

86-81-A
9-30-85

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 204.4C.1 to allow a minimum setback from a Residential Zone Boundary of 9 ft. in lieu of the required 70 ft., and Section 204.3C.3.b to permit two (2) free-standing signs in lieu of the permitted one (1) sign.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
a) Practical difficulty of having best aesthetic and coordinated use of proposed and existing buildings on this and adjoining lot

b) Building cannot be economically constructed due to narrow lot lines configuration without variance

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

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

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

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) (Type or Print Name)
Stanley A. Klatsky, M.D.
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
Leslie M. Pittler
(Type or Print Name)
Signature: _____
Suite 508, 28 Allegheny Avenue
Townson, Maryland 21204
City and State: _____
Attorney's Telephone No.: 296-9220

ORDERED BY The Zoning Commissioner of Baltimore County, this 17th day of July, 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 20th day of August, 1985, at 10:45 o'clock A.M.

Arnold Jablon
Zoning Commissioner of Baltimore County.
(over)

County Board of Appeals of Baltimore County
Room 200 Court House (Hearing Room #216)
Towson, Maryland 21204
(301) 494-3180
December 24, 1985

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE No. 86-81-A STANLEY A. KLATSKY
NW/s Slade Ave., 588' SW of c/l of Reisterstown Rd. (122 Slade Ave.)
3rd District
Variance-Setback; and to permit 2 signs in lieu of 1.
8/30/85 - Z.C.'s Order-GRANTED w/restriction

ASSIGNED FOR: TUESDAY, JANUARY 14, 1986, at 9:30 a.m.
cc: Leslie M. Pittler, Esq. Counsel for Petitioner
Stanley A. Klatsky, M.D. Petitioner
Phyllis C. Friedman People's Counsel
Norman Gerber
James Hoswell
Arnold Jablon
Jean Jung
James Dyer

June Holmen, Secretary

Case No. 86-81-A
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your petition has been received and accepted for filing this 17th day of July, 1985.

Received by: *Nicholas B. Commodari*
Petitioner: Stanley A. Klatsky, M.D.
Attorney: Leslie M. Pittler, Esquire
cc: Kilde Consultants, Inc., 1020 Crowell Bridge Road, Baltimore, Maryland 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
August 9, 1985

Leslie M. Pittler, Esquire
Suite 508, 28 Allegheny Avenue
Towson, Maryland 21204
RE: Item No. 319 - Case No. 86-81-A
Petitioner - Stanley A. Klatsky, M.D.
Variance Petition

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

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

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

cc: Kilde Consultants, Inc.
1020 Crowell Bridge Road
Baltimore, Maryland 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3111
NORMAN E. GERBER
DIRECTOR

JULY 24, 1985

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

Re: Zoning Advisory Meeting of APRIL 30, 1985
Item # 319
Property Owner: STANLEY A. KLATSKY, M.D.
Location: N/W SIDE SLADE AVE, 588' FROM C/L OF REISTERSTOWN RD.

- Dear Mr. Jablon:
- The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.
- There are no site planning factors requiring comment.
 - A County Review Group Meeting is required.
 - A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
 - This site is part of a larger tract, therefore it is defined as a subdivision. The plan must show the entire tract.
 - A record plat will be required and must be recorded prior to issuance of a building permit.
 - The access is not satisfactory.
 - The circulation on this site is not satisfactory.
 - The parking arrangement is not satisfactory.
 - Marking 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 §§ 17B-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 §§ 17B-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
 - Additional comment: _____

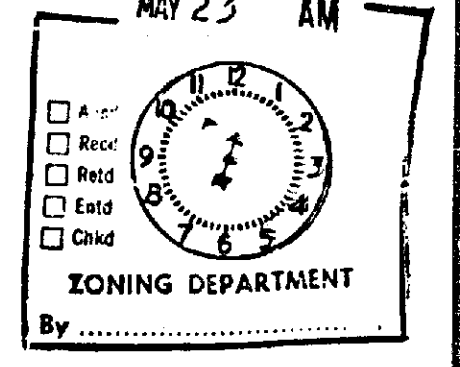
THERE WAS A FINAL DEVELOPMENT PLAN APPROVED FOR THIS PROJECT ON 2/18/85. THE PROPOSED NEW BUILDING MUST SHOW AN FINAL LEVEL PLAN. A CRG IS REQUIRED, QUESTIONS CONCERN ELEVATIONS ETC.

Eugene A. Bobber
Chief, Current Planning & Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350

STEPHEN E. COLLINS
DIRECTOR

May 16, 1985



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

Item No. 319 -ZAC- Meeting of May 7, 1985
Property Owner: Stanley A. Klatsky, M.D.
Location: N/W side Slade Avenue, 588' from centerline of Reisterstown Road.
Existing Zoning: O-1
Proposed Zoning: O-1
Variance to allow a total of 93 parking spaces in lieu of the required 106 for Medical Office building and to allow setback from residential zone boundary of 9' instead of the required 70'.

Acres: 1.22 acres ±
District: 3RD

Dear Mr. Jablon:
The requested variance to parking can be expected to cause a parking problem in the area.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/cmm

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

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: Stanley A. Klatsky, M.D.
Location: N/W side Slade Avenue, 588' from centerline of Reisterstown Road
Item No.: 319 Zoning Agenda: Meeting of 5-7-85
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.

REVIEWER: *Carol M. Markowitz* Noted and Approved: *Arnold M. Markowitz*
Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3510

TED ZALESKI, JR.
DIRECTOR

May 21, 1985

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

Dear Mr. Jablon:
Comments on Item # 319 Zoning Advisory Committee Hearing are as follows:
Property Owner: Stanley A. Klatsky, M.D.
Location: N/W Side Slade Avenue, 588' from C/L of Reisterstown Road
District: 3rd.

- APPLICABLE ITEMS ARE CHECKED:
- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Age (A.B.C.L. #117-1) - 1980 and other applicable Codes and Standards.
 - A building and other miscellaneous permits shall be required before the start of any construction.
 - A zoning permit is required for existing building(s).
 - Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer 10/18 not required on plans and technical data.
 - Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Approved seals are not acceptable.
 - All the Group except 8-4, Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. All the Group 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 opening wall within 3'-0" of an interior lot line. No openings other than a minimum 1 hour opening protective. In the North wall openings require a minimum 1 hour opening protective. See 1111.0.
 - The structure does not appear to comply with Table 505 for minimum height/area. Reply to the requested construction type is provided. See Table 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 Special Change of Use/Accessory Permit, an alteration permit application shall also be filed along with three sets of specially annotated 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 Engineer seals are usually required. The change of Use Group are from the _____ to the Mixed Use _____ or the Mixed Use _____ See Section 212 of the Building Code.
 - The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 214.0 of the Building Code as adopted by Bill #17-85. Also please show the correct elevations above sea level for the lot and the finished floor levels including basement.
 - Comments: 1. Handicapped spaces are required. See State Code 05.01.07, Table 2. Show signs for handicapped, curb cuts, ramps, etc., etc.
 - 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 105 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Michael S. Flanagan
Traffic Engineering Assoc. II

/WJ

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

DESCRIPTION

DESCRIPTION TO ACCOMPANY PETITION FOR YARD & PARKING VARIANCE

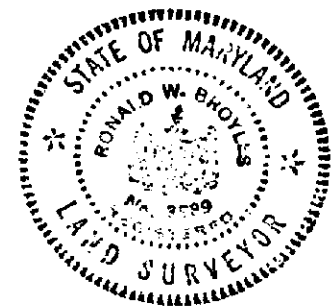
CLASS "C" OFFICE BUILDING IN AN "O-1" ZONE

AT NOS. 120 & 122 SLADE AVENUE

THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same on the northwest side of Slade Avenue at a point distant 588 feet, more or less, measured in a southwesterly direction on said northwest side of Slade Avenue from its intersection with the centerline of Reisterstown Road, thence leaving said place of beginning and running and binding on said northwest side of Slade Avenue (1) southwesterly, 169 feet, more or less, thence running the five following courses and distances, viz: (2) N 30° 30' 00" W 359.90 feet, thence (3) N 59° 30' 00" E 118.20 feet, and thence (4) S 30° 30' 00" E 151.6 feet, more or less, (5) N 59° 30' 00" E 50.4 feet, more or less and (6) S 30° 30' 00" E 211.0 feet, more or less to the place of beginning.

Containing 53,004 square feet or 1.22 acres of land, more or less.



1-85087

OFFICE COPY

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NW/S Slade Ave., 588' : OF BALTIMORE COUNTY
SW/Centerline of Reisterstown Rd., (122 Slade Ave.), 3rd District :
STANLEY A. KLATSKY, M.D., : Case No. 86-81-A
Petitioner :

ENTRY OF APPEARANCE

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

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 24th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Leslie M. Pittler, Esquire, Suite 508, 28 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

August 15, 1985

Leslie M. Pittler, Esquire
Suite 508, 28 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Variance
NW/S Slade Ave., 588' SW/centerline
of Reisterstown Rd. (122 Slade Ave.)
3rd Election District
Stanley A. Klatsky, M.D. - Petitioner
Case No. 86-81-A

Dear Dr. Klatsky,

This is to advise you that \$ 56.71 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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 hearing.

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012600
DATE 8-3-85 ACCOUNT 0-01-615-000
AMOUNT \$ 126.47
RECEIVED FROM Leslie M. Pittler, Esq.
FOR Advertising and Posting Cases 86-78-X 86-81-A
VALIDATION OR SIGNATURE OF CARRIER

cc: J. Jablon
Commissioner

Leslie M. Pittler, Esquire
Suite 508, 28 Allegheny Avenue
Towson, Maryland 21204
July 19, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
NW/S Slade Ave., 588' SW/centerline
of Reisterstown Rd. (122 Slade Ave.)
3rd Election District
Stanley A. Klatsky, M.D. - Petitioner
Case No. 86-81-A

TIME: 10:45 a.m.

DATE: August 20, 1985

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007458
DATE 4/23/85 ACCOUNT 01-615-000
AMOUNT \$ 100.00
RECEIVED FROM Leslie Pittler
FOR Variances # 319
Klatsky
VALIDATION OR SIGNATURE OF CARRIER

Baltimore County, Maryland

PEOPLE'S COUNSEL
RM. 223, COURT HOUSE
TOWSON, MARYLAND 21204
494-2188

PHYLLIS COLE FRIEDMAN
People's Counsel

PETER MAX ZIMMERMAN
Deputy People's Counsel

November 13, 1985

Leslie M. Pittler, Esquire
Suite 508, 28 Allegheny Ave.
Towson, Maryland 21204

RE: Stanley A. Klatsky, M.D., Petitioner
Zoning Case No. 86-81-A

Dear Les:

I am in receipt of a new sign design for 122 Slade with explanatory remarks by Mark Levin. After reviewing his letter and the new design, I am satisfied that the sign issue can be resolved by simply revising the plat to accompany petition to reflect the correct east and west signs.

Also, since I have not heard back from you on the parking, I assume your client will not market 120 Slade for medical offices. Accordingly, when the plat is revised, General Note 7B should also contain a notation that there will be no medical offices in the proposed building.

Once the plat is revised we should agree on a proposed order to be presented to the Board and we can then meet with Chairman Hackett to arrange a short hearing to be set in before one of the Board's scheduled cases.

Thank you for your cooperation.

Sincerely yours,

Phyllis
Phyllis Cole Friedman
People's Counsel for Baltimore County

RECEIVED
COUNTY BOARD OF APPEALS
NOV 14 A 9 22 E
CF:ash

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NW/S of Slade Ave., 588' : OF BALTIMORE COUNTY
SW of Centerline of Reisterstown Rd. (122 Slade Ave.), 3rd District :
STANLEY A. KLATSKY, M.D., : Case No. 86-81-A
Petitioner :

NOTICE OF APPEAL

Please note an appeal from your decision in the above-captioned matter, under date of August 30, 1985, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.

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 18th day of September, 1985, a copy of the foregoing Notice of Appeal was mailed to Leslie M. Pittler, Esquire, Suite 508, 28 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

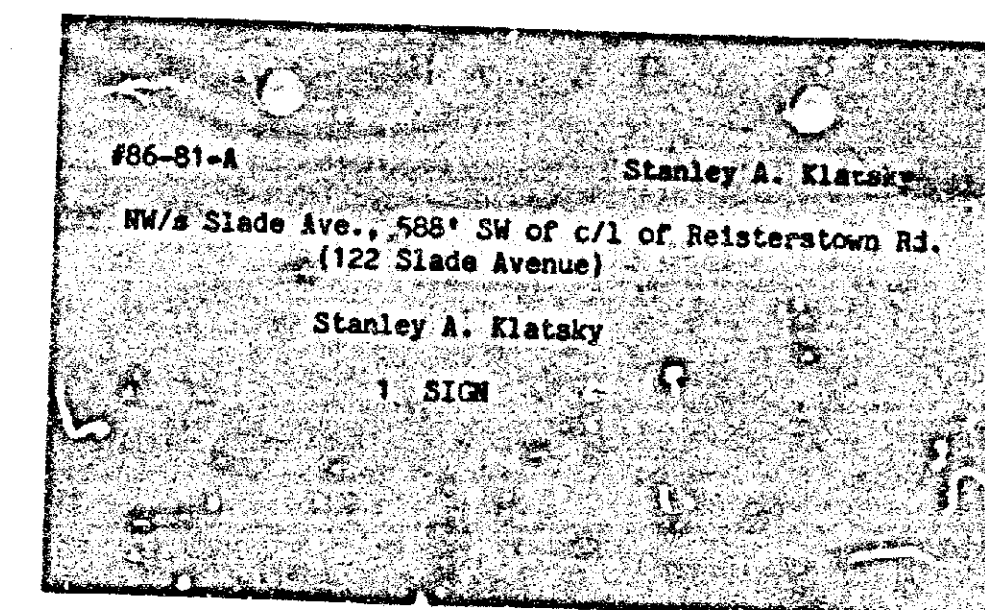
Arnold Jablon
TO: Zoning Commissioner Date: August 8, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-81-A

Please note that the site is within the Pikesville Revitalization and that lack of sufficient parking has been a continuing problem in the area. Hence, this office is opposed to the granting of the requested parking variances.

The request for 2 free-standing signs is noted on the assignment sheet but no proposed signs are shown on the plan. Consequently, on the basis of the available information, this office cannot offer final comments. However, the Pikesville Revitalization plan addresses the problems resulting from the existing proliferation of signs.

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

NEG:JGH:slm



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland 86-81-A

District 3rd Date of Posting 10-4-85
Posted for: Appeal
Petitioner: Stanley A. Klatsky
Location of property: NW/Slade Ave. SW of S.E. SW of Reisterstown Road (122 Slade Ave.)
Location of Sign: IN FRONT OF 122 SLADE AVE
Remarks:
Posted by: *A. J. Jablon* Date of return: 10-4-85
Number of Signs: 1

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md. Aug. 1, 1985

THIS IS TO CERTIFY that the annexed Reg. #L73273...P.O.#67770 was published for one (1) successive week/day previous to the 1st day of Aug. 1985, in the

- Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland.
- Randallstown News, a weekly newspaper published in Baltimore County, Maryland.
- Community Times, a weekly newspaper published in Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per: *James Hackett*

86-81-A
CERTIFICATE OF PUBLICATION

TOWSON, MD., August 1, 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 August 1, 1985

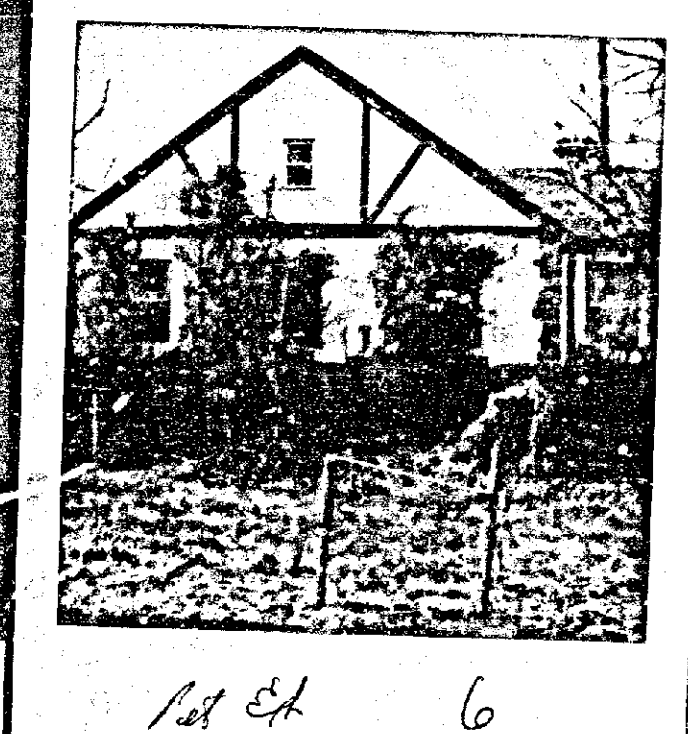
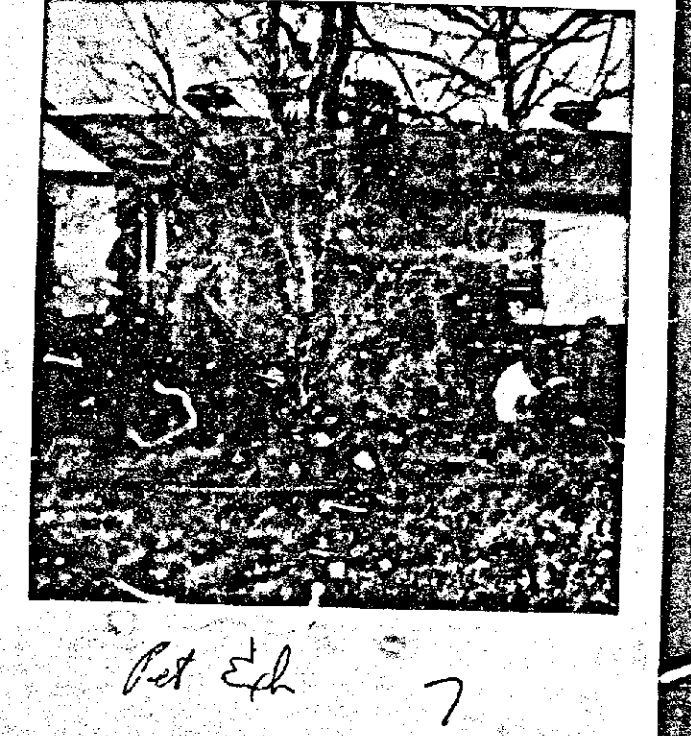
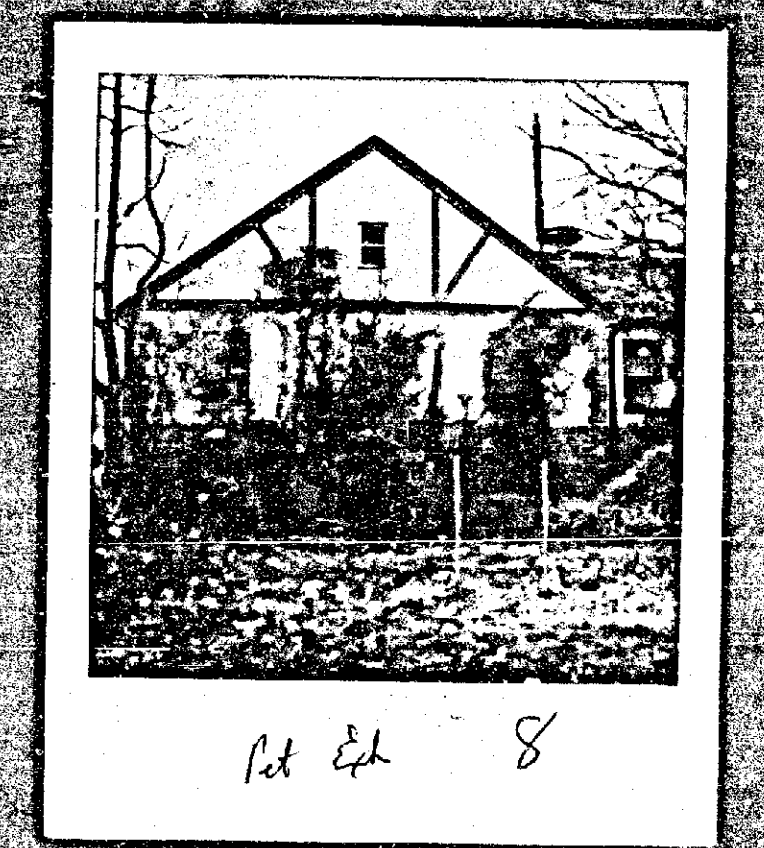
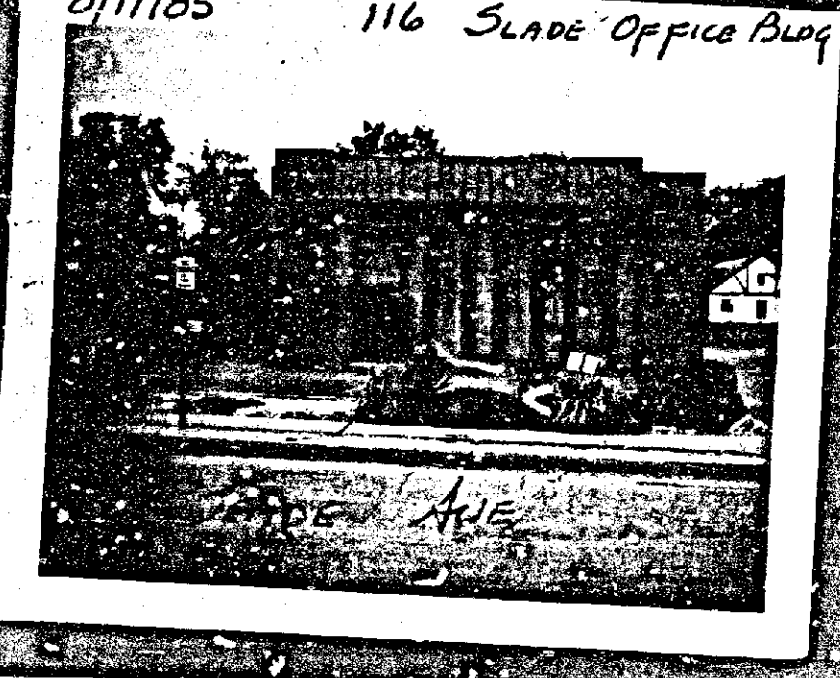
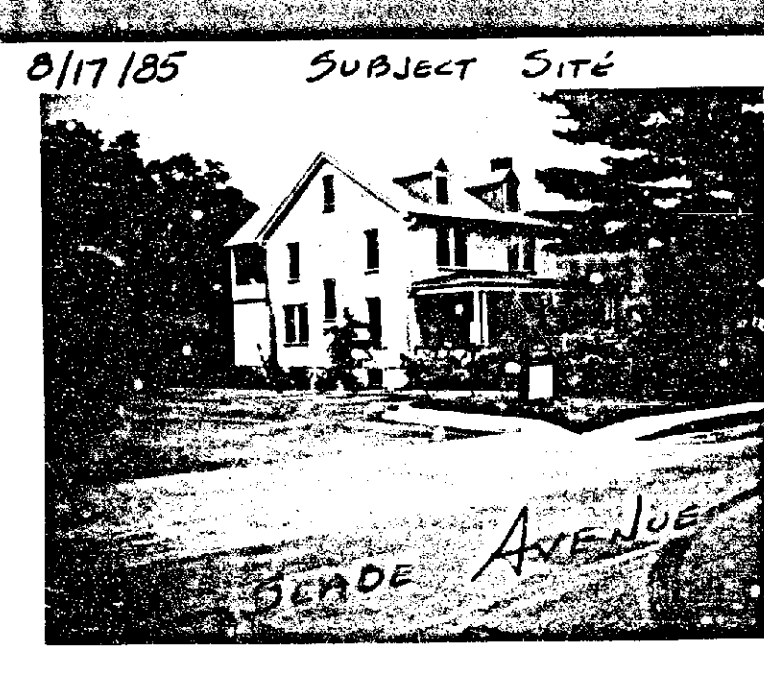
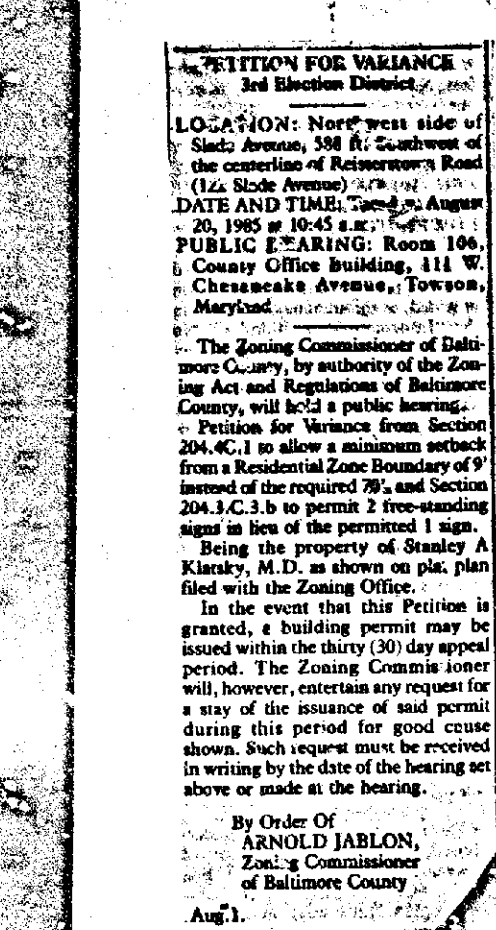
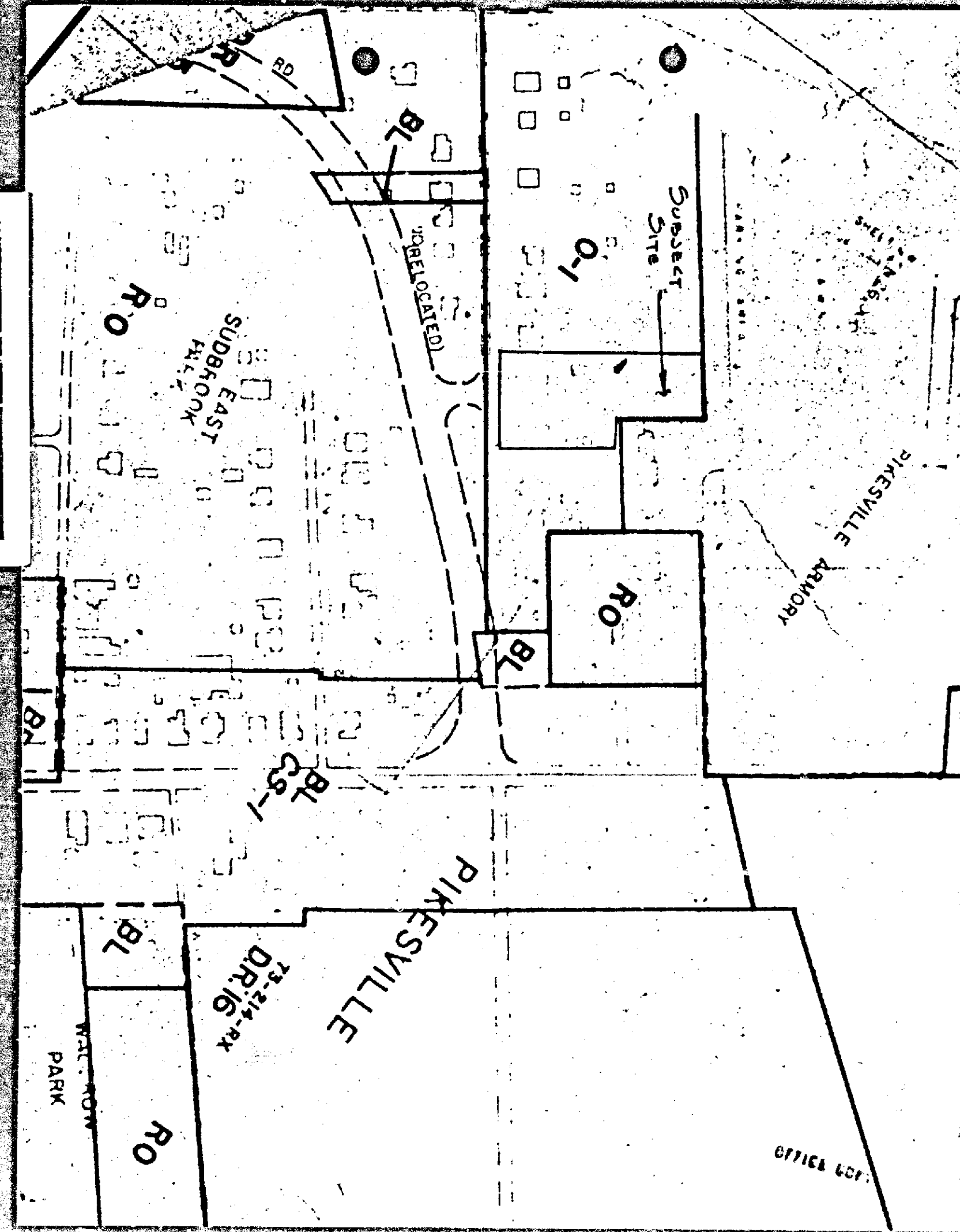
THE JEFFERSONIAN,
Publisher

Cost of Advertising
22

PETITION FOR VARIANCE
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on this Petition for Variance from Section 20A-23.1 to allow a minimum setback from a Residential Zone boundary of 15 feet from the property line, and Section 20A-23.2 to allow a minimum setback from the property line of 15 feet from the property line, in lieu of the required 20 feet setback, for a proposed addition to an existing structure on the site of a 1.5-acre lot at the intersection of Slade Ave. and Pikeville Dr. in the Towson, Md., area.

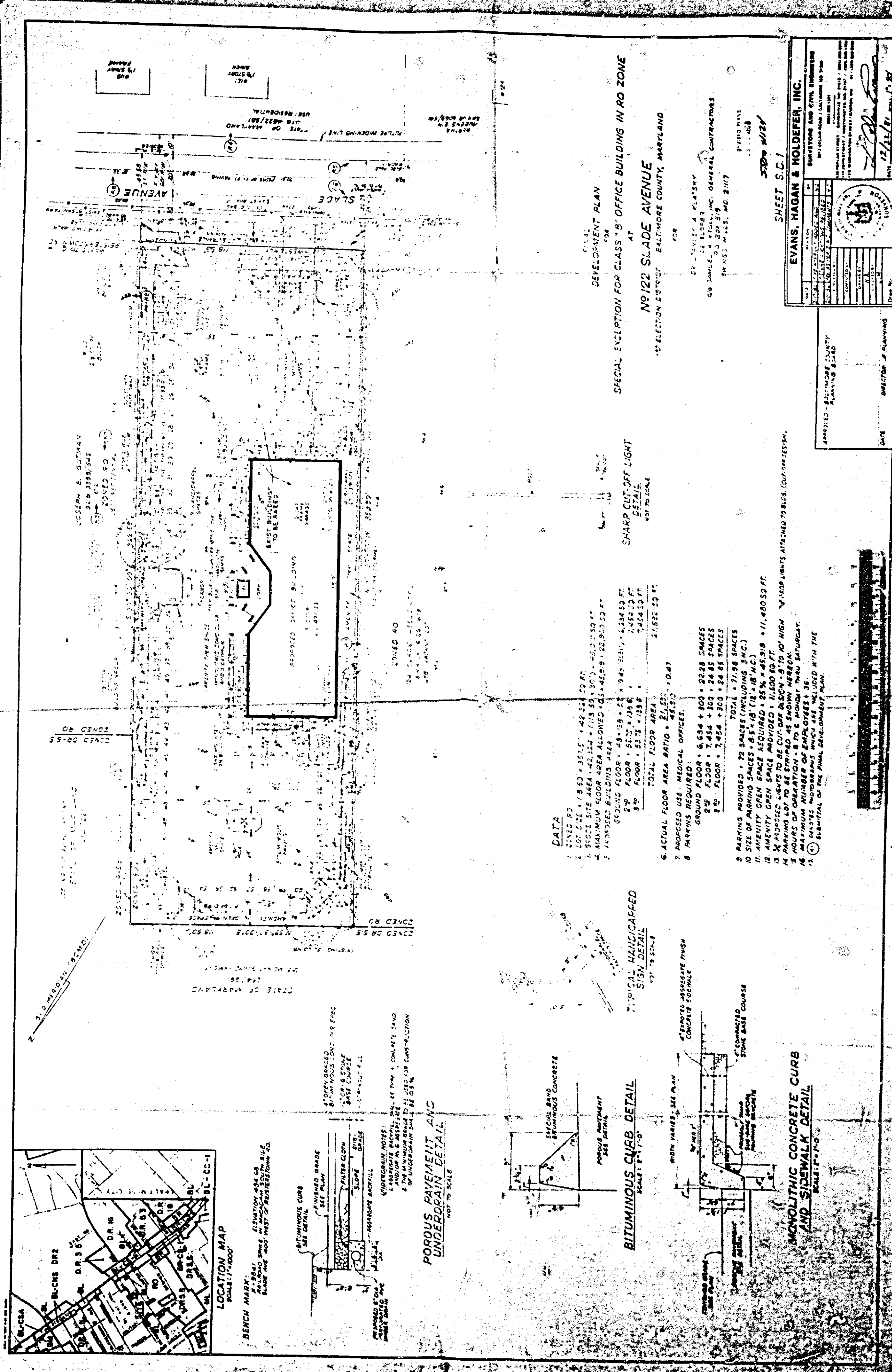
86-81-A
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: T.13b Date of Posting: 7-30-85
Posted for: Variance
Petitioner: Stanley A. Klatsky, MD.
Location of property: W. side of Slade Ave. 508 ft. SW 1/4 of centerline of Reisterstown Rd. (122 Slade Ave.)
Location of Signs: W. side of Slade Ave. in front of 122 Slade Ave.
Remarks:
Posted by: S. J. Hratec Date of return: August 2, 1985
Number of Signs: _____

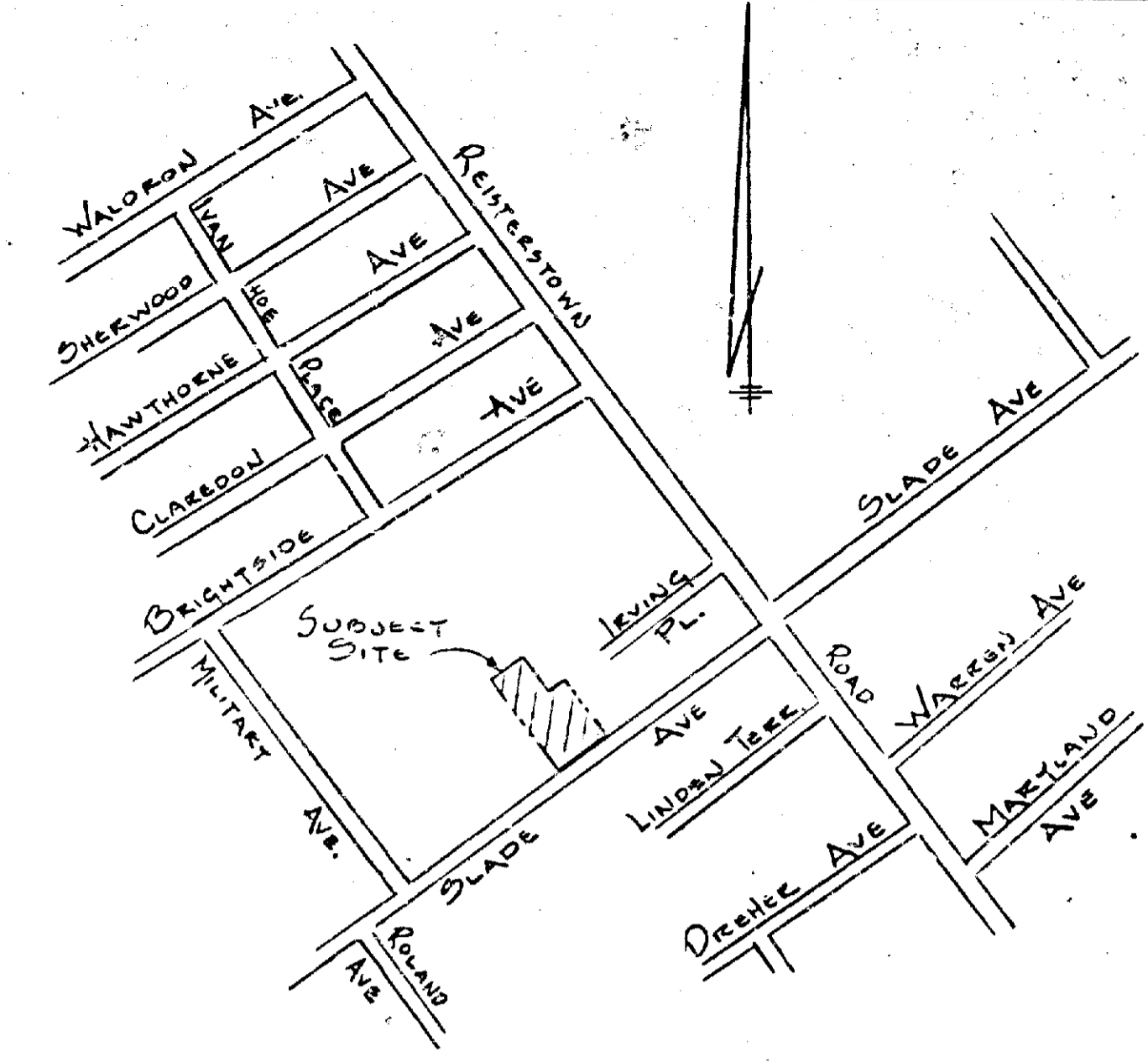


PETITION FOR VARIANCE
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on this Petition for Variance from Section 20A-23.1 to allow a minimum setback from a Residential Zone boundary of 15 feet from the property line, and Section 20A-23.2 to allow a minimum setback from the property line of 15 feet from the property line, in lieu of the required 20 feet setback, for a proposed addition to an existing structure on the site of a 1.5-acre lot at the intersection of Slade Ave. and Pikeville Dr. in the Towson, Md., area.

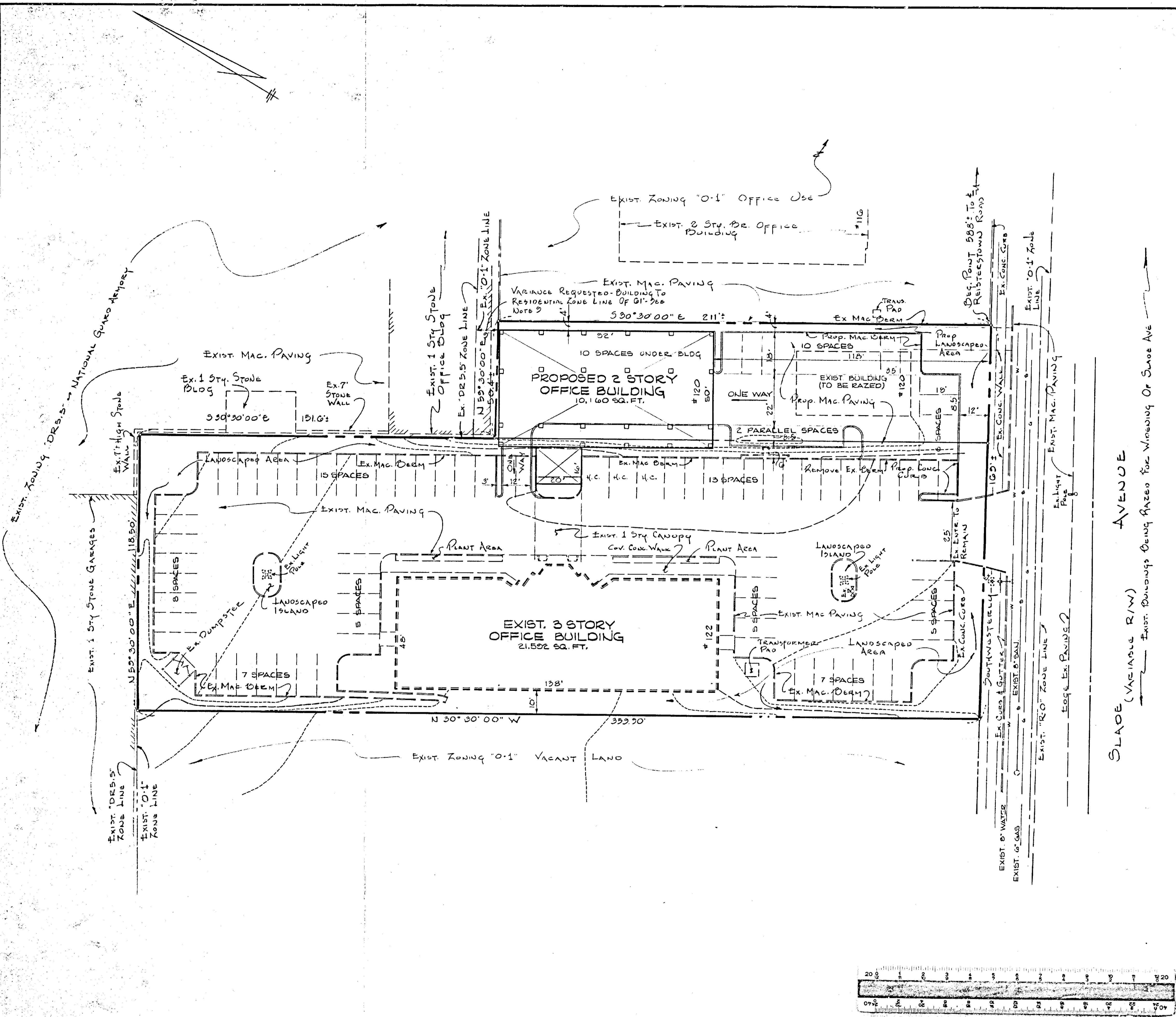
86-81-A
LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.
Westminster, Md., Aug. 1, 1985
THIS IS TO CERTIFY that the annexed, Reg. #L73273, P.O. #67770 was published for one (1) week, 7 days previous to the 1st day of Aug., 1985, in the
 Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland.
 Randallstown News, a weekly newspaper published in Baltimore County, Maryland.
 Community Times, a weekly newspaper published in Baltimore County, Maryland.
LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.
Per: _____



EVANS, HAGAN & HOLDERER, INC.
SHEET S.C.1
DATE: 7/21/85



LOCATION PLAN
SCALE: 1" = 500'

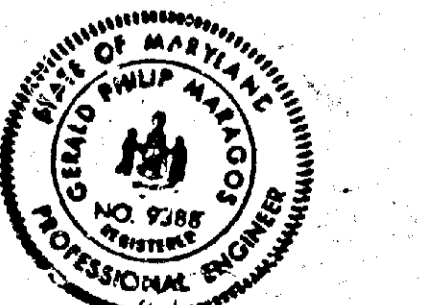


SLADE AVENUE
(VARIABLE R/W) - EXIST. BUILDINGS BEING RAZED FOR WIDENING OF SLADE AVE

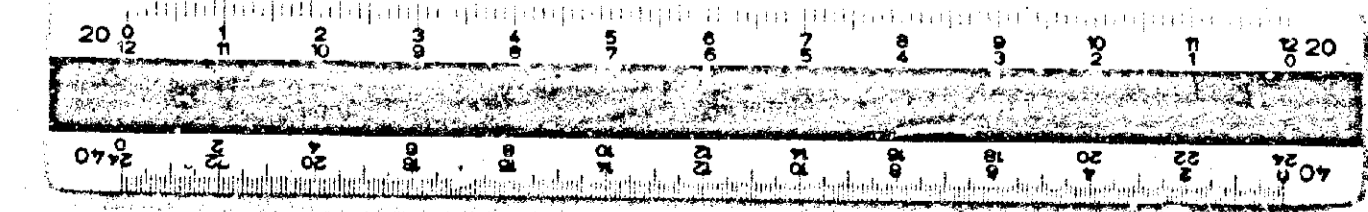
- GENERAL NOTES**
1. AREA OF PROPERTY EQUALS 1.22 ACRES ± (53,004 SQ. FT.)
 2. EXISTING ZONING OF PROPERTY IS "O-1"
 3. EXISTING USE OF PROPERTY "VACANT HOUSE" - #120 & MEDICAL OFFICE USE - #122
 4. GROSS SITE AREA EQUALS 57,820 SQ. FT.
 5. MAXIMUM FLOOR AREA ALLOWED = 0.55 (CLASS "C" BLDG) x 57,820 = 31,801 SQ. FT.
 6. PROPOSED FLOOR AREA = 31,752 SQ. FT.
A. EXISTING BUILDING = 21,502 SQ. FT.
B. PROPOSED BUILDING = 10,160 SQ. FT. (4600 Y.F.)
 7. PARKING REQUIRED:
A. EXISTING BUILDING = 21,502 SQ. FT. (MEDICAL OFFICES) REQUIRING 71.98 SPACES - (1/5000)
B. PROPOSED BUILDING = 10,160 SQ. FT. (MEDICAL OFFICES) REQUIRING 33.87 SPACES (1/5000)
C. TOTAL SPACES REQUIRED = 105.85 = 106
D. TOTAL SPACES EXISTING & PROPOSED = 93 (SEE NOTE #8)
 8. PETITIONER IS REQUESTING A VARIANCE TO SECTION 403.2(4) OF THE ZONING REGULATIONS TO ALLOW A TOTAL OF 93 PARKING SPACES INSTEAD OF THE REQUIRED 106 SPACES FOR A MEDICAL OFFICE BUILDING. A VARIANCE OF 13 SPACES
 9. PETITIONER IS REQUESTING A VARIANCE TO SECTION 204.4 C(1) OF THE ZONING REGULATIONS TO ALLOW A SETBACK FROM A RESIDENTIAL ZONE BOUNDARY OF 0' INSTEAD OF THE REQUIRED 70' (TWICE THE BUILDING HEIGHT WHICH IS 35'). A VARIANCE OF G1
 10. AMENITY OPEN SPACE:
A. REQUIRED = 10,601 SQ. FT. (20% OF 53,004)
B. PROPOSED & EXISTING = 12,192 SQ. FT.
 11. HOURS OF OPERATION 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY.
 12. SITE IS LOCATED IN THE WESTERN RUN DRAINAGE AREA
 13. EXISTING OFFICE BUILDING WAS APPROVED AS A CLASS "B" BUILDING IN AN "R-O" ZONE APRIL 15, 1982. SEE PETITION NUMBER 82-206X. BUILDING IS NOW A CLASS "C" BUILDING WITH THE PROPOSED BUILDING BEING CONNECTED TO IT.
 14. PUBLIC UTILITIES EXIST AT THE SITE
 15. EXISTING BUILDINGS ON SITE (N° 120 SLADE AVE) TO BE REMOVED

DATE: 3/4/85
BY: H
SCALE: 1" = 20'

Old Plan



319
J. K. White



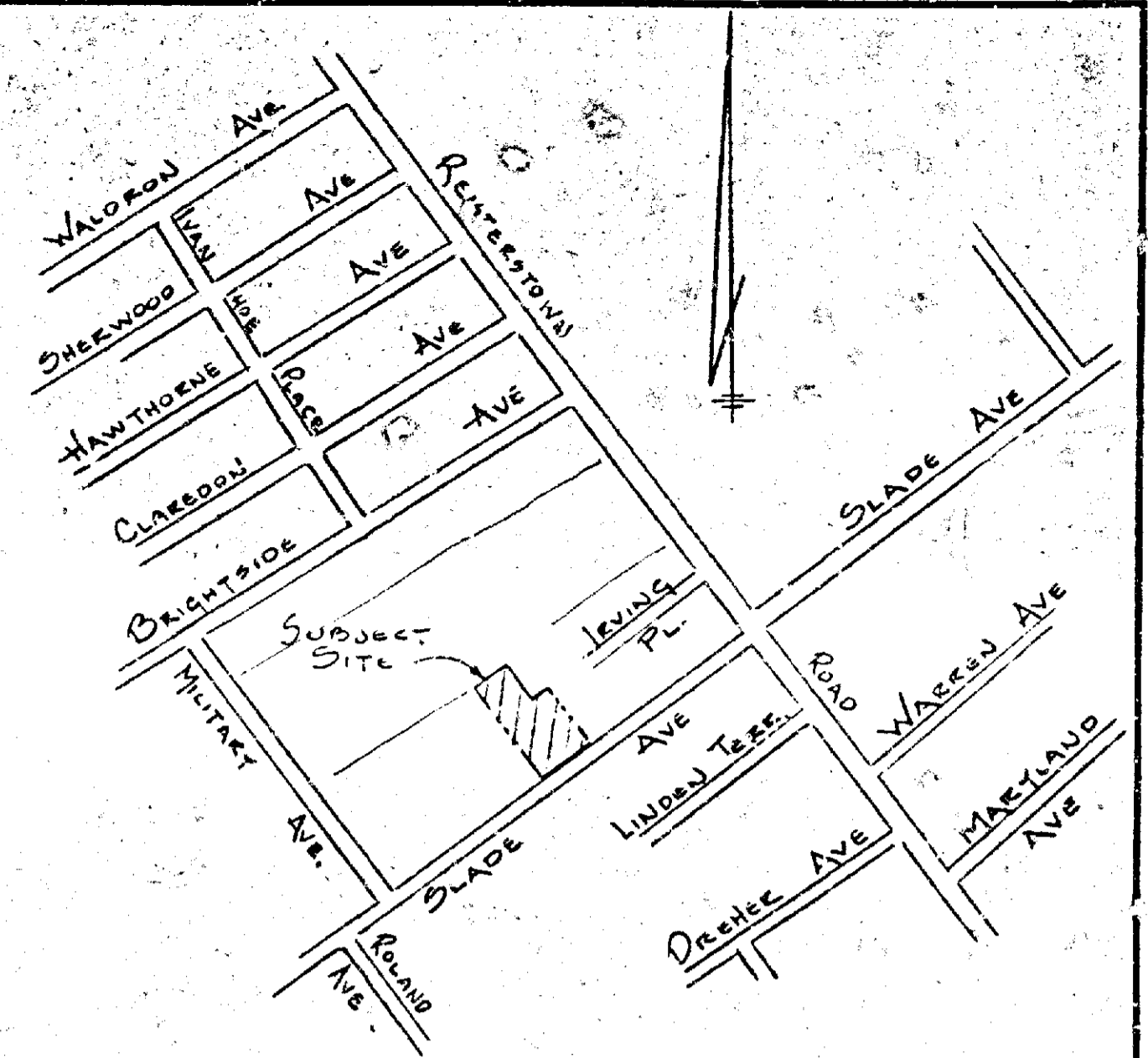
DATE	REVISIONS

KIDDE CONSULTANTS, INC.
ENGINEERS • ARCHITECTS • PLANNERS

ELECTION DISTRICT 3
COUNCILMANIC DISTRICT 2

PLAT TO ACCOMPANY PETITION
FOR YARD & PARKING VARIANCES
NOS 120 & 122 SLADE AVENUE
BALTIMORE COUNTY MARYLAND

SHEET	DATE	JOB NUMBER
1 OF 1	April, 1985	01-85087

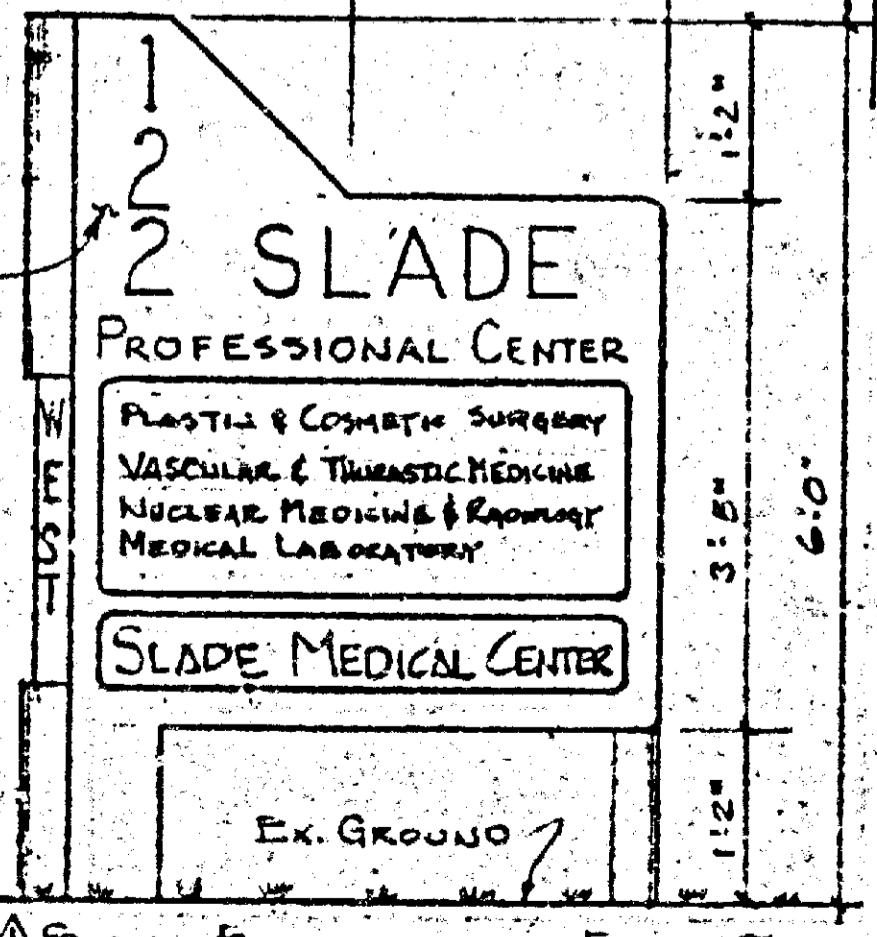
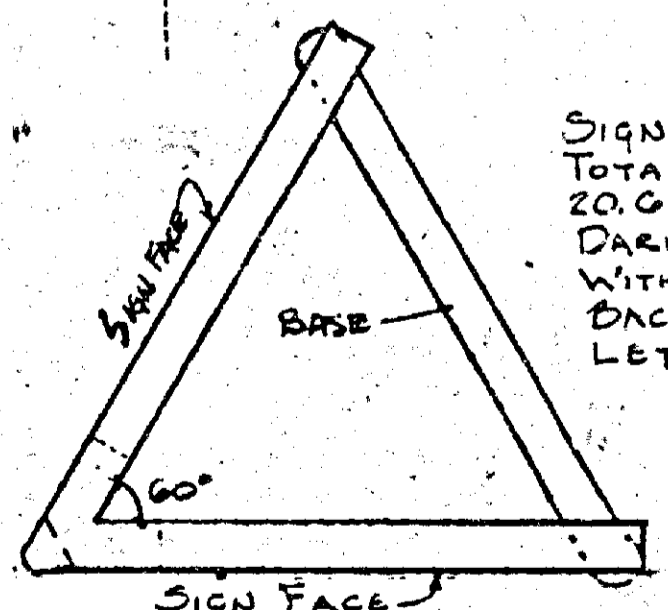
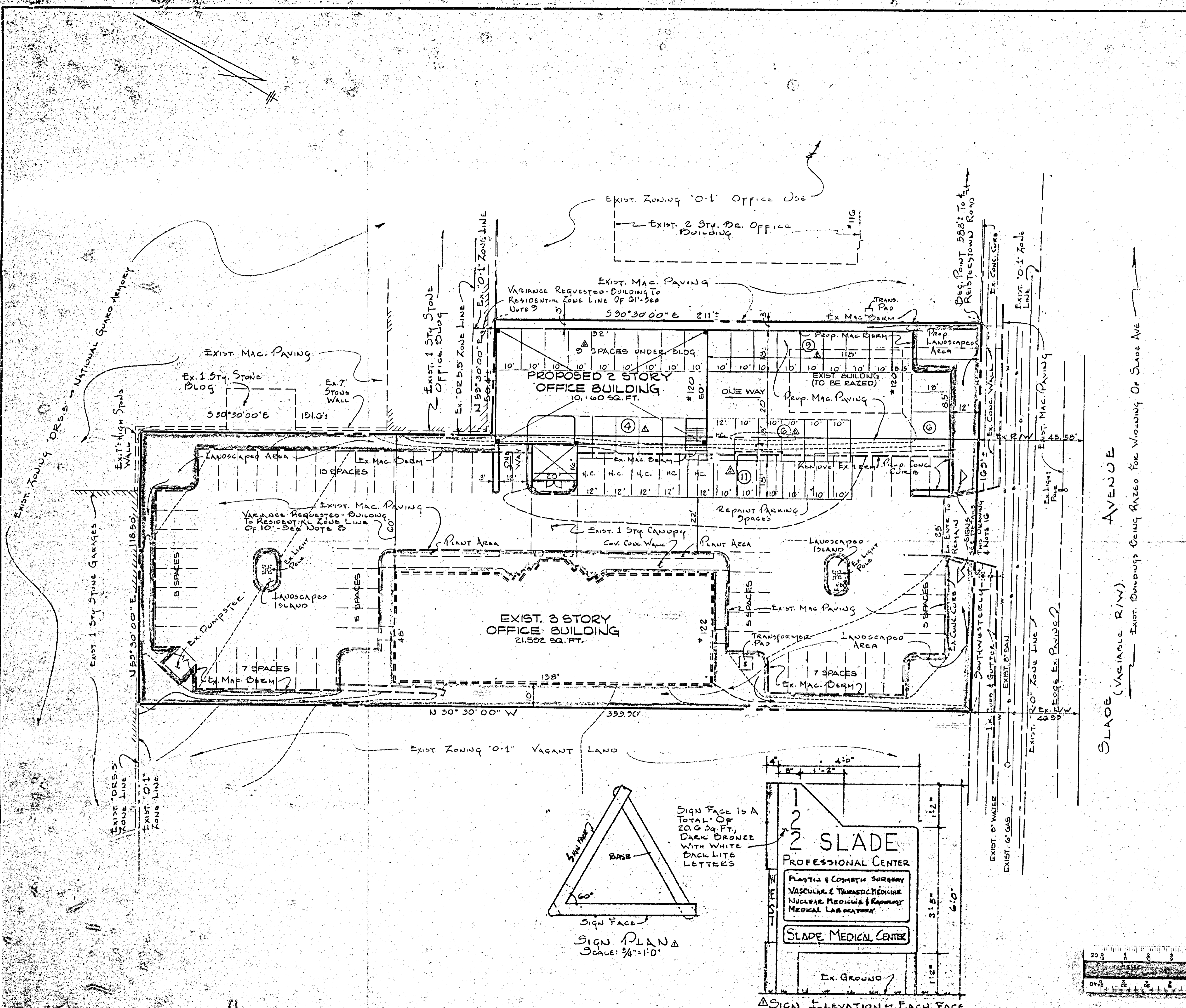


LOCATION PLAN
SCALE: 1" = 500'

- GENERAL NOTES**
1. AREA OF PROPERTY EQUALS 1.22 ACRES ± (53,004 SQ. FT.)
 2. EXISTING ZONING OF PROPERTY IS "O-1"
 3. EXISTING USE OF PROPERTY IS "VACANT HOUSE" - #120' & MEDICAL OFFICE USE - #122
 4. GROSS SITE AREA = 57,820 SQ. FT. (#122 - 45,919 1/2' x 120' - 11,901' ±)
 5. MAXIMUM FLOOR AREA ALLOWED = 0.55 (CLASS "C" BLDG.) x 57,820 = 31,801 SQ. FT.
 6. PROPOSED FLOOR AREA = 31,752 SQ. FT.
 A. EXISTING BUILDING = 21,592 SQ. FT. (MEDICAL OFFICES)
 B. PROPOSED BUILDING = 10,160 SQ. FT. (4600' ± F.L.)
 7. PARKING REQUIRED:
 A. EXISTING BUILDING = 21,592 SQ. FT. (MEDICAL OFFICES)
 REQUIRING 4798 SPACES (1/500' ±)
 B. PROPOSED BUILDING = 10,160 SQ. FT. (GENERAL OFFICES)
 REQUIRING 2032 SPACES (1/500' ±)
 C. TOTAL SPACES REQUIRED = 923 ± = 93
 8. TOTAL SPACES EXISTING & PROPOSED = 97 (SEE NOTE #8)
 9. PETITIONER IS REQUESTING A VARIANCE TO SECTION 204.4 C(1) OF THE ZONING REGULATIONS TO ALLOW A SETBACK FROM A RESIDENTIAL ZONE BOUNDARY OF 60' INSTEAD OF THE REQUIRED 70' (TWICE THE BUILDING HEIGHT WHICH IS 35') A VARIANCE OF 10' (SIDE YARD)
 10. PETITIONER IS REQUESTING A VARIANCE TO SECTION 204.4 C(1) OF THE ZONING REGULATIONS TO ALLOW A SETBACK FROM A RESIDENTIAL ZONE BOUNDARY OF 9' INSTEAD OF THE REQUIRED 70' (TWICE THE BUILDING HEIGHT WHICH IS 35') A VARIANCE OF 61'
 11. AMENITY OPEN SPACE:
 A. REQUIRED = 10,601 SQ. FT. (20% OF 53,004)
 B. PROPOSED & EXISTING = 10,622 SQ. FT. (SHADED AREAS ON PLAN)
 12. HOURS OF OPERATION 8:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY
 13. SITE IS LOCATED IN THE WESTERN RUN DRAINAGE AREA
 14. EXISTING OFFICE BUILDING WAS APPROVED AS A CLASS "B" BUILDING IN AN "R-O" ZONE APRIL 15, 1982. SEE PETITION NUMBER 02-206X. BUILDING IS NOW A CLASS "C" BUILDING WITH THE PROPOSED BUILDING BEING CONNECTED TO IT.
 15. PUBLIC UTILITIES EXIST AT THE SITE
 16. EXISTING BUILDINGS ON SITE (N° 120 SLADE AVE) TO BE REMOVED
 17. PETITIONER IS REQUESTING A VARIANCE TO SECTION 204.3 C(5) OF THE ZONING REGULATIONS TO ALLOW 2 STATIONARY FREE STANDING IDENTIFICATION SIGNS, ONE ON EACH SIDE OF THE EXISTING ENTRANCE INSTEAD OF THE 1 ALLOWED SIGN.

Pet's Ech. 9

Revised plan
10/18/85



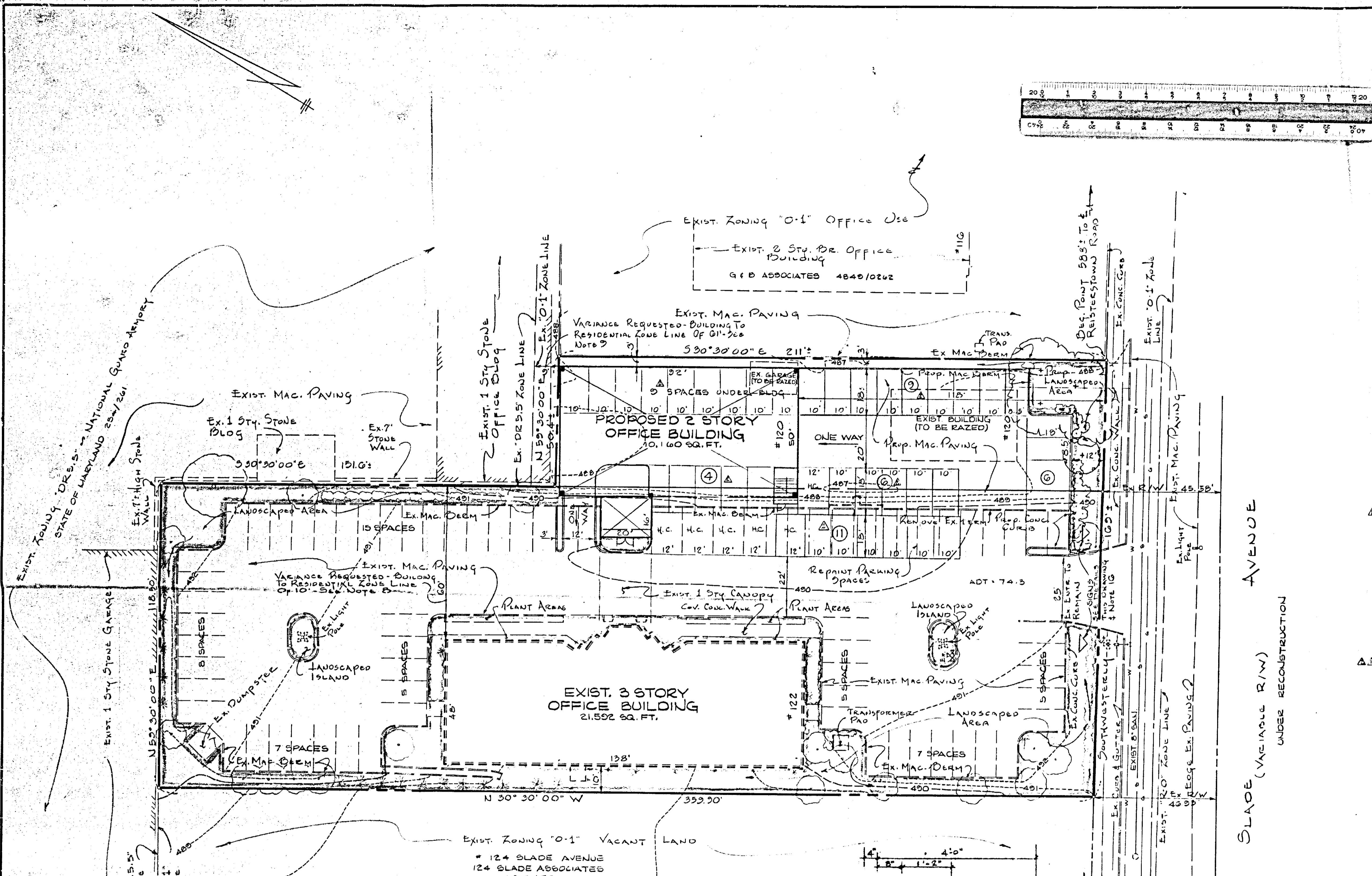
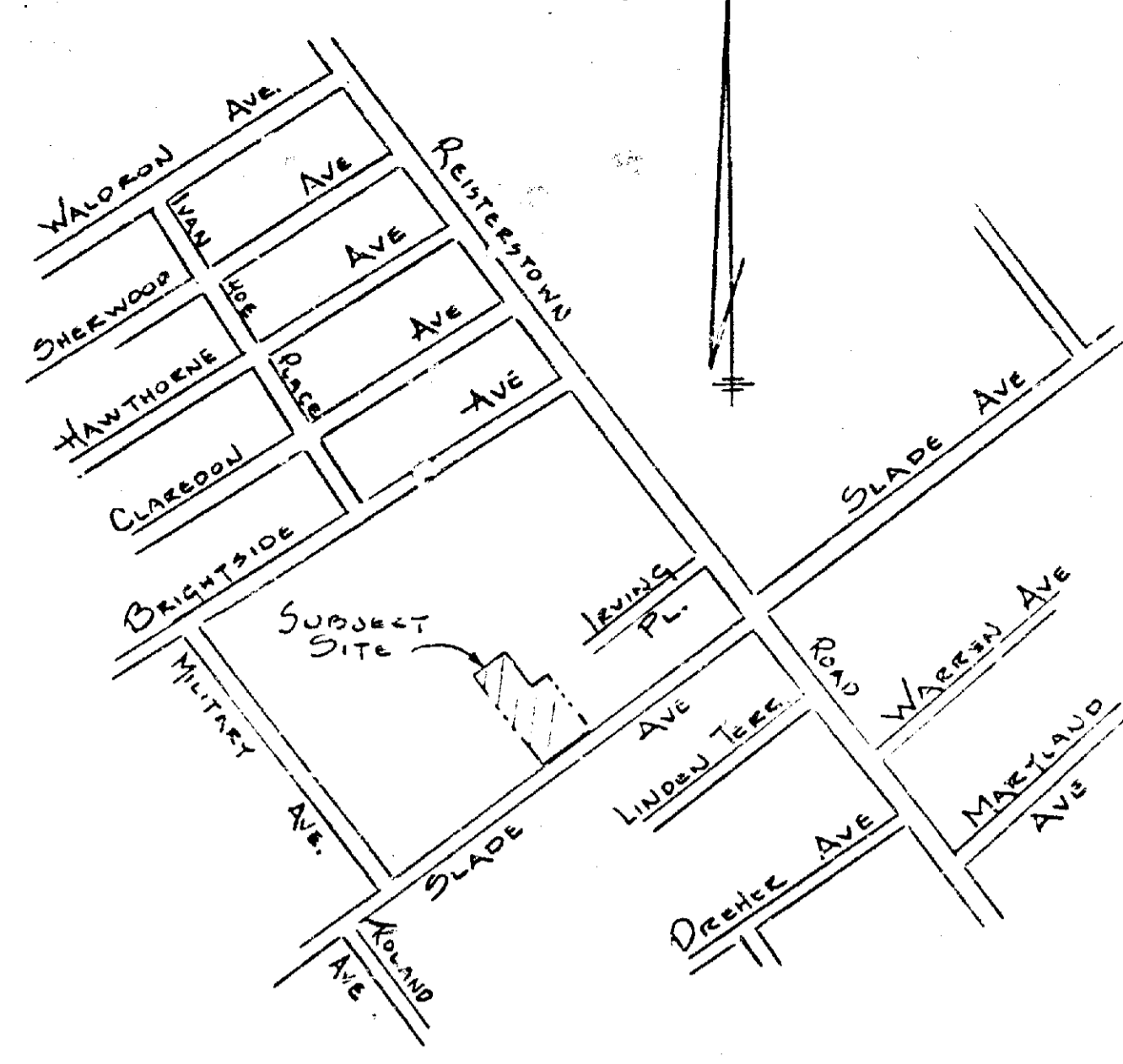
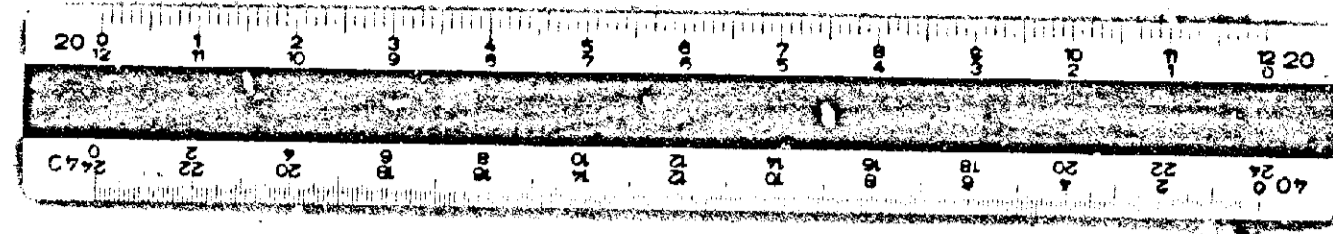
DATE	REVISIONS
5-17-85	A. REV'D PARKING PLAN, ADDED SIGN DETAILS, ADDED NOTE 16; REV'D NOTES TO #10
7-16-85	A. REV'D PARKING PLAN, SHADDED AMENITY OPEN SPACES; REV'D NOTES 4, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20; REV'D TITLE

KIDDE CONSULTANTS, INC.
ENGINEERS • ARCHITECTS • PLANNERS

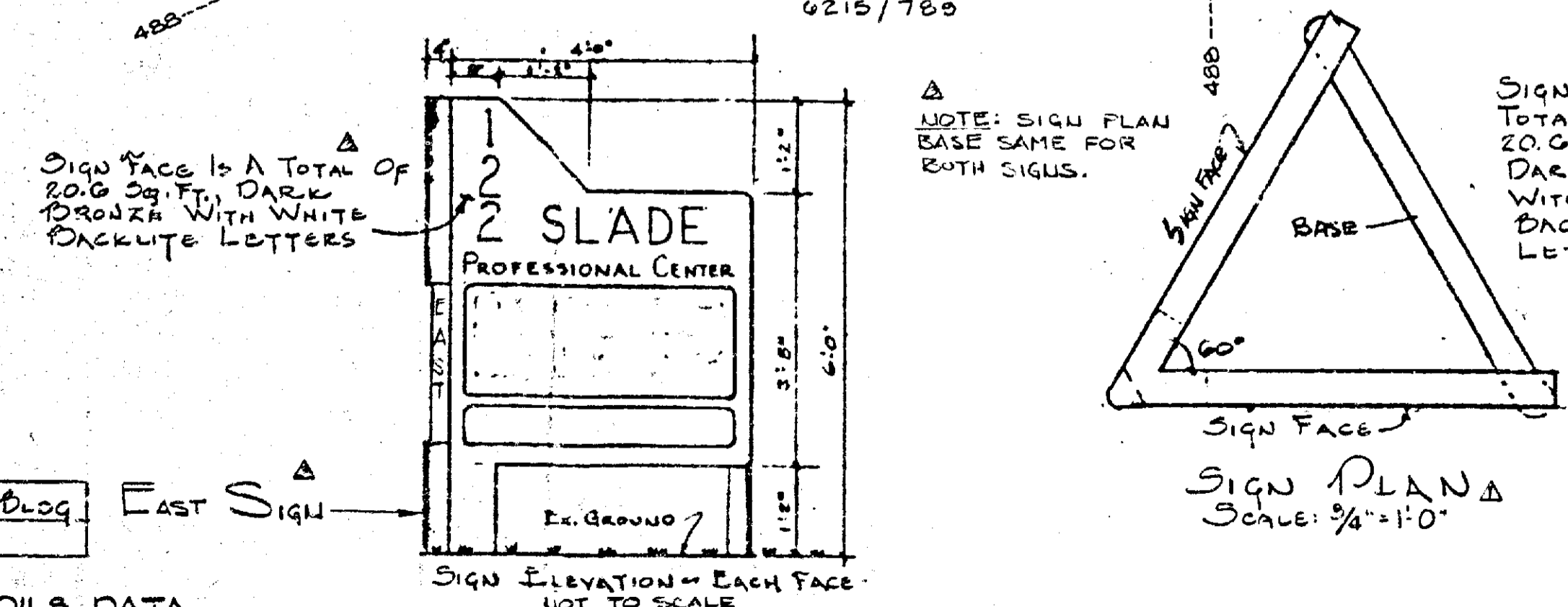
ELECTION DISTRICT 3
COUNCILMANIC DISTRICT 2

PLAT TO ACCOMPANY PETITION
FOR YARD & SIGN VARIANCES
NOS 120 & 122 SLADE AVENUE
BALTIMORE COUNTY MARYLAND

SHEET	DATE	JOB NUMBER
1 OF 1	APRIL 10, 1985	02-206X



- GENERAL NOTES**
1. AREA OF PROPERTY EQUALS 1.22 ACRES (53,004 SQ. FT.)
 2. EXISTING ZONING OF PROPERTY IS "O-1"
 3. EXISTING USE OF PROPERTY IS "VACANT HOUSE" - #120 & "MEDICAL OFFICE USE" - #122
 4. GROSS SITE AREA = 57,820 SQ. FT. ($122 \times 45,917.93 + 120 \times 11,901.07$)
 5. MAXIMUM FLOOR AREA ALLOWED = 0.55 (CLASS "C" BLDG) \times 57,820 = 31,801 SQ. FT.
 6. PROPOSED FLOOR AREA = 31,752 SQ. FT.
 - A. EXISTING BUILDING = 21,592 SQ. FT.
 - B. PROPOSED BUILDING = 10,160 SQ. FT. (4600 V.F.)
 7. PAVING REQUIRED:
 - A. EXISTING BUILDING = 21,592 SQ. FT. (MEDICAL OFFICES) REQUIRING 71.98 SPACES (1/300th)
 - B. PROPOSED BUILDING = 10,160 SQ. FT. (GENERAL OFFICES) REQUIRING 20.92 SPACES (1/300th) SECT. 204.2 (b) 5
 - C. TOTAL SPACES REQUIRED = 92.9
 - D. TOTAL SPACES EXISTING & PROPOSED = 97 (SEE NOTE # 8)
 8. PETITIONER IS REQUESTING A VARIANCE TO SECTION 204.4 C (1) OF THE ZONING REGULATIONS TO ALLOW A SETBACK FROM A RESIDENTIAL ZONE BOUNDARY OF 60' INSTEAD OF THE REQUIRED 70' (TWICE THE BUILDING HEIGHT WHICH IS 35'). A VARIANCE OF 10' (SIDE YARD)
 9. PETITIONER IS REQUESTING A VARIANCE TO SECTION 204.4 C (1) OF THE ZONING REGULATIONS TO ALLOW A SETBACK FROM A RESIDENTIAL ZONE BOUNDARY OF 2' INSTEAD OF THE REQUIRED 70' (TWICE THE BUILDING HEIGHT WHICH IS 35'). A VARIANCE OF 68'
 10. AMENITY OPEN SPACE:
 - A. REQUIRED = 10,601 SQ. FT. (20% OF 53,004)
 - B. PROPOSED & EXISTING = 10,622 SQ. FT. (SHADED AREAS ON PLAN)
 11. HOURS OF OPERATION 8:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY.
 12. SITE IS LOCATED IN THE WESTERN RUN DRAINAGE AREA
 13. EXISTING OFFICE BUILDING WAS APPROVED AS A CLASS "B" BUILDING IN AN "RO" ZONE APRIL 15, 1982. SEE PETITION NUMBER 82-206X. BUILDING IS NOW A CLASS "C" BUILDING WITH THE PROPOSED BUILDING BEING CONNECTED TO IT.
 14. PUBLIC UTILITIES EXIST AT THE SITE
 15. EXISTING BUILDINGS ON SITE (N° 120 SLADE AVE) TO BE REMOVED
 16. PETITIONER IS REQUESTING A VARIANCE TO SECTION 204.3 C b OF THE ZONING REGULATIONS TO ALLOW 2 STATIONARY FREE STANDING IDENTIFICATION SIGNS; ONE ON EACH SIDE OF THE EXISTING ENTRANCE INSTEAD OF THE 1 ALLOWED SIGN.
 17. LANDSCAPING:
 - A. N° 122 SLADE AVE. IS CURRENTLY LANDSCAPED
 - B. LANDSCAPE CALCULATIONS FOR 120 SLADE AVE.:
 - i. ROAD FRONTAGE: 50 LF / 40 = 2 TREES (1 TO BE MAJ. DEC.)
 - ii. PARKING SPACES: 34 SP / 12 = 3 MAJ. DEC. TREES
 - iii. SCREENING OF PARKING: 47 LF / 3 = 16 EVERGREEN SHRUBS
 - iv. REQ'D LANDSCAPING: 4 MAJ. DEC. TREES, 1 TREE & 16 EVERGREEN SHRUBS
 - v. PROPD. LANDSCAPING: 4 MAJ. DEC. TREES, 1 MIN. DEC. TREE, & 16 EVERGREEN SHRUBS
 - C. EXIST. TREES AT 120 SLADE AVE. TO BE REMOVED
 18. TO THE BEST OF OUR KNOWLEDGE THE SITE CONTAINS NONE OF THE FOLLOWING:
 - A. WETLANDS
 - B. CRITICAL AREAS
 - C. ARCHEOLOGICAL SITES
 - D. ENDANGERED SPECIES HABITATS
 - E. HISTORICAL BUILDINGS
 - F. HAZARDOUS MATERIALS SITES



11/8/85 Added Sign Details For East Bldg.
 DATE REVISION

SOILS DATA

SYMBOL	SERIES	SLOPE	CLASS	LIMITATIONS FOR:	
				HOUSED	STREETS & PARKING
				SLIGHT	MODERATE SLOPE
L-1	LEGORE - URBAN LAND COMPLEX	0-3%			

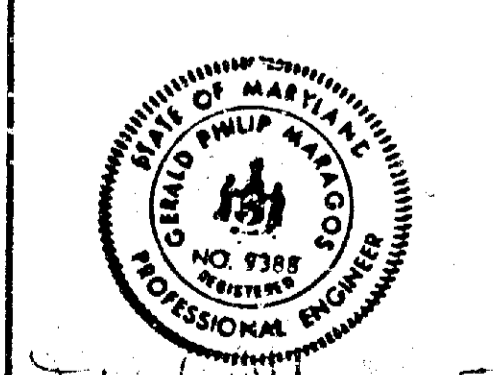
KIDDE CONSULTANTS, INC.
 ENGINEERS • ARCHITECTS • PLANNERS

1020 COLUMBIA BRIDGE ROAD, TOWSON, MARYLAND 21284 (301) 321-5500

ELECTION DISTRICT 3
 COUNCILMANIC DISTRICT 2
 WATERSHED 26
 CENSUS TRACT 4034.02
 SEWERWASHED 52

PLAT TO ACCOMPANY PETITION
 FOR YARD & SIGN VARIANCES
 NOS 120 & 122 SLADE AVENUE
 BALTIMORE COUNTY MARYLAND

SHEET 1	DATE APRIL 10, 1985	JOB NUMBER 01-85067
OF 1	SCALE 1" = 20'	



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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 19, that the herein Petition for Variance(s) to permit



1413 Reisterstown Road Pikesville, Maryland 21204

Telephone (301) 484-2300

Minutes South Area Planning Committee June 12, 1985

JUN 20 1985

Present: Stan Alliker, Ethel B. Smith, Mark D. Levin, Irv Peltz, Horley Gorn, Stanley Klatsky, M.D., Les Pittler, Honey Scherr, Diane Frederick, Jack Parks, Lou Levinson

The meeting began with a presentation on the Associated Jewish Charities' proposal for an Elderly Day Care Center on property adjacent to Hurvitz House (133 Slade Avenue). Stan Alliker, President of Levindale, made the presentation. The proposal is to remove the existing house on Slade Ave. and build a new one-story brick building to provide service primarily for the elderly. About thirty-six persons per day would use the facility and would receive outpatient service, etc.

The project was explained in detail and the request was approved unanimously, provided that no parking variances would be required.

The next item was a request by Dr. Stanley Klatsky for a variance for parking as well as a setback. Mark Levin (project architect) presented the project. The project calls for removal of existing building and development of a new 10,000 sq. ft. (two-story) building that duplicates the existing structure. Questions were raised regarding the parking issues. After much discussion, it was concluded that the project could move forward without the need for a parking variance if the focus of the mix were changed. Dr. Klatsky was comfortable with that and instructed Les Pittler (his attorney) to change the request. Storm water management questions were raised. These issues will be addressed at the CRG.

With the understanding that the parking variance will be dropped, the setback was unanimously approved.

Diane suggested that every property owner in the area should work together on parking management and look for some off-site parking for employees.

Diane reported on items from the April 30th meeting.

- 1. Pedder zoning was approved
2. Injunction was filed against Carvel
3. Gas station is still a problem

Being no other business, the meeting adjourned at 5:15 p.m.

Submitted, Diane Frederick

IN RE: PETITION ZONING VARIANCES NW/S of Slade Avenue, 588' SW of the centerline of Reisterstown Road (122 Slade Avenue) - 3rd Election District BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 86-81-A Stanley A. Klatsky, M.D., Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests variances to permit a minimum setback from a residential zone line of 9 feet instead of the required 70 feet, which is determined by doubling the height of the proposed building, and two free-standing signs instead of the permitted one, as more particularly described on Petitioner's Exhibit 9.

The Petitioner appeared and testified and was represented by Counsel. Diane Frederick, Executive Director of the Pikesville Community Growth Corporation (PCGC), also appeared and indicated the PCGC's support of the Petitioner's requests. See Petitioner's Exhibit 1. Additionally, Richard Smith, a registered engineer, appeared and testified on behalf of the Petitioner. There were no Protestants.

Testimony indicated that the subject property, zoned O-1 and located on Slade Avenue, west of Reisterstown Road, was purchased in late 1982. An existing residence on the site will be razed, and in its place, a two-story office building is proposed to be constructed and attached by a canopy to an existing three-story office building owned by the Petitioner on adjacent property. The proposed building, which will include requisite parking spaces under the building, will satisfy all zoning requirements except for the setback from the building residential zone property line in the rear. The Pikesville National

ORDER RECEIVED FOR FILING DATE August 20, 1985 BY [Signature]

ORDER RECEIVED FOR FILING DATE August 20, 1985 BY [Signature]

Guard Armory, zoned D.R.5.5. is adjacent to the site. The 51' x 211' site is irregular in shape and cannot support any building without a variance of one sort or another being granted.

Mr. Smith testified that there would be a practical difficulty if the setback variance were not granted in that the property could not be utilized for its intended purpose. As for the proposed signs, there will be an entrance on Slade Avenue and an identification sign is proposed to be located on each side of the entrance. PCGC does not object.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- 1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the ECR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In

addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of August, 1985, that the Petition for Zoning Variance to permit a minimum setback from a residential zone line of 9 feet instead of the required 70 feet and two free-standing signs instead of the permitted one be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature] Zoning Commissioner of Baltimore County

AJ/srl cc: Leslie M. Pittler, Esquire People's Counsel



County Board of Appeals of Baltimore County

Room 200 Court House Towson, Maryland 21204 (301) 494-3180

February 18, 1986

Phyllis Cole Friedman People's Counsel for Baltimore County Room 223, Courthouse Towson, MD 21204

Re: Case No. 86-81-A Stanley A. Klatsky, M.D.

Dear Mrs. Friedman:

Enclosed herewith is a copy of the Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

[Signature] Edith I. Eisenhart, Adm. Secretary

Enclosure

cc: Leslie M. Pittler, Esquire Stanley A. Klatsky, M.D. Norman E. Gerber James G. Hoswell Arnold Jablon Jean M. H. Jung James E. Dyer

RE: PETITION FOR VARIANCES NW/S Slade Ave., 588' SW Centerline of Reisterstown Rd. (122 Slade Ave.), Third District BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY Case No. 86-81-A STANLEY A. KLATSKY, Petitioner

ORDER

Upon review of the record and following a hearing in open court, it is, this 18th day of February, 1986, by the County Board of Appeals of Baltimore County,

ORDERED, that the petition for zoning variances, as amended, be and hereby is, GRANTED, subject to the following condition:

- 1. The Petitioner shall comply with the revised site plan dated November 8, 1985 and identified as Exhibit 1 at the hearing.

Any appeal from this decision must be in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

[Signatures: William B. Evans, Acting Chairman; Lesley W. Spurrer; Patricia Phipps]

PETITION FOR VARIANCE 3rd Election District

LOCATION: Northwest side of Slade Avenue, 588 ft. Southwest of the centerline of Reisterstown Road (122 Slade Avenue)

DATE AND TIME: Tuesday, August 20, 1985 at 10:45 a.m.

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

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

Petition for Variance from Section 204.4C.1 to allow a minimum setback from a Residential Zone Boundary of 9' instead of the required 70', and Section 204.3C.1.b to permit 2 free-standing signs in lieu of the permitted 1 sign.

Being the property of Stanley A. Klatsky, M.D. 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 August 20, 1985 BY [Signature]

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

DESCRIPTION

DESCRIPTION TO ACCOMPANY PETITION FOR YARD & PARKING VARIANCE

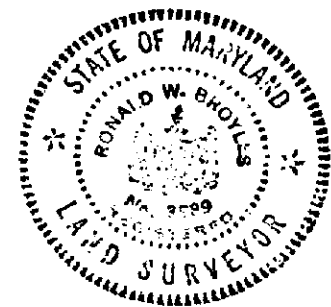
CLASS "C" OFFICE BUILDING IN AN "O-1" ZONE

AT NOS. 120 & 122 SLADE AVENUE

THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same on the northwest side of Slade Avenue at a point distant 588 feet, more or less, measured in a southwesterly direction on said northwest side of Slade Avenue from its intersection with the centerline of Reisterstown Road, thence leaving said place of beginning and running and binding on said northwest side of Slade Avenue (1) southwesterly, 169 feet, more or less, thence running the five following courses and distances, viz: (2) N 30° 30' 00" W 359.90 feet, thence (3) N 59° 30' 00" E 118.20 feet, and thence (4) S 30° 30' 00" E 151.6 feet, more or less, (5) N 59° 30' 00" E 50.4 feet, more or less and (6) S 30° 30' 00" E 211.0 feet, more or less to the place of beginning.

Containing 53,004 square feet or 1.22 acres of land, more or less.



1-85087

OFFICE COPY

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NW/S Slade Ave., 588' : OF BALTIMORE COUNTY
SW/Centerline of Reisterstown Rd., (122 Slade Ave.), 3rd District :
STANLEY A. KLATSKY, M.D., : Case No. 86-81-A
Petitioner :

ENTRY OF APPEARANCE

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

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 24th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Leslie M. Pittler, Esquire, Suite 508, 28 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

August 15, 1985

RE: Petition for Variance
NW/S Slade Ave., 588' SW/centerline
of Reisterstown Rd. (122 Slade Ave.)
3rd Election District
Stanley A. Klatsky, M.D. - Petitioner
Case No. 86-81-A

Dear Dr. Klatsky,

This is to advise you that \$ 56.71 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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 hearing.

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012600
DATE 8-3-85 ACCOUNT 0-01-615-000
AMOUNT \$ 126.47
RECEIVED FROM Leslie M. Pittler, Esq.
FOR Advertising and Posting Cases 86-81-A
VALIDATION OR SIGNATURE OF CARRIER

cc: J. Jablon
Commissioner

Leslie M. Pittler, Esquire
Suite 508, 28 Allegheny Avenue
Towson, Maryland 21204
July 19, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
NW/S Slade Ave., 588' SW/centerline
of Reisterstown Rd. (122 Slade Ave.)
3rd Election District
Stanley A. Klatsky, M.D. - Petitioner
Case No. 86-81-A

TIME: 10:45 a.m.

DATE: August 20, 1985

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007458
DATE 4/23/85 ACCOUNT 01-615-000
AMOUNT \$ 100.00
RECEIVED FROM Leslie Pittler
FOR Variances # 319
Klatsky
VALIDATION OR SIGNATURE OF CARRIER

Baltimore County, Maryland

PEOPLE'S COUNSEL
RM. 223, COURT HOUSE
TOWSON, MARYLAND 21204
494-2188

PHYLLIS COLE FRIEDMAN
People's Counsel

PETER MAX ZIMMERMAN
Deputy People's Counsel

November 13, 1985

Leslie M. Pittler, Esquire
Suite 508, 28 Allegheny Ave.
Towson, Maryland 21204

RE: Stanley A. Klatsky, M.D., Petitioner
Zoning Case No. 86-81-A

Dear Les:

I am in receipt of a new sign design for 122 Slade with explanatory remarks by Mark Levin. After reviewing his letter and the new design, I am satisfied that the sign issue can be resolved by simply revising the plat to accompany petition to reflect the correct east and west signs.

Also, since I have not heard back from you on the parking, I assume your client will not market 120 Slade for medical offices. Accordingly, when the plat is revised, General Note 7B should also contain a notation that there will be no medical offices in the proposed building.

Once the plat is revised we should agree on a proposed order to be presented to the Board and we can then meet with Chairman Hackett to arrange a short hearing to be set in before one of the Board's scheduled cases.

Thank you for your cooperation.

Sincerely yours,

Phyllis
Phyllis Cole Friedman
People's Counsel for Baltimore County

RECEIVED
COUNTY BOARD OF APPEALS
NOV 14 A 9 22 E
CF:ash

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NW/S of Slade Ave., 588' : OF BALTIMORE COUNTY
SW of Centerline of Reisterstown Rd. (122 Slade Ave.), 3rd District :
STANLEY A. KLATSKY, M.D., : Case No. 86-81-A
Petitioner :

NOTICE OF APPEAL

Please note an appeal from your decision in the above-captioned matter, under date of August 30, 1985, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.

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 18th day of September, 1985, a copy of the foregoing Notice of Appeal was mailed to Leslie M. Pittler, Esquire, Suite 508, 28 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

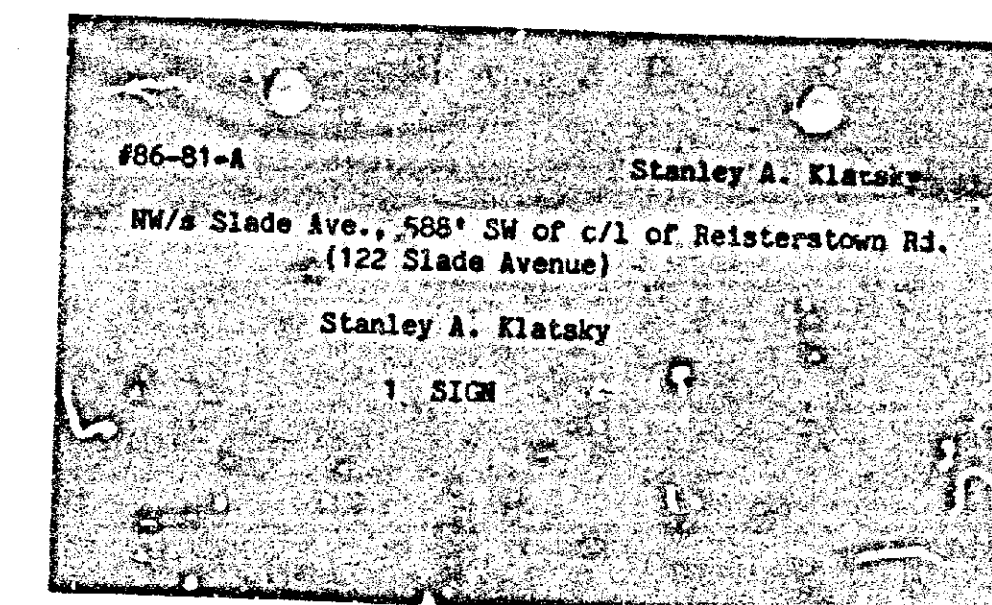
Arnold Jablon
TO: Zoning Commissioner Date: August 8, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-81-A

Please note that the site is within the Pikesville Revitalization and that lack of sufficient parking has been a continuing problem in the area. Hence, this office is opposed to the granting of the requested parking variances.

The request for 2 free-standing signs is noted on the assignment sheet but no proposed signs are shown on the plan. Consequently, on the basis of the available information, this office cannot offer final comments. However, the Pikesville Revitalization plan addresses the problems resulting from the existing proliferation of signs.

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

NEG:JGH:slm



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd Date of Posting 8-4-85
Posted for: Appeal
Petitioner: Stanley A. Klatsky
Location of property: NW/Slade Slade Ave. S.E.E. SW of Reisterstown Road (122 Slade Ave.)
Location of Sign: IN FRONT OF 122 SLADE AVE
Remarks:
Posted by: *A. J. Jablon* Date of return: 10-4-85
Number of Signs: 1

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md. Aug. 1, 1985

THIS IS TO CERTIFY that the annexed Reg. #L73273...P.O.#67770 was published for one (1) successive week/day previous to the 1st day of Aug. 1985, in the

- Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland.
- Randallstown News, a weekly newspaper published in Baltimore County, Maryland.
- Community Times, a weekly newspaper published in Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per: *Quinn Kaplan*

86-81-A
CERTIFICATE OF PUBLICATION

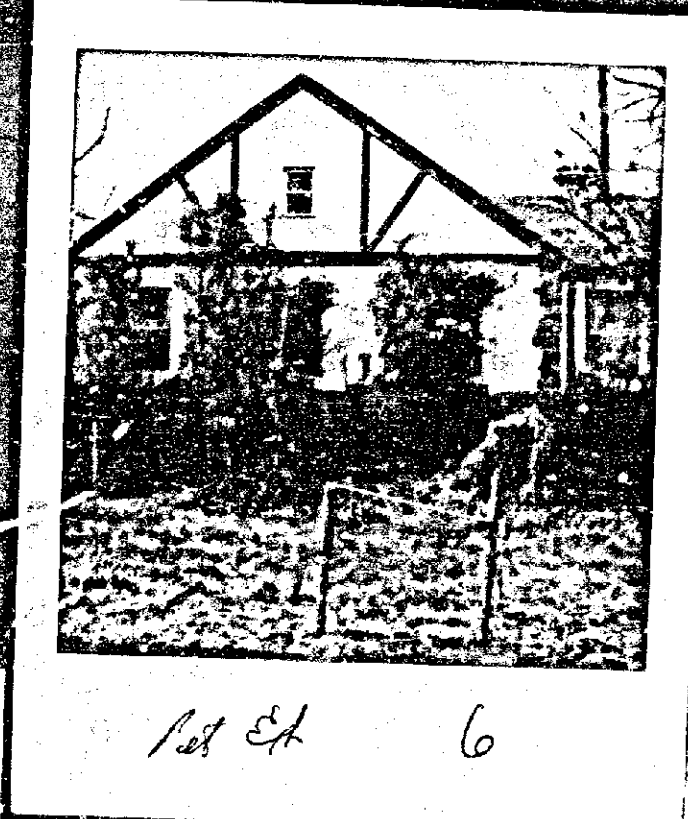
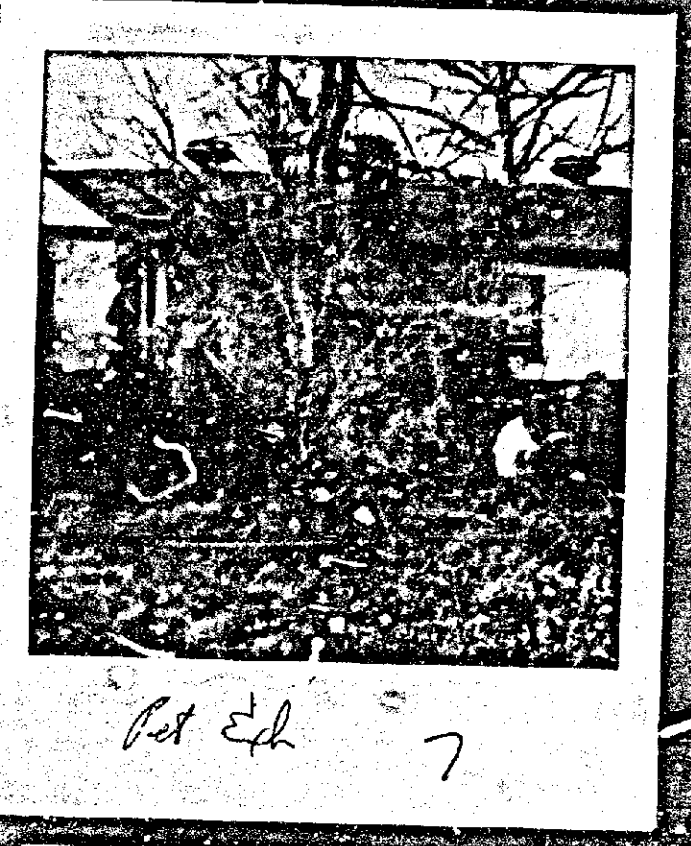
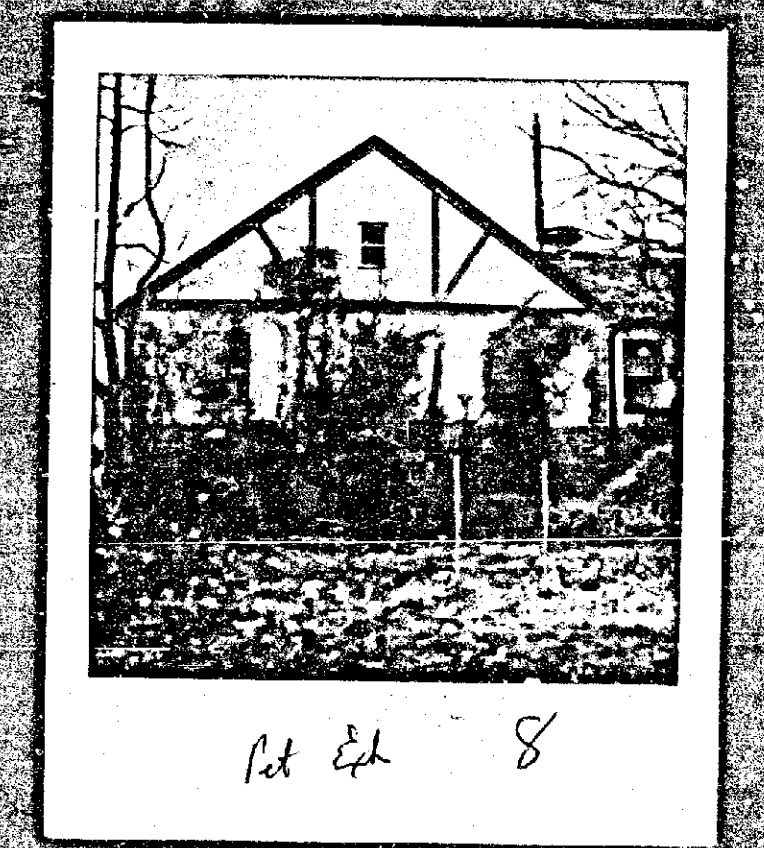
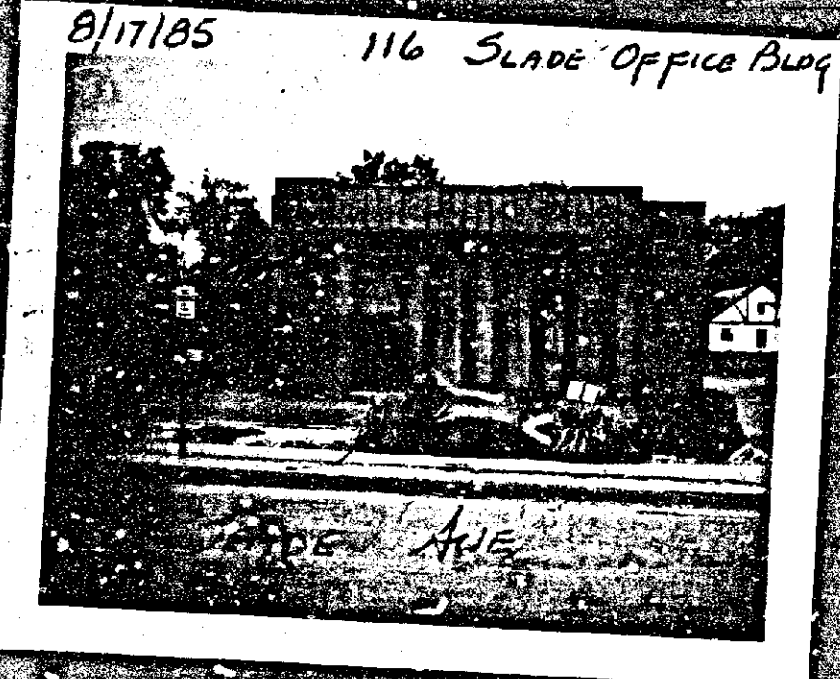
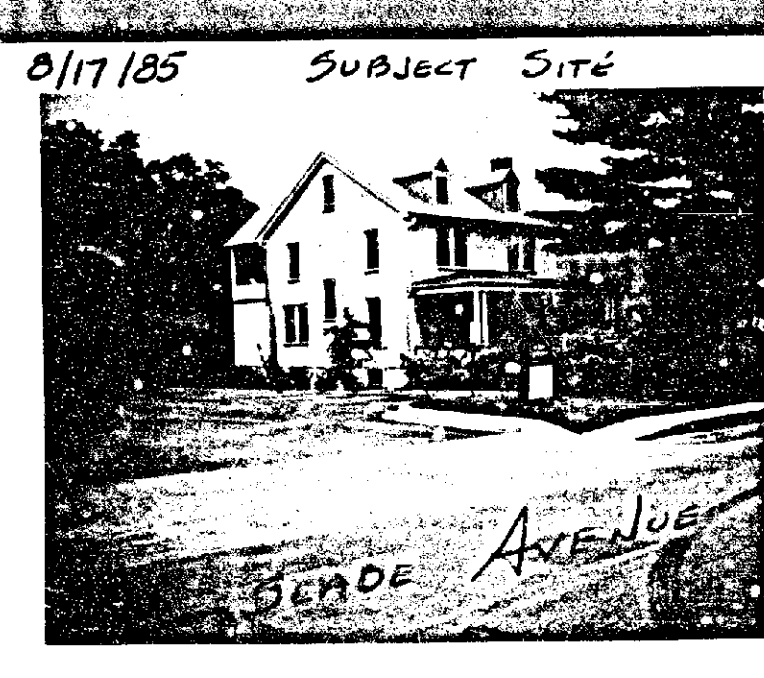
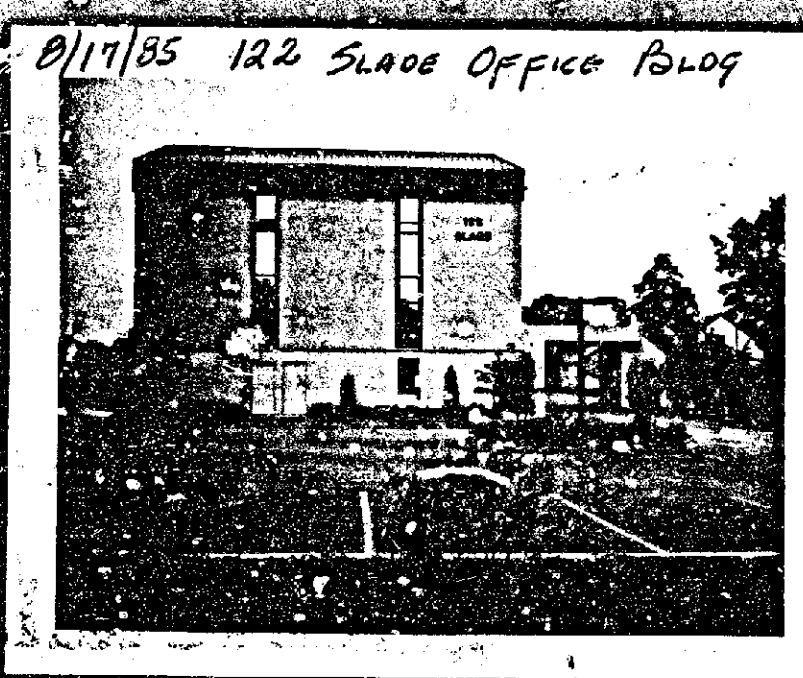
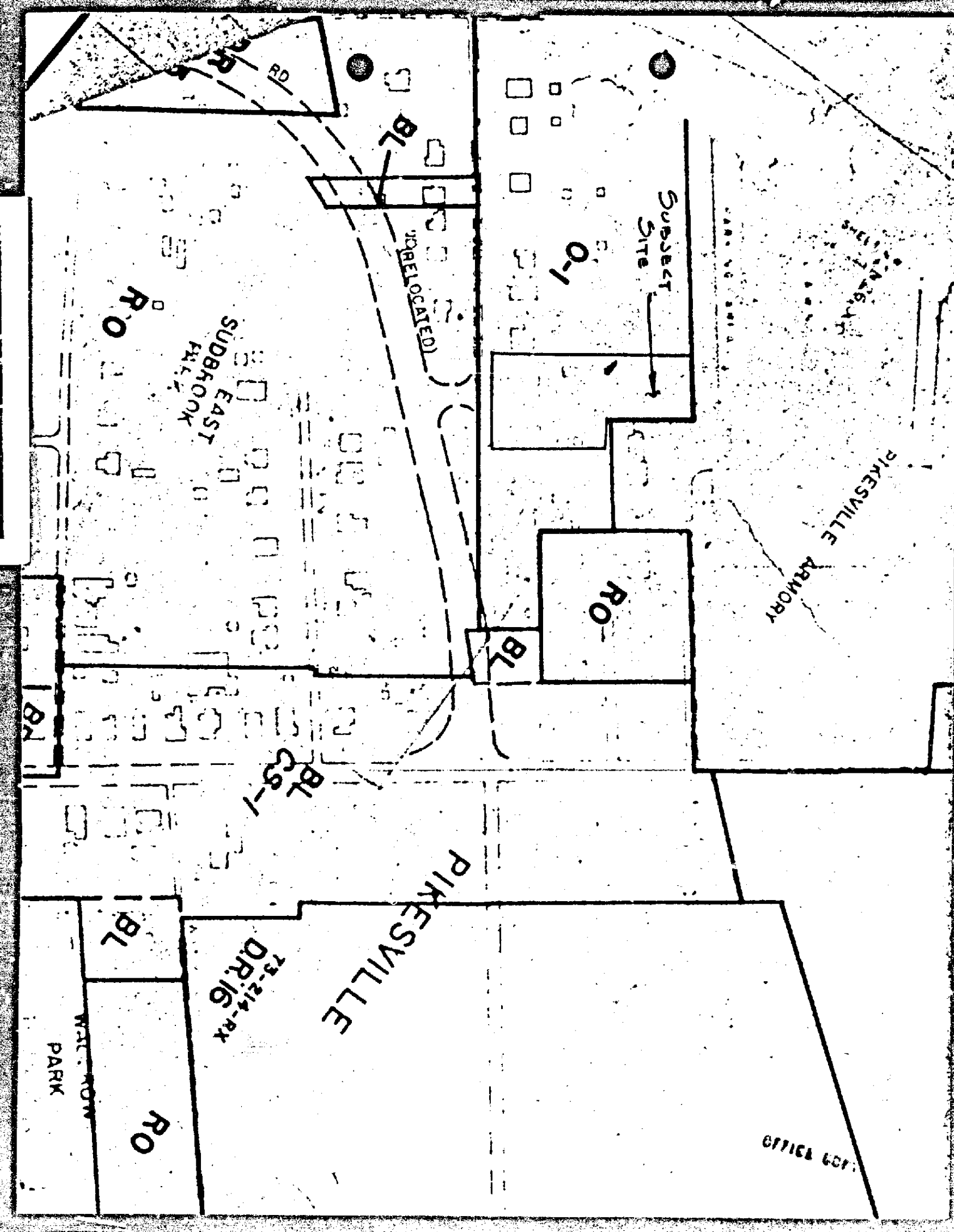
TOWSON, MD., August 1, 1985
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 1, 1985

THE JEFFERSONIAN,
B. Venturi
Publisher
Cost of Advertising
22

PETITION FOR VARIANCE
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on this petition for variance from Section 20-42.1, to allow a minimum setback from a Residential Zone boundary of 10 feet, and Section 20-42.2, to allow a minimum setback of 10 feet, in the case of the proposed 1 1/2 story, 2 1/2 unit townhouse building, located at the intersection of Slade Ave. and Pikeville Road, in the City of Towson, Baltimore County, Maryland.

86-81-A
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

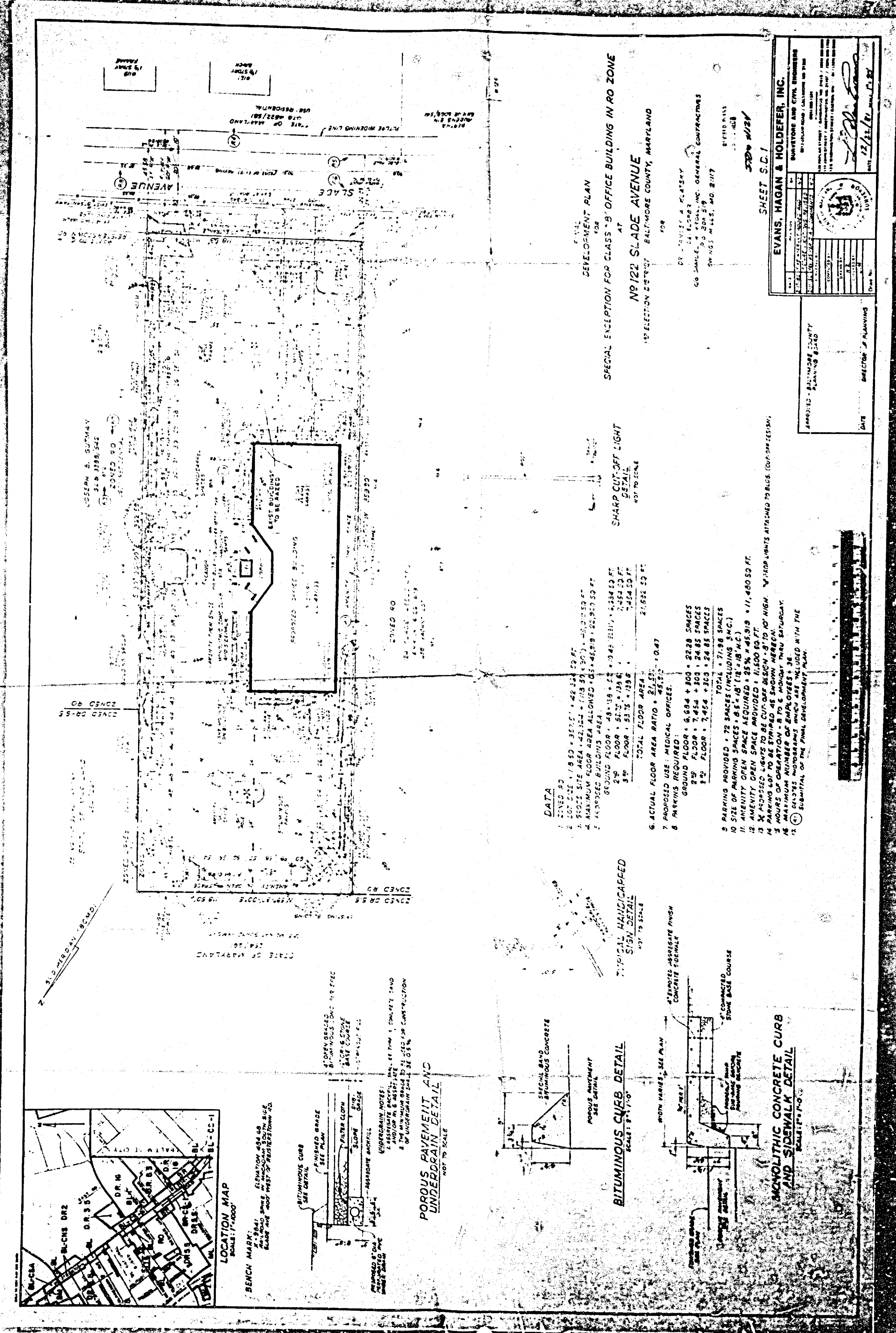
District: *3rd* Date of Posting: *7-30-85*
Posted for: *Residence*
Petitioner: *Stanley A. Klatky, MD.*
Location of property: *W. side of Slade Ave. 588 ft. SW 1/4 centerline of Reisterstown Rd. (122 Slade Ave.)*
Location of Signs: *W. side of Slade Ave. in front of 122 Slade Ave.*
Remarks:
Posted by: *S. J. Braten* Date of return: *August 2, 1985*
Number of Signs: _____

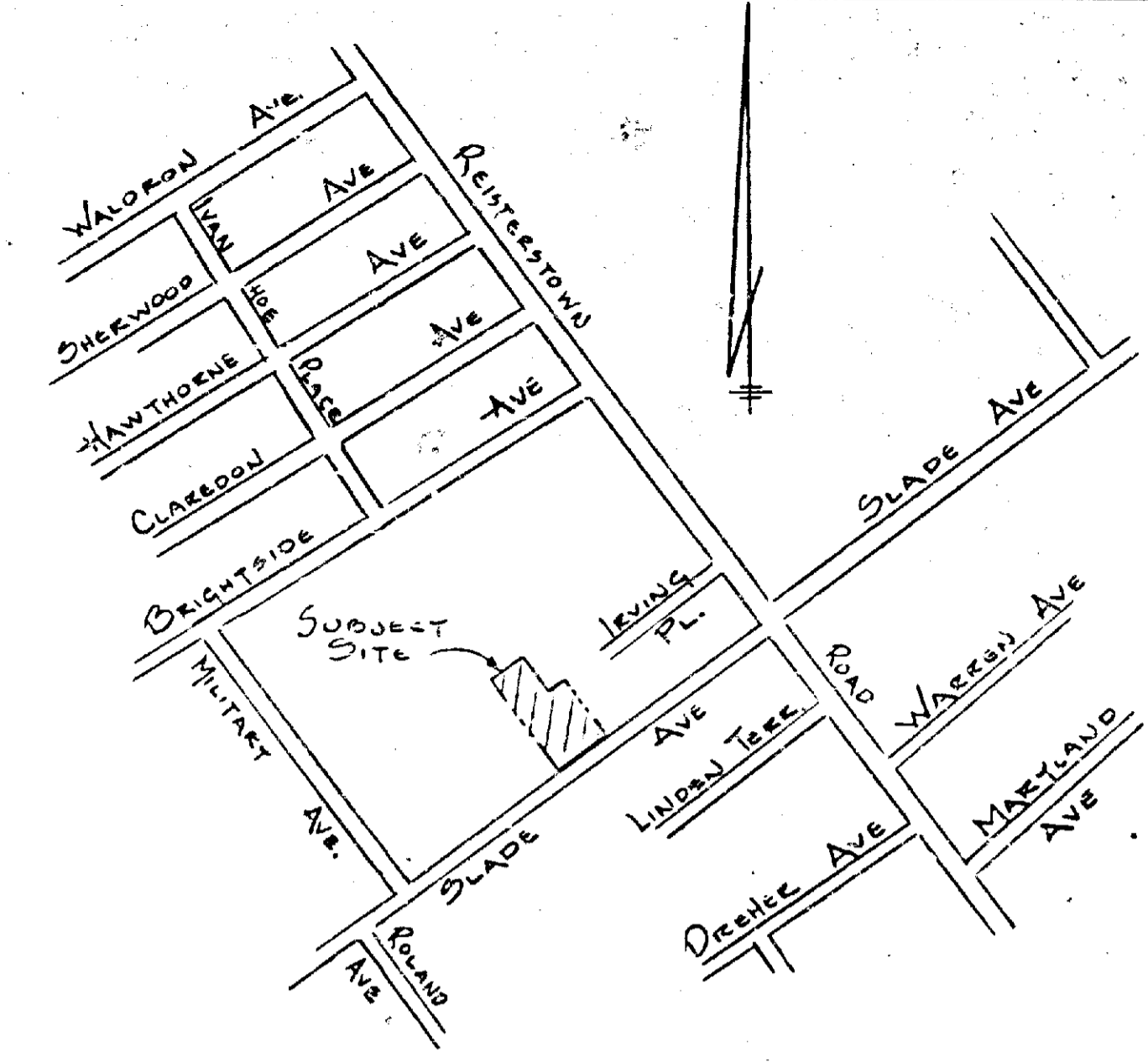


PETITION FOR VARIANCE
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on this petition for variance from Section 20-42.1, to allow a minimum setback from a Residential Zone boundary of 10 feet, and Section 20-42.2, to allow a minimum setback of 10 feet, in the case of the proposed 1 1/2 story, 2 1/2 unit townhouse building, located at the intersection of Slade Ave. and Pikeville Road, in the City of Towson, Baltimore County, Maryland.

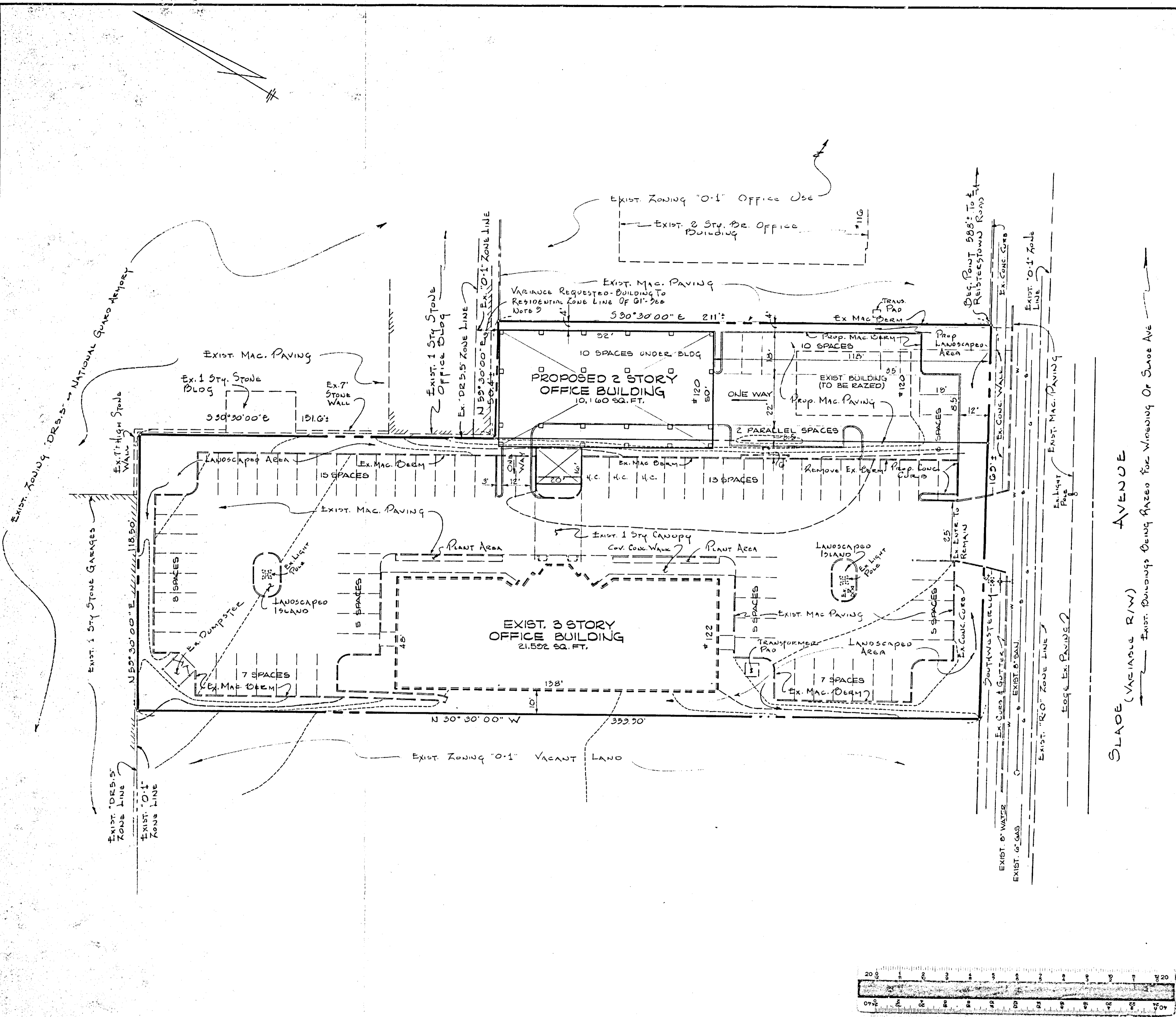
86-81-A
LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.
Westminster, Md., Aug. 1, 1985

THIS IS TO CERTIFY that the annexed, Reg. #173273, P.O. #67770 was published for one (1) _____ days previous to the _____ day of Aug., 1985, in the
 Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland.
 Randallstown News, a weekly newspaper published in Baltimore County, Maryland.
 Community Times, a weekly newspaper published in Baltimore County, Maryland.
LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.
Per: _____





LOCATION PLAN
SCALE: 1" = 500'

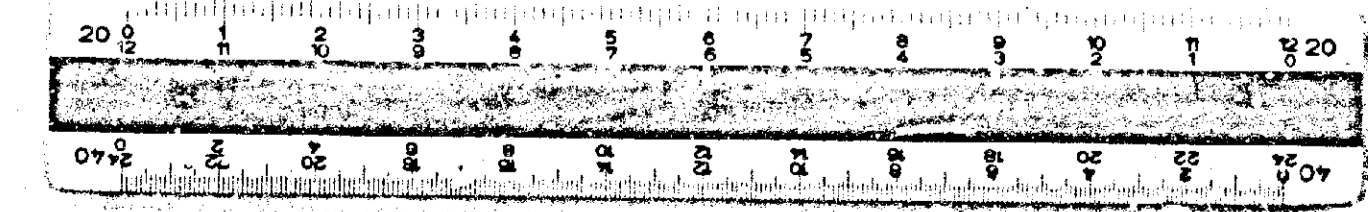
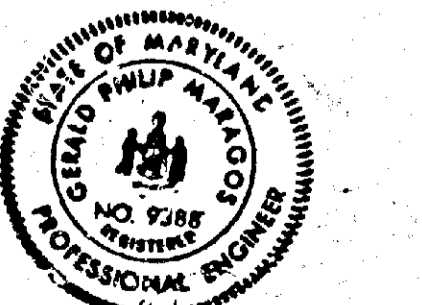


SLADE AVENUE
(VARIABLE R/W)
EXIST. BUILDINGS BEING RAZED FOR WIDENING OF SLADE AVE

- GENERAL NOTES**
- AREA OF PROPERTY EQUALS 1.22 ACRES ± (53,004 SQ. FT.)
 - EXISTING ZONING OF PROPERTY IS "O-1"
 - EXISTING USE OF PROPERTY "VACANT HOUSE" - #120 & MEDICAL OFFICE USE - #122
 - GROSS SITE AREA EQUALS 57,820 SQ. FT.
 - MAXIMUM FLOOR AREA ALLOWED = 0.55 (CLASS "C" BLDG) X 57,820 = 31,801 SQ. FT.
 - PROPOSED FLOOR AREA = 31,752 SQ. FT.
A. EXISTING BUILDING = 21,502 SQ. FT.
B. PROPOSED BUILDING = 10,160 SQ. FT. (4600 Y.F.)
 - PARKING REQUIRED:
A. EXISTING BUILDING = 21,502 SQ. FT. (MEDICAL OFFICES) REQUIRING 71.98 SPACES - (1/5000)
B. PROPOSED BUILDING = 10,160 SQ. FT. (MEDICAL OFFICES) REQUIRING 33.87 SPACES (1/5000)
C. TOTAL SPACES REQUIRED = 105.85 = 106
D. TOTAL SPACES EXISTING & PROPOSED = 93 (SEE NOTE #8)
 - PETITIONER IS REQUESTING A VARIANCE TO SECTION 403.2(4) OF THE ZONING REGULATIONS TO ALLOW A TOTAL OF 93 PARKING SPACES INSTEAD OF THE REQUIRED 106 SPACES FOR A MEDICAL OFFICE BUILDING. A VARIANCE OF 13 SPACES
 - PETITIONER IS REQUESTING A VARIANCE TO SECTION 204.4 C(1) OF THE ZONING REGULATIONS TO ALLOW A SETBACK FROM A RESIDENTIAL ZONE BOUNDARY OF 0' INSTEAD OF THE REQUIRED 70' (TWICE THE BUILDING HEIGHT WHICH IS 35'). A VARIANCE OF G1
 - AMENITY OPEN SPACE:
A. REQUIRED = 10,601 SQ. FT. (20% OF 53,004)
B. PROPOSED & EXISTING = 12,192 SQ. FT.
 - HOURS OF OPERATION 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY.
 - SITE IS LOCATED IN THE WESTERN RUN DRAINAGE AREA
 - EXISTING OFFICE BUILDING WAS APPROVED AS A CLASS "B" BUILDING IN AN "R0" ZONE APRIL 15, 1982. SEE PETITION NUMBER 82-206X. BUILDING IS NOW A CLASS "C" BUILDING WITH THE PROPOSED BUILDING BEING CONNECTED TO IT.
 - PUBLIC UTILITIES EXIST AT THE SITE
 - EXISTING BUILDINGS ON SITE (N° 120 SLADE AVE) TO BE REMOVED

DATE: 3/4/85
BY: H
SCALE: 1" = 20'

Old Plan



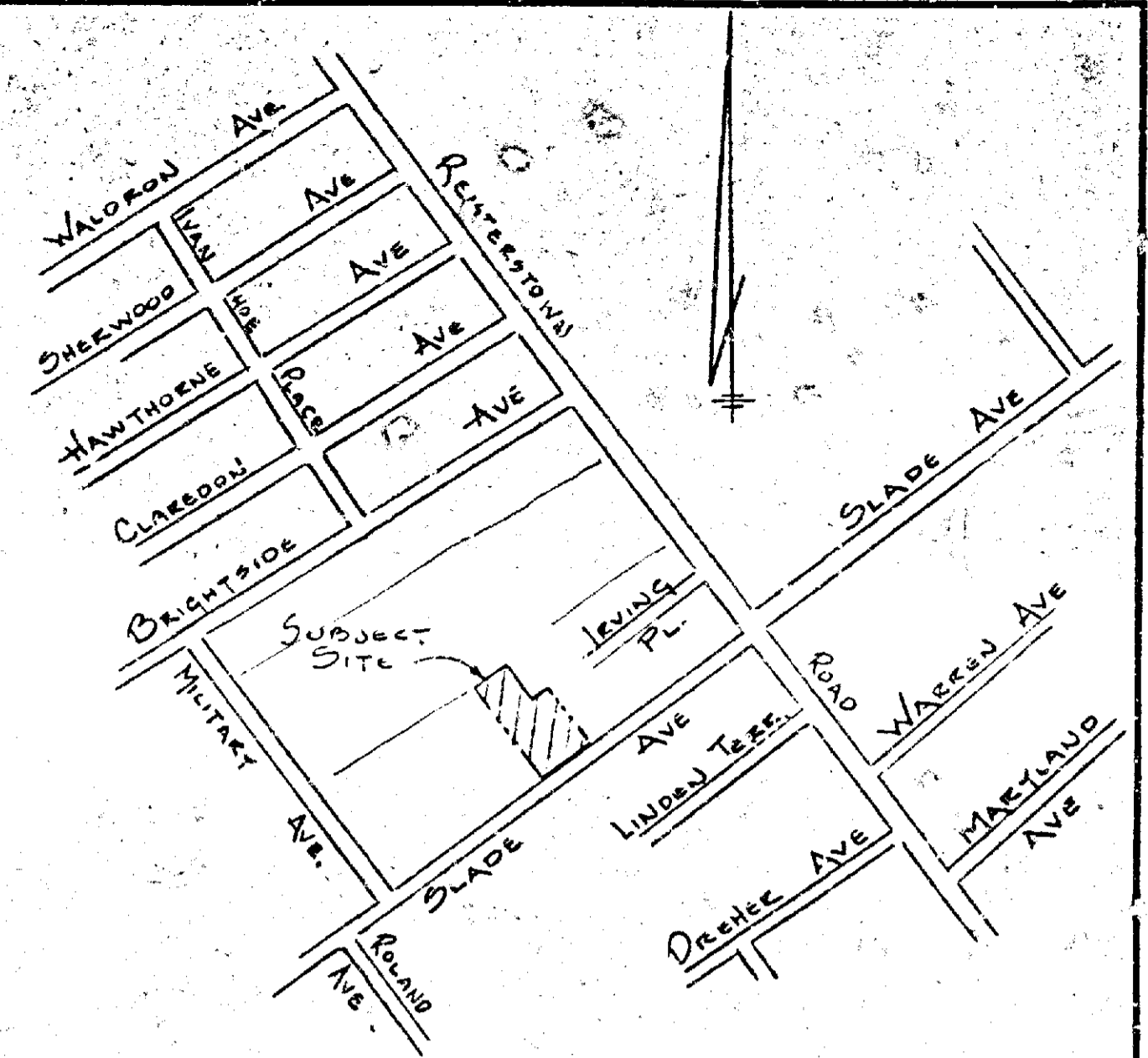
DATE	REVISIONS

KIDDE CONSULTANTS, INC.
ENGINEERS • ARCHITECTS • PLANNERS

ELECTION DISTRICT 3
COUNCILMANIC DISTRICT 2

PLAT TO ACCOMPANY PETITION
FOR YARD & PARKING VARIANCES
NOS 120 & 122 SLADE AVENUE
BALTIMORE COUNTY MARYLAND

SHEET 1	DATE April, 1985	JOB NUMBER 01-85087
OF 1	SCALE 1" = 20'	
1		

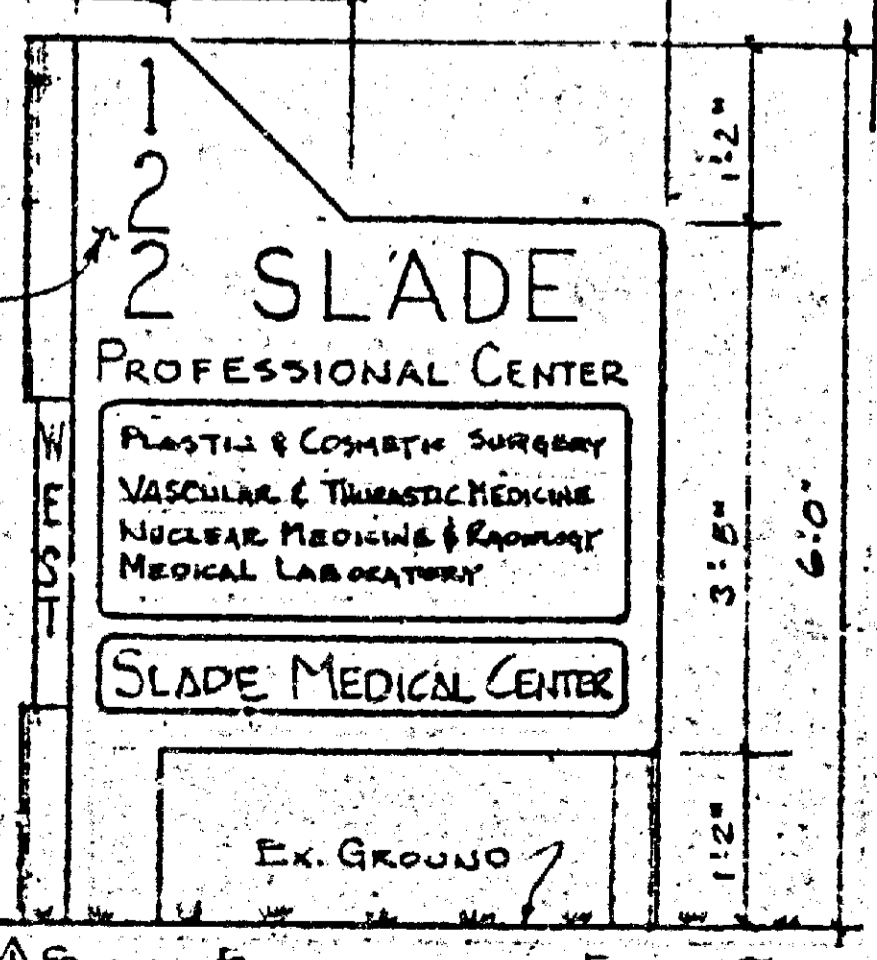
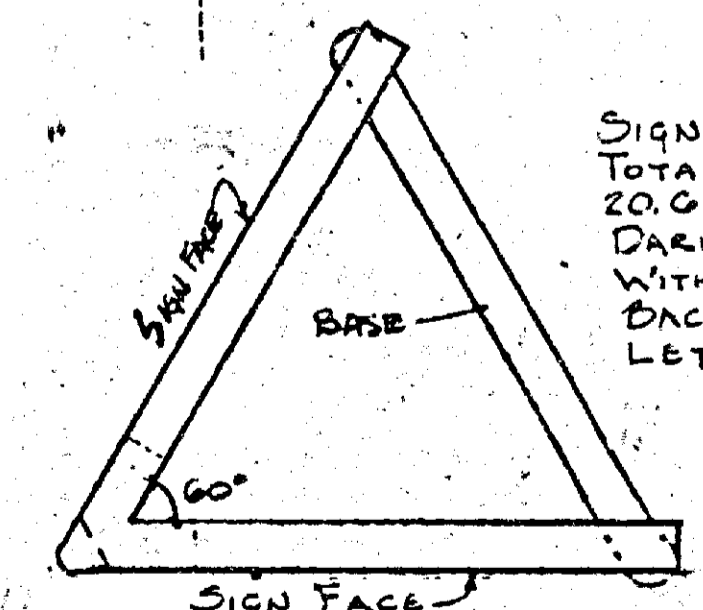
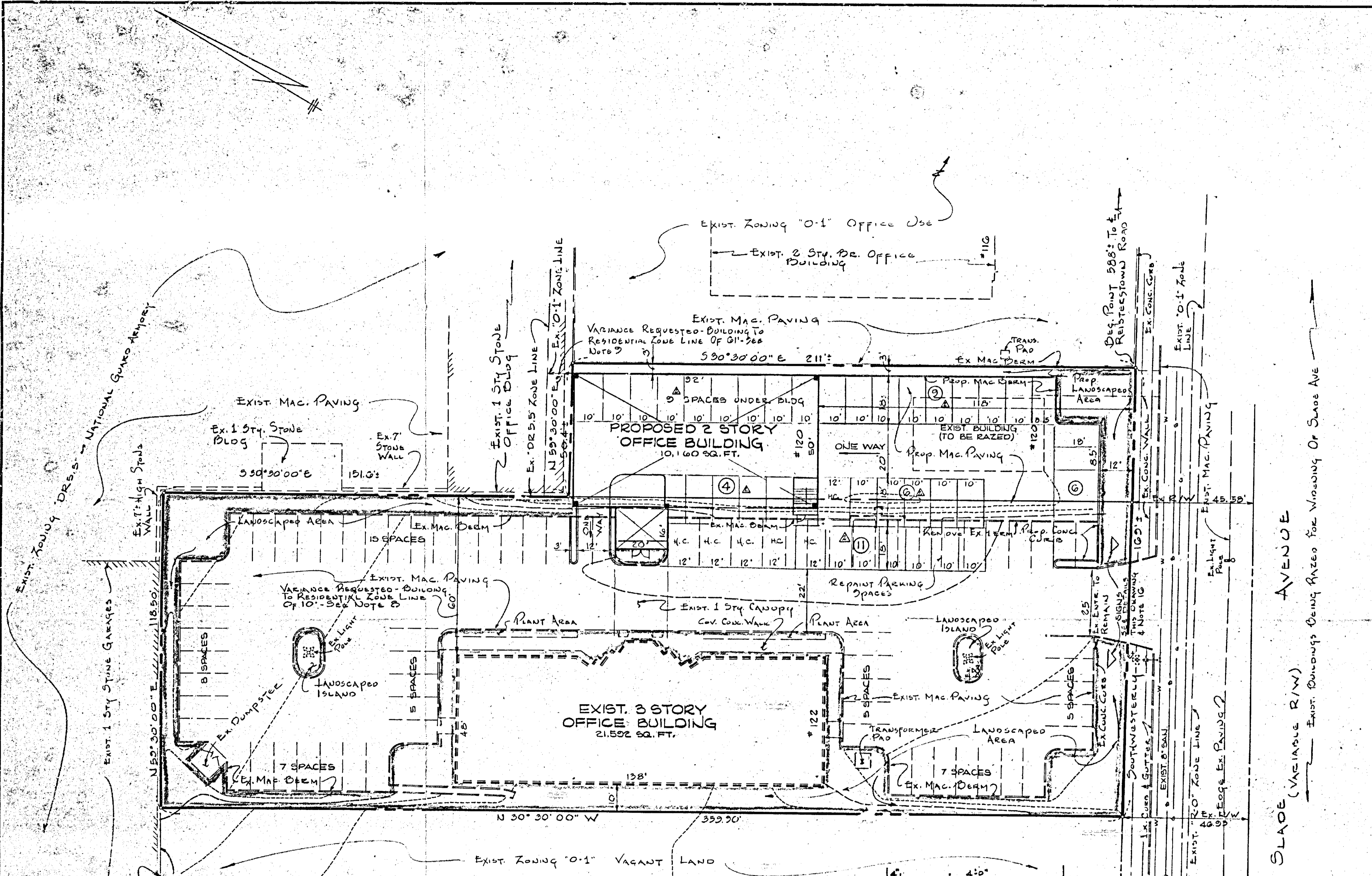


LOCATION PLAN
SCALE: 1" = 500'

- GENERAL NOTES**
1. AREA OF PROPERTY EQUALS 1.22 ACRES ± (53,004 SQ. FT.)
 2. EXISTING ZONING OF PROPERTY IS "O-1"
 3. EXISTING USE OF PROPERTY IS "VACANT HOUSE" - #120' & MEDICAL OFFICE USE - #122
 4. GROSS SITE AREA = 57,820 SQ. FT. (#122 - 45,919 1/2' x 120' - 11,901' ±)
 5. MAXIMUM FLOOR AREA ALLOWED = 0.55 (CLASS "C" BLDG.) x 57,820 = 31,801 SQ. FT.
 6. PROPOSED FLOOR AREA = 31,752 SQ. FT.
 A. EXISTING BUILDING = 21,592 SQ. FT.
 B. PROPOSED BUILDING = 10,160 SQ. FT. (4600' ± F.L.)
 7. PARKING REQUIRED:
 A. EXISTING BUILDING = 21,592 SQ. FT. (MEDICAL OFFICES) - REQUIRING 4798 SPACES (1/500' ±)
 B. PROPOSED BUILDING = 10,160 SQ. FT. (GENERAL OFFICES) - REQUIRING 2032 SPACES (1/500' ±)
 C. TOTAL SPACES REQUIRED = 923 ± = 93
 D. TOTAL SPACES EXISTING & PROPOSED = 97 (SEE NOTE #8)
 8. PETITIONER IS REQUESTING A VARIANCE TO SECTION 204.4 C(1) OF THE ZONING REGULATIONS TO ALLOW A SETBACK FROM A RESIDENTIAL ZONE BOUNDARY OF 60' INSTEAD OF THE REQUIRED 70' (TWICE THE BUILDING HEIGHT WHICH IS 35') A VARIANCE OF 10' (SIDE YARD)
 9. PETITIONER IS REQUESTING A VARIANCE TO SECTION 204.4 C(1) OF THE ZONING REGULATIONS TO ALLOW A SETBACK FROM A RESIDENTIAL ZONE BOUNDARY OF 9' INSTEAD OF THE REQUIRED 70' (TWICE THE BUILDING HEIGHT WHICH IS 35') A VARIANCE OF 61'
 10. AMENITY OPEN SPACE:
 A. REQUIRED = 10,601 SQ. FT. (20% OF 53,004)
 B. PROPOSED & EXISTING = 10,622 SQ. FT. (SHADED AREAS ON PLAN)
 11. HOURS OF OPERATION 8:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY
 12. SITE IS LOCATED IN THE WESTERN RUN DRAINAGE AREA
 13. EXISTING OFFICE BUILDING WAS APPROVED AS A CLASS "B" BUILDING IN AN "R0" ZONE APRIL 15, 1982. SEE PETITION NUMBER 02-206X. BUILDING IS NOW A CLASS "C" BUILDING WITH THE PROPOSED BUILDING BEING CONNECTED TO IT.
 14. PUBLIC UTILITIES EXIST AT THE SITE
 15. EXISTING BUILDINGS ON SITE (N#120 SLADE AVE) TO BE REMOVED
 16. PETITIONER IS REQUESTING A VARIANCE TO SECTION 204.3 C(5) OF THE ZONING REGULATIONS TO ALLOW 2 STATIONARY FREE STANDING IDENTIFICATION SIGNS, ONE ON EACH SIDE OF THE EXISTING ENTRANCE INSTEAD OF THE 1 ALLOWED SIGN.

Pet's Ech. 9

Revised plan
10/18/85



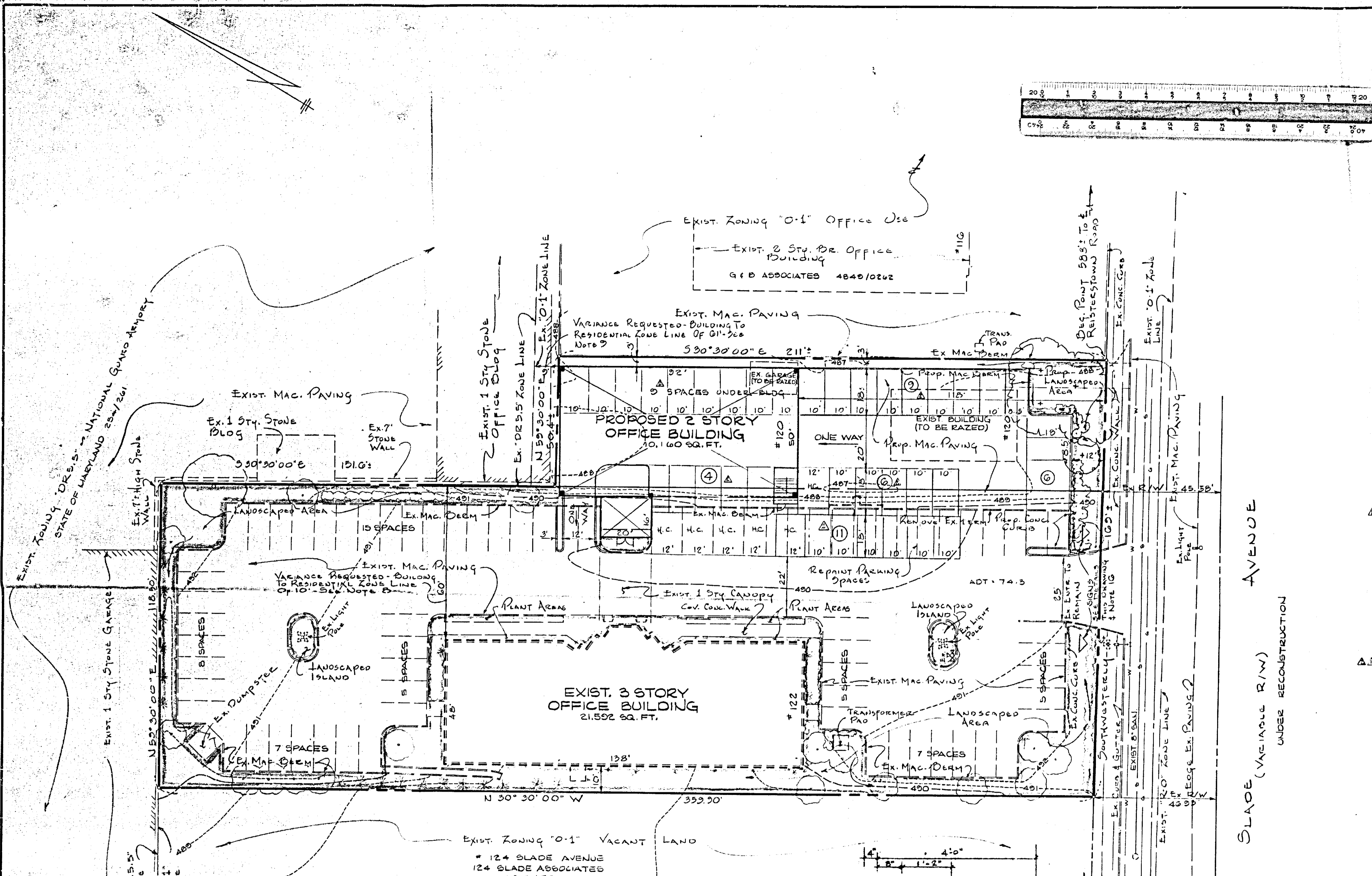
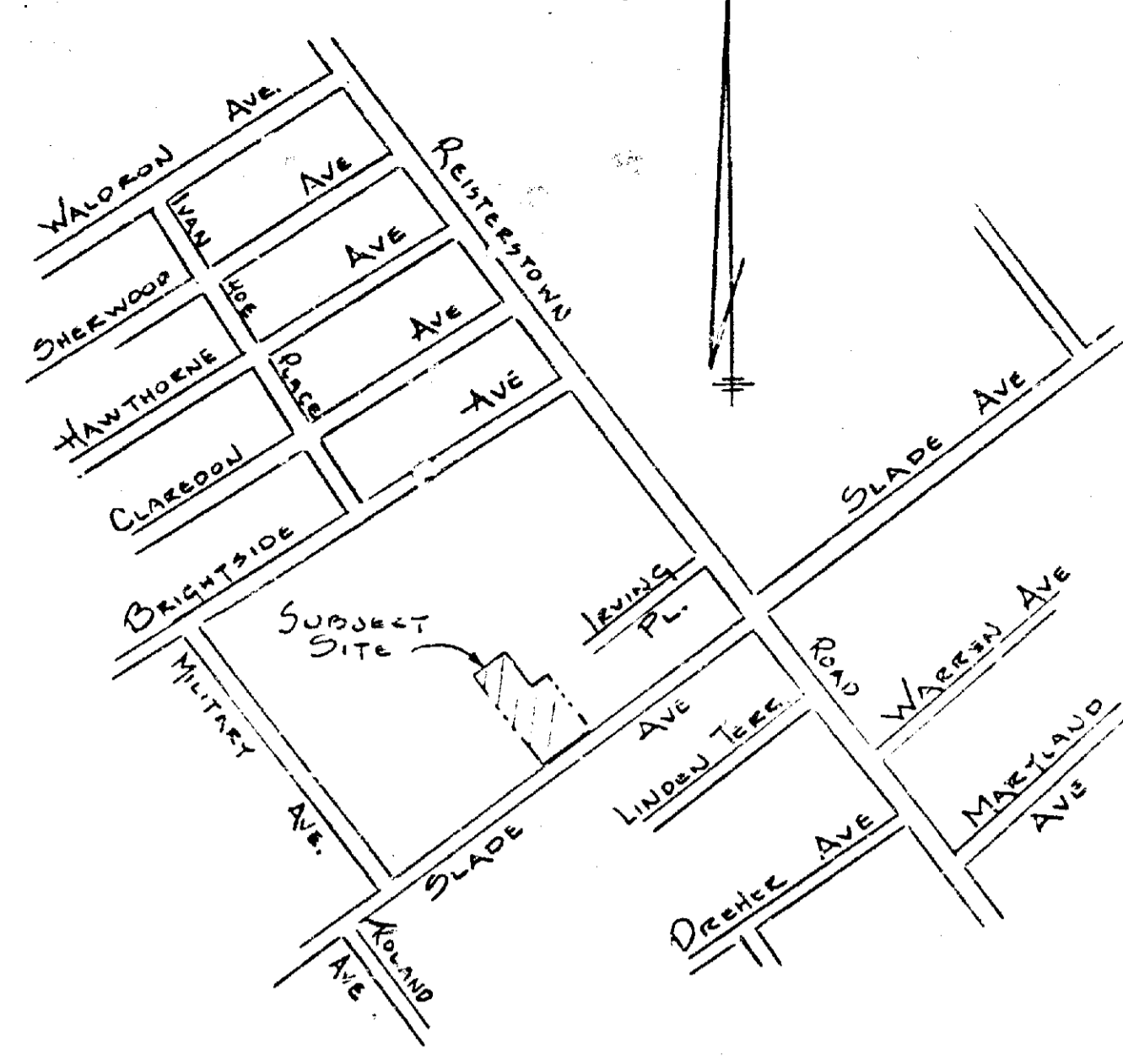
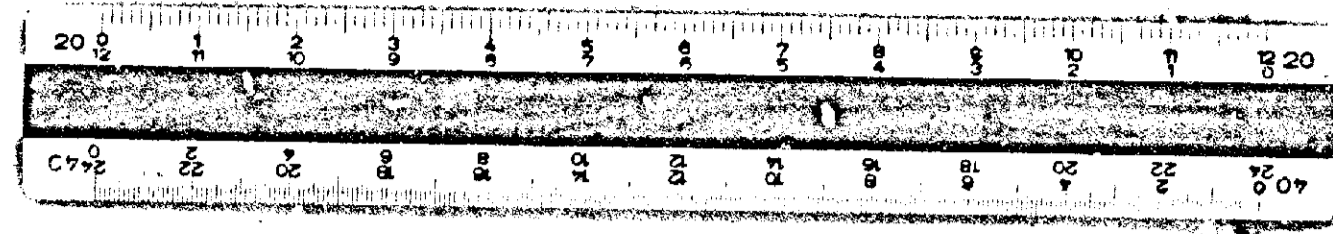
DATE	REVISIONS
5-17-85	A. REVISED PARKING PLAN, ADDED SIGN DETAILS, ADDED NOTE 16; REVISED NOTES TO #10
7-16-85	A. REVISED PARKING PLAN, SHADDED AMENITY OPEN SPACES; REVISED NOTES 4, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21

KIDDE CONSULTANTS, INC.
ENGINEERS • ARCHITECTS • PLANNERS

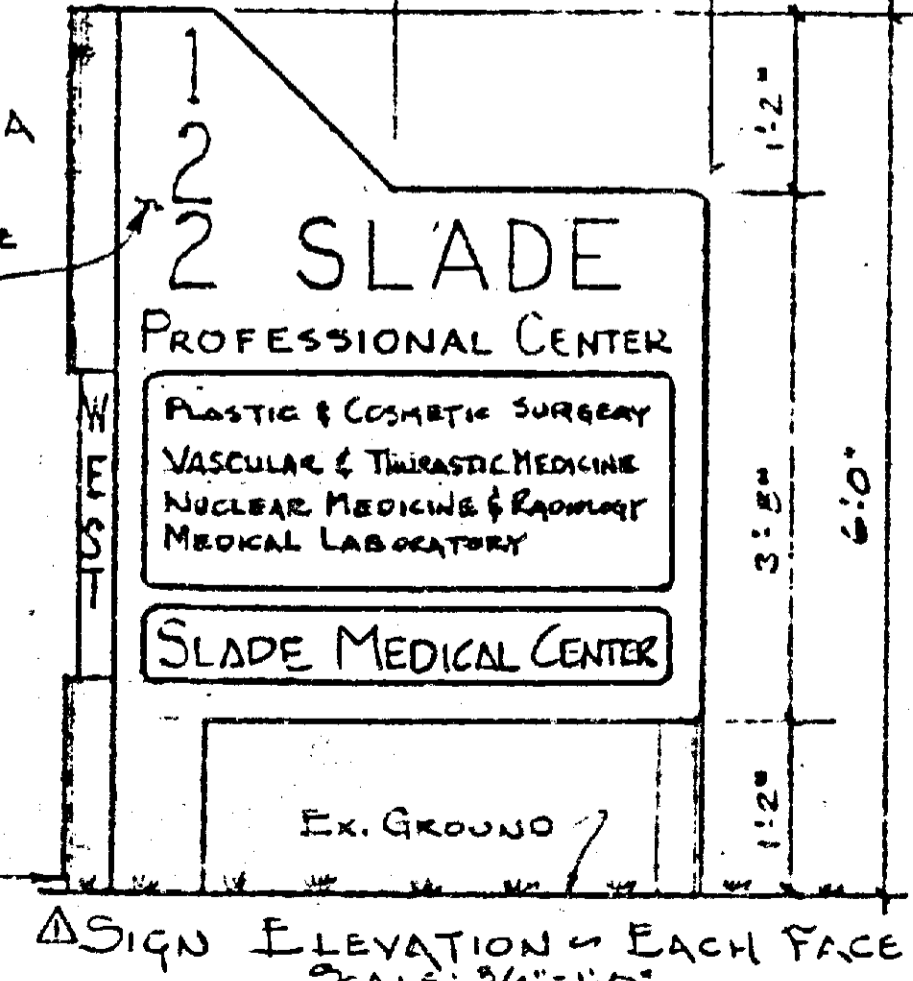
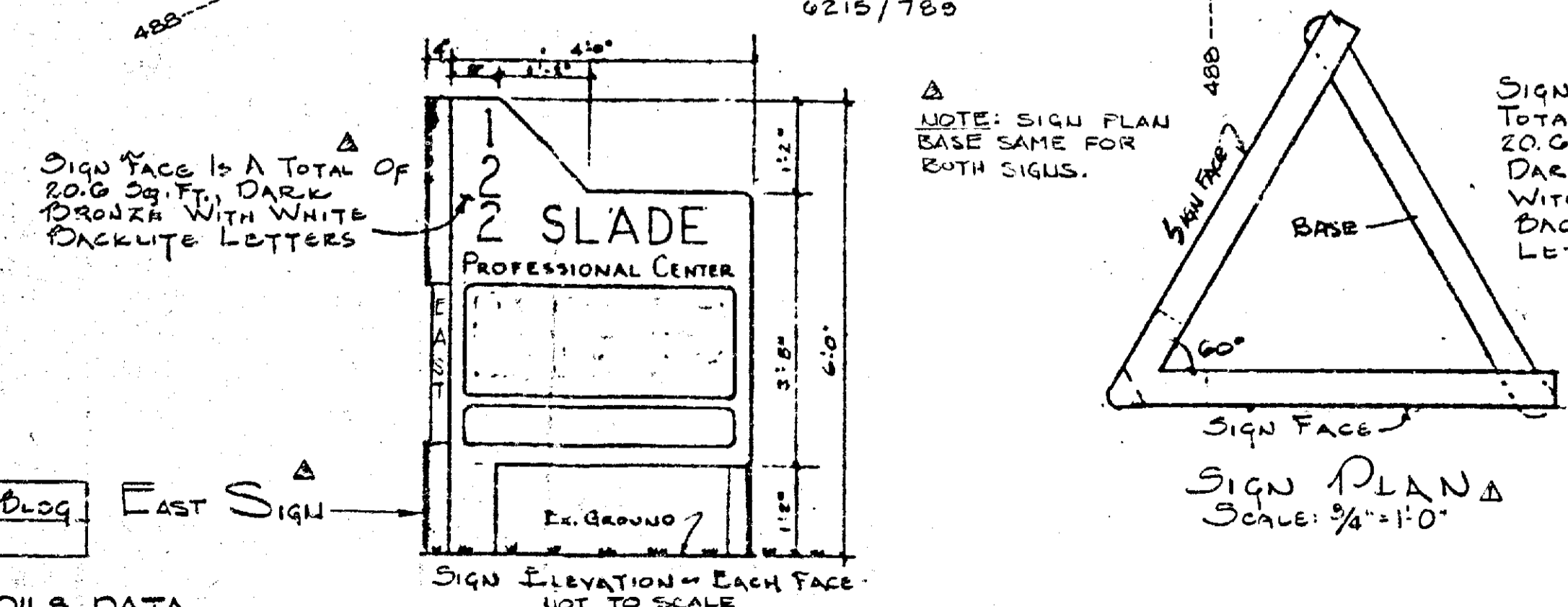
ELECTION DISTRICT 3
COUNCILMANIC DISTRICT 2

PLAT TO ACCOMPANY PETITION
FOR YARD & SIGN VARIANCES
NOS 120 & 122 SLADE AVENUE
BALTIMORE COUNTY MARYLAND

SHEET	DATE	JOB NUMBER
1 OF 1	APRIL 10, 1985	02-206X



- GENERAL NOTES**
1. AREA OF PROPERTY EQUALS 1.22 ACRES (53,004 SQ. FT.)
 2. EXISTING ZONING OF PROPERTY IS "O-1"
 3. EXISTING USE OF PROPERTY IS "VACANT HOUSE" - #120 & "MEDICAL OFFICE USE" - #122
 4. GROSS SITE AREA = 57,820 SQ. FT. ($122 \times 45,917.93 + 120 \times 11,901.07$)
 5. MAXIMUM FLOOR AREA ALLOWED = 0.55 (CLASS "C" BLDG) \times 57,820 = 31,801 SQ. FT.
 6. PROPOSED FLOOR AREA = 31,752 SQ. FT.
 - A. EXISTING BUILDING = 21,592 SQ. FT.
 - B. PROPOSED BUILDING = 10,160 SQ. FT. (4600 V.F.)
 7. PAVING REQUIRED:
 - A. EXISTING BUILDING = 21,592 SQ. FT. (MEDICAL OFFICES) REQUIRING 71.98 SPACES (1/300th)
 - B. PROPOSED BUILDING = 10,160 SQ. FT. (GENERAL OFFICES) REQUIRING 20.92 SPACES (1/300th) SECT. 204.2 (b) 5
 - C. TOTAL SPACES REQUIRED = 92.9
 - D. TOTAL SPACES EXISTING & PROPOSED = 97 (SEE NOTE # 8)
 8. PETITIONER IS REQUESTING A VARIANCE TO SECTION 204.4 C (1) OF THE ZONING REGULATIONS TO ALLOW A SETBACK FROM A RESIDENTIAL ZONE BOUNDARY OF 60' INSTEAD OF THE REQUIRED 70' (TWICE THE BUILDING HEIGHT WHICH IS 35'). A VARIANCE OF 10' (SIDE YARD)
 9. PETITIONER IS REQUESTING A VARIANCE TO SECTION 204.4 C (1) OF THE ZONING REGULATIONS TO ALLOW A SETBACK FROM A RESIDENTIAL ZONE BOUNDARY OF 2' INSTEAD OF THE REQUIRED 70' (TWICE THE BUILDING HEIGHT WHICH IS 35'). A VARIANCE OF 68'
 10. AMENITY OPEN SPACE:
 - A. REQUIRED = 10,601 SQ. FT. (20% OF 53,004)
 - B. PROPOSED & EXISTING = 10,622 SQ. FT. (SHADED AREAS ON PLAN)
 11. HOURS OF OPERATION 8:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY.
 12. SITE IS LOCATED IN THE WESTERN RUN DRAINAGE AREA
 13. EXISTING OFFICE BUILDING WAS APPROVED AS A CLASS "B" BUILDING IN AN "RO" ZONE APRIL 15, 1982. SEE PETITION NUMBER 82-206X. BUILDING IS NOW A CLASS "C" BUILDING WITH THE PROPOSED BUILDING BEING CONNECTED TO IT.
 14. PUBLIC UTILITIES EXIST AT THE SITE
 15. EXISTING BUILDINGS ON SITE (N° 120 SLADE AVE) TO BE REMOVED
 16. PETITIONER IS REQUESTING A VARIANCE TO SECTION 204.3 C b OF THE ZONING REGULATIONS TO ALLOW 2 STATIONARY FREE STANDING IDENTIFICATION SIGNS; ONE ON EACH SIDE OF THE EXISTING ENTRANCE INSTEAD OF THE 1 ALLOWED SIGN.
 17. LANDSCAPING:
 - A. N° 122 SLADE AVE. IS CURRENTLY LANDSCAPED
 - B. LANDSCAPE CALCULATIONS FOR 120 SLADE AVE.:
 - i. ROAD FRONTAGE: 50 LF / 40 = 2 TREES (1 TO BE MAJ. DEC.)
 - ii. PARKING SPACES: 34 SP / 12 = 3 MAJ. DEC. TREES
 - iii. SCREENING OF PARKING: 47 LF / 3 = 16 EVERGREEN SHRUBS
 - iv. REQ'D LANDSCAPING: 4 MAJ. DEC. TREES, 1 TREE & 16 EVERGREEN SHRUBS
 - v. PROPD. LANDSCAPING: 4 MAJ. DEC. TREES, 1 MIN. DEC. TREE, & 16 EVERGREEN SHRUBS
 - C. EXIST. TREES AT 120 SLADE AVE. TO BE REMOVED
 18. TO THE BEST OF OUR KNOWLEDGE THE SITE CONTAINS NONE OF THE FOLLOWING:
 - A. WETLANDS
 - B. CRITICAL AREAS
 - C. ARCHEOLOGICAL SITES
 - D. ENDANGERED SPECIES HABITATS
 - E. HISTORICAL BUILDINGS
 - F. HAZARDOUS MATERIALS SITES



11/8/85 Added Sign Details For East Bldg.
 DATE REVISION

SOILS DATA

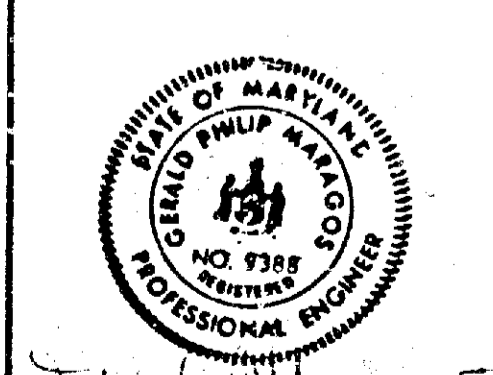
SYMBOL	SERIES	SLOPE	CLASS	LIMITATIONS FOR: HOUSEDIED STREETS & PARKING
L-1	LEGORE - URBAN LAND COMPLEX	0-3%		SLIGHT MODERATE SLOPE

KIDDE CONSULTANTS, INC.
 ENGINEERS • ARCHITECTS • PLANNERS
 1020 COLUMBIA BRIDGE ROAD, TOWSON, MARYLAND 21284 (301) 321-5500

ELECTION DISTRICT 3
 COUNCILMANIC DISTRICT 2
 WATERSHED 26
 CENSUS TRACT 4034.02
 SEWERWASHED 52

PLAT TO ACCOMPANY PETITION
 FOR YARD & SIGN VARIANCES
 NOS 120 & 122 SLADE AVENUE
 BALTIMORE COUNTY MARYLAND

SHEET	DATE	JOB NUMBER
1	APRIL 10, 1985	01-85067
OF	SCALE 1" = 20'	
1		



86-81-A
9-30-85

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 204.4C.1 to allow a minimum setback from a Residential Zone Boundary of 9 ft. in lieu of the required 70 ft., and Section 204.3C.3.b to permit two (2) free-standing signs in lieu of the permitted one (1) sign.

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

a) Practical difficulty of having best aesthetic and coordinated use of proposed and existing buildings on this and adjoining lot

b) Building cannot be economically constructed due to narrow lot lines configuration without variance

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

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

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

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) (Type or Print Name)
Stanley A. Klatsky, M.D.
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
Leslie M. Pittler
(Type or Print Name)
Signature: _____
Suite 508, 28 Allegheny Avenue
Townson, Maryland 21204
City and State: _____
Attorney's Telephone No.: 296-9220

ORDERED BY The Zoning Commissioner of Baltimore County, this 17th day of July, 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 20th day of August, 1985, at 10:45 o'clock A.M.

Arnold Jablon
Zoning Commissioner of Baltimore County.
(over)

County Board of Appeals of Baltimore County
Room 200 Court House (Hearing Room #216)
Towson, Maryland 21204
(301) 494-3180
December 24, 1985

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 86-81-A STANLEY A. KLATSKY
NW/s Slade Ave., 588' SW of c/l of Reisterstown Rd. (122 Slade Ave.)
3rd District
Variance-Setback; and to permit 2 signs in lieu of 1.
8/30/85 - Z.C.'s Order-GRANTED w/restriction

ASSIGNED FOR: TUESDAY, JANUARY 14, 1986, at 9:30 a.m.
cc: Leslie M. Pittler, Esq. Counsel for Petitioner
Stanley A. Klatsky, M.D. Petitioner
Phyllis C. Friedman People's Counsel
Norman Gerber
James Hoswell
Arnold Jablon
Jean Jung
James Dyer

June Holmen, Secretary

Case No. 86-81-A
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your petition has been received and accepted for filing this 17th day of July, 1985.

Arnold Jablon
Zoning Commissioner

Received by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Attorney: Stanley A. Klatsky, M.D.
Leslie M. Pittler, Esquire
Kilde Consultants, Inc., 1020 Crowell Bridge Road
Baltimore, Maryland 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
August 9, 1985

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

Leslie M. Pittler, Esquire
Suite 508, 28 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 319 - Case No. 86-81-A
Petitioner - Stanley A. Klatsky, M.D.
Variance Petition

Dear Mr. Pittler:

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

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

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENC: Mr.
Enclosures

cc: Kilde Consultants, Inc.
1020 Crowell Bridge Road
Baltimore, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3511
NORMAN E. GERBER
DIRECTOR

JULY 24, 1985

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

Re: Zoning Advisory Meeting of APRIL 30, 1985
Item # 319
Property Owner: STANLEY A. KLATSKY, M.D.
Location: N/W SIDE SLADE AVE, 588' FROM C/L OF REISTERSTOWN RD.

Dear Mr. Jablon:

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

There are no site planning factors requiring comment.
 A County Review Group Meeting is required.
 A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
 This site is part of a larger tract, therefore it is defined as a subdivision. The plan must show the entire tract.
 A record plat will be required and must be recorded prior to issuance of a building permit.
 The access is not satisfactory.
 The circulation on this site is not satisfactory.
 The parking arrangement is not satisfactory.
 Marking 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 §§ 17B-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 § 111 17B-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
 Additional comment:
THERE WAS A FINAL DEVELOPMENT PLAN APPROVED FOR THIS PROPERTY ON 2/18/85. THE PROPOSED NEW BUILDING MUST SHOW AN FINAL LEVEL PLAN. A CRG IS REQUIRED, QUESTIONS CONCERN ELEVATIONS ETC.

Eugene A. Bobber
Chief, Current Planning & Development

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

STEPHEN E. COLLINS
DIRECTOR

May 16, 1985

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

Item No. 319 -ZAC- Meeting of May 7, 1985
Property Owner: Stanley A. Klatsky, M.D.
Location: N/W side Slade Avenue, 588' from centerline of Reisterstown Road.
Existing Zoning: O-1
Proposed Zoning: O-1
Variance to allow a total of 93 parking spaces in lieu of the required 106 for Medical Office building and to allow setback from residential zone boundary of 9' instead of the required 70'.

Acres: 1.22 acres ±
District: 3RD

Dear Mr. Jablon:

The requested variance to parking can be expected to cause a parking problem in the area.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/cmm

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

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: Stanley A. Klatsky, M.D.
Location: N/W side Slade Avenue, 588' from centerline of Reisterstown Road
Item No.: 319 Zoning Agenda: Meeting of 5-7-85
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.

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

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

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

REVIEWER: *Carol M. Markowitz* Noted and Approved: *Arnold Jablon*
Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3510

TED ZALESKI, JR.
DIRECTOR

May 21, 1985

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

Dear Mr. Jablon:

Comments on Item # 319 Zoning Advisory Committee Hearing are as follows:

Property Owner: Stanley A. Klatsky, M.D.
Location: N/W Side Slade Avenue, 588' from C/L of Reisterstown Road
District: 3rd.

APPLICABLE ITEMS ARE CHECKED:

(X) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Age (A.B.I.L. #117-1) - 1980 and other applicable Codes and Standards.

(X) A building and other miscellaneous permits shall be required before the start of any construction.

(X) A zoning permit is required for existing building(s).

() Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer 10/18 not required on plans and technical data.

() Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Approved seals are not acceptable.

(X) All the Group except 8-4, Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. All the Group 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 opening wall within 3'-0" of an interior lot line. No openings shall be in the exterior wall. In the North wall openings require a minimum 1 hour opening protective.

() The structure does not appear to comply with Table 505 for minimum height/area. Refer to the requested construction type in provided. See Table 501 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 Special Change of Use/Accessory Permit, an alteration permit application shall also be filed along with three sets of specially annotated 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 Engineer seals are usually required. The change of Use Group are from the _____ to the Mixed Use _____ or the Mixed Use _____ See Section 212 of the Building Code.

() The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 214.0 of the Building Code as adopted by Bill #17-85. Also please show the correct elevations above sea level for the lot and the finished floor levels including basement.

(X) Comments: 1. Handicapped spaces are required. See State Code 05.01.07, Table 2. Show signs for handicapped, curb cuts, ramps, etc., etc.

() 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 105 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Michael S. Flanagan
M. S. Flanagan
Building Plans Section

L/72

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 19, that the herein Petition for Variance(s) to permit



1413 Reisterstown Road Pikesville, Maryland 21204

Telephone (301) 484-2300

Minutes South Area Planning Committee June 12, 1985

JUN 20 1985

Present: Stan Alliker, Ethel B. Smith, Mark D. Levin, Irv Peltz, Horley Gott, Stanley Klatsky, M.D., Les Pittler, Honey Scherr, Diane Frederick, Jack Parks, Lou Levinson

The meeting began with a presentation on the Associated Jewish Charities' proposal for an Elderly Day Care Center on property adjacent to Hurvitz House (133 Slade Avenue). Stan Alliker, President of Levindale, made the presentation. The proposal is to remove the existing house on Slade Ave. and build a new one-story brick building to provide service primarily for the elderly. About thirty-six persons per day would use the facility and would receive outpatient service, etc.

The project was explained in detail and the request was approved unanimously, provided that no parking variances would be required.

The next item was a request by Dr. Stanley Klatsky for a variance for parking as well as a setback. Mark Levin (project architect) presented the project. The project calls for removal of existing building and development of a new 10,000 sq. ft. (two-story) building that duplicates the existing structure. Questions were raised regarding the parking issues. After much discussion, it was concluded that the project could move forward without the need for a parking variance if the focus of the mix were changed. Dr. Klatsky was comfortable with that and instructed Les Pittler (his attorney) to change the request. Storm water management questions were raised. These issues will be addressed at the CRG.

With the understanding that the parking variance will be dropped, the setback was unanimously approved.

Diane suggested that every property owner in the area should work together on parking management and look for some off-site parking for employees.

Diane reported on items from the April 30th meeting.

- 1. Pedder zoning was approved
2. Injunction was filed against Carvel
3. Gas station is still a problem

Being no other business, the meeting adjourned at 5:15 p.m.

Submitted, Diane Frederick

IN RE: PETITION ZONING VARIANCES NW/S of Slade Avenue, 588' SW of the centerline of Reisterstown Road (122 Slade Avenue) - 3rd Election District BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 86-81-A Stanley A. Klatsky, M.D., Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests variances to permit a minimum setback from a residential zone line of 9 feet instead of the required 70 feet, which is determined by doubling the height of the proposed building, and two free-standing signs instead of the permitted one, as more particularly described on Petitioner's Exhibit 9.

The Petitioner appeared and testified and was represented by Counsel. Diane Frederick, Executive Director of the Pikesville Community Growth Corporation (PCGC), also appeared and indicated the PCGC's support of the Petitioner's requests. See Petitioner's Exhibit 1. Additionally, Richard Smith, a registered engineer, appeared and testified on behalf of the Petitioner. There were no Protestants.

Testimony indicated that the subject property, zoned O-1 and located on Slade Avenue, west of Reisterstown Road, was purchased in late 1982. An existing residence on the site will be razed, and in its place, a two-story office building is proposed to be constructed and attached by a canopy to an existing three-story office building owned by the Petitioner on adjacent property. The proposed building, which will include requisite parking spaces under the building, will satisfy all zoning requirements except for the setback from the building residential zone property line in the rear. The Pikesville National

ORDER RECEIVED FOR FILING DATE August 20, 1985 BY [Signature]

Guard Armory, zoned D.R.5.5, is adjacent to the site. The 51' x 211' site is irregular in shape and cannot support any building without a variance of one sort or another being granted.

Mr. Smith testified that there would be a practical difficulty if the setback variance were not granted in that the property could not be utilized for its intended purpose. As for the proposed signs, there will be an entrance on Slade Avenue and an identification sign is proposed to be located on each side of the entrance. PCGC does not object.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- 1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the ECR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In

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addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of August, 1985, that the Petition for Zoning Variance to permit a minimum setback from a residential zone line of 9 feet instead of the required 70 feet and two free-standing signs instead of the permitted one be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature] Zoning Commissioner of Baltimore County

AJ/srl cc: Leslie M. Pittler, Esquire People's Counsel



County Board of Appeals of Baltimore County

Room 200 Court House Towson, Maryland 21204 (301) 494-3180

February 18, 1986

Phyllis Cole Friedman People's Counsel for Baltimore County Room 223, Courthouse Towson, MD 21204

Re: Case No. 86-81-A Stanley A. Klatsky, M.D.

Dear Mrs. Friedman:

Enclosed herewith is a copy of the Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

[Signature] Edith I. Eisenhart, Adm. Secretary

Enclosure

cc: Leslie M. Pittler, Esquire Stanley A. Klatsky, M.D. Norman E. Gerber James G. Hoswell Arnold Jablon Jean M. H. Jung James E. Dyer

RE: PETITION FOR VARIANCES NW/S Slade Ave., 588' SW Centerline of Reisterstown Rd. (122 Slade Ave.), Third District BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY Case No. 86-81-A STANLEY A. KLATSKY, Petitioner

ORDER

Upon review of the record and following a hearing in open court, it is, this 18th day of February, 1986, by the County Board of Appeals of Baltimore County,

ORDERED, that the petition for zoning variances, as amended, be and hereby is, GRANTED, subject to the following condition:

- 1. The Petitioner shall comply with the revised site plan dated November 8, 1985 and identified as Exhibit 1 at the hearing.

Any appeal from this decision must be in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

[Signatures: William B. Evans, Acting Chairman; Lesley W. Spurrer; Patricia Phipps]

PETITION FOR VARIANCE 3rd Election District

LOCATION: Northwest side of Slade Avenue, 588 ft. Southwest of the centerline of Reisterstown Road (122 Slade Avenue)

DATE AND TIME: Tuesday, August 20, 1985 at 10:45 a.m.

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

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

Petition for Variance from Section 204.4C.1 to allow a minimum setback from a Residential Zone Boundary of 9' instead of the required 70', and Section 204.3C.1.b to permit 2 free-standing signs in lieu of the permitted 1 sign.

Being the property of Stanley A. Klatsky, M.D. 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 August 20, 1985 BY [Signature]