. Suite 2, Towson MD 21204
 Phone 301/237-0075



REGAL SAVINGS & LOAN ASSOC.

412 ELECTION DISTRICT, BALTIMORE COUNTY
 0123 REISTERSTOWN RD, OWENS MILLS, MD. 21117
 RA 1563-1772

REVISED 5/21/15 PER ZONING COMMENTS

DATE 3-10