

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for A Class "B" Office Building in A.R.O. Zone per
(Section 203.3.B.2) in accordance with (Section 203.5)

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

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

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

Contract Purchaser: Legal Owner(s):
(Type or Print Name) JOHN A. FARLEY, JR.
(Type or Print Name)

Signature: [Signature]

Address: [Address]

City and State: [City and State]

Attorney for Petitioner:

JOHN A. FARLEY, JR. and COADY & FARLEY
(Type or Print Name) 400 Allegheny Avenue 337-0200
Address Phone No.

Signature: [Signature]

400 Allegheny Avenue
Address

Towson, MD, 21204
City and State

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

JOHN A. FARLEY, JR.
Name

400 Allegheny Ave. 21204 337-0200
Address Phone No.

Attorney's Telephone No.: 337-0200

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day

of 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 17th day of July, 1985, at 1:30 o'clock

at the County Office Building in Towson, Baltimore County.

(over)

RE: PETITION FOR SPECIAL EXCEPTION
N/New Sulphur Spring Road, 83'
W/centerline of Waelch Avenue
13th Election District
John A. Farley, Jr.,
Petitioner
Case No. 86-30-X

The Petitioner herein requests a special exception for a Class "B" office building in a R.O. zone.

Testimony by and on behalf of the petitioner indicates that the undeveloped, sloped site was purchased in 1964. Since that time the surrounding area has been developed with a post office and post office storage area, a county library and health center, a garage, and an office building. In order to obtain the April 17, 1985 County Review Group approval the petitioner has had to acquire additional land, will have to pipe part of a stream and provide a second entrance. The proposed brick and masonry building will be 80' x 125', partially two-story and partially three-story. Access to the first floor will be ground level at the front of the site; access to the second floor at the rear. Open space, landscaping, and storm water management requirements will be met.

After due consideration of the testimony and evidence presented and it appearing that the requirements of Section 502.1 of the Baltimore County Zoning Regulations have been met and the health, safety and general welfare of the community will not be adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 15th day of July, 1985, that the request for special exception for a Class "B" office building in a R.O. zone in accordance with the plan prepared by George W. Stephens Jr. & Assoc., revised April 16, 1985 and

marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject to the following:

1. Lighting shall be a maximum height of 8 feet.
2. No petition for sign variance beyond the allowed non-illuminated 8 square feet attached to the building shall be entertained.
3. Medical offices shall not be permitted above the first floor.

[Signature]
Deputy Zoning Commissioner
of Baltimore County

PETITION FOR SPECIAL EXCEPTION
13th Election District

LOCATION: North of New Sulphur Spring Road, 83 feet West of the centerline of Waelch Avenue

DATE AND TIME: Wednesday, July 17, 1985 at 1:30 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 Special Exception to use the property for a Class "B" office building in a R.O. zone per (Section 203.3.B.2) in accordance with Section 203.5.

Being the property of John A. Farley, 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

ORDER RECEIVED FOR FILING

DATE July 25, 1985

BY [Signature]

ORDER RECEIVED FOR FILING

DATE July 25, 1985

BY [Signature]

ORDER RECEIVED FOR FILING

DATE July 25, 1985

BY [Signature]

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
N of New Sulphur Spring Rd., : OF BALTIMORE COUNTY
83' W of the Centerline of :
Waelch Ave., 13th District
JOHN A. FARLEY, JR., : Case No. 86-30-X
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.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 2nd day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to John A. Farley, Jr., Esquire, and Coady & Farley, 400 Allegheny Ave., Towson, MD 21204, Counsel for Petitioner.

[Signature]
Peter Max Zimmerman

86-30-X

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 10th day of June 1985.

[Signature]
ARNOLD JABLON
Zoning Commissioner
Petitioner John A. Farley, Jr.
Petitioner's Attorney
Received by [Signature]
Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 8, 1985

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

o/o
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

John A. Farley, Jr., Esquire
400 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 338 - Case No. 86-30-X
Petitioner - John A. Farley, Jr.
Special Exception Petition

Dear Mr. Farley:

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,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

cc: George W. Stephens, Jr. and Associates
303 Allegheny Avenue
Towson, Maryland 21204

COUNTY REVIEW GROUP MEETING MINUTES

Wednesday, April 17, 1985

FARLEY OFFICE BUILDING

District 13cl

COUNTY REVIEW GROUP - THOSE PRESENT

Catherine Warfield, Chairman - Department of Public Works
Eugene Bober, Co-Chairman - Office of Planning

Agency Representatives

George Wittman - State Highway Administration

Developer and/or Representatives

John A. Farley, Jr. - Owner
J. Smith - George W. Stephens, Jr. & Assoc.
J. Kline - George W. Stephens, Jr. & Assoc.

Mrs. Warfield opened the meeting at 2:30 p.m., introduced the staff, and explained the purpose of the meeting.

Mr. Kline of George W. Stephens, Jr. & Assoc., presented the revised plan.

Mr. Bober summarized the staff comments submitted from the State Highway Administration, Fire Protection Bureau, Traffic Engineering, Developers

Engineering Division, Plans Review, Bureau of Sanitation, Planning, Zoning, and Health Department. These comments have been made a part of these minutes, and a copy was also given to the developer and developer's engineer.

Mr. Kline clarified the issue of developing the Barthel property by explaining that the parcel has been acquired by Mr. Farley and is part of this project.

It is this additional property which allows suitable internal circulation to provide the entrance as shown, which is acceptable.

The revised plan complies with zoning comments and all other staff comments. The revised plan was approved.

The meeting was adjourned at 3:00 p.m.

COUNTY REVIEW GROUP MEETING MINUTES

Tuesday, July 3, 1984

FARLEY OFFICE BUILDING
DISTRICT 13

COUNTY REVIEW GROUP - THOSE PRESENT

Catherine Warfield, Chairman - Dept. of Public Works
Eugene A. Bober, Co-Chairman - Office of Planning

Agency Representatives

Harris Shalowitz - Bureau of Public Services
Diana Itter - Office of Zoning

Developer and/or Representatives

John A. Farley, Jr. - Owner/Developer
Jim Kline - G. W. Stephens, Jr. & Assocs., Inc.
John S. Smith - G. W. Stephens, Jr. & Assocs., Inc.

The meeting was convened at 11:00 a.m. by Mrs. Warfield, Chairman of the County Review Group.

Mr. John Smith of G. W. Stephens, Jr. & Assocs., Inc., the developer's engineer, presented a revised plan.

Mr. Bober summarized the written staff comments submitted from Planning, Zoning, Fire Prevention, Traffic, Health and Developers Engineering Division. A copy of these comments was given to the developer and developer's engineer, and have also been made a part of these minutes.

The Storm Water Management proposal has been revised to provide storage on this site as opposed to porous paving.

Traffic comments require a shift of the entrance easterly to fall opposite Waelchli Ave. Mr. Farley elects to investigate this further with Traffic, and his engineer will develop an alternate proposal.

The 500 sq. ft. area noted at "Not included in this application" must be clarified. Reconsidered elevation drawings of the building were presented at the meeting.

The Fire Dept. must be satisfied regarding location of fire hydrants for adequate protection of the site.

The County Review Group meeting shall be continued to allow the applicant to resolve the issues in question.

This meeting was adjourned at 11:45 a.m.

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: April 16, 1985
FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: Farley Property
PROJECT NUMBER: #84145
LOCATION: N/S of Sulphur Spring Road,
E. of Southwestern Boulevard
DIST. LIT: 13C1

The Plan for the subject site, dated March 8, 1984, with the latest revision dated February 28, 1985, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

Engineering Comments prepared for this property on July 2, 1984 will remain as stated, unless specifically revised or superseded by the following:

HIGHWAY COMMENTS:

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

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

Storm water management must comply with the requirements of the 1984 Baltimore County Storm Water Management Policy and Design Manual adopted September 11, 1984. A public storm drain easement will be required, and shall include the entire storm water management facility.

WATER AND SANITARY SEWER COMMENTS:

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

Project #84145
Farley Property
Page 2
April 16, 1985

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

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

The Plan may be approved, subject to conformance with the current and previous comments.

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

EAM:HWS:as

cc: File



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Assistant

April 15, 1985

Mr. J. Markle, Chief
Bureau of Public Services
County Office Building
Towson, Maryland 21204

Re: Continued CRG Meeting
of 4-17-85
"Farley Property"
N/S Sulphur Spring Rd.
East of Southwestern Blvd

Dear Mr. Markle:

On review of the revised submittal of 2-28-85, the State Highway Administration finds all access to New Sulphur Spring Road generally acceptable, with the approval of Baltimore County Traffic Engineering.

In addition we have been informed by the S.H.A. - Bureau of Records & Research Section that the right of way controls acquired do not effect the northernmost right of way line (SHA Plat #6529).

We have been made aware of this additional information from the S.H.A. Property Management Section that this parcel (triangular parcel) is labeled excess land and available for disposal.

We recommend the developer contact the S.H.A. Office of Real Estate, Property Management Section, c/o Mr. Matthew Bodgan, at 659-1650 for additional information.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle
Mr. C. Jones

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
3637555 Baltimore Metro - 665-9451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: April 17, 1985
FROM: OFFICE OF PLANNING AND ZONING

PROJECT NAME: The Farley Property PLAN XXXXXXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT XIII-100 PLAN EXTENSION
REVISED PLAN
PLAT

The Office of Planning and Zoning has reviewed the subject plan dated April 15, 1985 and the schematic landscape plan dated March 8, 1984 and has the following comments:

The plan proposes a subdivision of the adjacent Barthel property. Therefore, a plat is required which must be recorded prior to building permit applications.

The schematic landscape plan must be revised and updated to conform to the revised site plan. The landscape calculations must be revised as follows:
66 parking spaces $\pm$ 12 = 5.5 or 6 trees required
470+ Linear ft. road $\pm$ 40 = 11.7 or 12 trees required.

A Final Landscape Plan prepared by a registered landscape architect must be approved by this office prior to issuance of any grading or building permits.

The LyD soil which exists on this site has severe limitations for development due to subsoil shrinkage and instability and slope. Additional information relative to proposed mitigative measures will be required for the LyD area prior to issuance of any grading or building permits.

Susan Carrell (RM)
Susan Carrell

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: July 2, 1984
FROM: OFFICE OF PLANNING AND ZONING

PROJECT NAME: The Farley Property PLAN XXXXXXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT XIII-100 PLAN EXTENSION
REVISED PLAN
PLAT

The Office of Planning and Zoning has reviewed the subject plan dated July 2, 1984, and has the following comments:

The revised elevation drawings and cross section are generally acceptable.

The LyD soil which exists on this site has severe limitations for development due to subsoil shrinkage and instability and slope. Additional information relative to proposed mitigative measures will be required for the LyD area prior to issuance of any grading or building permits.

The Final Landscape Plan is required prior to issuance of permits.

The property is located in a deficient service area, the Patapasco Drainage Area, as defined by Bill 178-79. Bill 178-79 Section 4A02.3C requires that no building permit shall be issued or Plat recorded in a deficient service area until a Reserve Capacity Use Certificate has been issued by Baltimore County. In the event that there is no capacity available, the Plat may be recorded, but building permits would not be issued until capacity becomes available.

Susan Carrell (RM)
Susan Carrell

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: 4/17/85
FROM: ZONING OFFICE

PROJECT NAME: Farley Property PLAN: (cont'd meeting)
LOCATION: N/S Sulphur Spring Rd. DEVELOPMENT PLAN:
DISTRICT: 13th Election District PLAT:

These comments were written based upon a plan dated revised 4/15/85 and elevation drawings.

1. To date, a Special Exception for a Class B office building in an R.O. zone has not been filed with this office. If CRG approval occurs, approval of any building permits will be contingent upon the outcome of that hearing.

2. The elevation drawings show that the average building height as defined in the RCZ does not exceed 35 feet.

3. The site plan contains some notes and details which are unacceptable and some of which need further clarification.

4. The area shown as "common open space" adjacent to Sulphur Spring Rd. is not public but is privately owned and does not meet the definition of same. In order to establish whether this area meets the definition of amenity open space additional information must be provided. This additional information should include whether it will be fenced, how it is proposed to be planted and a detail of such planting. After that information has been provided, this office will review it and make a determination as to whether this area is to be suitably improved and appropriate to include as amenity open space.

If it is to be fenced, it will not be included as amenity open space. It appears that this area has been included in order to meet the minimum a.o.s. required on the site.

5. The access that has been shown as "only means of access to serve adjacent B.L. property" is acceptable if it is indeed the sole means of access possible to the site. This plan should indicate the location of the access and the property owner must make a determination to be made.

A future curb return must be indicated on the plan in order to show how that access would work. The note "550 sq. ft. amenity open space shown in this area possible future connection possible" is not satisfactory. If future access is to be provided it should be labeled future connection; in this instance the 550 sq. ft. a.o.s. may not be included in the minimum a.o.s. provided. These revisions to amenity open space could very well mean a need to variance the requirement.

Diana Itter
DIANA ITTER
Zoning Associate III

DL/sz

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: June 29, 1984
FROM: ZONING

PROJECT NAME: Farley Property PLAN: July 3, 1984
LOCATION: N/S Sulphur Spring Rd. E of Southwestern Boulevard DEVELOPMENT PLAN:
DISTRICT: 8th Election District PLAT:

The following comments were written on the plan dated "revised 6/11/84".

1. A Special Exception for a Class B office building in an R.O. zone is required. The petition for same has not been filed to date. If CRG approval occurs, final approval will be contingent upon the outcome of the zoning hearing.

2. The following revisions are required on the plan prior to CRG approval.

a. The 8.5' x 18' parking spaces are not acceptable, they must be revised to either 9' x 18' with 24' wide driveways or 9' x 20' with 20' wide driveways.

b. The proposed use of the 900 sq. ft. on the eastern corner of the site opposite Waelchli Avenue must be clarified on the plan. If the intention is to convey it to the adjoining property owner, it should be noted that R.O. zoning may not be used as access to a commercial, B.L. zoned site without a Special Hearing.

c. Sidewalks adjacent to the office building may not be included as part of the amenity open space and should be deleted from the calculations.

d. Elevation drawings for all sides of the building are required preferably to a more detailed scale than 1" = 20'. These drawings should indicate the elevation at the lowest and highest grade as well.

Diana Itter
DIANA ITTER
Zoning Associate III

DL/sz

7/32bac

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO : James R. Markle CRG Date: 4-17-85
FROM : Traffic Engineering
SUBJECT: CRG Comments

PROJECT NAME : Farley Prop.
PROJ # & DIST: 13C1

LOCATION: Sulphur Spring Rd. W of Southwestern Blvd.

COMMENTS:

The plan needs to show twenty feet between the curb line of Sulphur Spring Rd. curb line and the first parking space at the western access.

smjgm
C. Richard Moore

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

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

PROJECT NAME: Farley Prop C.R.G. PLAN: _____
PROJECT NUMBER & DISTRICT: 8C1 DEVELOPMENT PLAN: _____
LOCATION: Sulphur Spring Rd. E of Southwestern Blvd RECORD PLAT: _____

smjgm
The proposed entrance needs to be located opposite Waelchi Ave. where there will be a traffic signal installed. The developer will be responsible for 1/4 the cost of the signal.

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: April 9, 1985
FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU

Captain Joseph Kelly
PROJECT NAME: Farley Property
PROJECT NUMBER: CRG Agenda 4/17/85, 1:30 pm
LOCATION: N/S Sulphur Spring Road DISTRICT: 13

COMMENTS

- (x) 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.
- (x) 2. Fire flow test is required to be conducted by the Baltimore City Water Dept. on Sulphur Spring Road as close to proposed site as possible. Test results are to be forwarded to the office of the Fire Protection Engineer.
- () 3. Proposed pachtand driveways must be a minimum of 16 feet in width and of a hard surface capable of supporting emergency apparatus, weighing 50,000 pounds on two axles.
- () 4. Access road shall be posted with Fire Lane signs along its entire length.
- () 5. Standard cul-de-sac or t-turnaround shall be provided at deadend street near _____
- () 6. All roads shall have a minimum width of 20 feet.
- () 7. Driveways in excess of 300 feet shall have standard cul-de-sac or t-turnaround.
- () 8. Maximum angle of departure (grade percentage) shall not exceed 8% per NFPA Standard #1901. Angle of departure in excess of 8% would prohibit emergency fire apparatus from gaining access to the site.
- (x) 9. Submitted site plan fails to indicate proposed fire hydrant spacing at 300 feet intervals in accordance with Baltimore County Standard Design Manual.
- () 10. All self-service stations shall have at least one attendant on duty while the station is open to the public. The attendant's primary function shall be to supervise, observe and control the dispensing of Class I liquids while said liquids are actually being dispensed, according to NFPA 30, 1981 Edition, Section 7-8.4.3 and Section 7-8.4.4.

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: July 2, 1984
FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU
Captain Joseph Kelly

PROJECT NAME Farley Property PRELIMINARY PLAN _____
PROJECT NUMBER CRG Agenda 7/3/84, 11:00 am TENTATIVE PLAN _____
LOCATION: N/S Sulphur Spring Rd East of Southwestern Blvd. DEVELOPMENT PLAN _____
DISTRICT: 8 FINAL PLAT _____

Comments

1. Fire flow test is required to be conducted by the Baltimore City Water Dept. on new Sulphur Spring Rd. as close to proposed site as possible. Test results are to be forwarded to the office of the Fire Protection Engineer.
2. Submitted site plan fails to show existing/or proposed fire hydrants at 300 foot intervals in accordance with the Baltimore County Standard Design Manual.
3. Proposed building shall be designed and constructed in accordance with the Fire Prevention Code and the NFPA 101 Life Safety Code, 1981 edition.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Catherine Warfield, C.R.G. Date: March 23, 1985
FROM: C. R. Burnham, Chief, Building Plans Review *C.R.D.*
SUBJECT: Farley Property, District 13 C1, N/S Sulphur Spring Road

- 1) Please be advised that as of April 22, 1985 Baltimore County will begin using the 1984 B.O.C.A. Codes as amended by Council Bill 17-85.
- 2) Additionally the State has amended the Code of Maryland Regulations 05.01.07 effective 1/1/85 to include the ANSI Std. A117.1 titled, "Specifications for making buildings and facilities accessible to and useable by physically handicapped people". The States code administration Section of the Department of Economic and Community Development has published amendments or scoping requirements to this Standard. Call 269-2701 for information as to how they may be obtained. Please review both of the above documents and how they may affect this project and its accessibility.
- 3) No comment can be made as to the structures compliance to Code at this time. A full review will be made when it is submitted for a permit. 3 sets of plans and 5 data sheets all signed and sealed by a registered in Maryland architect and/or engineer are required.

CEB/vv

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Sy Benson Date: April 10, 1985
FROM: Charles K. Weiss *ChW*
SUBJECT: Farley Property
WS Sulphur Springs Road
CRG 4/17/85

Baltimore County does not provide commercial refuse collection. However, plan provides no particulars as to method of trash collection. Therefore, no comment can be made.
If plan is drawn to scale, and since it does not show the layout of parking spaces, it is noted that any dumpster site would probably necessitate the elimination of at least one of these spaces to accommodate a container.

CKW/KRA/ms

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

July 3, 1984
Date
Farley Property
Subdivision Name, Section and/or Plat
John A. Farley G. V. Stephens & Assoc.
Developer and/or Engineer
Potomac River 1 1.25 Public Public
Watershed No. of Lots Total Acreage Water Sewer
or Units

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.
- X Public sewers X, public water X, must be utilized and/or extended to serve the property.
- X A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised. X has/have been revised 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.
- X It is recommended the plan, be approved as submitted. X be approved as submitted subject to the following conditions noted: below and in the attached memo dated June 27, 1984
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

Development of this site is subject to an allocation schedule for the Potomac sewerage

SS 783R

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director
TO: Environmental Support Services Date: June 29, 1984
FROM: Stephanie A. Taylor
Waste and Water Quality Management
SUBJECT: ENVIRONMENTAL EFFECTS REPORT Farley Property
(Name)
CRG MEETING July 3, 1984 11:00 AM
(Date) (Time)

PLAN REVIEW NOTES

1. Office building on 1.25 acres.
(Describe Site)
2. Public water and Public sewer is proposed.
3. No streams on site.
(Describe streams on-site)
5. No wetland soils
(Describe wetland soils on-site)
6. Storm Water Management is required.
7. 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)
- B. A revised site plan indicating no development in must be submitted.

JAN 17 1985

Mr. Brooks Stafford
Environmental Effects Report Farley Property
(Name)

Page Two

1. The developer must follow the Health Department Wetland Guidelines.
2. _____ (Other)

C. BEST MANAGEMENT PRACTICES

1. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
2. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
3. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
4. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
5. Filling will not occur in grassed or lined drainage ditches or swales.
6. _____

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

EUGENE A. ROBER, Chief
Current Planning and Development Div.
TO: Office of Planning and Zoning Date: 17 APR 85

FROM: Comprehensive Planning Division
Office of Planning and Zoning

SUBJECT: CRG Comments on FARLEY PROPERTY

GENERAL COMMENTS:

*Clarify subd. of Parcel Property at entrance
opposite Waelchi Ave.
see A.C.S. loc 34004*

HISTORICAL COMMENTS:

No historical or archaeological sites.--J. McGrain

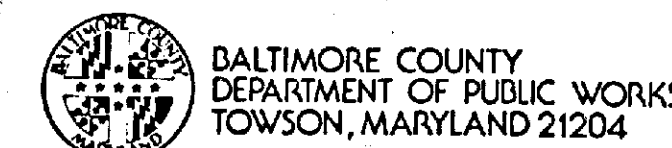
ENVIRONMENTAL COMMENTS:

LOS COMMENTS:

TRANSPORTATION COMMENTS:

No conflict w/ transportation element of Master Plan

COASTAL CRITICAL AREA COMMENTS:



HARRY J. PISTEL, P.E.
DIRECTOR

August 5, 1985

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

Re: Items #326-#330 & #332-#336 &
#339 (1984-1985)
Various Locations
Zoning Advisory Committee
Meeting of May 14, 1985

Dear Mr. Jablon:

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

GENERAL COMMENTS:

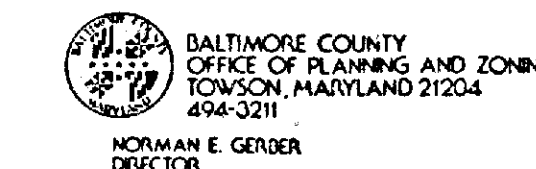
Since no public facilities are involved with any of the above referenced petitions, this office has no comment at this time. However, at such time that the various applicants file for building permits, the Bureau of Public Services will comment on the existence and availability of public facilities to support any construction.

Very truly yours,

James A. Markle
James A. Markle, P.E., Chief
Bureau of Public Services

JAM:PMO:blp

cc: file



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

JUNE 25, 1985

Re: Zoning Advisory Meeting of MAY 14, 1985
Item #339
Property Owner: JOHN A. FARLEY, JR.
Location: N/S SULPHUR SPRING RD.,
83' W. OF WAELECHI AVE.

Dear Mr. Jablon:

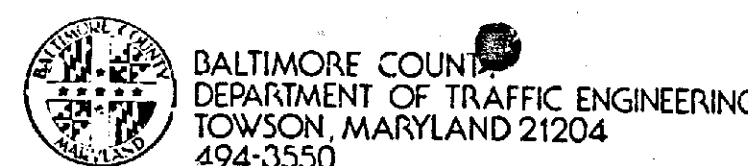
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting 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: Must comply with Baltimore County Landscape 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 "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments: CRG PLAN XIII-100 (FARLEY PROPERTY)

APPROVED 4/17/85

cc: James Howell

Eugene A. Rober
Chief, Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

May 20, 1985

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

Item No. 339 ZAC-Meeting of May 14, 1985
Property Owner: John A. Farley, Jr.
Location: N/S Sulphur Spring Road, 83' W. of Waelchi Avenue
Existing Zoning: R.O.
Proposed Zoning: Special exception for a Class B Office Building in an R.O. zone.

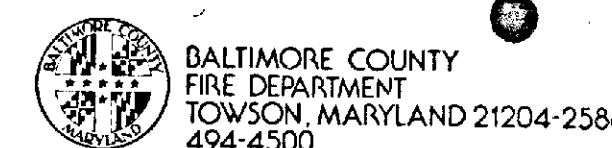
Acres: 69,392 square feet
District: 8th

Dear Mr. Jablon:

Please see the C.R.G. comments.

Michael S. Flighan
Michael S. Flighan
Traffic Engineering Assoc. II

MSF/cem



PAUL H. REINCKE
CHIEF

May 15, 1985

Mr. Arnold Jablon
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: John A. Farley, Jr.

Location: N/S Sulphur Spring Road, 83' W. of Waelchi Avenue

Item No.: 339 Zoning Agenda: Meeting of 5/14/85

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 of _____ 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.

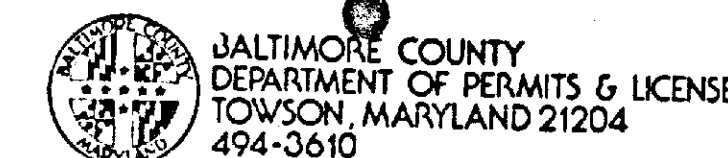
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

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

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

* See CRG comments Noted and Approved: *Errol M. Markowitz*
REVIEWER: *Carl J. Kelly* 5/16/85
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb



TED ZALESKI, JR.
DIRECTOR

May 21, 1985

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

CRG APPROVED
4/17/85

Dear Mr. Jablon:

Comments on Item # 339 Zoning Advisory Committee Meeting are as follows:

Property Owner: John A. Farley, Jr.
Location: N/S Sulphur Spring Road, 83' W. of Waelchi Avenue
District: 8th.

APPLICABLE ITEMS ARE CHECKED:

- () All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #17-1 - 1980) and other applicable Code and Standards.
- () A building and other miscellaneous permits shall be required before the start of any construction.
- () Residential: Two sets of construction drawings are required to file a permit application. The seal of a Registered Professional Engineer or Architect is required on plans and technical data.
- () Commercial: Three sets of construction drawings a seal and signed by a Registered Professional Engineer or Architect shall be required to file with a permit application. Reproduced seals are not acceptable.
- () All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line. See Table 101, Section 100.2 and Table 100.2. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- () The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- () The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- () When filing for a required Change of Use/Accessory Permit, an alternate permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineering seals are usually required. The change of Use Groups are from the _____ to the _____ or to Mixed Uses _____ See Section 101 of the Building Code.
- () The proposed project appears to be located in a Flood Plain, Vial/Riverine. Please see the attached copy of Section 216.0 of the Building Code as adopted by Bill #11-85. Site plans shall show the current elevations above sea level for the lot and the finished floor levels including basement.
- () Comments: 6 Handicapped spaces are required - not three. See State of Maryland Regulations 05.01.07. The structure shall be accessible and usable as required by Regulation 05.01.07 and A.M.S.I. Standard A117.1 - 1980 as adopted by the State.
- () These abbreviated 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 the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 V. Chesapeake Avenue, Towson, Maryland 21204.

4/29/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: July 2, 1985

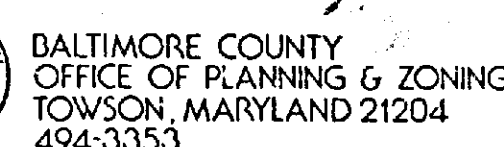
Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 84-10-X

The plan was approved by the CRG on April 17, 1985.

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

NEG:JGH:slm



July 25, 1985

John A. Farley, Jr.
Coady and Farley
400 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
N/New Sulphur Spring Road, 83'
W/centerline of Waelchi Avenue
13th Election District
John A. Farley, Jr., Petitioner
Case No. 86-30-X

Dear Mr. Farley:

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

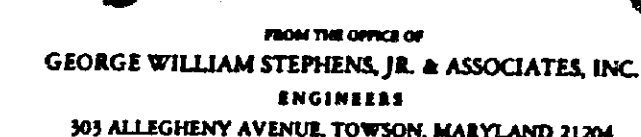
Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

TMSU:ba

Attachment

cc: Donald Gammal



Description To Accompany A
Petition For Special Exception
For A Class 'B' Office Building
In A R.O. Zone
(Farley Property)

April 30, 1985

POINT of beginning be located 83.0 feet ± westerly from the point of intersection of the centerlines of Waelchi Avenue and new Sulphur Spring Road, then in a counterclockwise direction the following courses and distances:

- 1) North 44° 56' 55" East 35.00 feet $\pm$
- 2) North 39° 37' 40" East 62.72 feet $\pm$
- 3) North 47° 26' 30" West 36.36 feet $\pm$
- 4) South 85° 02' 53" West 155.0 feet $\pm$
- 5) South 49° 38' 30" East 22.0 feet $\pm$
- 6) South 85° 02' 53" West 200.33 feet $\pm$
- 7) South 00° 50' West 249.86 feet $\pm$
- 8) South 33° 30' East 6.13 feet $\pm$
- 9) North 56° 30' East 41.00 feet $\pm$
- 10) North 33° 30' West 45.00 feet $\pm$
- 11) North 56° 30' East 20.00 feet $\pm$
- 12) South 33° 30' East 45.00 feet $\pm$
- and 13) North 56° 30' East 312.86 feet $\pm$ to a

IMMIGRATION AND EMIGRATION



Coady & Farley
400 Allegheny Avenue

100

RE: PETITION FOR SPECIAL EXCEPTION
N/New Sulphur Spring Rd., 83 ft. W/ of
the centerline of Waelchi Avenue
13th Election District
John A. Farley, Jr. - Petitioner

1000

TIME: 1:50 p.m.

Book 100, County of San Diego



ARNOLD JABLON

15 1005

Coady & Farley
400 Allegheny Avenue
Pittsburgh, Pa. 15222

RE: Petition for Special Exception
N/New Sulphur Spring Rd., 83' W/ of
the centerline of Waelchi Avenue
13th Election District
John A. Farley, Jr. - Petitioner

This is to advise you that \$ 47.90 is due for advertising and posting of the above property. This fee must be paid before

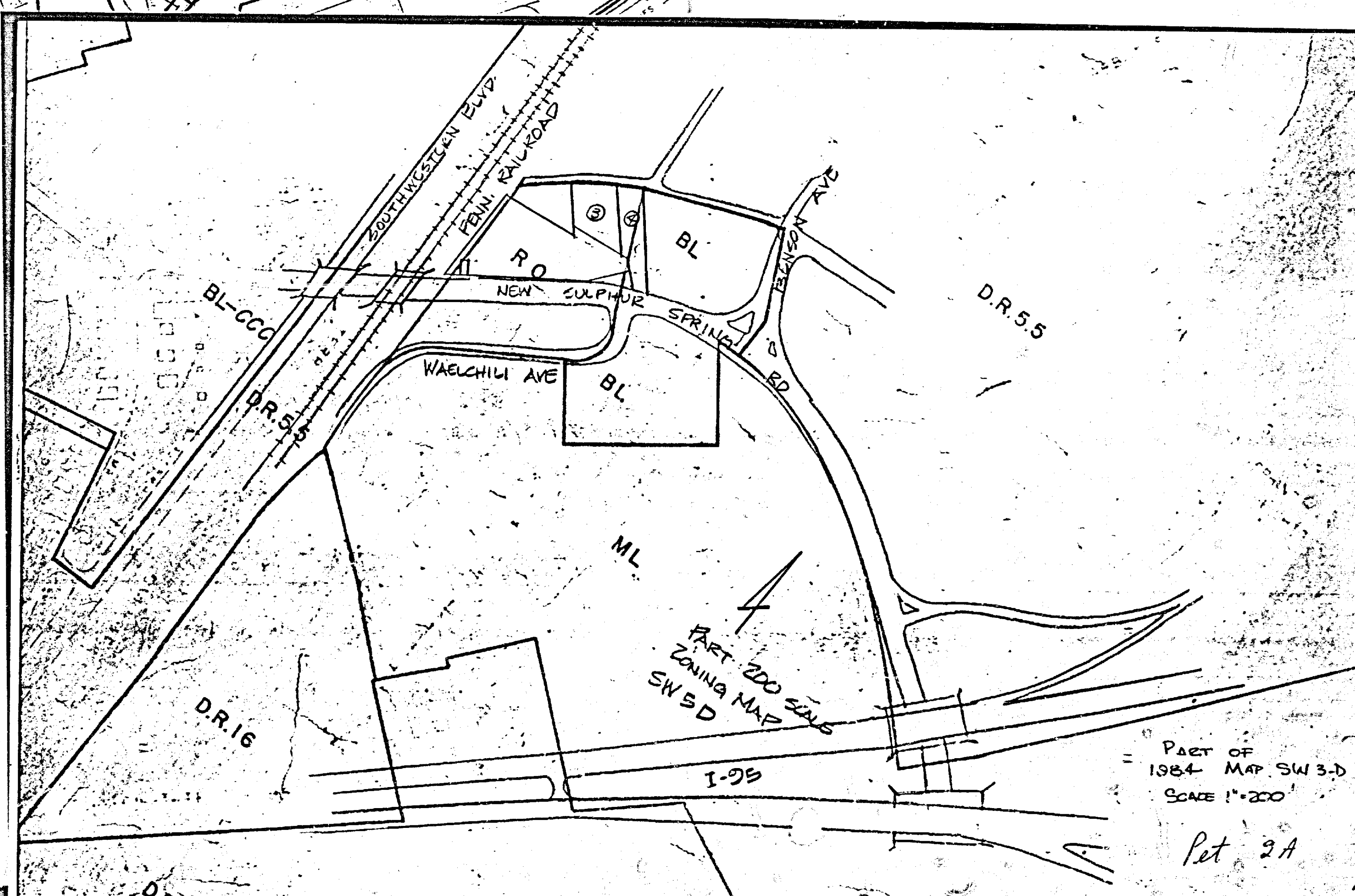
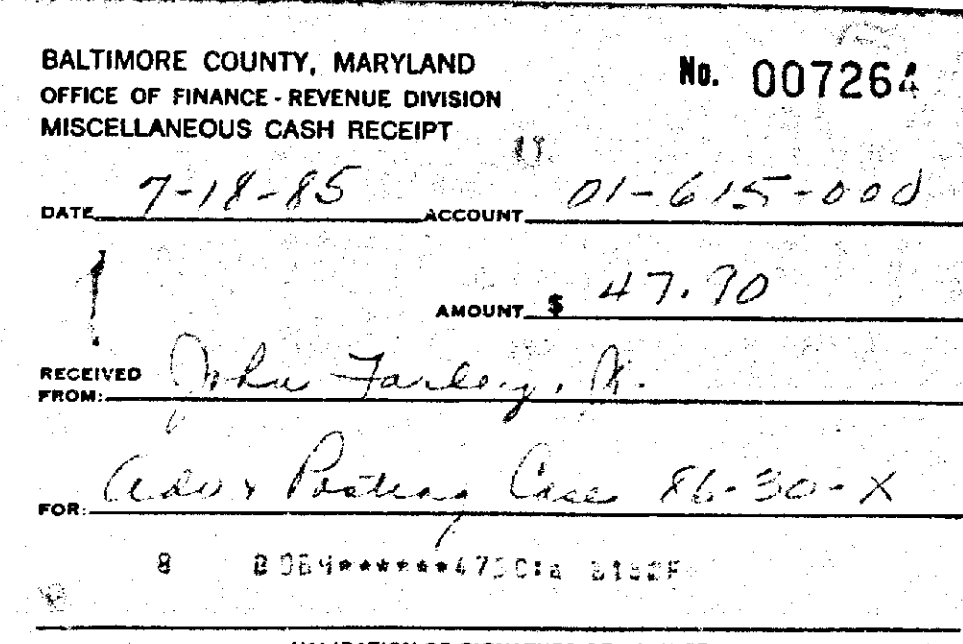
This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the

Please make the check payable to Baltimore County, Maryland,
and remit to Zoning Office, Room 113, County Office Building,

— — —

Sincerely,

 ARNOLD JABLON



PART OF
1984 MAP SW 3-D

Pet 2A

LIAN 17 25

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: 6-28-85
 Posted for: Special Exception
 Petitioner: John A. Farber, Jr.
 Location of property: South of New Sulphur Spring Road, E 3 ft
west of the intersection of Warfield Ave
 Location of Sign: North side of New Sulphur Spring Road
approx. 100' west of Warfield Avenue front of plaintiff's property
 Remarks: _____
 Posted by: [Signature] Date of return: 6-28-85
 Number of Signs: 1

86-30-X
CERTIFICATE OF PUBLICATION

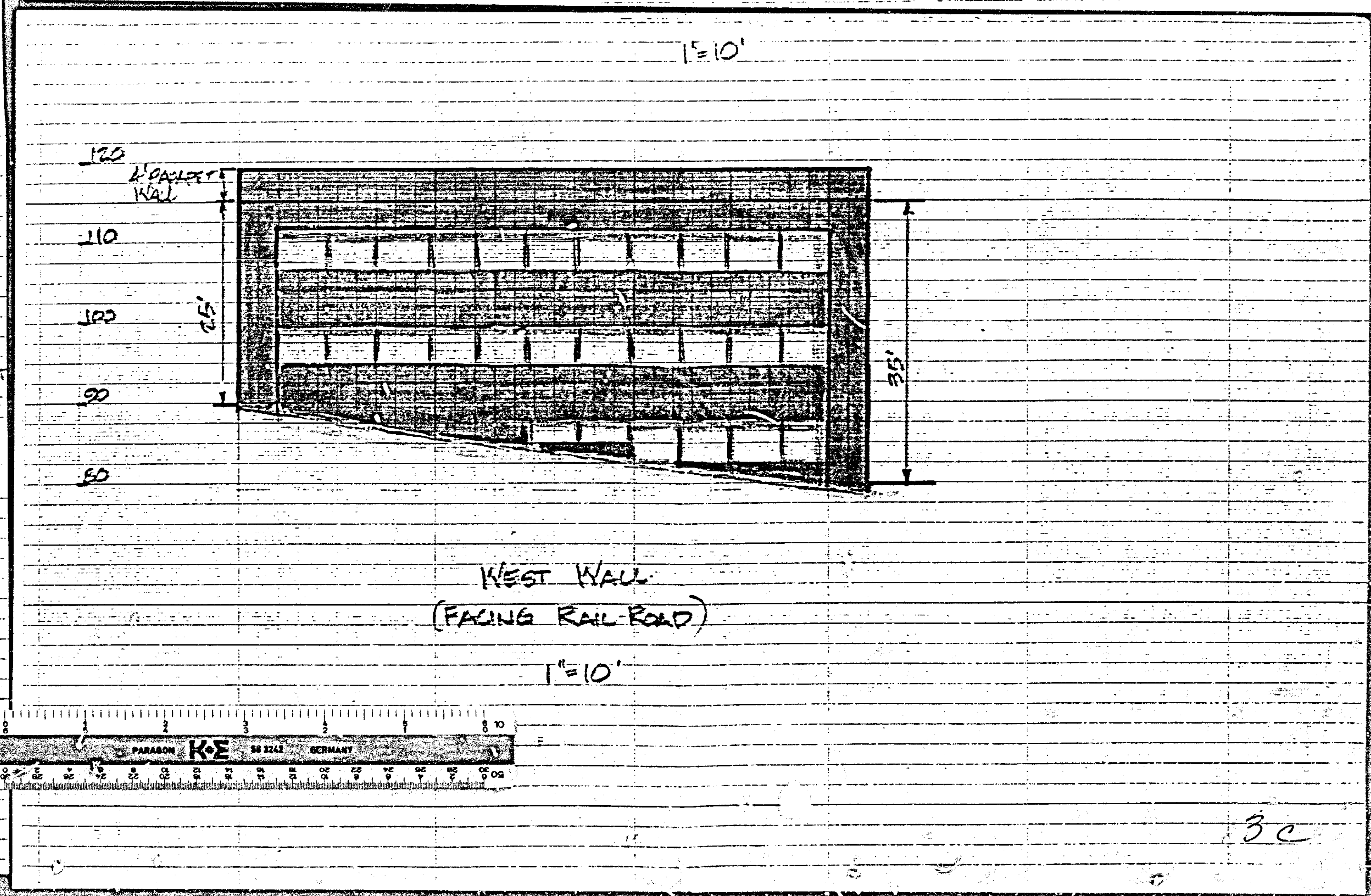
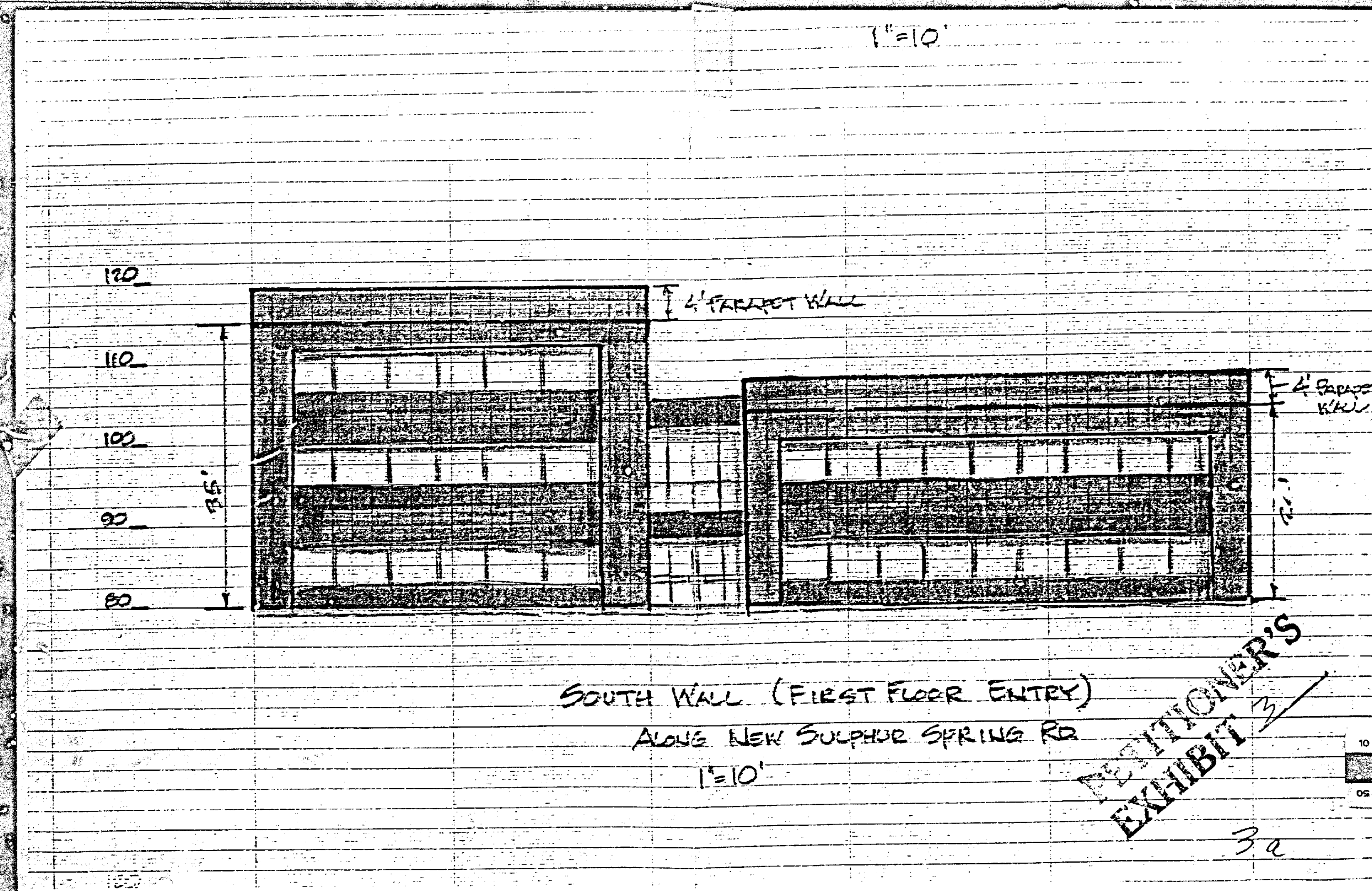
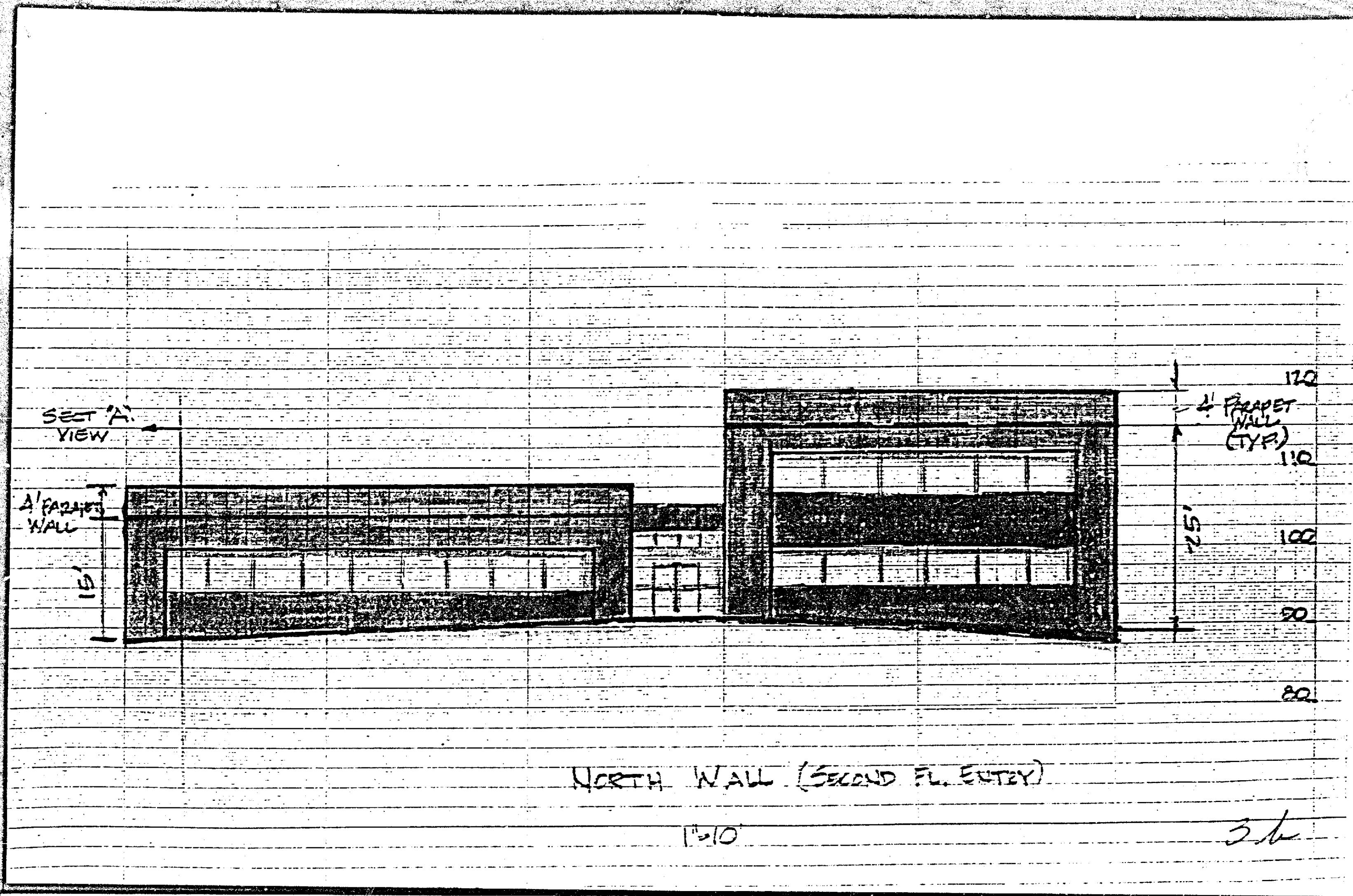
TOWSON, MD., June 27, 1985

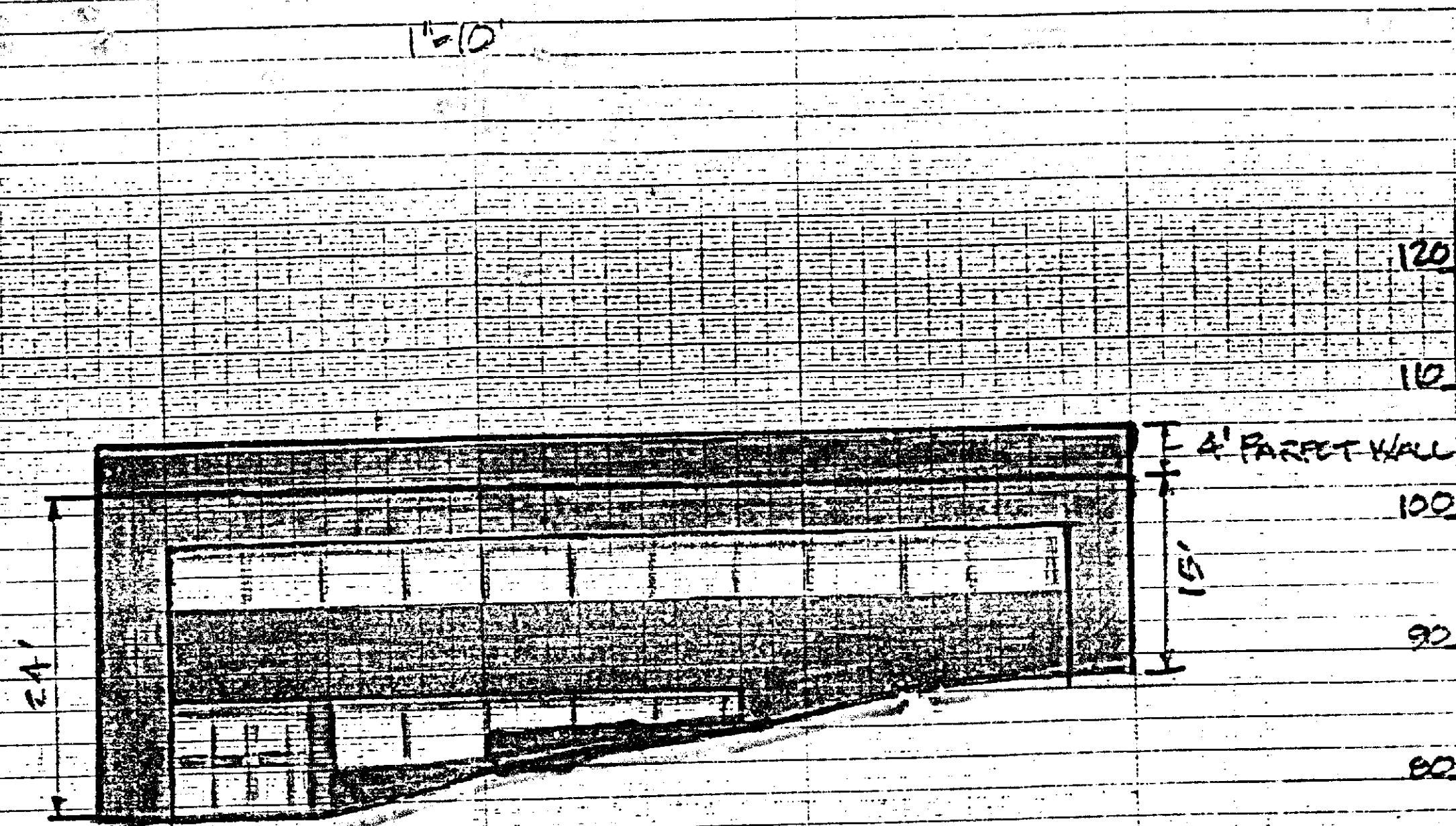
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 27, 1985.

THE JEFFERSONIAN,
[Signature]
Publisher

2475

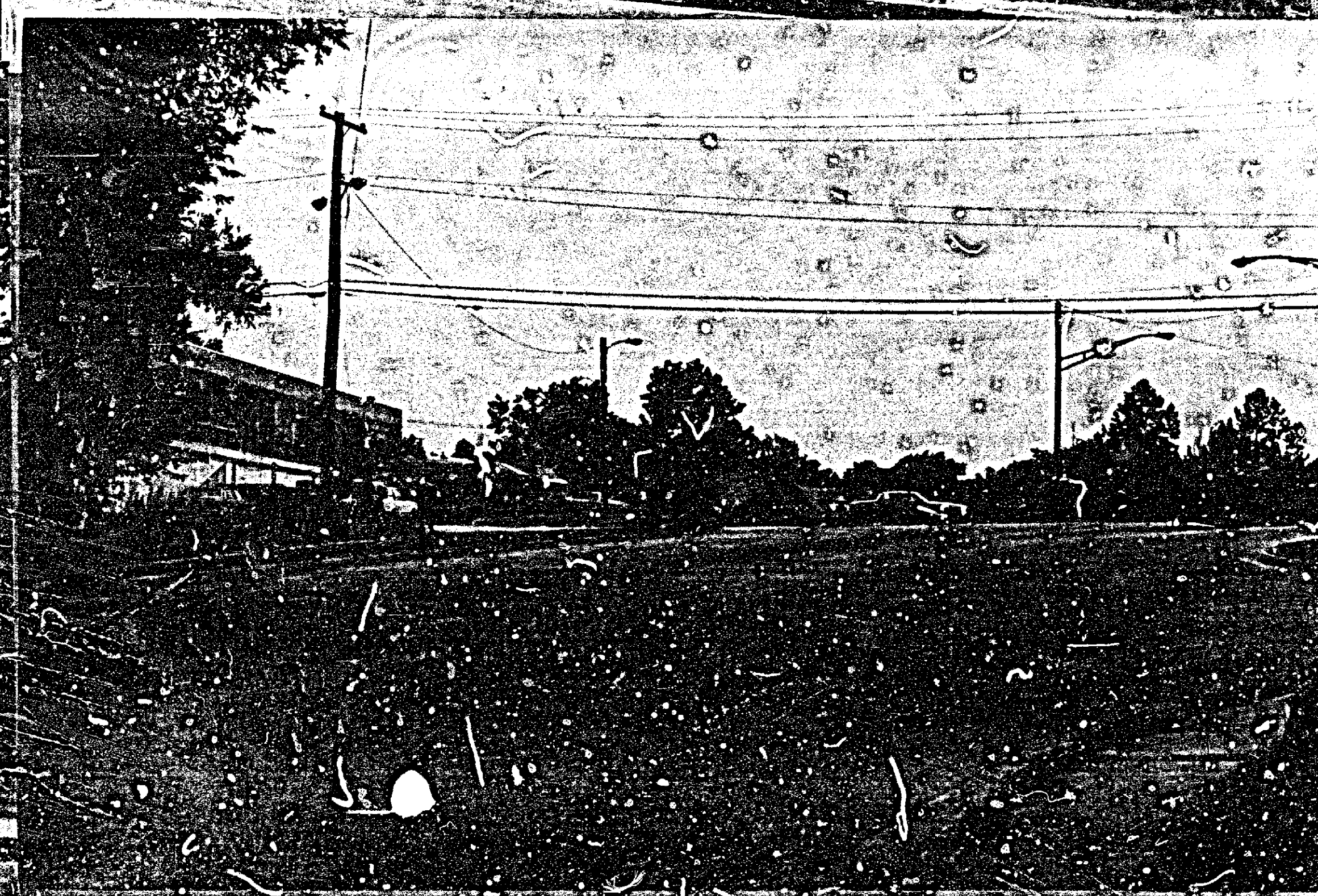
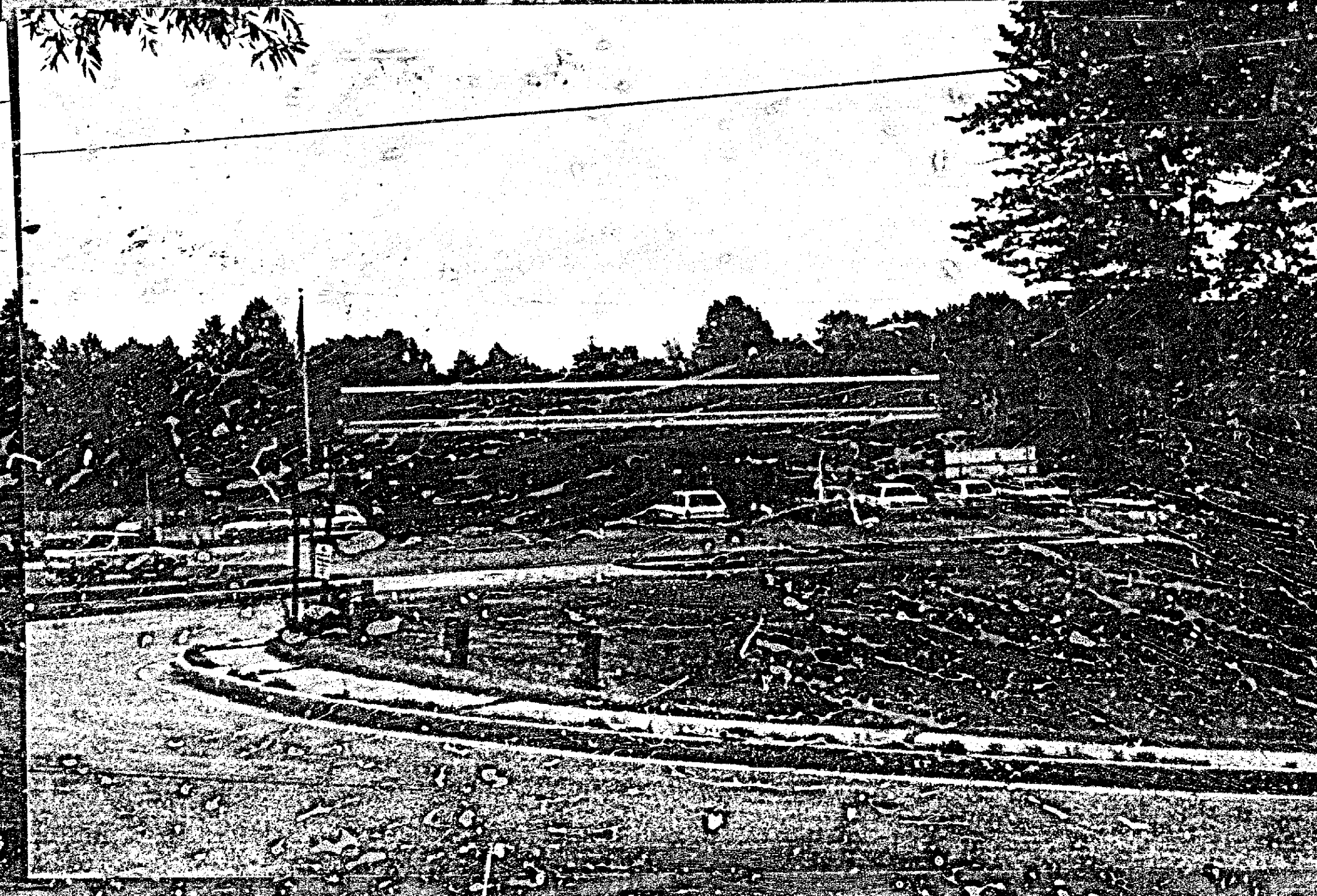
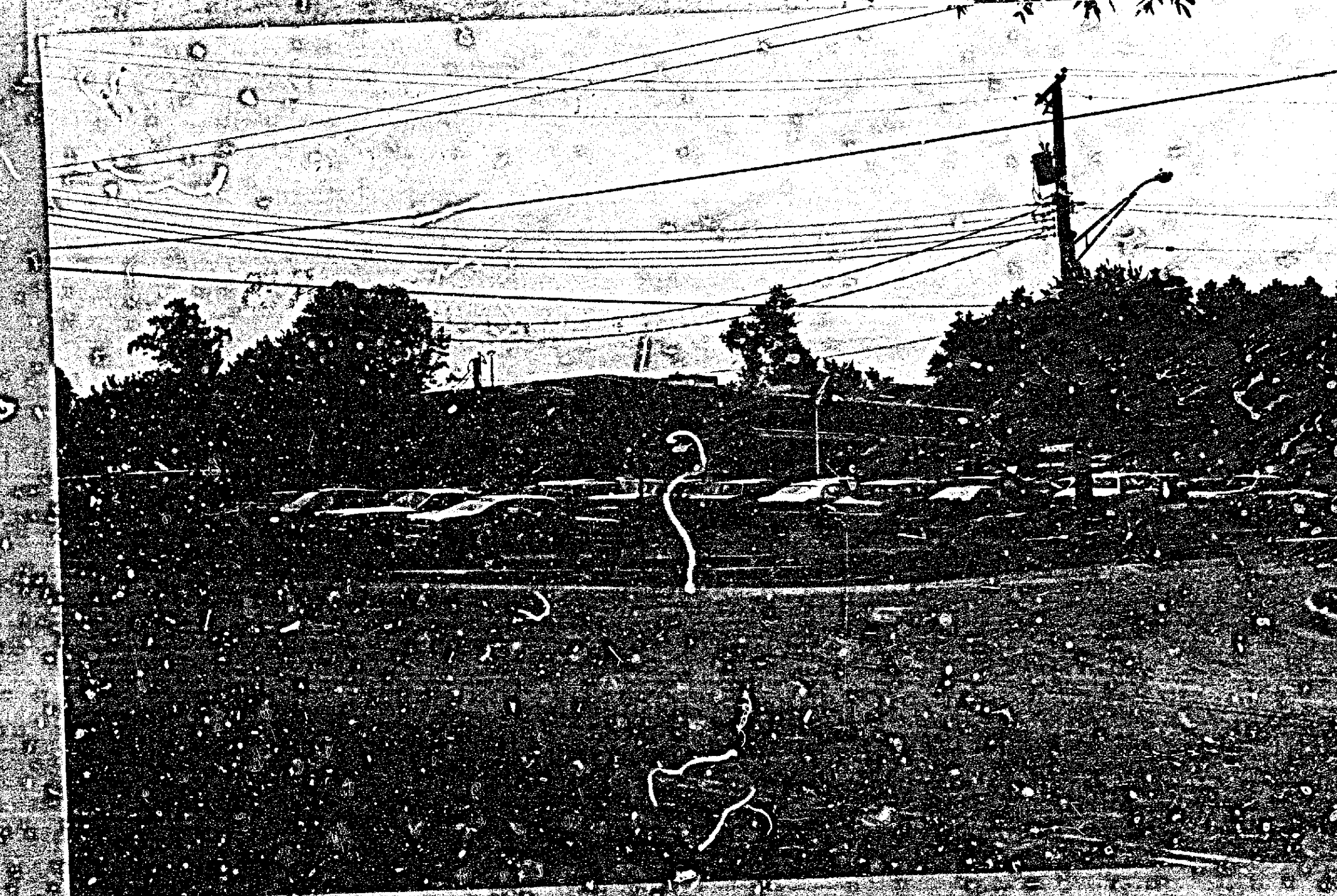
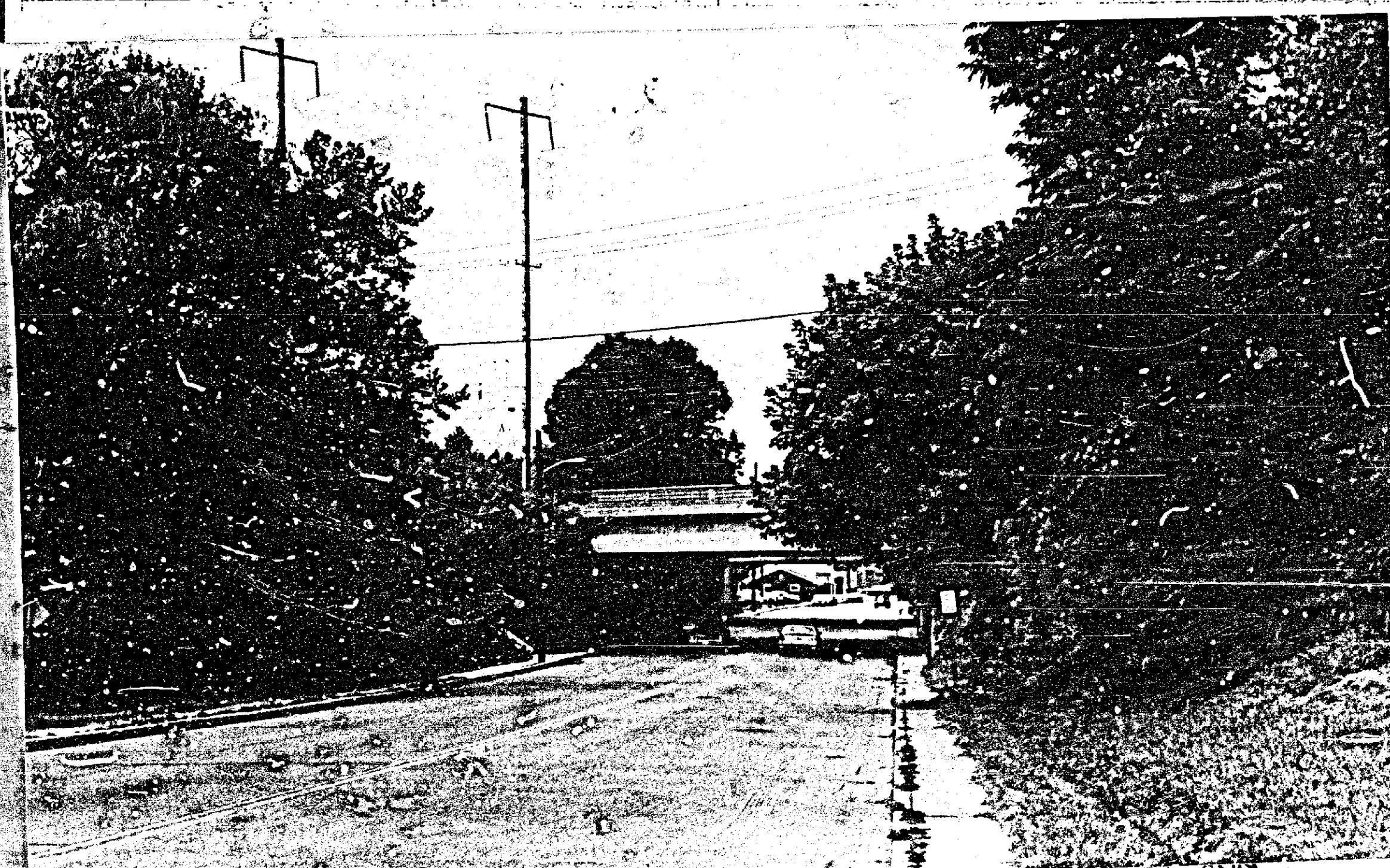
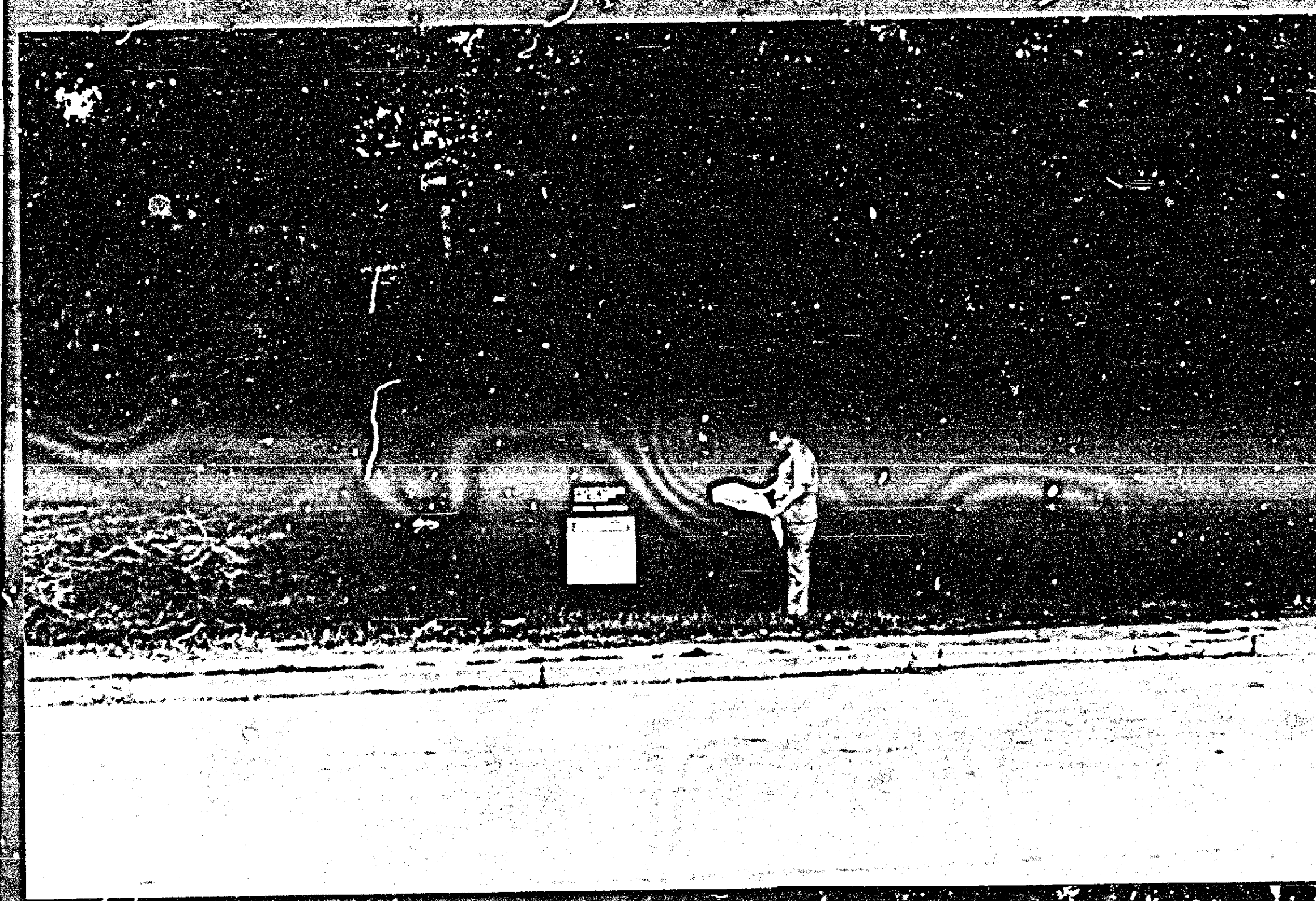
PETITION FOR SPECIAL EXCEPTION
13th Election District
LOCATION: North of New Sulphur Spring Road, E 3 ft. West of the intersection of Warfield Ave.
DATE AND TIME: July 27, 1985 at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chase Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Exception to use the property for a Club "X" (Section 203.1 B-2) in accordance with Section 203.5.
Being the property of John A. Farber, Jr. as shown on the plat filed with the Zoning Office.
In the event that this Petition is denied within the thirty (30) day appeal period, the petitioner agrees to pay a fee of \$100.00 to the Zoning Commissioner of Baltimore County.
By Order of J. FARBER, Zoning Commissioner of Baltimore County
June 27, 1985





EAST WALL (FIRST R. ENTRY)
C. ENTRANCE DRIVE

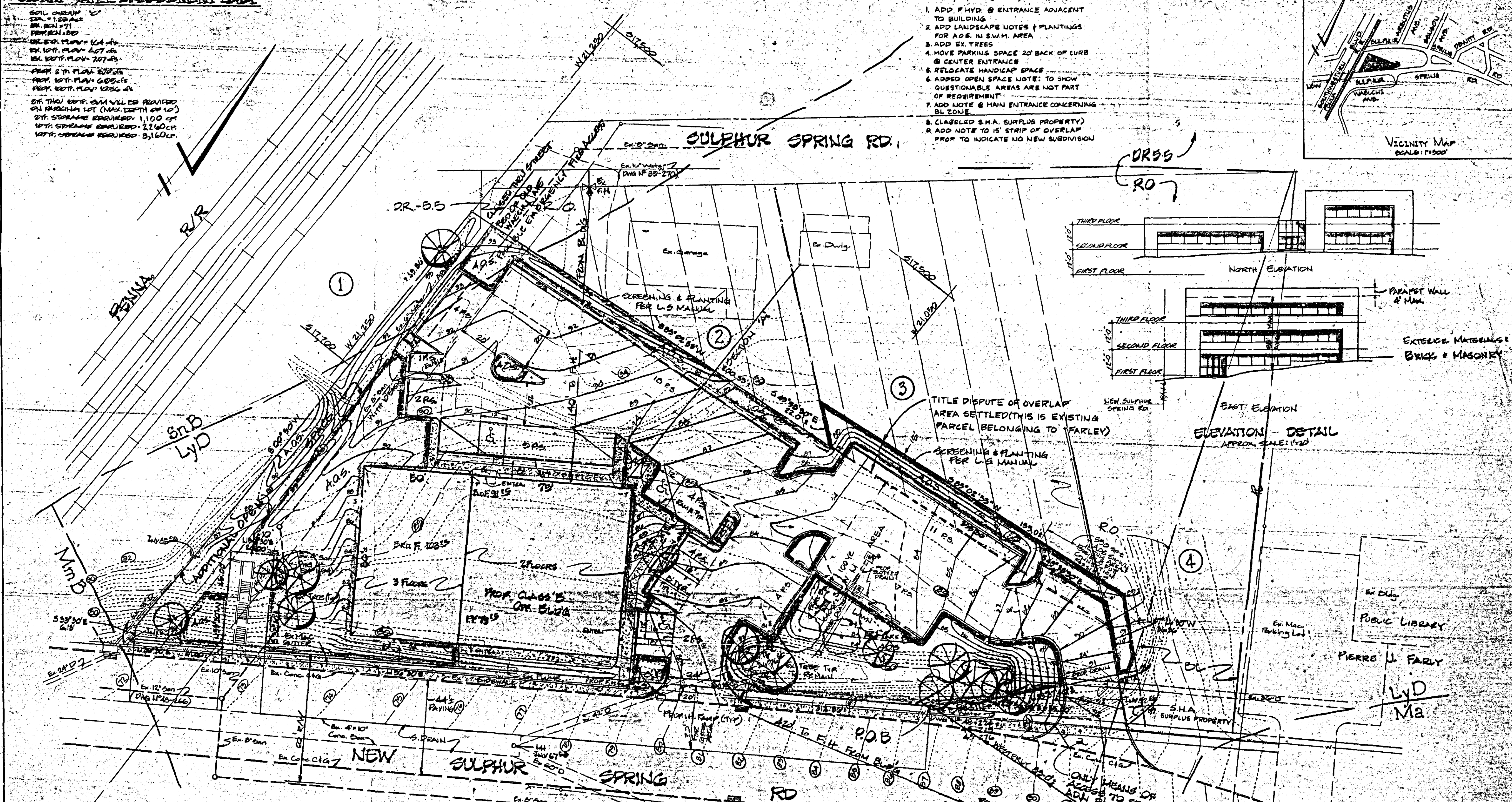
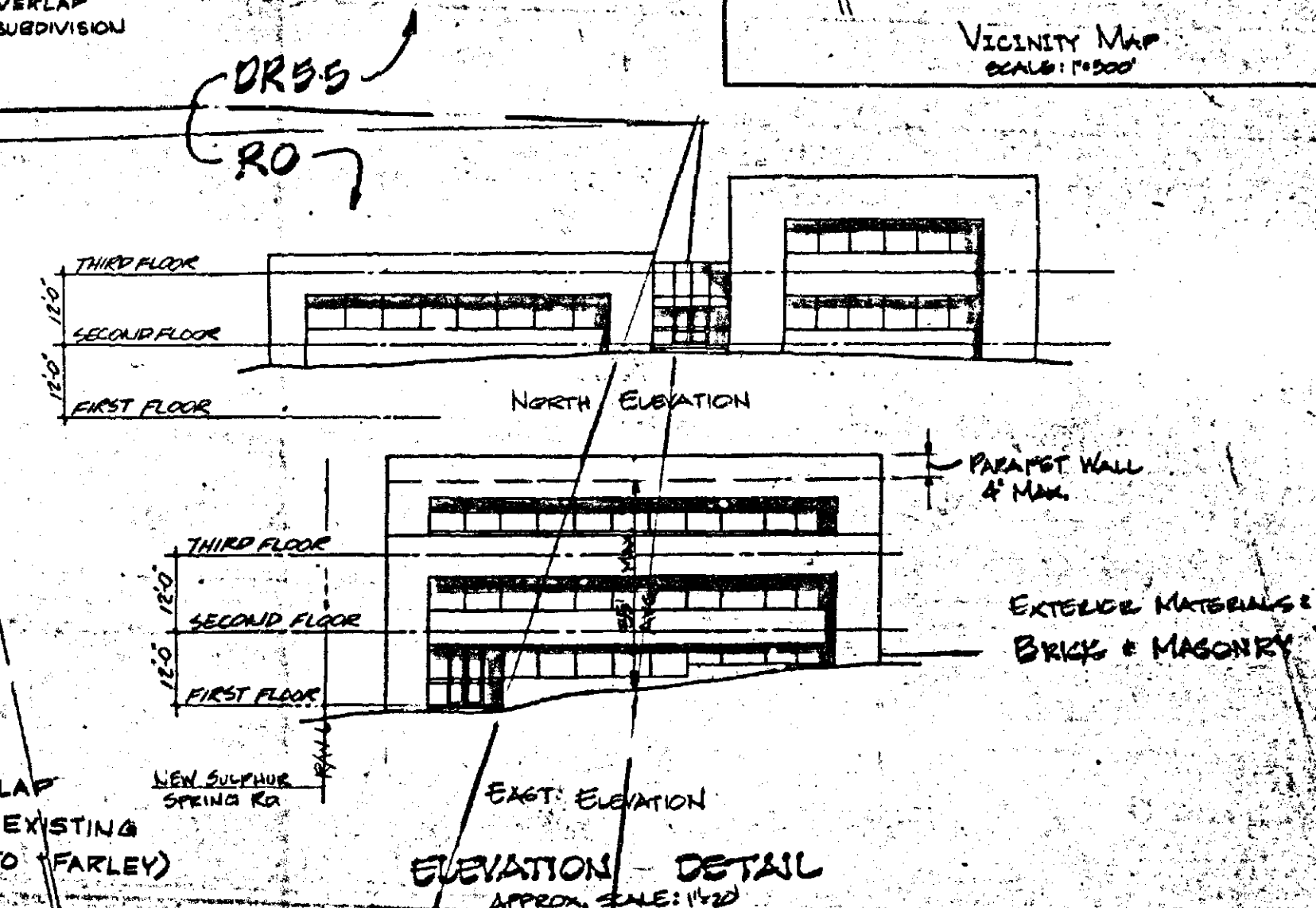
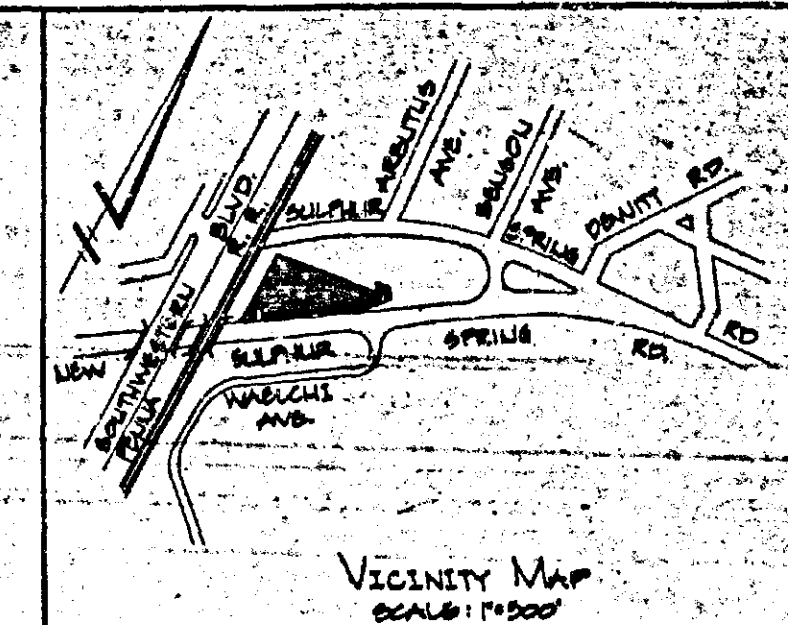
1"=10'



20% OVERLAP
 DIA. = 1.23 AC
 MAX. RCN = 71
 PERCENT DED
 10% 20% FLOW = 6.4 cfs
 10% 10% FLOW = 4.0 cfs
 10% 10% FLOW = 7.07 cfs
 10% 2% FLOW = 2.4 cfs
 10% 10% FLOW = 6.0 cfs
 10% 10% FLOW = 12.5 cfs
 2% THEN 10% 20% DIA WILL BE PROVIDED
 ON PARKING LOT (MAX. DEPTH OF 1")
 2% STORAGE REQUIRED: 1,100 CF
 10% STORAGE REQUIRED: 2,260 CF
 10% STORAGE REQUIRED: 3,160 CF

1. ADD FHYD. @ ENTRANCE ADJACENT TO BUILDING.
2. ADD LANDSCAPE NOTES & PLANTINGS FOR AOB. IN S.W.M. AREA
3. ADD EX. TREES
4. MOVE PARKING SPACE 20' BACK OF CURB @ CENTER ENTRANCE
5. RELOCATE HANDICAP SPACE
6. ADDED OPEN SPACE NOTE: TO SHOW QUESTIONABLE AREAS ARE NOT PART OF REQUIREMENT
7. ADD NOTE @ MAIN ENTRANCE CONCERNING BL ZONE.

1. (LABELED S.H.A. SURPLUS PROPERTY)
2. ADD NOTE TO 15' STRIP OF OVERLAP PROP. TO INDICATE NO NEW SUBDIVISION



1) SELECTION DISTRICT 13

2) COUNCILMANATIC DISTRICT 1

3) EXCELLENT TRACT 43004

4) UNWATERED 23

5) SUB-DEVELOPED 74

6) DATE DATA

NET AREA 50,642 s.f.

GROSS AREA 62,302 s.f.

MINIMUM S.D. REQUIRED (25%) 17,500 s.f.

MINIMUM S.D. PROVIDED 22,000 s.f. (125% MIN)

BUILDING COVERAGE 12,000 s.f. (17%)

TOTAL FLOOR AREA 22,000 s.f. ±

PARKING REQUIRED 62

PARKING PROVIDED 60

(INCLUDES 3 HANDICAPPED SPACES)

7) DEED REFERENCE 4300/174

8) FLOOR AREA RATIO PERMITTED 0.80

SHOWN 0.84

9) NO WETLANDS

10) GEOLOGICAL INFORMATION (SEE ENVIRONMENTAL REPORT)

11) NO ARCHAEOLOGICAL SITES

12) NO ENDANGERED SPECIES

13) NO HAZARDOUS MATERIAL

14) LIGHTING SHALL BE ERRECTED SO AS NOT TO REFLECT RAYS TOWARD ADJACENT RESIDENCES OR INTERFERE WITH TRAFFIC (MAX. HEIGHT 6 FEET)

15) LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH APPROPRIATE REGULATIONS.

16) PARKING TO BE SCREENED FROM ADJACENT RESIDENCES BY WALL, CLOVE, EVERGREEN PLANTINGS, FENCES (EITHER OF OR IN COMBINATION WITH)

17) SLOPE TYPES LID 1 AND

- 18) PRINCIPAL USE GENERAL OFF
ADT & GEN OFFICE (200)
- 19) NO. OF EMPLOYEES 60 TO 80 (Approx.)
- 20) HOURS OF OPERATION 7 AM TO 3 PM
- 21) EX. COUNTOUR SEE
- 22) PROP. COUNTOUR SEE
- 23) PROP. SIGN (NAN D.F. ATTACHED TO BLDG. NOW ILLUMINATED)
- 24) PRINCIPAL USE OF BLDG. FOR GENERAL OFFICES
- 25) THE SITE IS SERVED BY WTA BUS ROUTE #3
- 26) TOP IS SUBJECT TO CHANGE
- 27) ANG. ELEV. SEE DETAIL

- 20) ADDITIONAL A.O.S IN DR.S.S NOT PART OF REQUIREMENT. (\$250 SF AVAILABLE)
- 20) NO NATURAL SLOPES OVER 25%
- 20) PATAPSCO SEWER SERVICE AREA
- 21) THIS SITE IS SERVED BY THE N#3 BUS ROUTE
- 22) EXTERIOR MATERIALS BRICK & MASONRY

PARKING DATA
PARKING (GEN OFFICES) **

1 st FLOOR	10000	@	1/300	=	33.3
2 nd FLOOR	10000	@	1/500	=	20
3 rd FLOOR	9,929	@	1/500	=	0
TOTAL					= 61.3

62 SPACES
PARKING SHOWS
SPACES 18'x9' ----- 63 SPACES
SPACES 18'x12' ----- 3 SPACES
TOTAL ----- 66 SPACES

100

* MAX. MEDICAL OFFICES SPAN
ON 2ND OR 3RD FLOOR =
WOULD REQUIRE 66 TOT.
FOR SITE (TOTAL POSSIBLE
OFFICE SPACE = 13000 S.F.)

⑤ REAR OF
EX. OFFICE BLDG

PROPERTY NUMBER	OWNER	DEED REFERENCE	EXAMINING ZONING
①	NORTHERN CENTRAL RAILROAD		DR-SS
②	G. WILSON KIRBY 5125 VIANCT AVE. D. LTO, MD. 21227	2071/345	RA DR-SS
③	HENRY EASTHEL 1907 SULPHUR SPRING RD. D. LTO, MD. 21227	904/250 1009/250	RA DL
④	GARLAND BROTHERS BLDG. 6405 GREEN VALLEY DR. D. LTO, MD. 21227	2768/273	DL
⑤	A. L. STROMBERG CO. 1919 SULPHUR SPRING RD. D. LTO, MD. 21227	5970/302	RA
SUBJECT DITE	JOHN A. FARLEY JR. 402 ALLEGHENY AVE. TOWSON, MD. 21204	4308/174	RD DR-BB PL

TOTAL A.O.E.
RQ ZONE:

1) AT POSSIBLE RD CONNECTIONS... 500 SF
2) IN SWM AREA... 840 SF
3) OTHER AREAS... 1966 SF
DR. B-B ZONE
4) ALONG RAILROAD... 3,200 SF
TOTAL... 23,305 SF

NOTE: CHARACTER OF BUILDING
REPRESENTS A LOW PROFILE
FACING THE ADJOINING RESIDENTIAL
USES WITH A HIGH PROFILE FACING
THE BUSINESS & INDUSTRIAL TRACT

OWNER
JOHN A. FARLEY JR.
400 ALLEGHENY AVE
TOWSON, MD. 21204
301-327-2122

Acc'T No 13-06-000770

REVISIONS ~ 2/25/85
PROVIDED ENTRANCE @ WELCH AVE.
BY PROVIDING ADDITION ~ 50' WID
OF LAND FROM PROPERTY N° 3
100 YR SWIM TO BE PROVIDED
WATER SIGNAL

C.R.G. PLAN - EXHIBIT

PLAT TO ACCOMPANY A PETITION FOR SPECIAL
EXCEPTION FOR A CLASS B OFFICE BLDG
IN A RD ZONE.
FOR

THE FARLEY PROPERTY

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

ELECTION DIST. NOB
MARCH 8, 1984

REV. 9/12/84 REV. 2/20/89
REV. 4/16/89
A203 - CBC Approved 1/6/86

CLG APPROVED 9/17/81

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for A Class "B" Office Building in A.R.O. Zone per
(Section 203.3.B.2) in accordance with (Section 203.5)

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

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

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

Contract Purchaser:

Legal Owner(s):

(Type or Print Name)

JOHN A. FARLEY, JR.

Signature

Signature

Address

(Type or Print Name)

City and State

Signature

Attorney for Petitioner:

JOHN A. FARLEY, JR. and COADY & FARLEY

400 Allegheny Avenue

337-0200

(Type or Print Name)

Address

Phone No.

Signature

Signature

400 Allegheny Avenue

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

Address

JOHN A. FARLEY, JR.

Towson, MD, 21204

Name

City and State

Address

Attorney's Telephone No.: 337-0200

400 Allegheny Ave. 21204

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day

of 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 17th day of July, 1985, at 1:30 o'clock

Signature

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL EXCEPTION

N/New Sulphur Spring Road, 83'

W/centerline of Waelch Avenue

13th Election District

John A. Farley, Jr.,

Petitioner

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 86-30-X

The Petitioner herein requests a special exception for a Class "B" office building in a R.O. zone.

Testimony by and on behalf of the petitioner indicates that the undeveloped, sloped site was purchased in 1964. Since that time the surrounding area has been developed with a post office and post office storage area, a county library and health center, a garage, and an office building. In order to obtain the April 17, 1985 County Review Group approval the petitioner has had to acquire additional land, will have to pipe part of a stream and provide a second entrance. The proposed brick and masonry building will be 80' x 125', partially two-story and partially three-story. Access to the first floor will be ground level at the front of the site; access to the second floor at the rear. Open space, landscaping, and storm water management requirements will be met.

After due consideration of the testimony and evidence presented and it appearing that the requirements of Section 502.1 of the Baltimore County Zoning Regulations have been met and the health, safety and general welfare of the community will not be adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 25th day of July, 1985, that the request for special exception for a Class "B" office building in a R.O. zone in accordance with the plan prepared by George W. Stephens Jr. & Assoc., revised April 16, 1985 and

marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject to the following:

1. Lighting shall be a maximum height of 8 feet.
2. No petition for sign variance beyond the allowed non-illuminated 8 square feet attached to the building shall be entertained.
3. Medical offices shall not be permitted above the first floor.

Signature
Deputy Zoning Commissioner
of Baltimore County

PETITION FOR SPECIAL EXCEPTION

13th Election District

LOCATION:

North of New Sulphur Spring Road, 83 feet West of the centerline of Waelch Avenue

DATE AND TIME:

Wednesday, July 17, 1985 at 1:30 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 Special Exception to use the property for a Class "B" office building in a R.O. zone per (Section 203.3.B.2) in accordance with Section 203.5.

Being the property of John A. Farley, 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

ORDER RECEIVED FOR FILING

DATE July 25, 1985

BY [Signature]

ORDER RECEIVED FOR FILING

DATE July 25, 1985

BY [Signature]

ORDER RECEIVED FOR FILING

DATE July 25, 1985

BY [Signature]

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
N of New Sulphur Spring Rd., : OF BALTIMORE COUNTY
83' W of the Centerline of :
Waelch Ave., 13th District :
JOHN A. FARLEY, JR., : Case No. 86-30-X
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 2nd day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to John A. Farley, Jr., Esquire, and Coady & Farley, 400 Allegheny Ave., Towson, MD 21204, Counsel for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

86-30-X

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 10th day of June 1985.

ARNOLD JABLON
Zoning Commissioner
Petitioner's Attorney
Received by [Signature]
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 8, 1985

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

John A. Farley, Jr., Esquire
400 Allegheny Avenue
Towson, Maryland 21204

o/o
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

PE: Item No. 338 - Case No. 86-30-X
Petitioner - John A. Farley, Jr.
Special Exception Petition

Dear Mr. Farley:

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, Esq.
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

Enclosures

cc: George W. Stephens, Jr. and Associates
303 Allegheny Avenue
Towson, Maryland 21204

COUNTY REVIEW GROUP MEETING MINUTES

Wednesday, April 17, 1985

FARLEY OFFICE BUILDING

District 13cl

COUNTY REVIEW GROUP - THOSE PRESENT

Catherine Warfield, Chairman - Department of Public Works
Eugene Bober, Co-Chairman - Office of Planning

Agency Representatives

George Wittman - State Highway Administration

Developer and/or Representatives

John A. Farley, Jr. - Owner
J. Smith - George W. Stephens, Jr. & Assoc.
J. Kline - George W. Stephens, Jr. & Assoc.

Mrs. Warfield opened the meeting at 2:30 p.m., introduced the staff, and explained the purpose of the meeting.

Mr. Kline of George W. Stephens, Jr. & Assoc., presented the revised plan.

Mr. Bober summarized the staff comments submitted from the State Highway Administration, Fire Protection Bureau, Traffic Engineering, Developers

Engineering Division, Plans Review, Bureau of Sanitation, Planning, Zoning, and Health Department. These comments have been made a part of these minutes, and a copy was also given to the developer and developer's engineer.

Mr. Kline clarified the issue of developing the Barthel property by explaining that the parcel has been acquired by Mr. Farley and is part of this project.

It is this additional property which allows suitable internal circulation to provide the entrance as shown, which is acceptable.

The revised plan complies with zoning comments and all other staff comments. The revised plan was approved.

The meeting was adjourned at 3:00 p.m.

COUNTY REVIEW GROUP MEETING MINUTES

Tuesday, July 3, 1984

FARLEY OFFICE BUILDING
DISTRICT 13

COUNTY REVIEW GROUP - THOSE PRESENT

Catherine Warfield, Chairman - Dept. of Public Works
Eugene A. Bober, Co-Chairman - Office of Planning

Agency Representatives

Harris Shalowitz - Bureau of Public Services
Diana Itter - Office of Zoning

Developer and/or Representatives

John A. Farley, Jr. - Owner/Developer
Jim Kline - G. W. Stephens, Jr. & Assocs., Inc.
John S. Smith - G. W. Stephens, Jr. & Assocs., Inc.

The meeting was convened at 11:00 a.m. by Mrs. Warfield, Chairman of the County Review Group.

Mr. John Smith of G. W. Stephens, Jr. & Assocs., Inc., the developer's engineer, presented a revised plan.

Mr. Bober summarized the written staff comments submitted from Planning, Zoning, Fire Prevention, Traffic, Health and Developers Engineering Division. A copy of these comments was given to the developer and developer's engineer, and have also been made a part of these minutes.

The Storm Water Management proposal has been revised to provide storage on this site as opposed to porous paving.

Traffic comments require a shift of the entrance easterly to fall opposite Waelchli Ave. Mr. Farley elects to investigate this further with Traffic, and his engineer will develop an alternate proposal.

The 500 sq. ft. area noted at "Not included in this application" must be clarified. Reconsidered elevation drawings of the building were presented at the meeting.

The Fire Dept. must be satisfied regarding location of fire hydrants for adequate protection of the site.

The County Review Group meeting shall be continued to allow the applicant to resolve the issues in question.

This meeting was adjourned at 11:45 a.m.

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: April 16, 1985
FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: Farley Property
PROJECT NUMBER: #84145
LOCATION: N/S of Sulphur Spring Road,
E. of Southwestern Boulevard
DIST. LIT: 13C1

The Plan for the subject site, dated March 8, 1984, with the latest revision dated February 28, 1985, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

Engineering Comments prepared for this property on July 2, 1984 will remain as stated, unless specifically revised or superseded by the following:

HIGHWAY COMMENTS:

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

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

Storm water management must comply with the requirements of the 1984 Baltimore County Storm Water Management Policy and Design Manual adopted September 11, 1984. A public storm drain easement will be required, and shall include the entire storm water management facility.

WATER AND SANITARY SEWER COMMENTS:

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

Project #84145
Farley Property
Page 2
April 16, 1985

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

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

The Plan may be approved, subject to conformance with the current and previous comments.

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

EAM:HWS:as

cc: File



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Assistant

April 15, 1985

Mr. J. Markle, Chief
Bureau of Public Services
County Office Building
Towson, Maryland 21204

Re: Continued CRG Meeting
of 4-17-85
"Farley Property"
N/S Sulphur Spring Rd.
East of Southwestern Blvd

Dear Mr. Markle:

On review of the revised submittal of 2-28-85, the State Highway Administration finds all access to New Sulphur Spring Road generally acceptable, with the approval of Baltimore County Traffic Engineering.

In addition we have been informed by the S.H.A. - Bureau of Records & Research Section that the right of way controls acquired do not effect the northernmost right of way line (SHA Plat #6529).

We have been made aware of this additional information from the S.H.A. Property Management Section that this parcel (triangular parcel) is labeled excess land and available for disposal.

We recommend the developer contact the S.H.A. Office of Real Estate, Property Management Section, c/o Mr. Matthew Bodgan, at 659-1650 for additional information.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle
Mr. C. Jones

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
3637555 Baltimore Metro - 655-9451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: April 17, 1985
FROM: OFFICE OF PLANNING AND ZONING

PROJECT NAME: The Farley Property PLAN XXXXXXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT XIII-100 PLAN EXTENSION
REVISED PLAN
PLAT

The Office of Planning and Zoning has reviewed the subject plan dated April 15, 1985 and the schematic landscape plan dated March 8, 1984 and has the following comments:

The plan proposes a subdivision of the adjacent Barthel property. Therefore, a plat is required which must be recorded prior to building permit applications.

The schematic landscape plan must be revised and updated to conform to the revised site plan. The landscape calculations must be revised as follows:
66 parking spaces $\pm$ 12 = 5.5 or 6 trees required
470+ Linear ft. road $\pm$ 40 = 11.7 or 12 trees required.

A Final Landscape Plan prepared by a registered landscape architect must be approved by this office prior to issuance of any grading or building permits.

The LyD soil which exists on this site has severe limitations for development due to subsoil shrinkage and instability and slope. Additional information relative to proposed mitigative measures will be required for the LyD area prior to issuance of any grading or building permits.

Susan Carrell (RM)
Susan Carrell

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: July 2, 1984
FROM: OFFICE OF PLANNING AND ZONING

PROJECT NAME: The Farley Property PLAN XXXXXXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT XIII-100 PLAN EXTENSION
REVISED PLAN
PLAT

The Office of Planning and Zoning has reviewed the subject plan dated July 2, 1984, and has the following comments:

The revised elevation drawings and cross section are generally acceptable.

The LyD soil which exists on this site has severe limitations for development due to subsoil shrinkage and instability and slope. Additional information relative to proposed mitigative measures will be required for the LyD area prior to issuance of any grading or building permits.

The Final Landscape Plan is required prior to issuance of permits.

The property is located in a deficient service area, the Patapasco Drainage Area, as defined by Bill 178-79. Bill 178-79 Section 4A02.3C requires that no building permit shall be issued or Plat recorded in a deficient service area until a Reserve Capacity Use Certificate has been issued by Baltimore County. In the event that there is no capacity available, the Plat may be recorded, but building permits would not be issued until capacity becomes available.

Susan Carrell (RM)
Susan Carrell

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: 4/17/85
FROM: ZONING OFFICE

PROJECT NAME: Farley Property PLAN: (cont'd meeting)
LOCATION: N/S Sulphur Spring Rd. DEVELOPMENT PLAN:
DISTRICT: 13th Election District PLAT:

These comments were written based upon a plan dated revised 4/15/85 and elevation drawings.

1. To date, a Special Exception for a Class B office building in an R.O. zone has not been filed with this office. If CRG approval occurs, approval of any building permits will be contingent upon the outcome of that hearing.

2. The elevation drawings show that the average building height as defined in the RCZ does not exceed 35 feet.

3. The site plan contains some notes and details which are unacceptable and some of which need further clarification.

4. The area shown as "common open space" adjacent to Sulphur Spring Rd. is not public but is privately owned and does not meet the definition of same. In order to establish whether this area meets the definition of amenity open space additional information must be provided. This additional information should include whether it will be fenced, how it is proposed to be planted and a detail of such planting. After that information has been provided, this office will review it and make a determination as to whether this area is to be suitably improved and appropriate to include as amenity open space.

5. If it is to be fenced, it will not be included as amenity open space. It appears that this area has been included in order to meet the minimum a.o.s. required on the site.

6. The access that has been shown as "only means of access to serve adjacent B.L. property" is acceptable if it is indeed the sole means of access possible to the site. This plan should indicate the location of the access and the property owner must make a determination to be made.

7. A future curb return must be indicated on the plan in order to show how that access would work. The note "550 sq. ft. amenity open space shown in this area possible future connection possible" is not satisfactory. If future access is to be provided it should be labeled future connection; in this instance the 550 sq. ft. a.o.s. may not be included in the minimum a.o.s. provided. These revisions to amenity open space could very well mean a need to variance the requirement.

Diana Itter
DIANA ITTER
Zoning Associate III

DL/sz

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: June 29, 1984
FROM: ZONING

PROJECT NAME: Farley Property PLAN: July 3, 1984
LOCATION: N/S Sulphur Spring Rd. E of Southwestern Boulevard DEVELOPMENT PLAN:
DISTRICT: 8th Election District PLAT:

The following comments were written on the plan dated "revised 6/11/84".

1. A Special Exception for a Class B office building in an R.O. zone is required. The petition for same has not been filed to date. If CRG approval occurs, final approval will be contingent upon the outcome of the zoning hearing.

2. The following revisions are required on the plan prior to CRG approval.

a. The 8.5' x 18' parking spaces are not acceptable, they must be revised to either 9' x 18' with 24' wide driveways or 9' x 20' with 20' wide driveways.

b. The proposed use of the 900 sq. ft. on the eastern corner of the site opposite Waelchli Avenue must be clarified on the plan. If the intention is to convey it to the adjoining property owner, it should be noted that R.O. zoning may not be used as access to a commercial, B.L. zoned site without a Special Hearing.

c. Sidewalks adjacent to the office building may not be included as part of the amenity open space and should be deleted from the calculations.

d. Elevation drawings for all sides of the building are required preferably to a more detailed scale than 1" = 20'. These drawings should indicate the elevation at the lowest and highest grade as well.

Diana Itter
DIANA ITTER
Zoning Associate III

DL/sz

7/32bac

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO : James R. Markle CRG Date: 4-17-85
FROM : Traffic Engineering
SUBJECT: CRG Comments

PROJECT NAME : Farley Prop.
PROJ # & DIST: 13C1

LOCATION: Sulphur Spring Rd. W of Southwestern Blvd.

COMMENTS:

The plan needs to show twenty feet between the curb line of Sulphur Spring Rd. curb line and the first parking space at the western access.

smjgm
C. Richard Moore

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

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

PROJECT NAME: Farley Prop C.R.G. PLAN: _____
PROJECT NUMBER & DISTRICT: 8C1 DEVELOPMENT PLAN: _____
LOCATION: Sulphur Spring Rd. E of Southwestern Blvd RECORD PLAT: _____

smjgm
The proposed entrance needs to be located opposite Waelchi Ave. where there will be a traffic signal installed. The developer will be responsible for 1/4 the cost of the signal.

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: April 9, 1985
FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU

Captain Joseph Kelly
PROJECT NAME: Farley Property
PROJECT NUMBER: CRG Agenda 4/17/85, 1:30 pm
LOCATION: N/S Sulphur Spring Road DISTRICT: 13

COMMENTS

- (x) 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.
- (x) 2. Fire flow test is required to be conducted by the Baltimore City Water Dept. on Sulphur Spring Road as close to proposed site as possible. Test results are to be forwarded to the office of the Fire Protection Engineer.
- () 3. Proposed pachtland driveways must be a minimum of 16 feet in width and of a hard surface capable of supporting emergency apparatus, weighing 50,000 pounds on two axles.
- () 4. Access road shall be posted with Fire Lane signs along its entire length.
- () 5. Standard cul-de-sac or t-turnaround shall be provided at deadend street near _____
- () 6. All roads shall have a minimum width of 20 feet.
- () 7. Driveways in excess of 300 feet shall have standard cul-de-sac or t-turnaround.
- () 8. Maximum angle of departure (grade percentage) shall not exceed 8% per NFPA Standard #1901. Angle of departure in excess of 8% would prohibit emergency fire apparatus from gaining access to the site.
- (x) 9. Submitted site plan fails to indicate proposed fire hydrant spacing at 300 feet intervals in accordance with Baltimore County Standard Design Manual.
- () 10. All self-service stations shall have at least one attendant on duty while the station is open to the public. The attendant's primary function shall be to supervise, observe and control the dispensing of Class I liquids while said liquids are actually being dispensed, according to NFPA 30, 1981 Edition, Section 7-8.4.3 and Section 7-8.4.4.

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: July 2, 1984
FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU
Captain Joseph Kelly

PROJECT NAME Farley Property PRELIMINARY PLAN _____
PROJECT NUMBER CRG Agenda 7/3/84, 11:00 am TENTATIVE PLAN _____
LOCATION: N/S Sulphur Spring Rd East of Southwestern Blvd. DEVELOPMENT PLAN _____
DISTRICT: 8 FINAL PLAT _____

Comments

1. Fire flow test is required to be conducted by the Baltimore City Water Dept. on new Sulphur Spring Rd. as close to proposed site as possible. Test results are to be forwarded to the office of the Fire Protection Engineer.
2. Submitted site plan fails to show existing/or proposed fire hydrants at 300 foot intervals in accordance with the Baltimore County Standard Design Manual.
3. Proposed building shall be designed and constructed in accordance with the Fire Prevention Code and the NFPA 101 Life Safety Code, 1981 edition.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Catherine Warfield, C.R.G. Date: March 23, 1985
FROM: C. R. Burnham, Chief, Building Plans Review *C.R.D.*
SUBJECT: Farley Property, District 13 C1, N/S Sulphur Spring Road

- 1) Please be advised that as of April 22, 1985 Baltimore County will begin using the 1984 B.O.C.A. Codes as amended by Council Bill 17-85.
- 2) Additionally the State has amended the Code of Maryland Regulations 05.01.07 effective 1/1/85 to include the ANSI Std. A117.1 titled, "Specifications for making buildings and facilities accessible to and useable by physically handicapped people". The States code administration Section of the Department of Economic and Community Development has published amendments or scoping requirements to this Standard. Call 269-2701 for information as to how they may be obtained. Please review both of the above documents and how they may affect this project and its accessibility.
- 3) No comment can be made as to the structures compliance to Code at this time. A full review will be made when it is submitted for a permit. 3 sets of plans and 5 data sheets all signed and sealed by a registered in Maryland architect and/or engineer are required.

CEB/vv

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Sy Benson Date: April 10, 1985
FROM: Charles K. Weiss *ChW*
SUBJECT: Farley Property
WS Sulphur Springs Road
CRG 4/17/85

Baltimore County does not provide commercial refuse collection. However, plan provides no particulars as to method of trash collection. Therefore, no comment can be made.

If plan is drawn to scale, and since it does not show the layout of parking spaces, it is noted that any dumpster site would probably necessitate the elimination of at least one of these spaces to accommodate a container.

CKW/KRA/ms

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

July 3, 1984
Date
Farley Property
Subdivision Name, Section and/or Plat
John A. Farley Developer and/or Engineer
G. V. Stephens & Assoc.
Potomac River Watershed No. of Lots 1 Total Acreage 1.25 Public Water Public Public Sewer Public

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.
- X Public sewers X, public water X, must be utilized and/or extended to serve the property.
- X A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised. X has/have been revised 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.
- X It is recommended the plan, be approved as submitted. X be approved as submitted subject to the following conditions noted: below and in the attached memo dated June 27, 1984
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

Development of this site is subject to an allocation schedule for the Potomac sewer shed

SS 783R

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director
TO: Environmental Support Services Date: June 29, 1984
FROM: Stephanie A. Taylor
Waste and Water Quality Management
SUBJECT: ENVIRONMENTAL EFFECTS REPORT Farley Property (Name)
CRG MEETING July 3, 1984 (Date) 11:00 AM (Time)

PLAN REVIEW NOTES

1. Office building on 1.25 acres. (Describe Site)
2. Public water and Public sewer is proposed.
3. No streams on site. (Describe streams on-site)
5. No wetland soils (Describe wetland soils on-site)
6. Storm Water Management is required.
7. 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)
- B. A revised site plan indicating no development in must be submitted.

JAN 17 1985

Mr. Brooks Stafford
Environmental Effects Report Farley Property
(Name)

Page Two

1. The developer must follow the Health Department Wetland Guidelines.
2. _____ (Other)

C. BEST MANAGEMENT PRACTICES

- ✓ 1. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
- ✓ 2. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
- ✓ 3. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
- ✓ 4. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
- ✓ 5. Filling will not occur in grassed or lined drainage ditches or swales.
6. _____

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

EUGENE A. ROBER, Chief
Current Planning and Development Div.
TO: Office of Planning and Zoning Date: 17 APR 85

FROM: Comprehensive Planning Division
Office of Planning and Zoning

SUBJECT: CRG Comments on FARLEY PROPERTY

GENERAL COMMENTS:

*Clarify subd. of Farley Property at entrance
opposite Waelchi Ave.
see A.C.S. see 3/20/85*

HISTORICAL COMMENTS:

No historical or archaeological sites.--J. McGrain

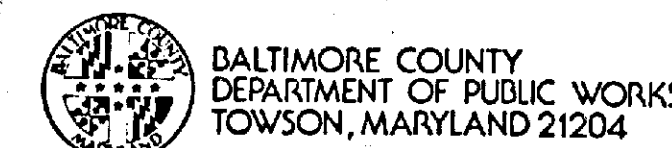
ENVIRONMENTAL COMMENTS:

LOS COMMENTS:

TRANSPORTATION COMMENTS:

No conflict w/ transportation element of Master Plan

COASTAL CRITICAL AREA COMMENTS:



HARRY J. PISTEL, P.E.
DIRECTOR

August 5, 1985

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

Re: Items #326-#330 & #332-#336 &
#339 (1984-1985)
Various Locations
Zoning Advisory Committee
Meeting of May 14, 1985

Dear Mr. Jablon:

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

GENERAL COMMENTS:

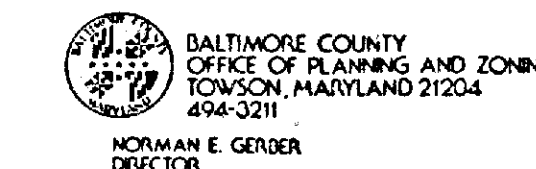
Since no public facilities are involved with any of the above referenced petitions, this office has no comment at this time. However, at such time that the various applicants file for building permits, the Bureau of Public Services will comment on the existence and availability of public facilities to support any construction.

Very truly yours,

James A. Markle
James A. Markle, P.E., Chief
Bureau of Public Services

JAM:PMO:blp

cc: file



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

JUNE 25, 1985

Re: Zoning Advisory Meeting of MAY 14, 1985
Item #339
Property Owner: JOHN A. FARLEY, JR.
Location: N/S SULPHUR SPRING RD.,
83' W. OF WAELECHI AVE.

Dear Mr. Jablon:

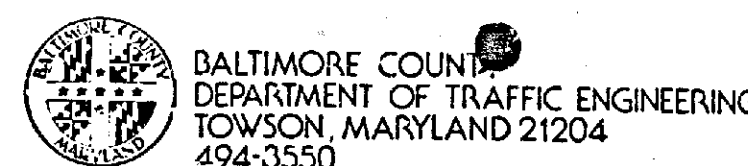
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- (X) 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 _____.
- (X) Landscaping: Must comply with Baltimore County Landscape 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 "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments: CRG PLAN XIII-100 (FARLEY PROPERTY)

APPROVED 4/17/85

cc: James Howell

Eugene A. Rober
Chief, Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

May 20, 1985

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

Item No. 339 ZAC-Meeting of May 14, 1985
Property Owner: John A. Farley, Jr.
Location: N/S Sulphur Spring Road, 83' W. of Waelchi Avenue
Existing Zoning: R.O.
Proposed Zoning: Special exception for a Class B Office Building in an R.O. zone.

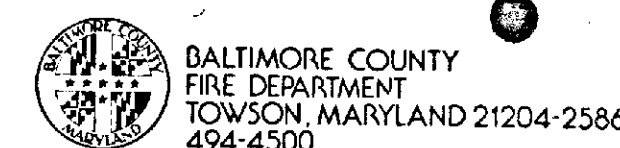
Acres: 69,392 square feet
District: 8th

Dear Mr. Jablon:

Please see the C.R.G. comments.

Michael S. Flighan
Michael S. Flighan
Traffic Engineering Assoc. II

MSF/cem



PAUL H. REINCKE
CHIEF

May 15, 1985

Mr. Arnold Jablon
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: John A. Farley, Jr.

Location: N/S Sulphur Spring Road, 83' W. of Waelchi Avenue

Item No.: 339 Zoning Agenda: Meeting of 5/14/85

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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ 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.

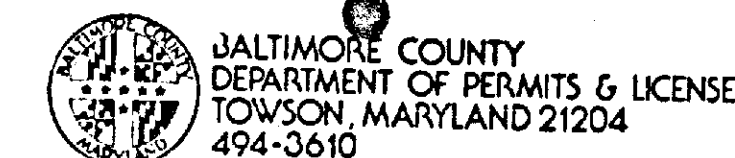
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

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

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

* See CRG comments Noted and Approved: *Errol M. Markowitz*
REVIEWER: *Carl J. Kelly* 5/16/85
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb



TED ZALESKI, JR.
DIRECTOR

May 21, 1985

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

CRG APPROVED
4/17/85

Dear Mr. Jablon:

Comments on Item # 339 Zoning Advisory Committee Meeting are as follows:

Property Owner: John A. Farley, Jr.
Location: N/S Sulphur Spring Road, 83' W. of Waelchi Avenue
District: 8th.

APPLICABLE ITEMS ARE CHECKED:

- (X) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #17-1 - 1980) and other applicable Code and Standards.
- (X) A building and other miscellaneous permits shall be required before the start of any construction.
- () Residential: Two sets of construction drawings are required to file a permit application. The seal of a Registered Professional Engineer or Architect is required on plans and technical data.
- (X) Commercial: Three sets of construction drawings a seal and signed by a registered Professional Engineer or Architect shall be required to file with a permit application. Reproduced seals are not acceptable.
- (X) All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line. See Table 101, Section 100.2 and Table 100.2. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- () The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- () The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- () When filing for a required Change of Use/Accessory Permit, an alternative permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineering seals are usually required. The change of Use Groups are from the _____ to the _____ or to Mixed Uses _____ See Section 101 of the Building Code.
- () The proposed project appears to be located in a Flood Plain, Vial/Riverine. Please see the attached copy of Section 216.0 of the Building Code as adopted by Bill #11-85. Site plans shall show the current elevations above sea level for the lot and the finished floor levels including basement.
- (X) Comments: 6 Handicapped spaces are required - not three. See State of Maryland Regulations 05.01.07. The structure shall be accessible and usable as required by Regulation 05.01.07 and A.M.S.I. Standard A117.1 - 1980 as adopted by the State.
- () These abbreviated 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 the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 V. Chesapeake Avenue, Towson, Maryland 21204.

4/29/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: July 2, 1985

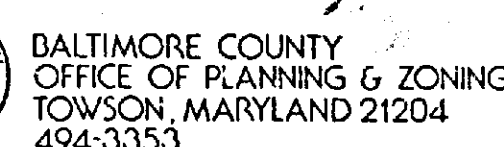
Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 84-10-X

The plan was approved by the CRG on April 17, 1985.

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

NEC:JGH:slm



July 25, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

John A. Farley, Jr.
Coady and Farley
400 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
N/New Sulphur Spring Road, 83'
W/centerline of Waelchi Avenue
13th Election District
John A. Farley, Jr., Petitioner
Case No. 86-30-X

Dear Mr. Farlow:

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

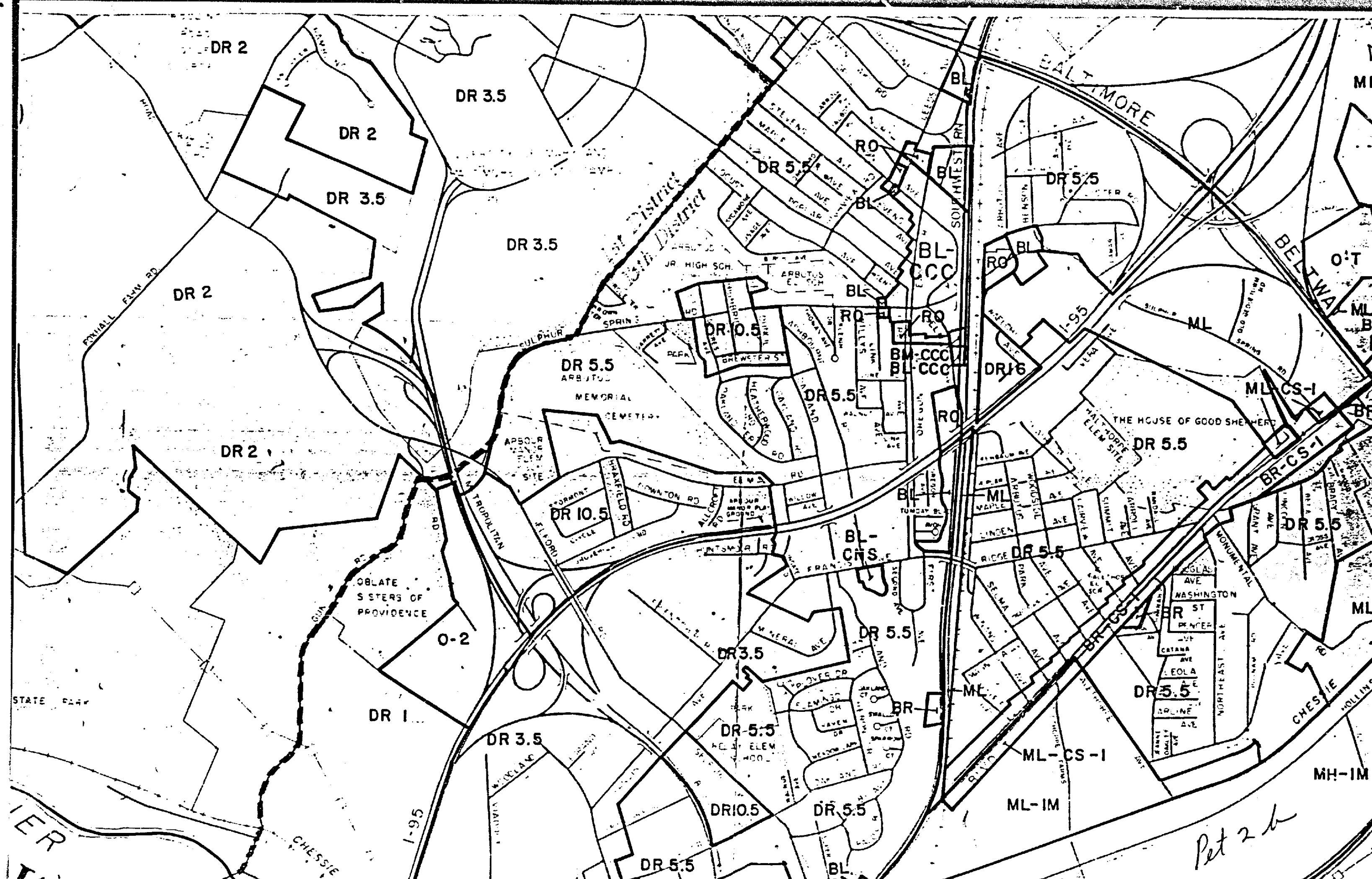
Very truly yours

JEAN M. H. JUNG
Deputy Senior Commissioner

ngiz-ha

3.4.4. *Phylogenetic analysis*

100% 90% 80% 70% 60% 50% 40% 30% 20% 10% 0%



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

*Description To Accompany A
Petition For Special Exception
For A Class 'B' Office Building
In A R.O. Zone
(Earley Property)*

April 30, 1985

POINT of beginning be located 83.0 feet + westerly from the point of intersection of the centerlines of Waelchi Avenue and new Sulphur Spring Road, then in a counterclockwise direction the following courses and distances

- 1) North 44° 56' 55" East 35.00 feet ±
 - 2) North 39° 37' 40" East 62.72 feet ±
 - 3) North 47° 26' 30" West 36.36 feet ±
 - 4) South 85° 02' 53" West 155.0 feet ±
 - 5) South 49° 38' 30" East 22.0 feet ±
 - 6) South 85° 02' 53" West 200.33 feet ±
 - 7) South 00° 50' West 249.86 feet ±
 - 8) South 33° 30' East 6.13 feet ±
 - 9) North 56° 30' East 41.00 feet ±
 - 10) North 33° 30' West 45.00 feet ±
 - 11) North 56° 30' East 20.00 feet ±
 - 12) South 33° 30' East 45.00 feet ±
- and 13) North 56° 30' East 132.86 feet ± to the
- Containing 13 ranges of land more or less



Coady & Farley
400 Allegheny Avenue



NOTICE OF HEARING
RE: PETITION FOR SPECIAL EXCEPTION
N/New Sulphur Spring Rd., 83 ft. W/ of
the centerline of Waelchi Avenue
13th Election District
John A. Farley, Jr. - Petitioner

Case

TIME: 1:30 p.m.

DATE: _____
PLACE: Room 106, County Office Building, 111 West Chesapeake



ARNOLD JABLON

Coady & Farley
400 Allegheny Avenue

RE: Petition for Special Exception
N/New Sulphur Spring Rd., 83' W/ of
the centerline of Waelchi Avenue
13th Election District
John A. Farley, Jr. - Petitioner

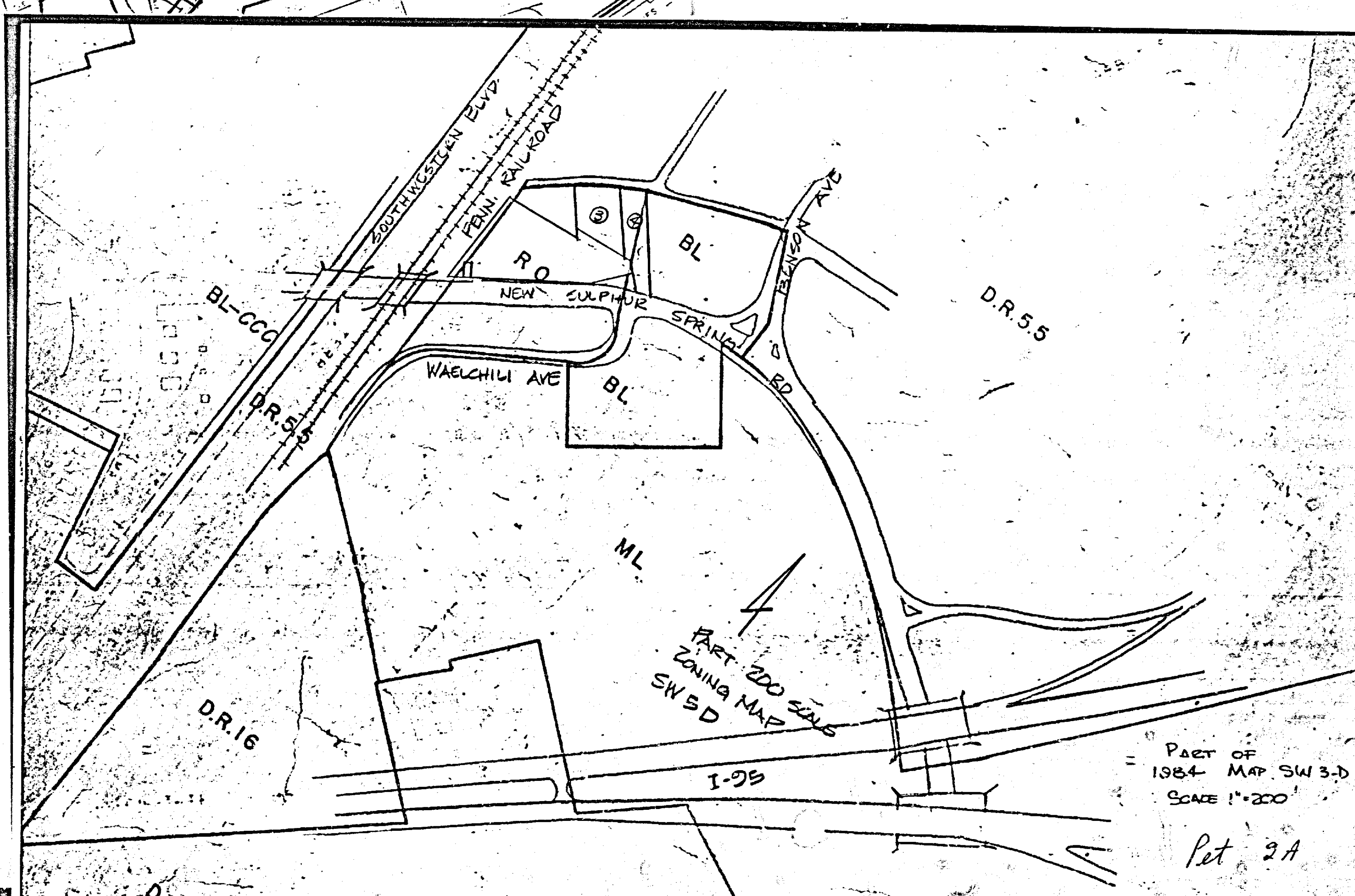
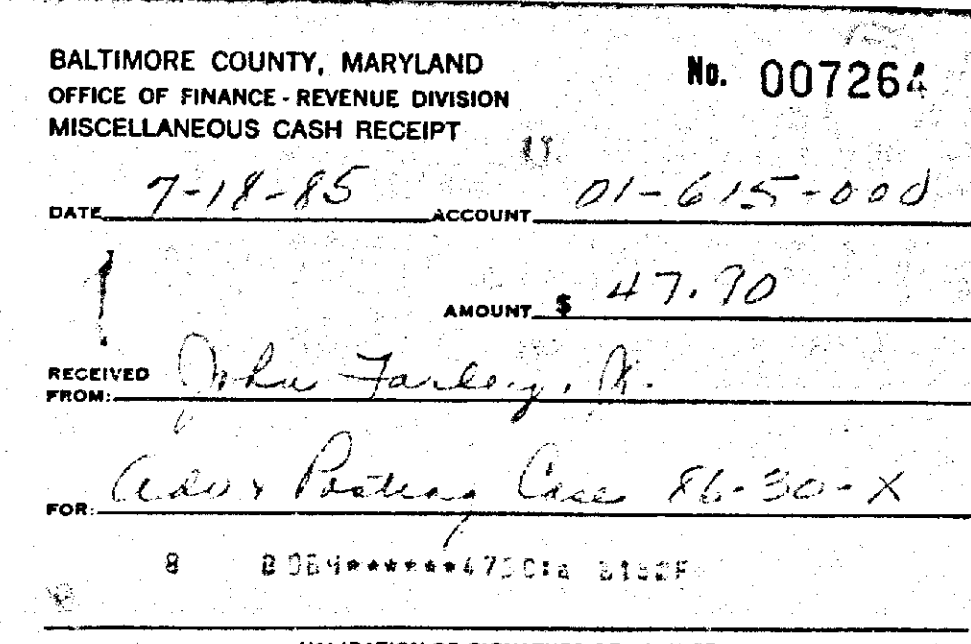
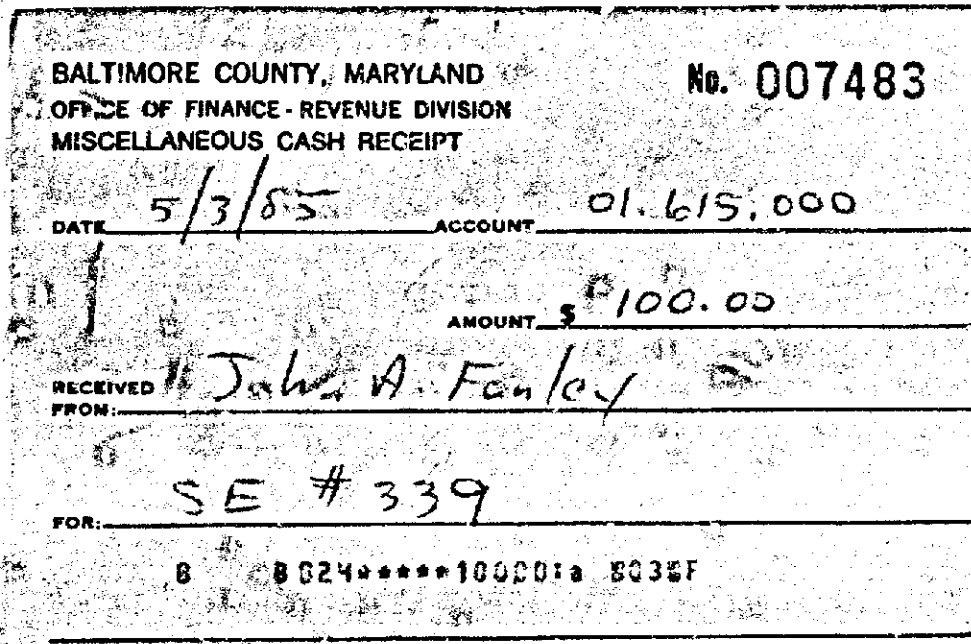
This is to advise you that \$ 47.90 is due for advertising and posting of the above property. This fee must be paid before

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building,

Sincerely,

 ARNOLD JABLON



Part of
1984 MAP SW 3-D

Part 2



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: 6-28-85
 Posted for: Special Exception
 Petitioner: John A. Farley, Jr.
 Location of property: South of New Sulphur Spring Road, E 3 ft
west of the intersection of Warlick Ave
 Location of Sign: North side of New Sulphur Spring Road
approx. 100' west of Warlick Avenue front of plaintiff's property
 Remarks: _____
 Posted by: [Signature] Date of return: 6-28-85
 Number of Signs: 1

86-30-X
CERTIFICATE OF PUBLICATION

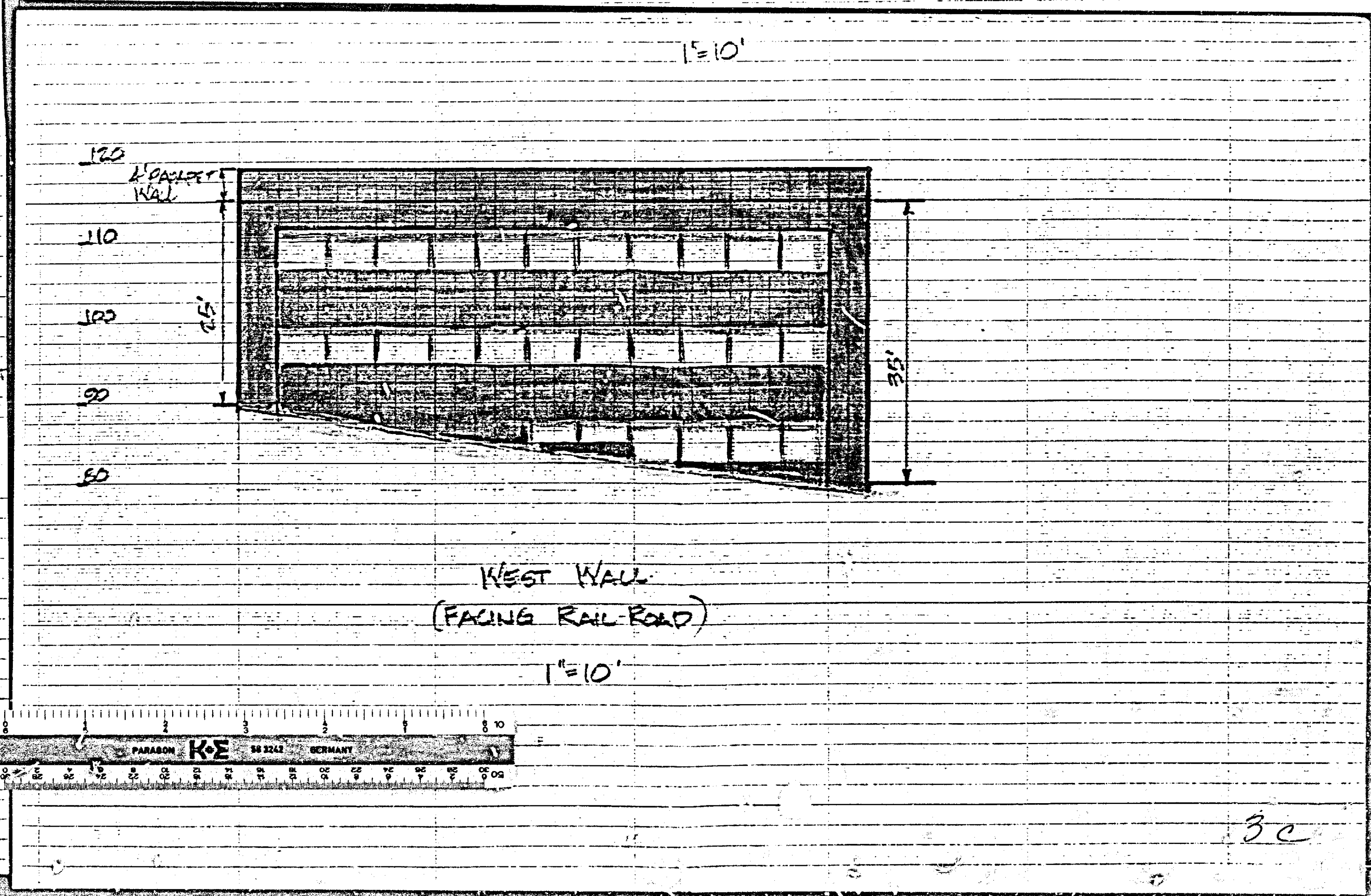
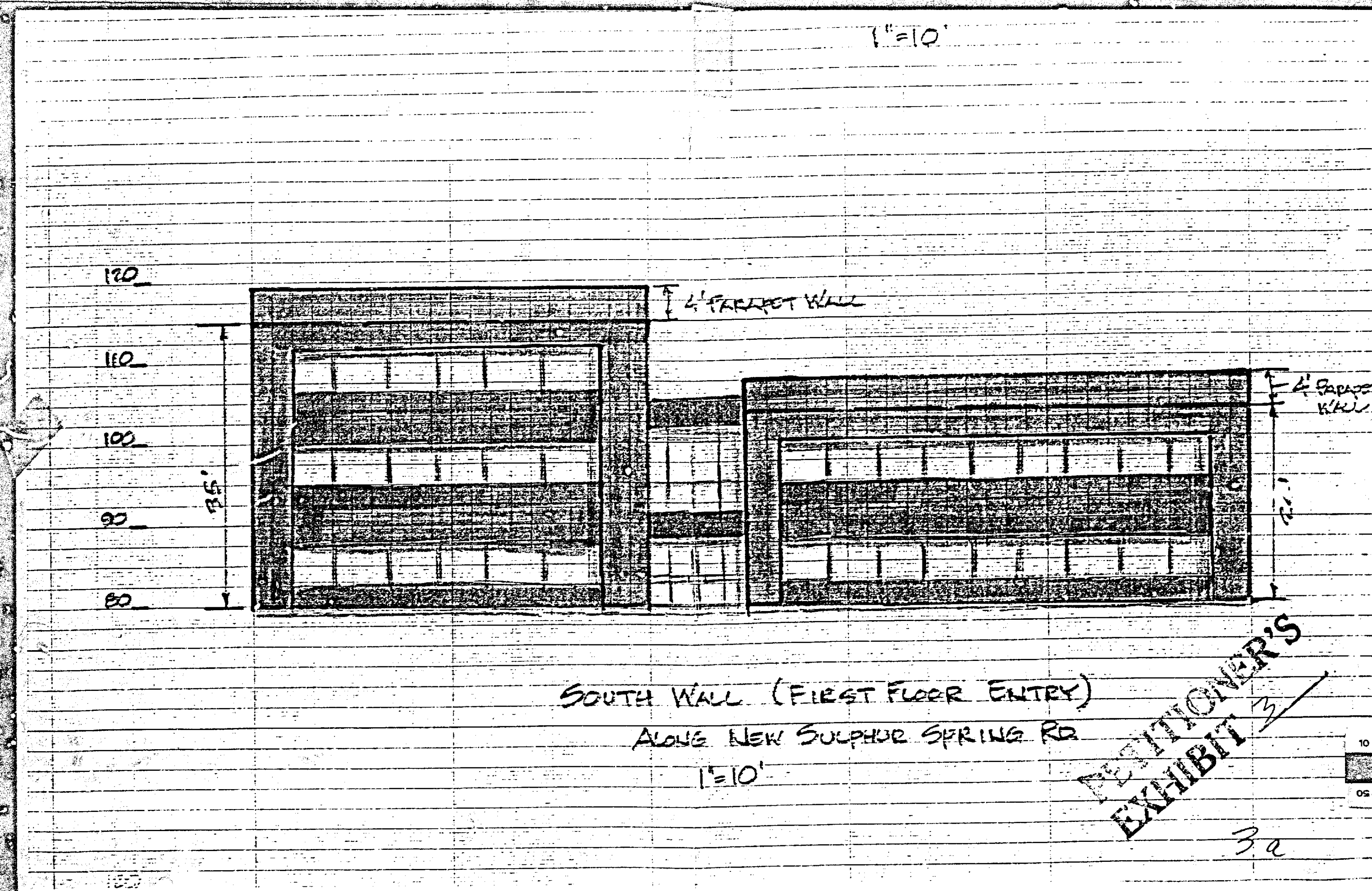
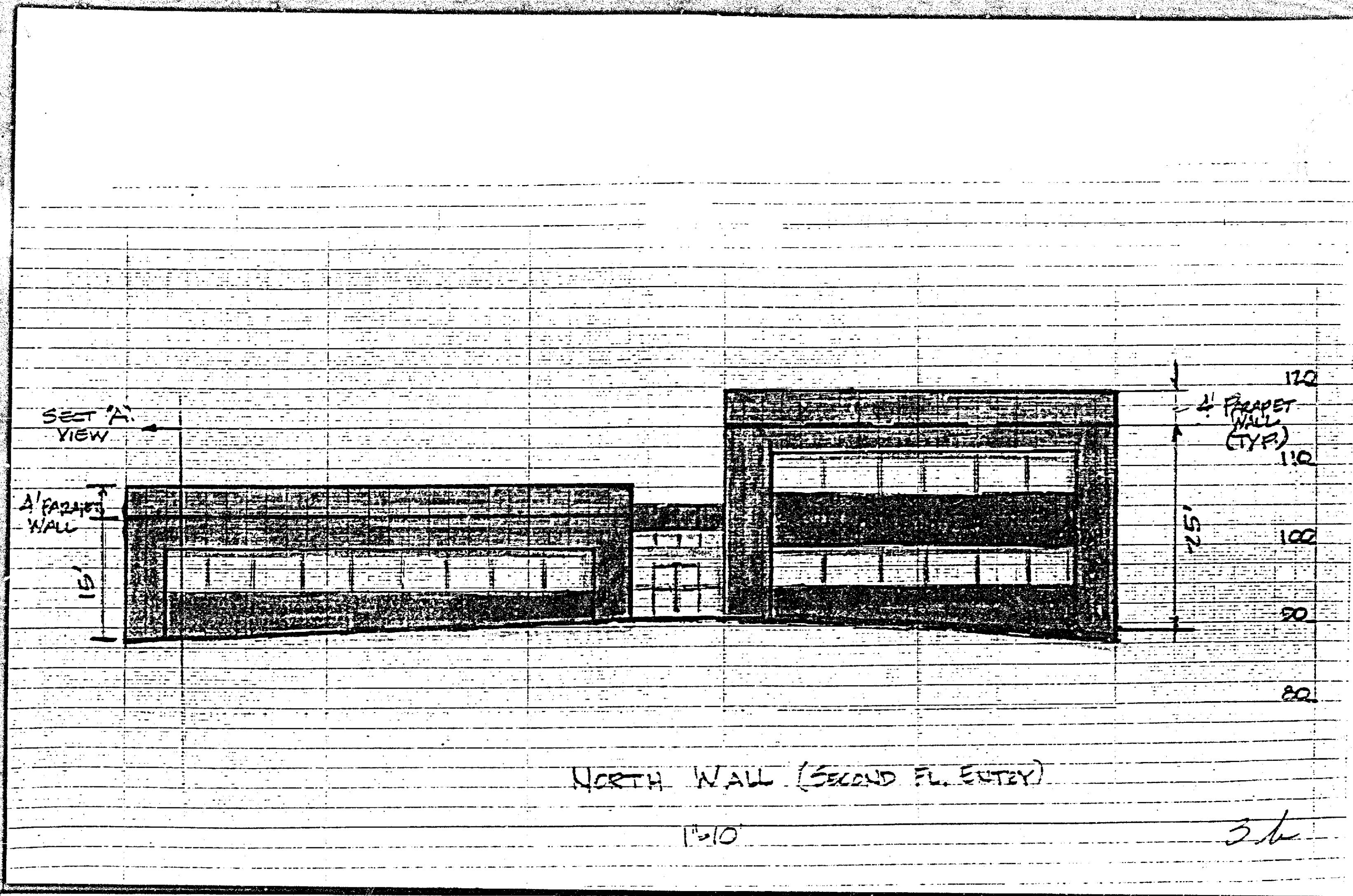
TOWSON, MD., June 27, 1985

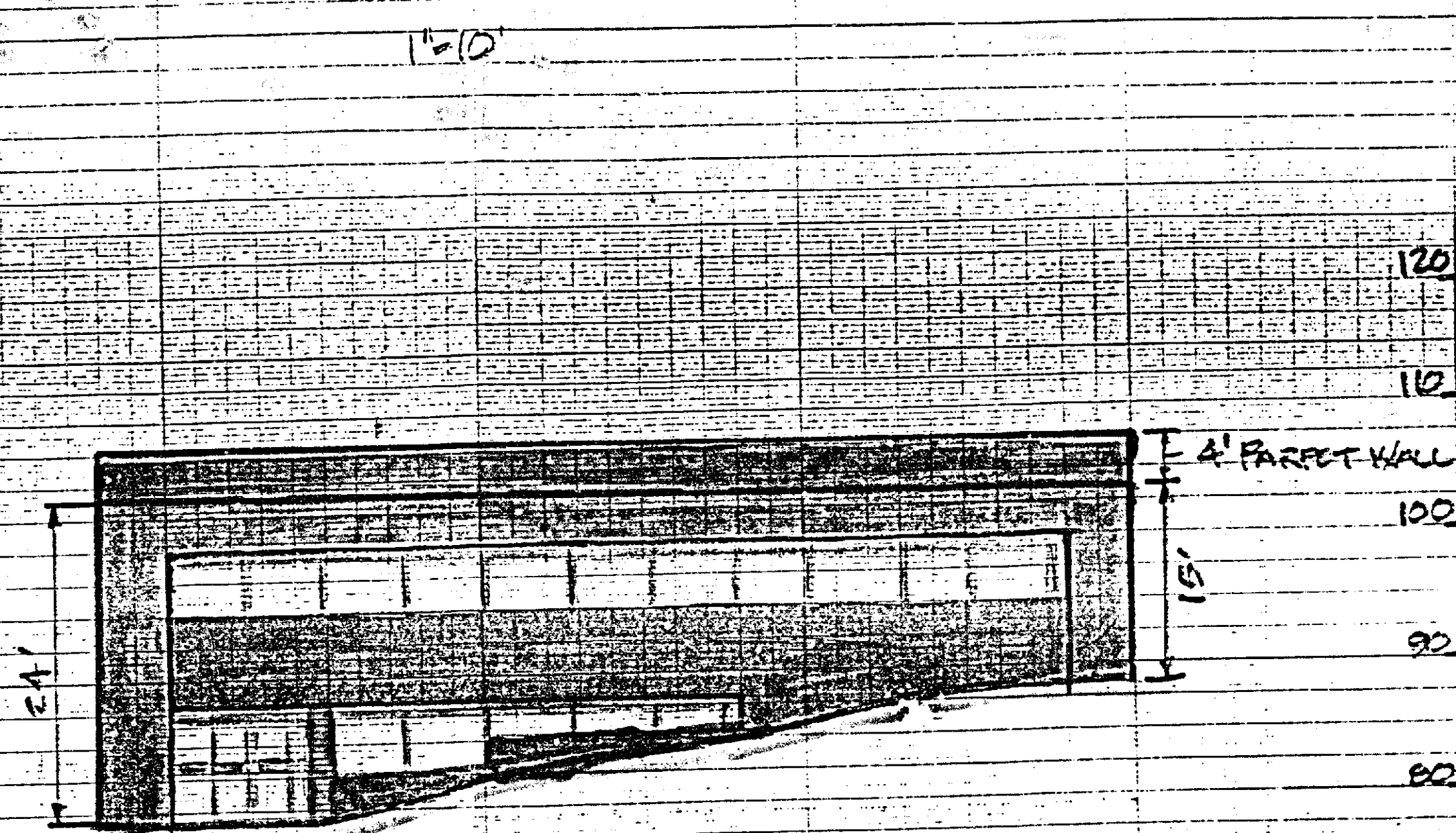
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 27, 1985.

THE JEFFERSONIAN,
[Signature]
Publisher

2475

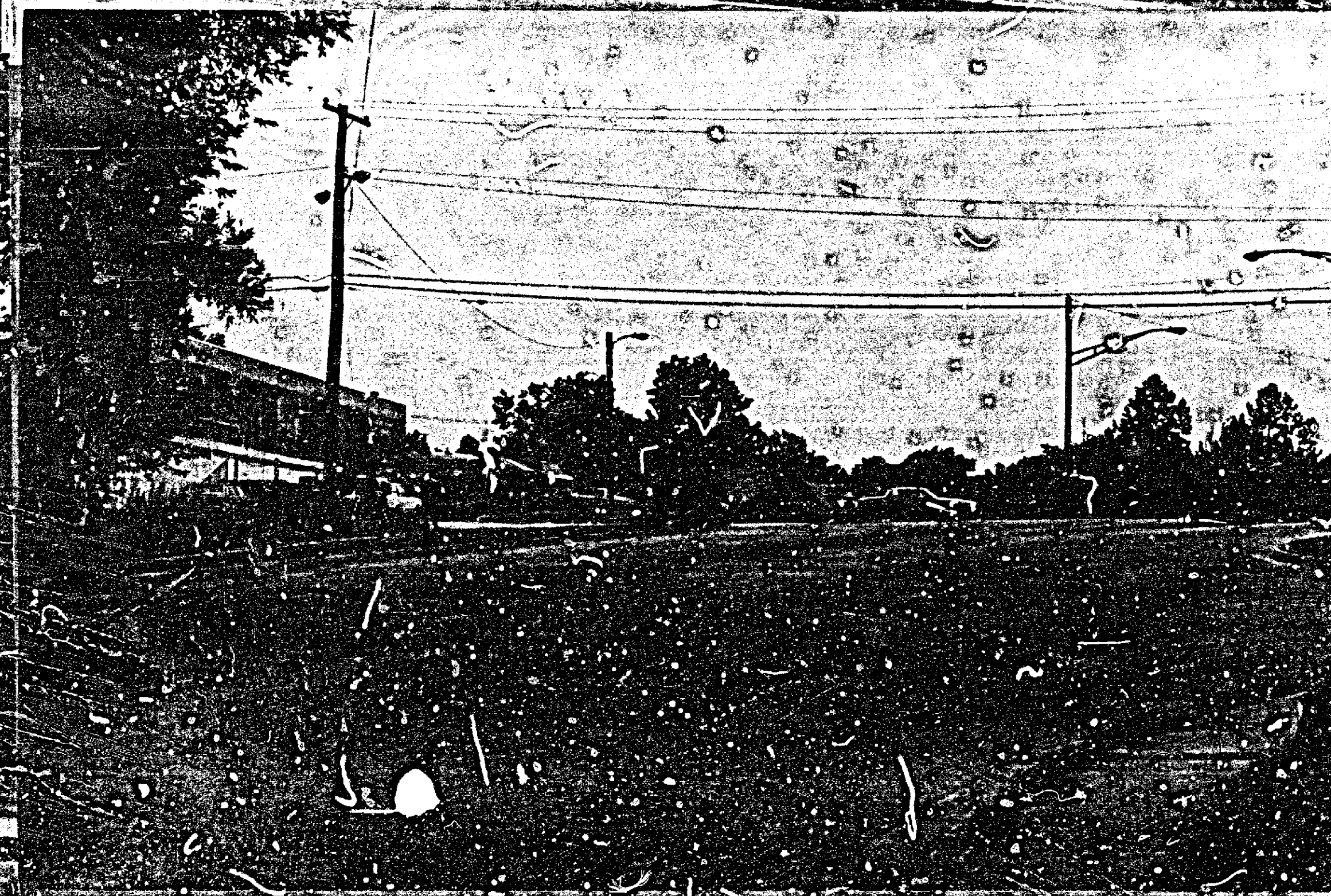
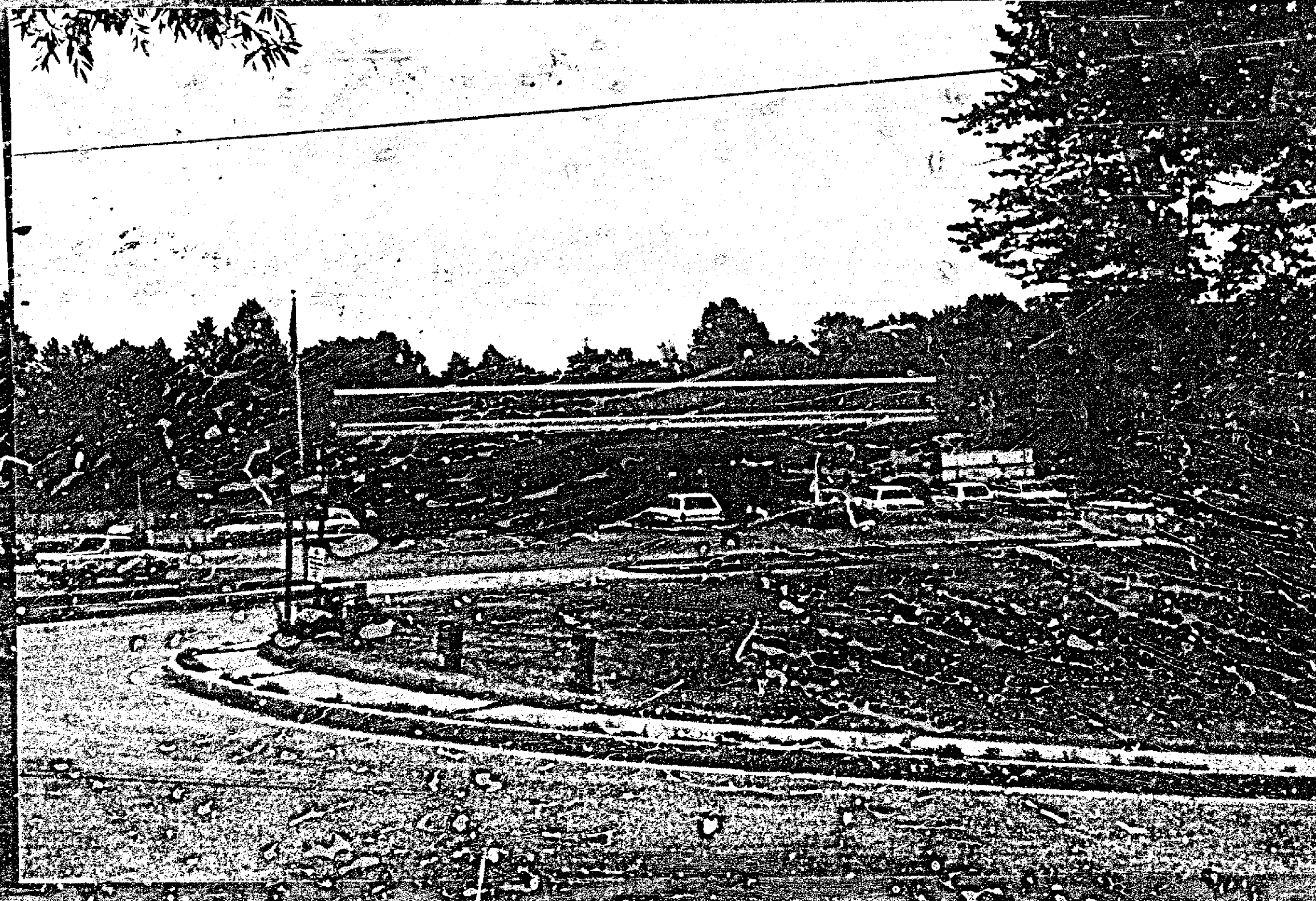
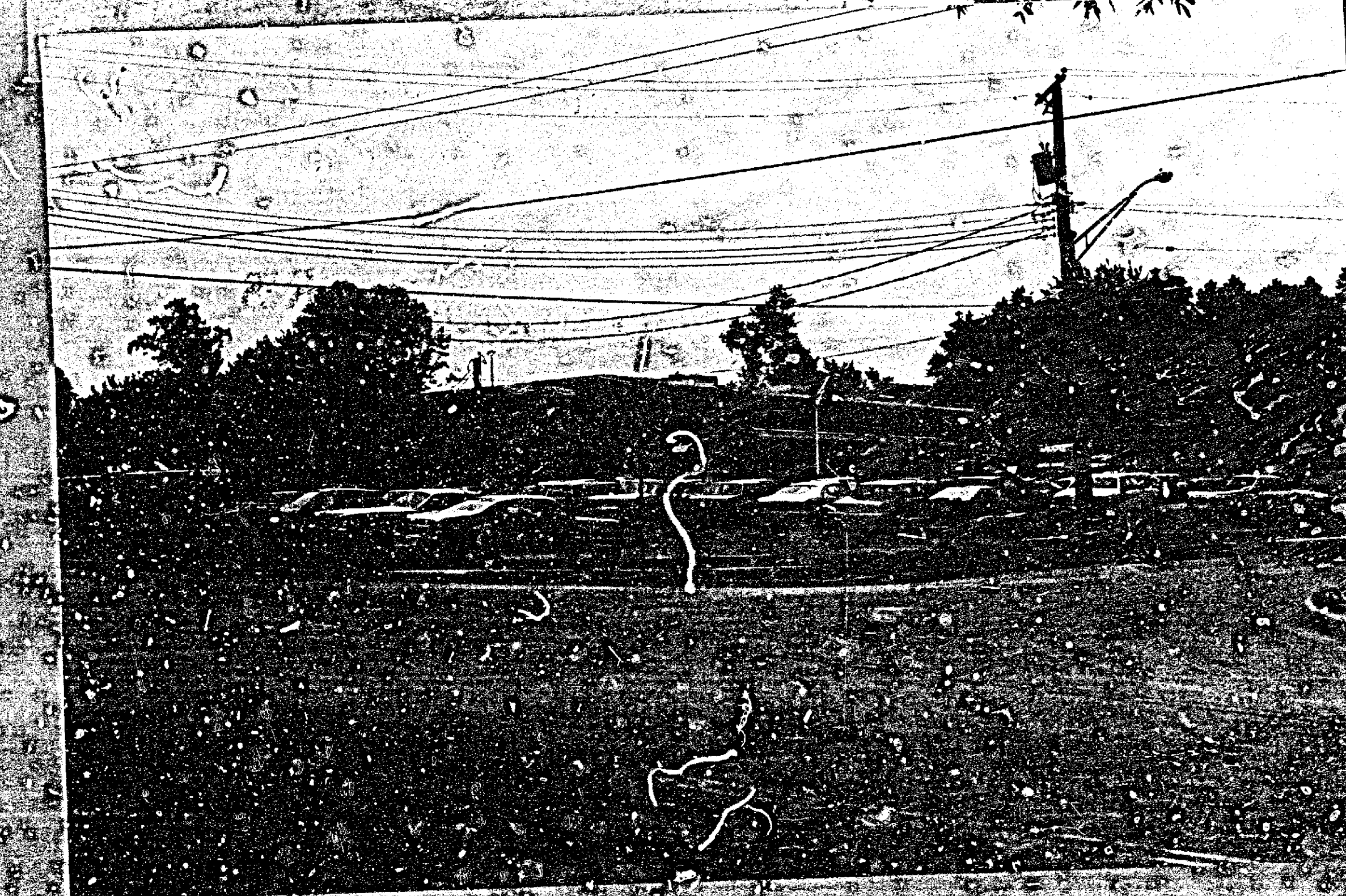
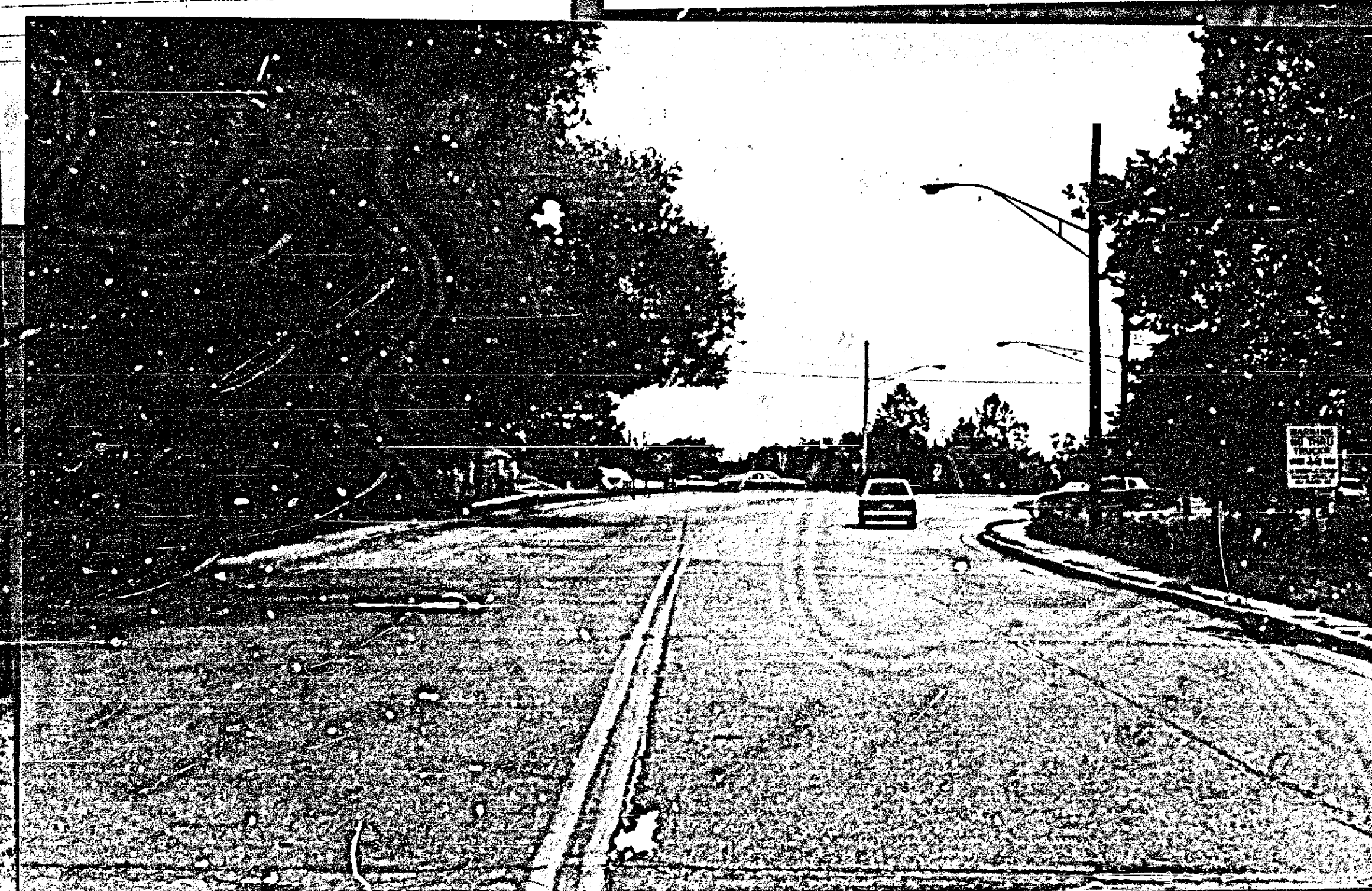
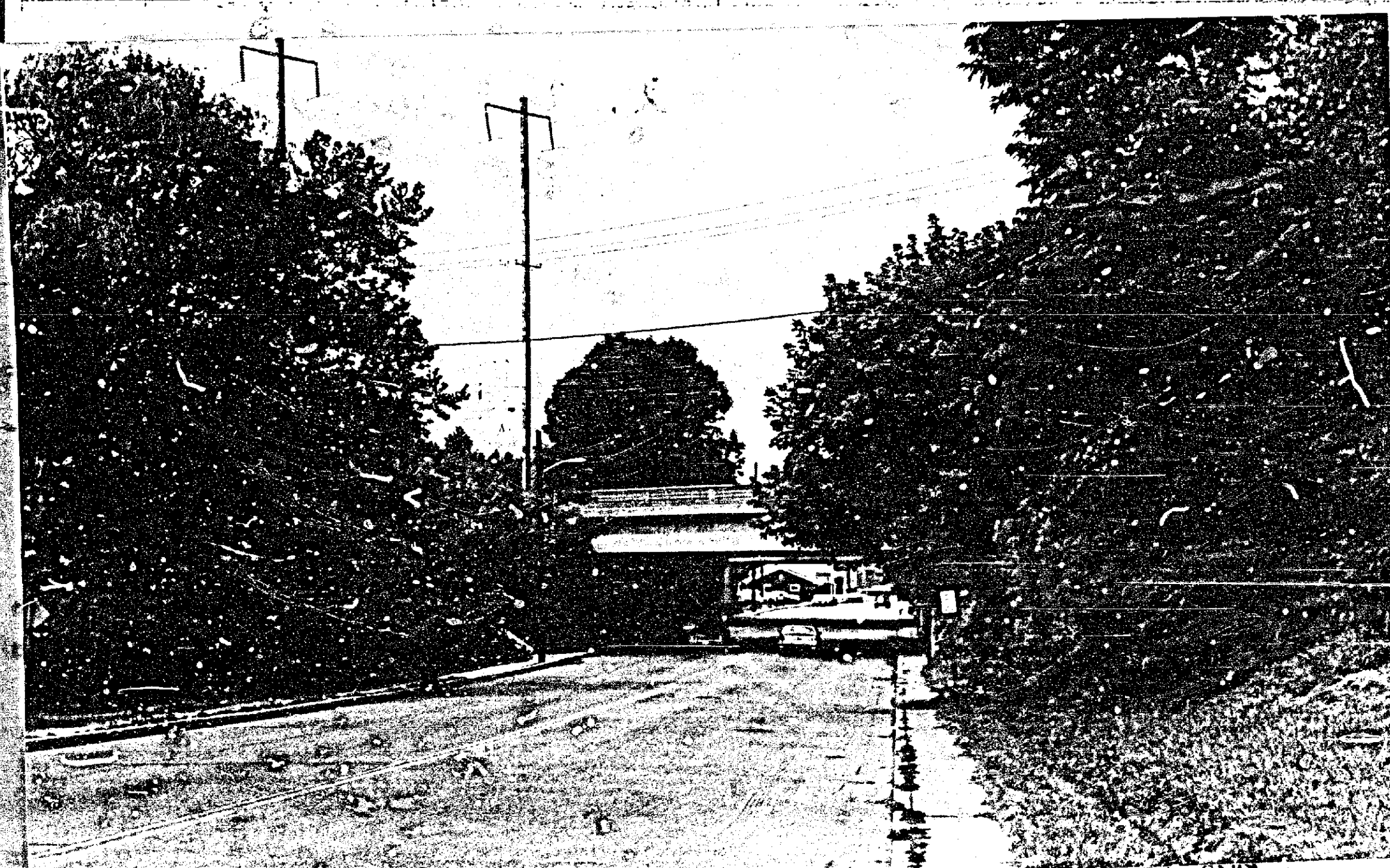
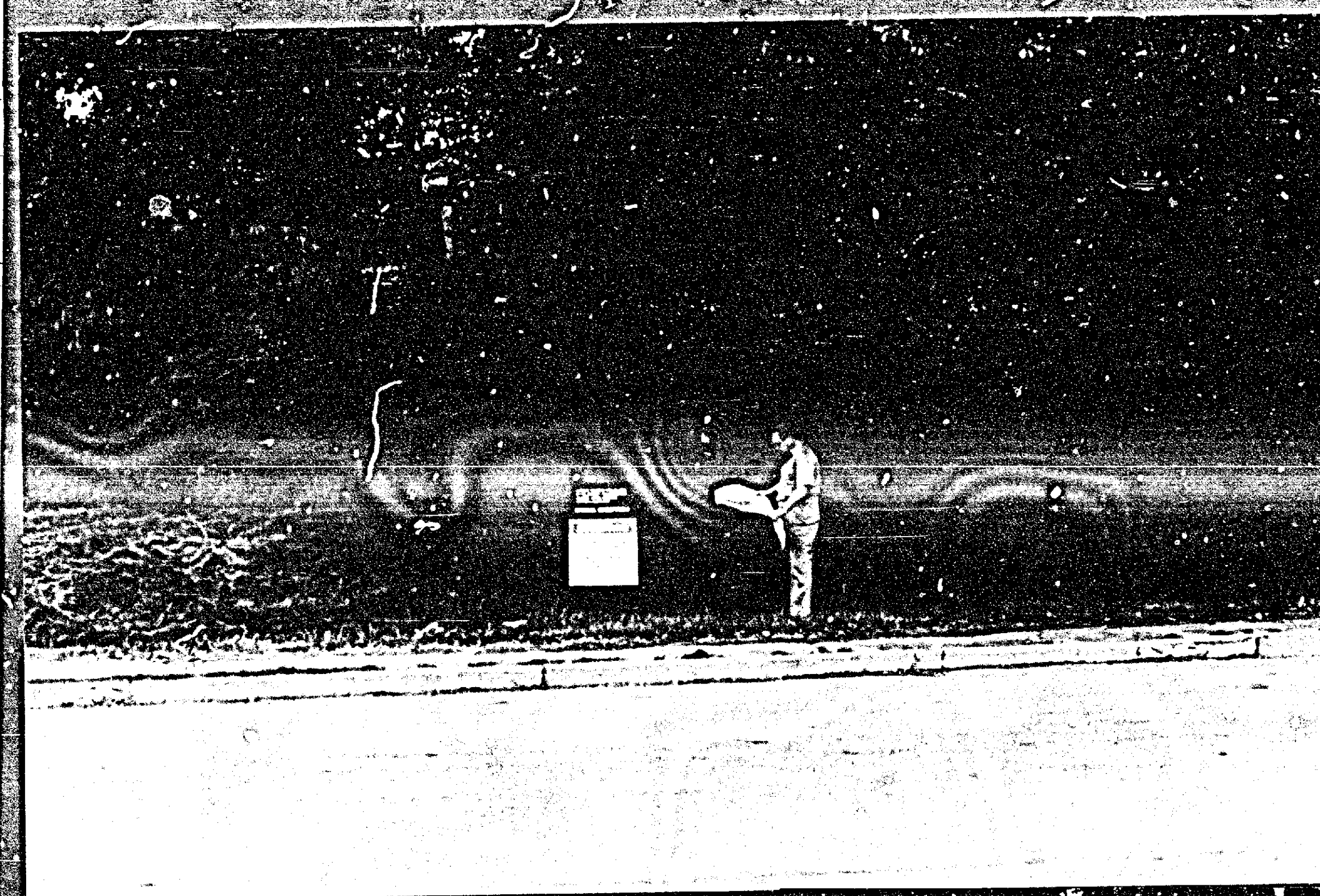
PETITION FOR SPECIAL EXCEPTION
13th Election District
LOCATION: North of New Sulphur Spring Road, E 3 ft. West of the intersection of Warlick Ave.
DATE AND TIME: May, July 27, 1985 at 10 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Exception to use the property for a Club "X" (Section 203.1 B-2) in accordance with Section 203.5.
Being the property of John A. Farley, Jr. as shown on the plat filed with the Zoning Office.
In the event that this Petition is denied within the thirty (30) day appeal period, the petitioner agrees to pay a fee of \$100.00 to the Zoning Commissioner of Baltimore County as a condition of the appeal.
By Order of J. FARLEY, Zoning Commissioner of Baltimore County
June 27, 1985





EAST WALL (FIRST R. ENTRY)
C. ENTRANCE DRIVE

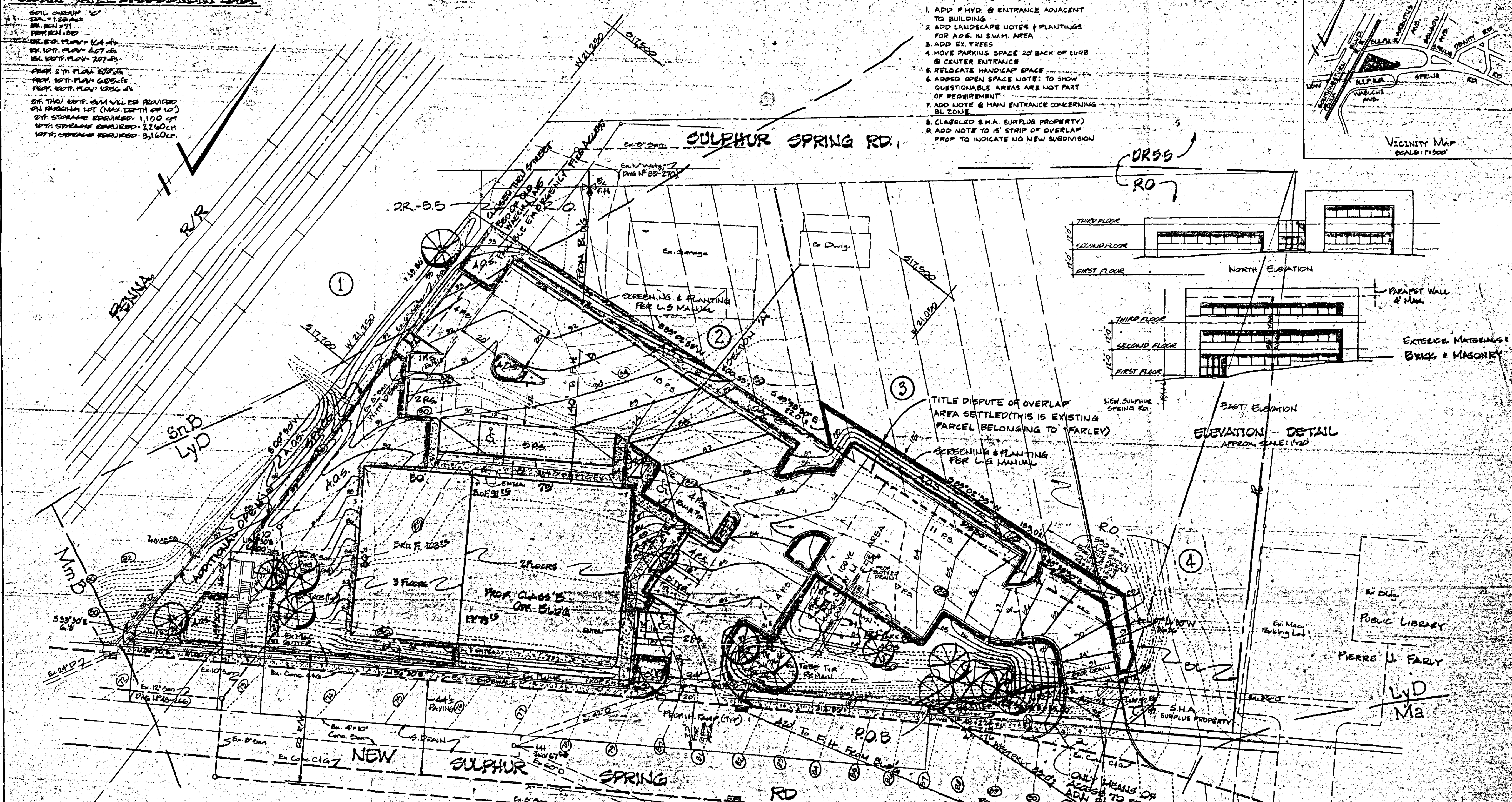
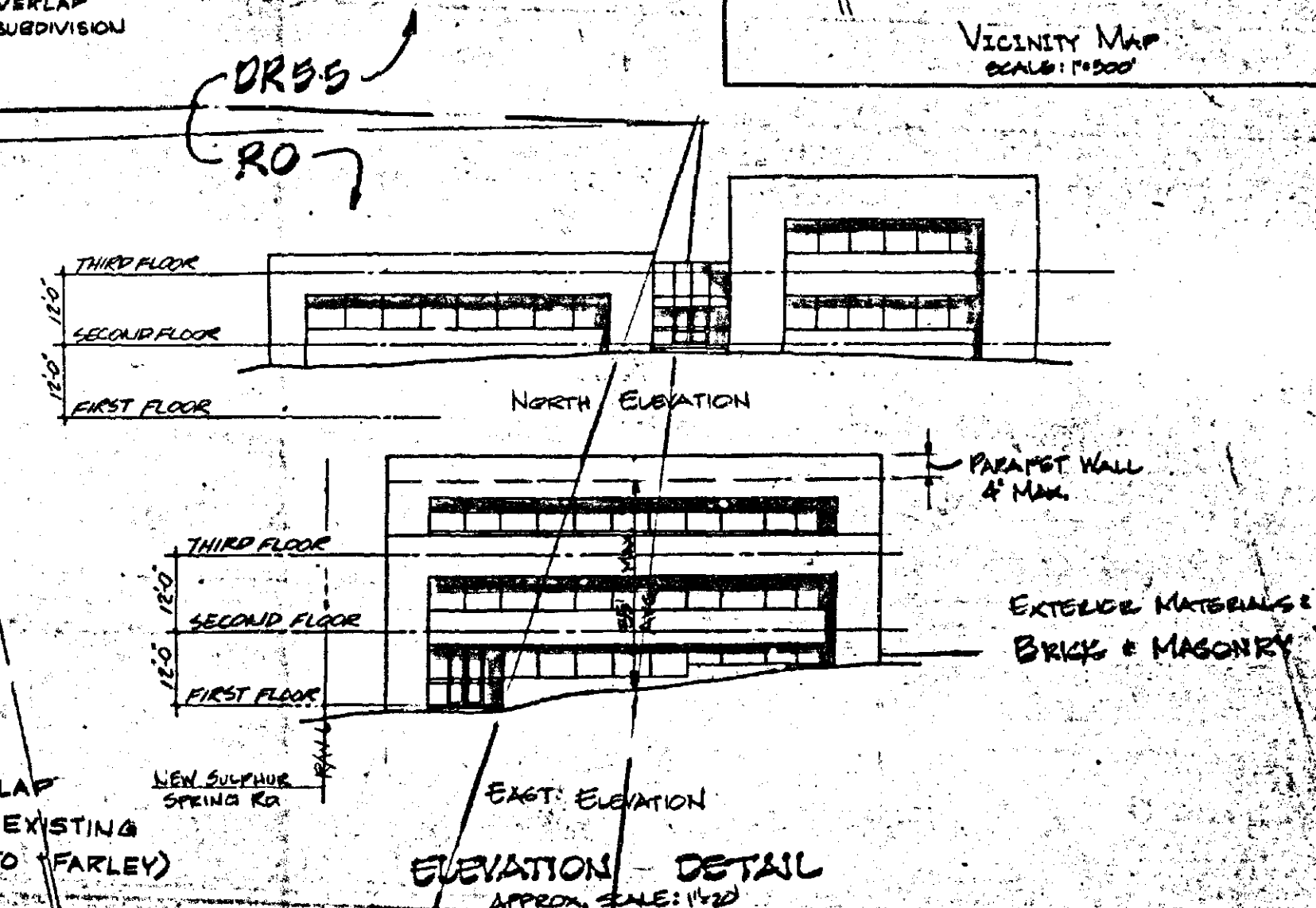
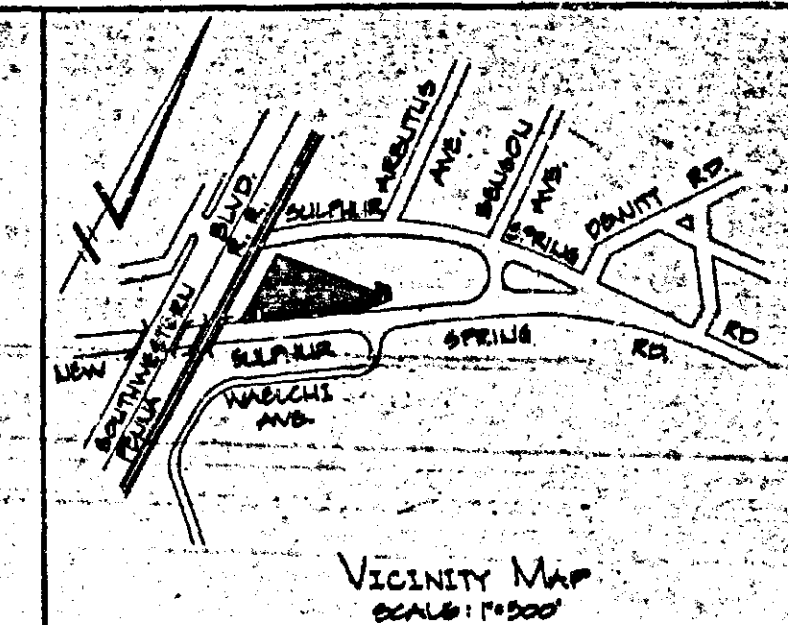
1"=10'



501L ORIGIN 10
 DIA. = 1.23 AC
 MIN. DECN = 71
 PERCENT DED
 ORIGIN POINT = 64.4 OF
 EX. 10TH. PLON = 607 OF
 EX. 10TH. PLON = 707 OF
 PLAT = 3 IN. PLON 607 OF
 PLON. 10TH. PLON = 607 OF
 PLAT. 10TH. PLON = 1235 OF
 27. THEN CONT. EXAM WILL BE PROVIDED
 ON PARKING LOT (MAX. LENGTH OF 10')
 27. STORAGE REQUIRED: 1,100 CF
 10TH. STORAGE REQUIRED: 2,260 CF
 10TH. STORAGE REQUIRED: 3,160 CF

1. ADD FHYD. @ ENTRANCE ADJACENT TO BUILDING.
2. ADD LANDSCAPE NOTES & PLANTINGS FOR AOB. IN S.W.M. AREA
3. ADD EX. TREES
4. MOVE PARKING SPACE 20' BACK OF CURB @ CENTER ENTRANCE
5. RELOCATE HANDICAP SPACE
6. ADDED OPEN SPACE NOTE: TO SHOW QUESTIONABLE AREAS ARE NOT PART OF REQUIREMENT
7. ADD NOTE @ MAIN ENTRANCE CONCERNING BL ZONE.

1. (LABELED S.H.A. SURPLUS PROPERTY)
2. ADD NOTE TO 15' STRIP OF OVERLAP PROP. TO INDICATE NO NEW SUBDIVISION



1) SELECTION DISTRICT 13

2) COUNCILMANATIC DISTRICT 1

3) EXCELLENT TRACT 43004

4) UNWATERED 23

5) SUB-DEVELOPED 74

6) DATE DATA

NET AREA 50,642 s.f.

GROSS AREA 62,302 s.f.

MINIMUM S.D. REQUIRED (25%) 17,500 s.f.

MINIMUM S.D. PROVIDED 22,000 s.f. (125% MIN)

BUILDING COVERAGE 12,000 s.f. (17%)

TOTAL FLOOR AREA 22,000 s.f. ±

PARKING REQUIRED 62

PARKING PROVIDED 60

(INCLUDES 3 HANDICAPPED SPACES)

7) DEED REFERENCE 4300/174

8) FLOOR AREA RATIO PERMITTED 0.80

SHOWN 0.84

9) NO WETLANDS

10) GEOLOGICAL INFORMATION (SEE ENVIRONMENTAL REPORT)

11) NO ARCHAEOLOGICAL SITES

12) NO ENDANGERED SPECIES

13) NO HAZARDOUS MATERIAL

14) LIGHTING SHALL BE ERRECTED SO AS NOT TO REFLECT INTO TOWARD ADJACENT RESIDENCES OR INTERFERE WITH TRAFFIC (MAX. HEIGHT 6 FEET)

15) LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH APPROPRIATE REGULATIONS.

16) PARKING TO BE SCREENED FROM ADJACENT RESIDENCES BY WALL, CLOVE, EVERGREEN PLANTINGS, FENCES (EITHER OF OR IN COMBINATION WITH)

17) SLOPE TYPES LID 1 AND

- 18) PRINCIPAL USE GENERAL OFF
ADT & GEN OFFICE (200)
- 19) U.O. OF EMPLOYEES 60 TO 80 1/2 (APPEN.)
- 20) HOURS OF OPERATION 7 AM TO 3 PM
- 21) EX. COUTOUR 300 ---
- 22) PROP. COUTOUR 100 ---
- 23) PROP. SIGN (NAN D.F. ATTACHED TO BLDG. NON ILLUMINATED)
- 24) PRINCIPAL USE BLDG. FOR GENERAL OFFICES
- 25) THE SITE IS SERVED BY W.T.M. BUS ROUTE #3
- 26) TOP IS SUBJECT TO CHANGE
- 27) ANG. ELEV. SEE DETAIL

- 20) ADDITIONAL A.O.S IN DR.S.G NOT PART OF REQUIREMENT. (\$250 SF. AVAILABLE)
- 20) NO NATURAL SLOPES OVER 25%
- 20) PATAPUSCO SOWER SERVICE AREA
- 21) THIS SITE IS SERVED BY THE N13 BUS ROUTE
- 22) EXTERIOR MATERIALS BRICK & MASONRY

PARKING DATA
PARKING (GEN OFFICES) **

1 st FLOOR	10000	@	1/300	=	33.3
2 nd FLOOR	10000	@	1/500	=	20
3 rd FLOOR	9,929	@	1/500	=	0
TOTAL					= 61.3

62 SPACES
PARKING SHOWS
SPACES 18'x9' ----- 63 SPACES
SPACES 18'x12' ----- 3 SPACES
TOTAL ----- 66 SPACES

100

* MAX. MEDICAL OFFICES SPAN
ON 2ND OR 3RD FLOOR =
WOULD REQUIRE 66 TOT.
FOR SITE (TOTAL POSSIBLE
OFFICE SPACE = 13000 S.F.)

⑤ REAR OF
EX. OFFICE BLDG

PROPERTY NUMBER	OWNER	DEED REFERENCE	EXAMINING ZONING
①	NORTHERN CENTRAL RAILROAD		DR-SS
②	G. WILSON KIRBY 5125 VIANCT AVE. D. LTO, MD. 21227	2071/345	RA DR-SS
③	HENRY EASTHEL 1807 SULPHUR SPRING RD. D. LTO, MD. 21227	904/280 1009/250	RA DL
④	BARLOW BROTHERS BLDG. 6405 GREEN VALLEY DR. D. LTO, MD. 21227	2768/273	DL
⑤	A. L. STROMBERG CO. 1919 SULPHUR SPRING RD. D. LTO, MD. 21227	5970/302	RA
SUBJECT DITE	JOHN A. FARLEY JR. 402 ALLEGHENY AVE. TOWSON, MD. 21204	4308/174	RA DR-BB PL

TOTAL A.O.S.
RQ ZONE:

1) AT POSSIBLE RD CONNECTIONS... 500 SF
2) IN SWM AREA... 840 SF
3) OTHER AREAS... 1966 SF
DR. B-B ZONE
4) ALONG RAILROAD... 3,200 SF
TOTAL... 23,305 SF

NOTE: CHARACTER OF BUILDING

REPRESENTS A LOW PROFILE
FACING THE ADJOINING RESIDENTIAL
USES WITH A HIGH PROFILE FACING
THE BUSINESS & INDUSTRIAL TRACT

OWNER
JOHN A. FARLEY JR.
400 ALLEGHENY AVE
TOWSON, MD. 21204
301-327-2122

Acc'T No 13-06-000770

REQUIRED
LANDSCAPING

330 LF: R. FRONTAGE
470 + 40 = 12 TREES
66 PARKING SPACES
66 + 12 = 6 TREES
TOTAL = 18 TREES

REVISIONS ~ 2/25/86
PROVIDED ENTRANCE @ WALCHIAVE
BY PROVIDING ADDITION ~ STRIP
OF LAND FROM PROPERTY N° 3
100YR SWIM TO BE PROVIDED
WATER CANAL

C.R.G. PLAN EXHIBIT

PLAT TO ACCOMPANY APETITION FOR SPECIAL
EXCEPTION FOR A CLASS B OFFICE BLDG
IN A RD ZONE

THE FARLEY PROPERTY

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 20'

ELECTION DIST. NOB
MARCH 8, 1984
REV. 2/26/85
REV. 4/16/85

4203 CRG. APPROVED 4/17/8