

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 203.3.C to permit a free standing illuminated sign
of 60 sq. ft. (counting both sides) in lieu of the
permitted 8 sq. ft. non-illuminated sign attached to
the building.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Building is setback from yard and a significant distance which will create a hardship reading a sign attached to the building.

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 of Baltimore County.

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

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

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

Aspen Mill Professional Building
Suite 108
54 Scott Adam Road 561-1711
Cockeysville, Maryland 21093

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Johnson, Mirmiran & Thompson, P.A.
810 Gleneagles Court 821-6500
Baltimore, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 24th 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 28th day of August, 1985, at 10:45 o'clock A.M.

By: [Signature]
Zoning Commissioner of Baltimore County.
(over)

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for
Class "B" office building in an R-9 zone as
per Section 203.3.B.2

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

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

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By: [Signature]
Zoning Commissioner of Baltimore County.
(over)



County Board of Appeals of Baltimore County
Room 200 Court House (Hearing Room #218)
Towson, Maryland 21204
(301) 494-3180
January 17, 1986

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. 86-88-XA
GUS J. LIVADITIS
SW/Corner York and Othoridge Rds.
9th District
SE-Class B office building in R9 zone
VARIANCE-30' non-illuminated sign in lieu of permitted 8 sq. ft. non-illuminated sign
11/20/85 - DZO's Order-GRANTED w/restrictions
THURSDAY, APRIL 10, 1986, at 10 a.m.

ASSIGNED FOR:
cc: Gus J. Livaditis Petitioner
Keith E. Ronald, Esq. Counsel for Petitioner
Ruth Walker Protestant
Mary Ginn "
Eric Rockel "
Johnson, Mirmiran & Thompson, P.A.
Poyllis C. Friedman People's Counsel for Balto. County
Norman E. Gerber
James Hoswell
Arnold Jablon
Jean Jung
James Dyer

June Holmen, Secretary

Case No. 86-88-XA

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 24th day of July, 1985.

Received by: [Signature]
Arnold Jablon
Zoning Commissioner
Petitioner Gus J. Livaditis
Petitioner's Attorney
cc: Johnson, Mirmiran & Thompson, P.A.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
August 16, 1985

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

Mr. Gus J. Livaditis
Aspen Mill Professional Building
Suite 108, 54 Scott Adam Road
Cockeysville, Maryland 21093

RE: Item No. 393 - Case No. 86-88-XA
Petitioner - Gus J. Livaditis
Special Exception and Variance Petitions

Dear Mr. Livaditis:

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

It should be noted that the petition was amended after it was accepted for processing to add a sign variance. Also, the layout and size of parking spaces were changed.

These petitions were accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Johnson, Mirmiran & Thompson, P.A.
810 Gleneagles Court
Baltimore, Maryland 21204

BALTIMORE COUNTY, MARYLAND

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

PROJECT NAME: Livaditis Professional Center
PROJECT NUMBER: 85160
LOCATION: York Road and Othoridge Road
DISTRICT: 9C3

The Plan for the subject site, dated June 3, 1985, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

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

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

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

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, after which a Building Permit may be approved.

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision. Occupancy Permits will be withheld until such damages have been corrected.

The Plan is satisfactory pending performance with the following comments.

HIGHWAY COMMENTS:

The Developer shall be responsible for the relocation of any utilities or poles as required by the road improvements.

Livaditis Professional Center
Project # 85160
July 16, 1985
Page 2

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plans and for all costs of acquisition and/or abandonment of these rights-of-way. "Special attention is called to the fillet (required) at the intersection of York Road and Othoridge Road".

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

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

Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services, Attention: Mr. C. E. Brown, 494-1321.

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

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

Screening shall be placed so as to prevent headlights within the parking areas from interfering with the traffic on the adjacent road.

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

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

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the responsibility of the owner. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

Livaditis Professional Center
Project # 85160
July 16, 1985
Page 3

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 13-85) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

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

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

A sediment control plan is required.

Storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

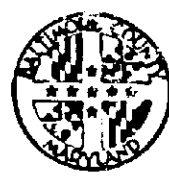
Permission to obtain a metered connection from the existing main may be obtained from the Department of Permits and Licenses.

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

Permission to connect to, or (to connect additional sanitary fixtures to) the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

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

AUG 5 1985



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 491-3180

May 28, 1986

Ms. Ruth Walker, President
Orchard Hills Community Association
6 Neutbury Road
Cockeysville, Md. 21093

Dear Ms. Walker:

Re: Case No. 86-88-XA
Gus J. Livaditis

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

Very truly yours,

June Holmen
June Holmen, Secretary

Encl.

cc: Gus J. Livaditis
Keith E. Ronald, Esq.
Ms. Mary Ginn
Eric Rockel
Johnson, Mirmiran & Thompson, P.A.
Phyllis C. Friedman, Esq.
Norman E. Gerber
James Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

IN THE MATTER OF :
GUS J. LIVADITIS :
FOR SPECIAL EXCEPTION AND :
VARIANCE ON PROPERTY LOCATED :
ON THE SOUTHWEST CORNER YORK :
AND OTHORIDGE ROADS :
9th DISTRICT :
BALTIMORE COUNTY :
No. 86-88-XA

OPINION

This case comes before this Board on appeal from a decision of the Deputy Zoning Commissioner granting the requested Special Exception for a Class B office building on property zoned R.O. and granting in part, a variance to permit a free-standing but non-illuminating sign, 3 ft. by 5 ft. (30 sq. ft. counting both sides) and no sign to be permitted on the building. Case was heard this day in its entirety.

Mr. George Lambros, Civil Engineer, testified for Petitioner and introduced Petitioner's Exhibit No. 1, a plat of the site and proposed building. He described the site and adjacent nearby properties. He also noted that the Floor Area Ratio (F.A.R.) calculated out to be .404, which is less than the required .55 ratio. He noted that ample parking was provided on this plan and that all access to the site was provided from Othoridge Road. He also noted that there were no setback requirements for a Class B office building in an R.O. zone, that this proposal had CRG approval pending the Special Exception authorization and that all the requirements of Section 502.1 had been satisfied. Mr. Lambros also testified as to the need for a Variance to permit an illuminated sign as shown on Petitioner's Exhibit No. 1, especially stressing the distance the proposed building is to be located away from York Road. Mr. George Salabas, Architect, described the existing building and all the reasons it was impractical to convert this existing structure into office use and described the proposed building, an artist's conception of which was

Gus J. Livaditis
Case No. 86-88-XA

entered as Petitioner's Exhibit No. 5. He testified that this building was designed to answer the need for its purpose as a medical office and still not be offensive to the neighboring residences. Mr. Gregory Jones, Traffic Engineer for Baltimore County, testified that the two access points on Othoridge Road were satisfactory to Baltimore County and that in his opinion this arrangement would not have any adverse effect on traffic in this area. This concluded Petitioner's case.

Mr. Eric Rockel testified in opposition to this proposal.

He noted this site as being part of the development known as Orchard Hills comprising of some 650 families. His protest concerned the size of this particular building, the zero foot setback from Othoridge Road and concern that this building was not compatible with the residences in the area. He specifically noted the setback requirements for a Class B office building in an OI zone. He also noted the comment from C. Richard Moore, Deputy Director of Traffic Engineering, dated July 15, 1985, which is part of the case file. This concluded Protestants' case.

The Board in this Opinion, will address the facts as produced by testimony in this case. There is an existing site, zoned RO, of some .78 acres (emphasis added) that contains an existing residential type building that is not suitable for conversion to office use. The proposed Class B office building as shown on Petitioner's Exhibit No. 1, complies with all the Class B standards as required by the Baltimore County Zoning Regulations, (BCZR) i.e., amenity open space, floor area ratio, required on site parking, access points to the site, etc., and complies with all requirements of the BCZR, Sec. 502.1 and therefore will be granted. The Board will note that setback requirements do differ for a Class B office building between the R.O.

Gus J. Livaditis
Case No. 86-88-XA

zone and the O-1 zone but note that the minimum acreage for an O-1 zone is two acres while an R.O. zone may be applied to an existing lot of something less than two acres. Because of the setback distance of the proposed building from York Road, the Board will grant the variance to allow the free-standing sign to be erected as shown on Petitioner's Exhibit No. 1 but can find no need for this to be an illuminated sign and will so Order.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 28th day of May, 1986, by the County Board of Appeals, ORDERED that the Petition for a Special Exception for a Class B office building in an R.O. zone in accordance with the plan prepared by Johnson, Mirmiran & Thompson, P.A., dated April 9, 1986, and entered as Petitioner's Exhibit No. 1, be and the same is GRANTED, subject to the noted restrictions, and

IT IS FURTHER ORDERED that the Petition for Variance to permit the free-standing sign as shown on the same plan be GRANTED in part, but that the sign may not be an illuminated sign. The following restrictions shall also apply:

1. Staff and employees only shall park in the rear of the lot.
2. This area to be densely screened between this parking area and the adjacent neighbor.
3. The hours of operation shall not exceed Monday thru Friday, 8:00 A.M. to 9:00 P.M. and Saturdays, 8:00 A.M. to 5:00 P.M.

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

Gus J. Livaditis
Case No. 86-88-XA

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Leroy B. Spier
Leroy B. Spier, Jr.

Harry E. Buchheiser, Jr.
Harry E. Buchheiser, Jr.

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

No. 007399

DATE 7-24-85 ACCOUNT R-01-015-00

AMOUNT \$

RECEIVED FROM

FOR

VALIDATION OR SIGNATURE OF CASHIER

LAW OFFICES

WHITE, MINDEL, CLARKE & HILL

6TH FLOOR, 29 W. SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204

301 828-1050

August 27, 1985

HAND DELIVERED

Mrs. Jean M. H. Jung
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mrs. Jung:

Thank you for the opportunity, yesterday, to discuss with you, once again, the question of the interpretation of the Zoning Regulation contained in Section 203.3(c) so as to allow the granting of a sign variance in an R.O. zone if, in fact, the Petitioner can meet the required burden of proof.

The question involves the legal interpretation of that section to permit even the consideration of the granting of a Sign Variance by the Hearing Officer.

During the course of our conversation, we discussed a decision previously made by Zoning Commissioner Arnold Jablon in the "Dr. Glasser case". You pointed out that your decisions in all cases were made independently of each other (i.e. you and Mr. Jablon) and I agree totally with that concept.

I would, however, like to make one point which may be worthy of consideration. I support the wisdom and logic of decisions being made independently of each other in the determination of facts, credibility, meeting burdens of proof and all other matters that lead to a decision reached by applying evidence, testimony and facts to the applicable and appropriate law or regulation.

I would, however, respectfully suggest that completely independent decisions in matters that involve solely and purely the legal interpretation of a particular section of the BCZR could result in entirely different legal interpretations and lead to some uncomfortable results, not the least of which would

WHITE, MINDEL, CLARKE & HILL

Mrs. Jean M. H. Jung
August 27, 1985
Page Two

be the "shopping" by Petitioners and their Attorneys for a Hearing Officer that renders a more favorable or advantageous legal interpretation of a particular regulation. I sincerely think unanimity in basic legal interpretation by a Commission consisting of more than one Hearing Officer is important to the Commission itself and its relationship to Petitioners, Protestants and the general public.

I point this out to both of you as an interested and concerned party for the welfare and well being of the Zoning Commission and you as Hearing Officers.

I thank you for your consideration of this contention and will certainly respect and abide by your thoughts and decisions relating to it. As a matter of convenience, I am forwarding a copy directly to Zoning Commissioner Arnold Jablon and, for Mr. Jablon's further information, a copy of my memorandum letter to you dated July 24, 1985.

Sincerely,

R. Bruce Alderman
R. Bruce Alderman

RBA/mvj

cc: Mr. Arnold Jablon

1069

1069

8/27/85

We the undersigned are against the granting of a special exception for a Class B Office Building on the southwest corner of York and Othoridge Roads as requested by Doctor Gus Livaditis:

Name	Address
<i>Margaret L. Snyder</i>	1402 Westbury Ct. 21093
<i>Ann B. Delinsky</i>	1404 Westbury Ct. "
<i>Sharon A. Delinsky</i>	1404 Westbury Ct.
<i>Carol A. Delinsky</i>	1. W. BURY RD
<i>John A. Delinsky</i>	5 Westbury Rd.
<i>John D. Delinsky</i>	5 Westbury Rd.
<i>John M. Delinsky</i>	1324 Malloy Dr.
<i>William M. Delinsky</i>	1322 Malloy Dr.
<i>Robert M. Delinsky</i>	1322 Malloy Dr.
<i>Robert V. Delinsky</i>	1320 Malloy Drive
<i>John M. Delinsky</i>	1320 Malloy Drive
<i>John M. Delinsky</i>	1318 Malloy Drive
<i>John M. Delinsky</i>	1318 Malloy Drive
<i>John M. Delinsky</i>	2 Malloy Ct.
<i>John M. Delinsky</i>	2 Malloy Ct.
<i>John M. Delinsky</i>	13 Westbury Rd.
<i>John M. Delinsky</i>	13 Westbury Rd.
<i>John M. Delinsky</i>	1402 Westbury Ct.
<i>John M. Delinsky</i>	5 Westbury Rd.

EXHIBIT 1

INTER-OFFICE CORRESPONDENCE

Date August 8, 1985

The CRG plan (IX-461: Livaditis Professional Center) was approved on July 13, 1985. However, this office is opposed to the granting of the requested sign variance. It is this office's opinion that the permitted type and size signs for this zone are adequate. Further, a free standing sign would not be in keeping with the spirit and intent of the R.O. zone.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG::IGH:815

TOWSON, MD., _____ August 8, 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 8 1985

THE JEFFERSONIAN,

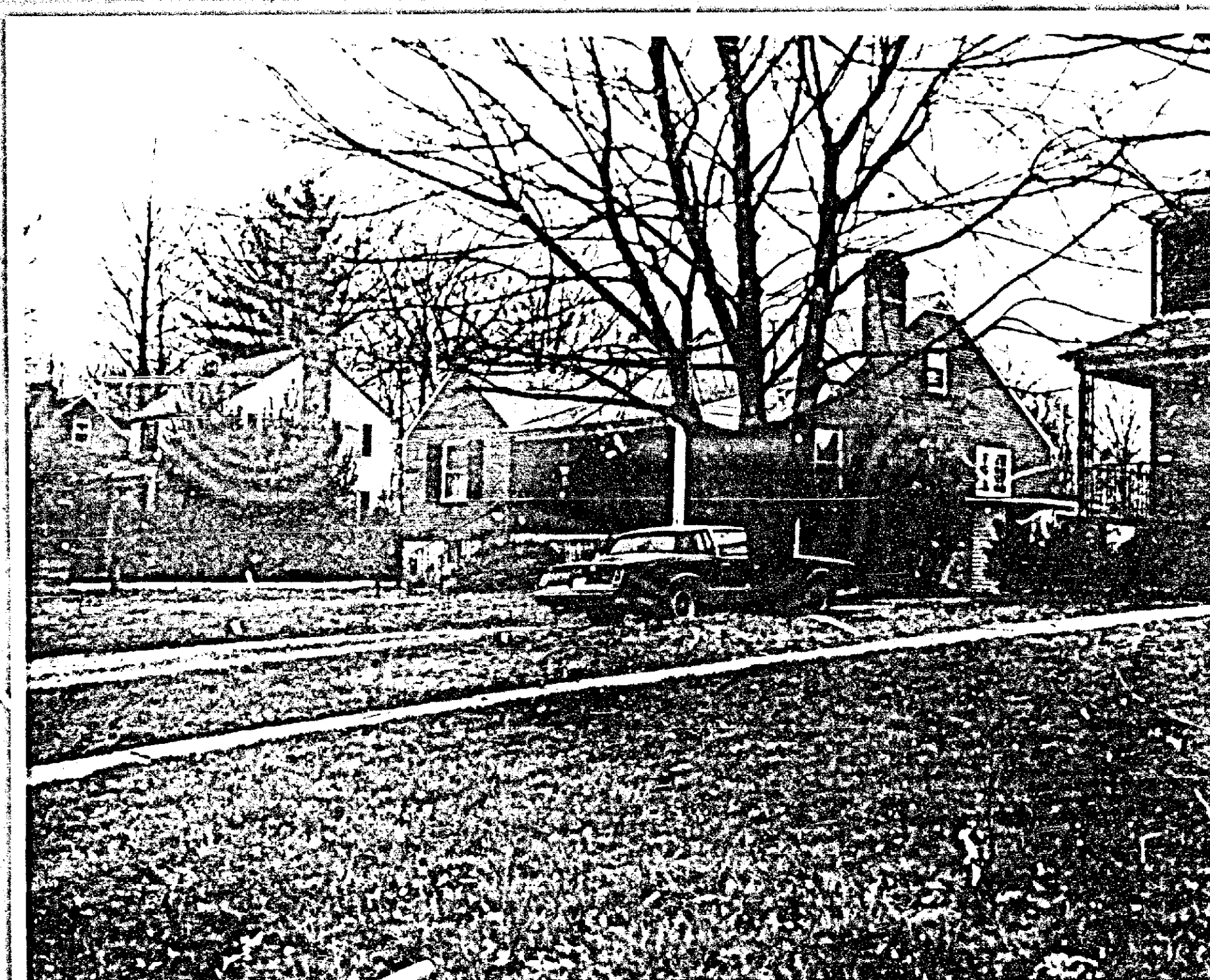
78 Venetian
 Publisher
 Cost of Advertising
 24.75

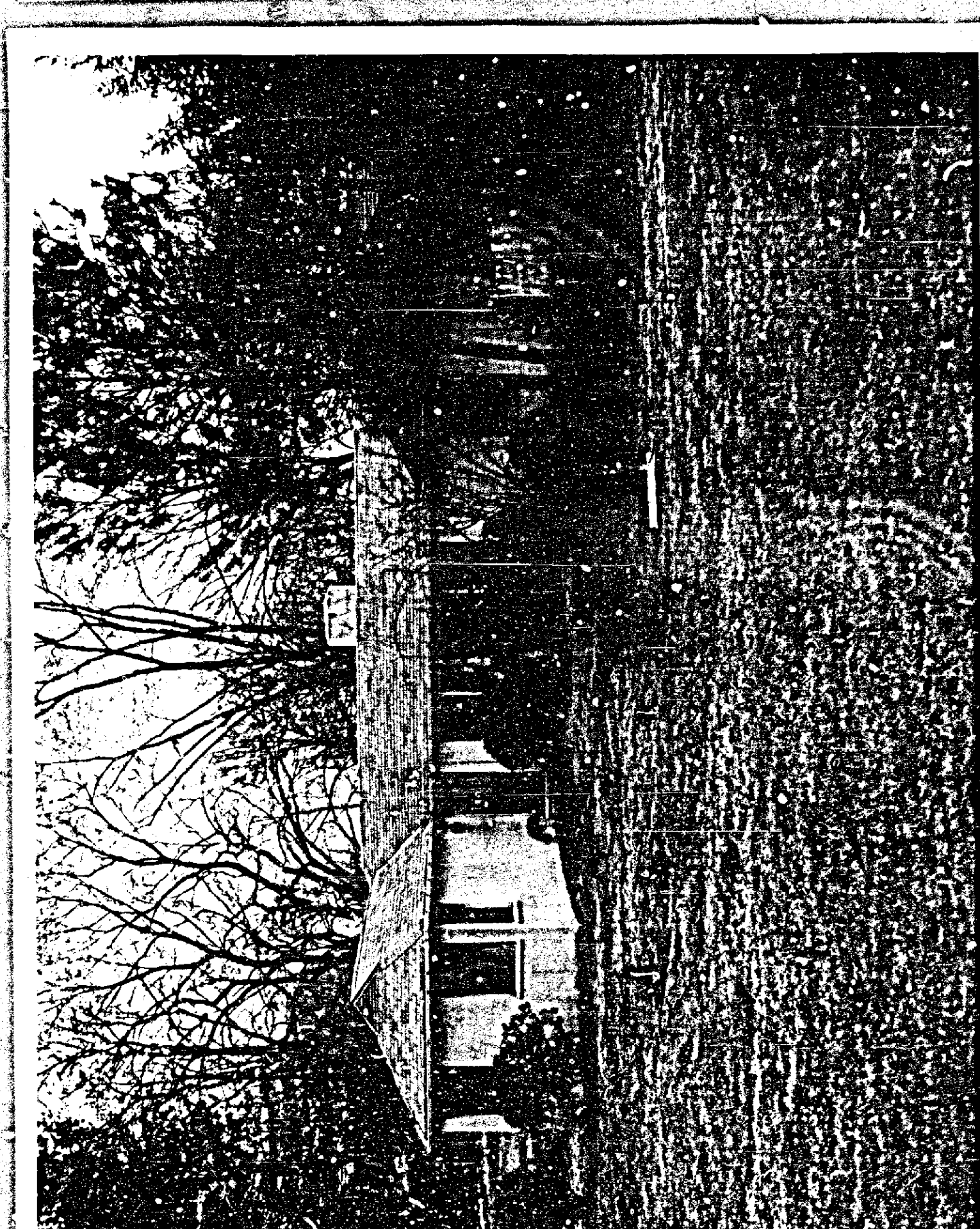
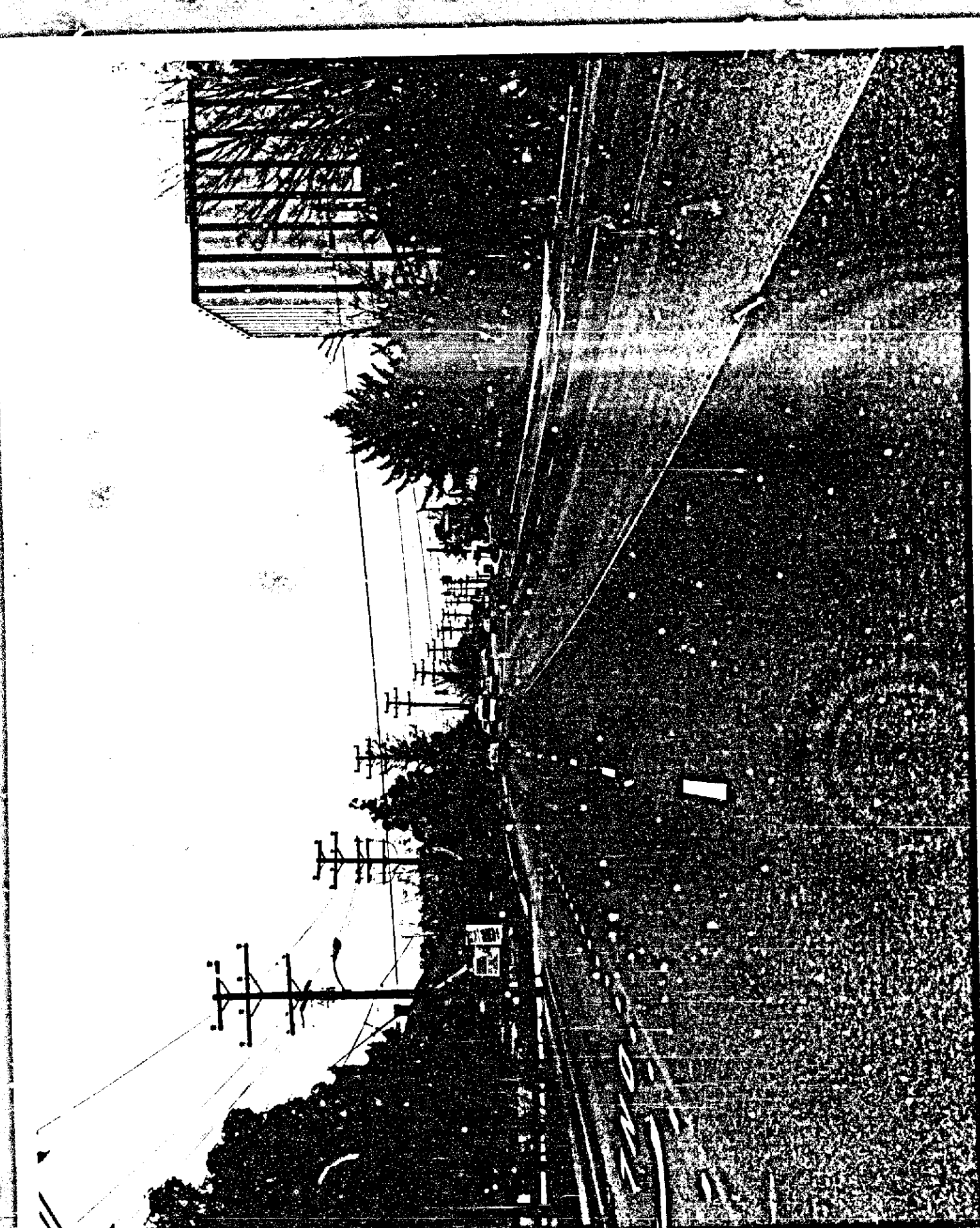
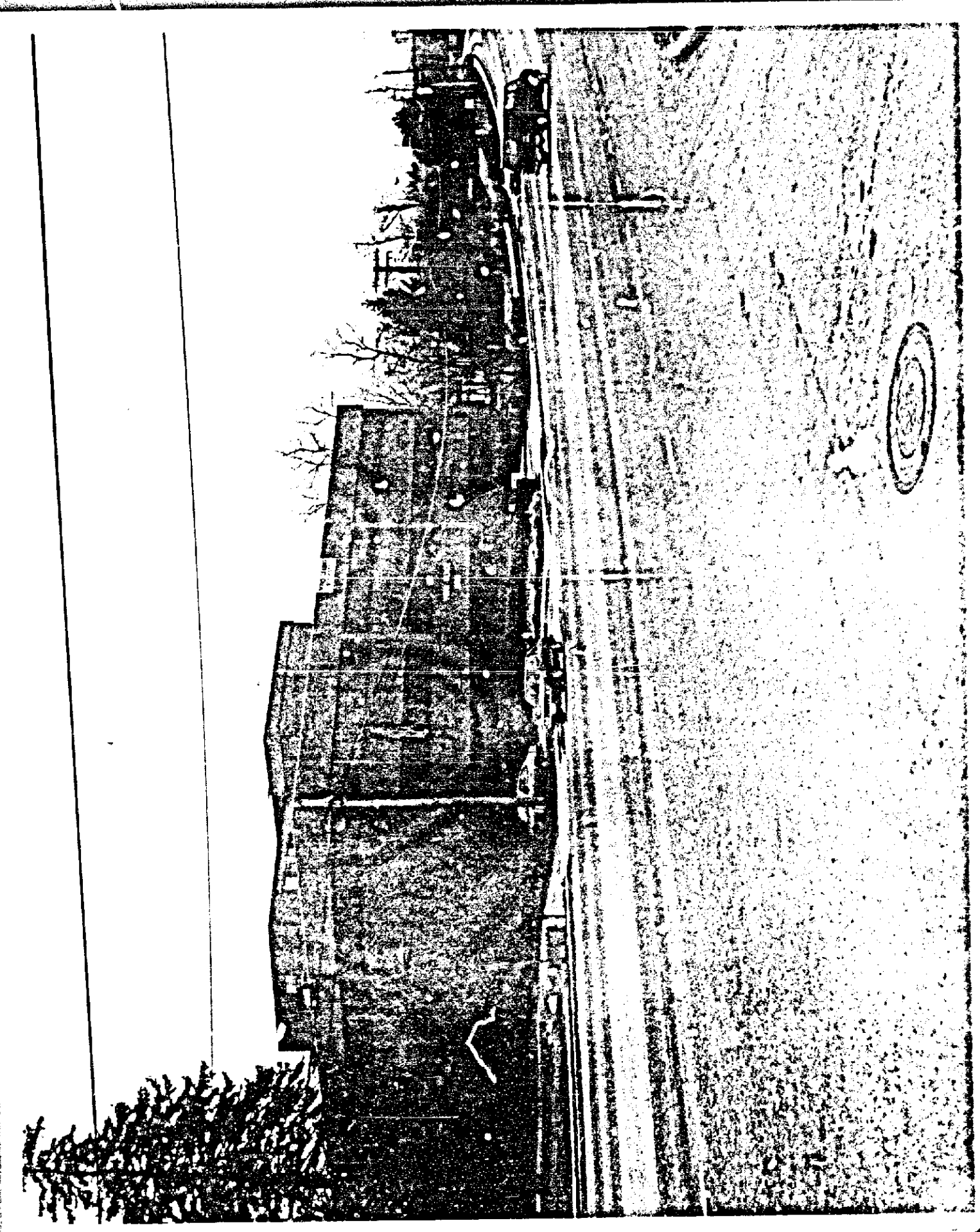
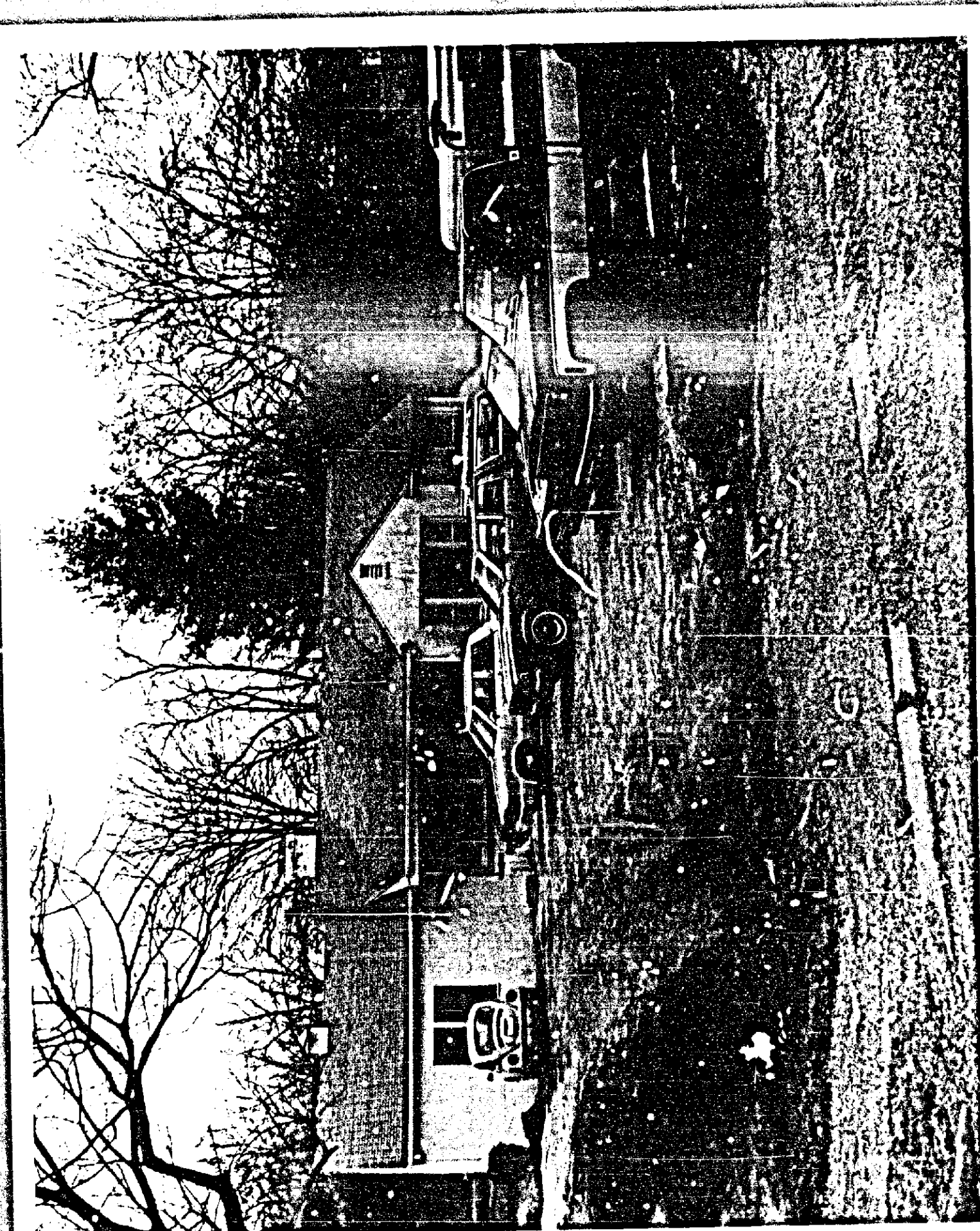
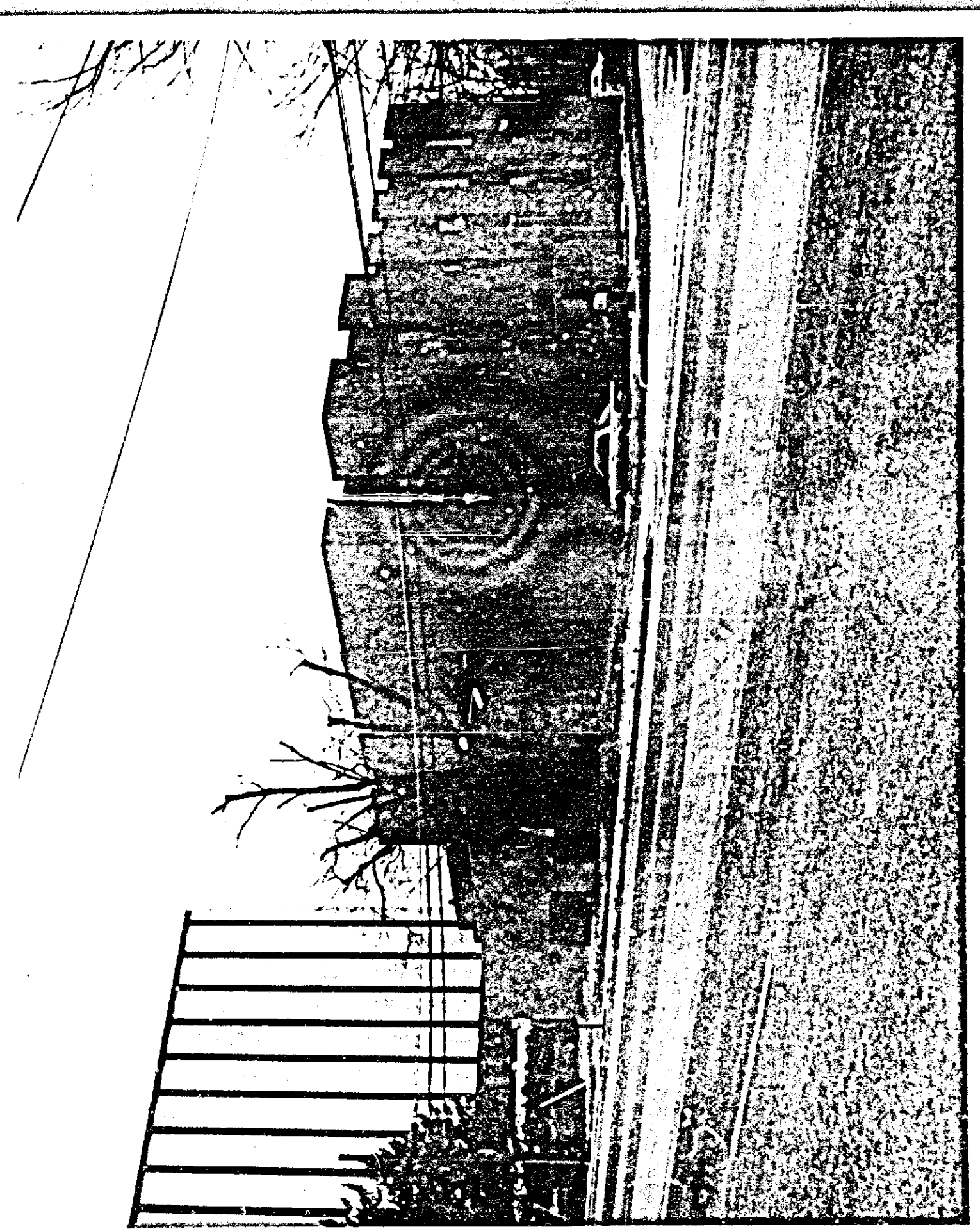
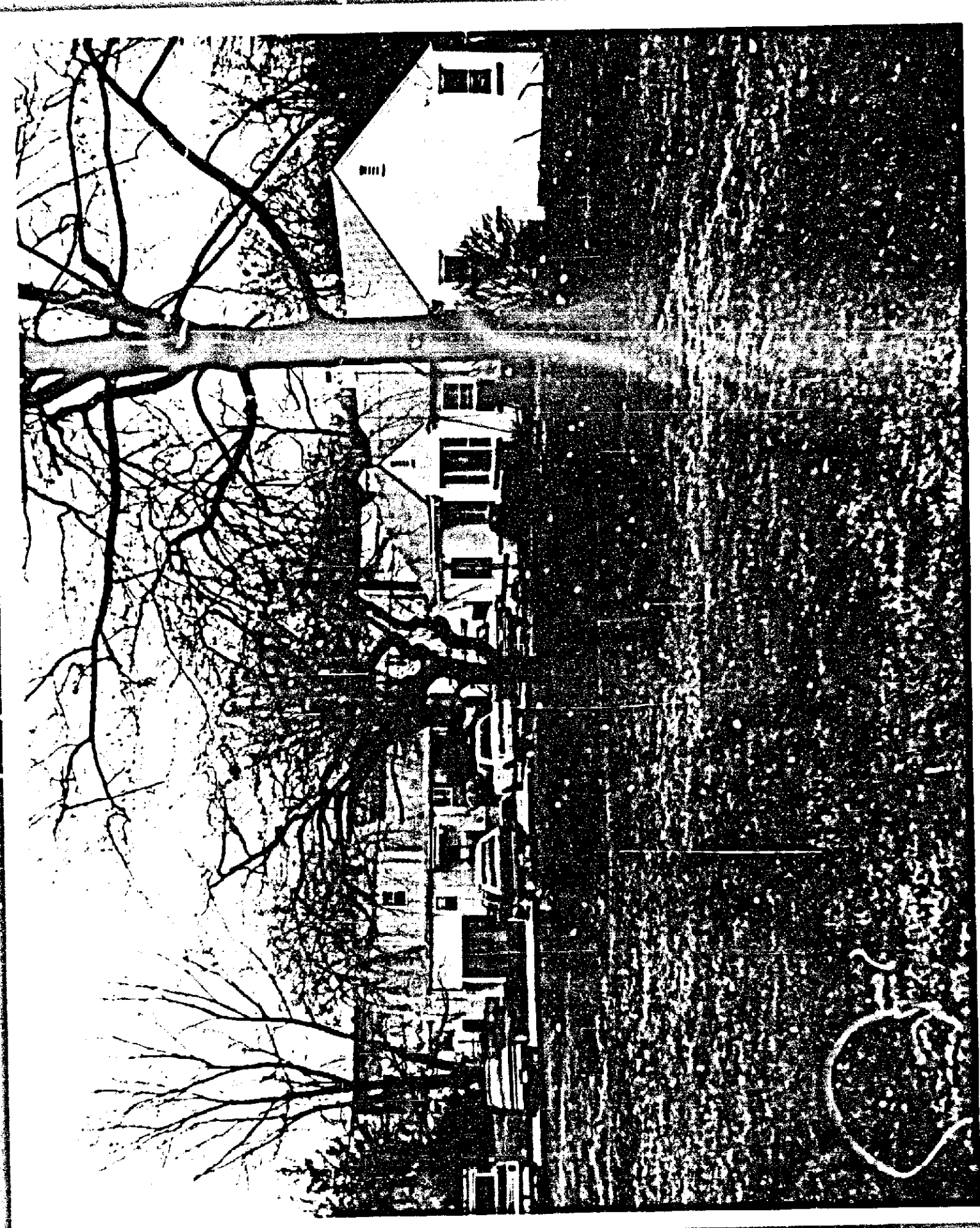
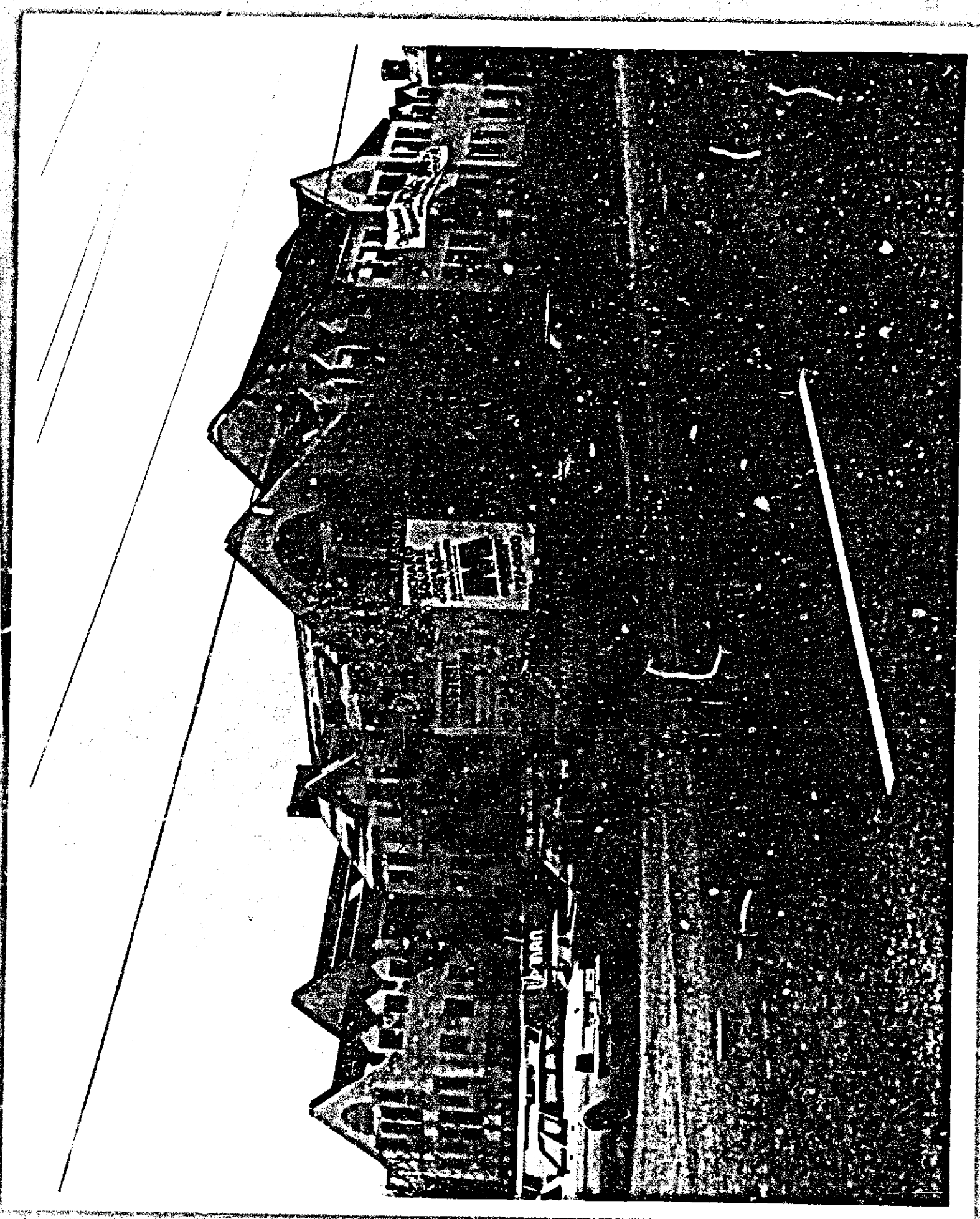
District: 9th Date of Posting: 8-8-85
 Posted for: Special Education
 Petitioner: James J. Lardolito
 Location of property: S.W. corner of York & Citheridge Roads, S.E. Citheridge Rd.
 Location of Signs: S.W. corner of York & Citheridge Roads & Citheridge Rd.
 Remarks:
 Posted by: J. J. Lardolito Date of return: 8-8-85
 Signature
 Number of Signs: 2

TOWSON, MD., August 7, 1985
THIS IS TO CERTIFY, that the annexed advertisement was
published in the TOWSON TIMES, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
August 7, 1985

TOWSON TIMES
S. Venetoni
Publisher

Dist. No. 9th Date of Posting 1-10-56
 Posted for: Appeal
 Petitioner: H. J. Livaudais
 Location of property: S.W. Cor. of York and Otteridge Rds.
 Location of Signs: S.W. Corner of York and Otteridge Roads
 Remarks:
 Posted by: H. J. Livaudais Signature Date of return Jan. 10-56
 Number of Signs: 1

[illegible]



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(Type or Print Name)
Signature
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City and State

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

Aspen Mill Professional Building
Suite 108
54 Scott Adam Road 561-1711
Cockeysville, Maryland 21093

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Johnson, Mirmiran & Thompson, P.A.
810 Gleneagles Court 821-6500
Baltimore, Maryland 21204

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By: [Signature]
Zoning Commissioner of Baltimore County.
(over)

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(Type or Print Name)
Signature
Address
City and State

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

Aspen Mill Professional Building
Suite 108
54 Scott Adam Road 561-1711
Cockeysville, Maryland 21093

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Johnson, Mirmiran & Thompson, P.A.
810 Gleneagles Court 821-6500
Baltimore, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 24th 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 28th day of August, 1985, at 10:45 o'clock A.M.

By: [Signature]
Zoning Commissioner of Baltimore County.
(over)



County Board of Appeals of Baltimore County
Room 200 Court House (Hearing Room #218)
Towson, Maryland 21204
(301) 494-3180
January 17, 1986

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. 86-88-XA
GUS J. LIVADITIS
SW/Corner York and Othoridge Rds.
9th District
SE-Class B office building in R9 zone
VARIANCE-30' non-illuminated sign in lieu of permitted 8 sq. ft. non-illuminated sign
11/20/85 - DZO's Order-GRANTED w/restrictions
THURSDAY, APRIL 10, 1986, at 10 a.m.

ASSIGNED FOR:
cc: Gus J. Livaditis
Keith E. Ronald, Esq.
Ruth Walker
Mary Ginn
Eric Rockel
Johnson, Mirmiran & Thompson, P.A.
Poyllis C. Friedman
Norman E. Gerber
James Hoswell
Arnold Jablon
Jean Jung
James Dyer

June Holmen, Secretary

Case No. 86-88-XA

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 24th day of July, 1985.

Received by: [Signature]
ARNOLD JABLON
Zoning Commissioner
Petitioner Gus J. Livaditis
Petitioner's Attorney
cc: Johnson, Mirmiran & Thompson, P.A.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
August 16, 1985

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

Mr. Gus J. Livaditis
Aspen Mill Professional Building
Suite 108, 54 Scott Adam Road
Cockeysville, Maryland 21093

RE: Item No. 393 - Case No. 86-88-XA
Petitioner - Gus J. Livaditis
Special Exception and Variance Petitions

Dear Mr. Livaditis:

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

It should be noted that the petition was amended after it was accepted for processing to add a sign variance. Also, the layout and size of parking spaces were changed.

These petitions were accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Johnson, Mirmiran & Thompson, P.A.
810 Gleneagles Court
Baltimore, Maryland 21204

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS
FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division
DATE: July 16, 1985
PROJECT NAME: Livaditis Professional Center
PROJECT NUMBER: 85160
LOCATION: York Road and Othoridge Road
DISTRICT: 9C3

The Plan for the subject site, dated June 3, 1985, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

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

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

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

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, after which a Building Permit may be approved.

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision. Occupancy Permits will be withheld until such damages have been corrected.

The Plan is satisfactory pending performance with the following comments.

HIGHWAY COMMENTS:

The Developer shall be responsible for the relocation of any utilities or poles as required by the road improvements.

Livaditis Professional Center
Project # 85160
July 16, 1985
Page 2

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plans and for all costs of acquisition and/or abandonment of these rights-of-way. "Special attention is called to the fillet (required) at the intersection of York Road and Othoridge Road".

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

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

Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services, Attention: Mr. C. E. Brown, 494-1321.

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

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

Screening shall be placed so as to prevent headlights within the parking areas from interfering with the traffic on the adjacent road.

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

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

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the responsibility of the owner. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

Livaditis Professional Center
Project # 85160
July 16, 1985
Page 3

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 13-85) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

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

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

A sediment control plan is required.

Storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

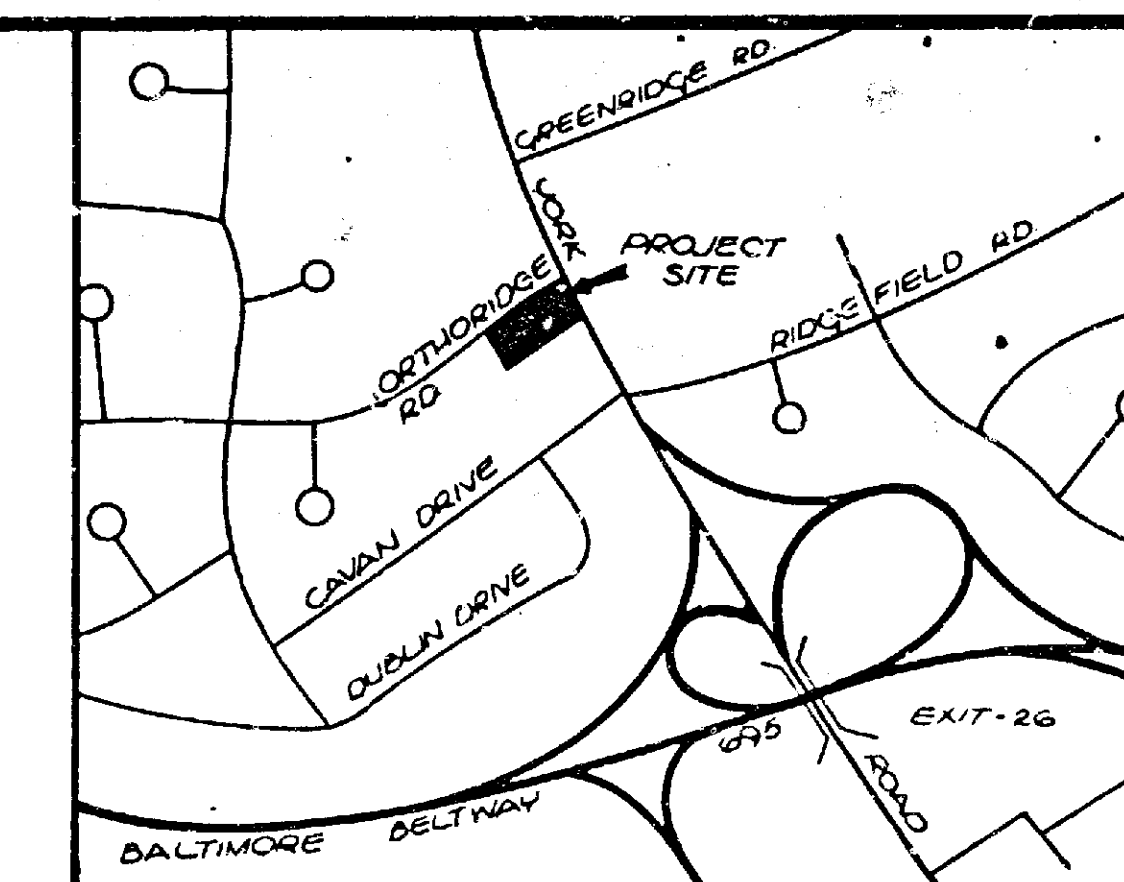
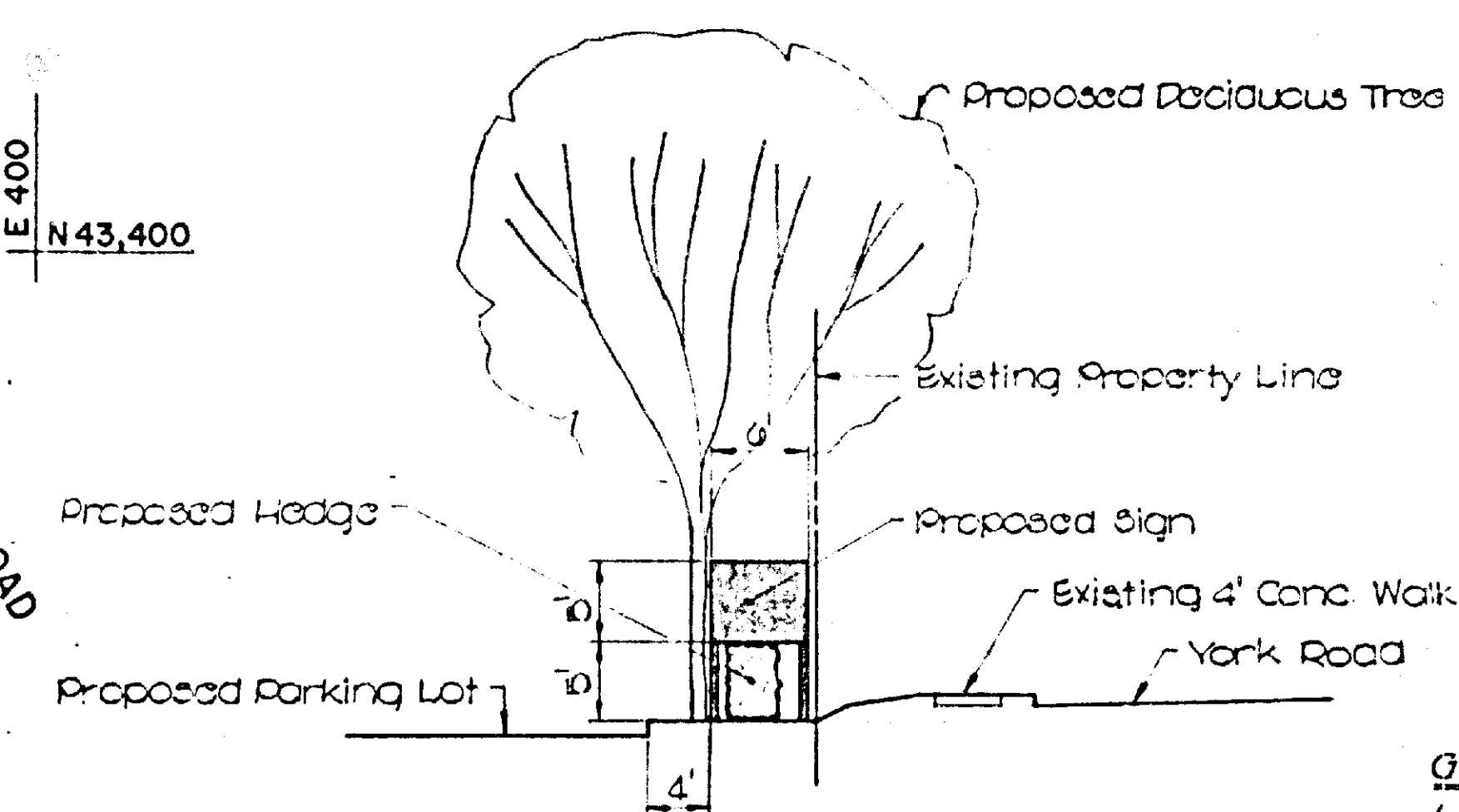
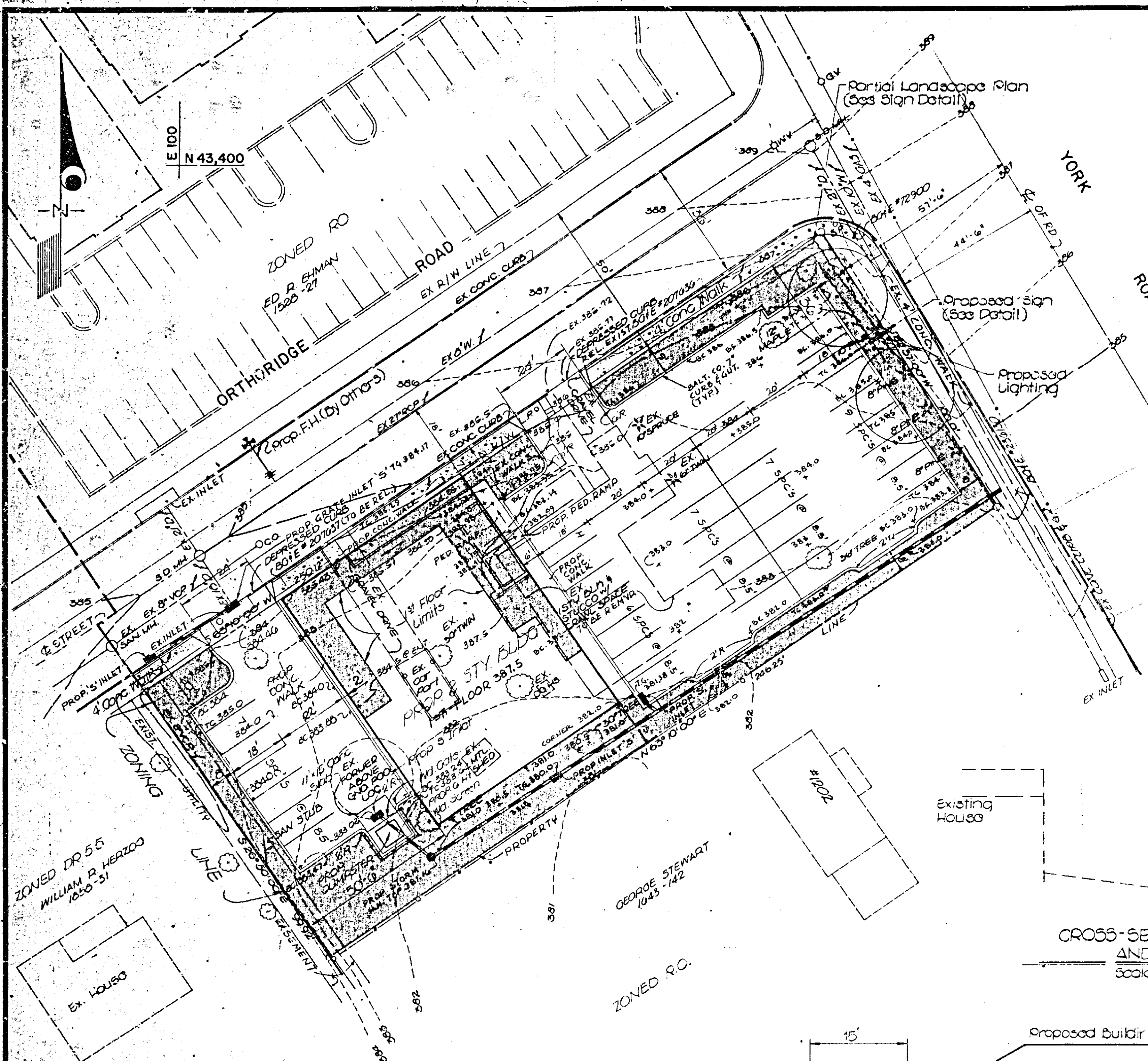
Permission to obtain a metered connection from the existing main may be obtained from the Department of Permits and Licenses.

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

Permission to connect to, or (to connect additional sanitary fixtures to) the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

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

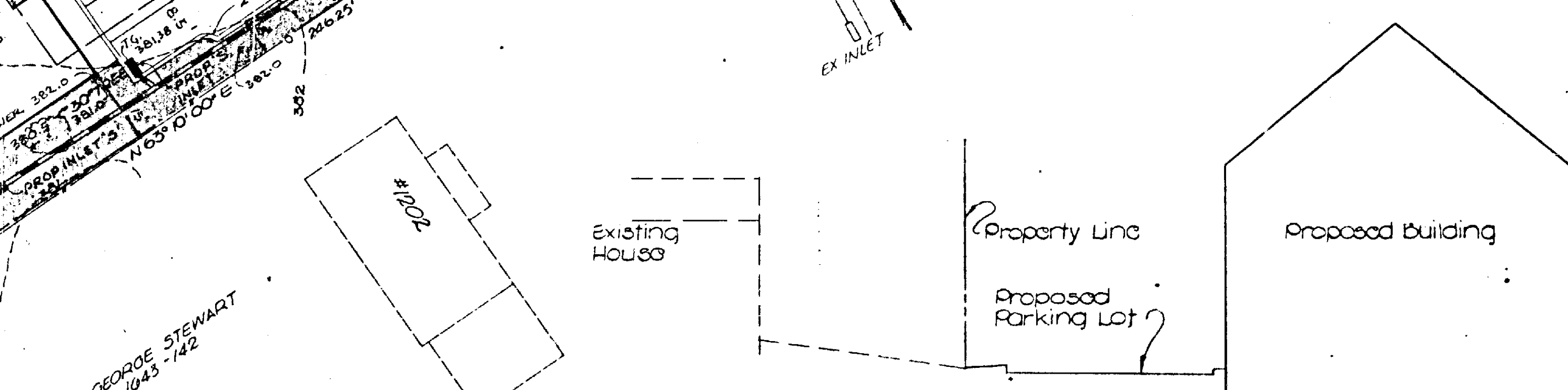
AUG 5 1985



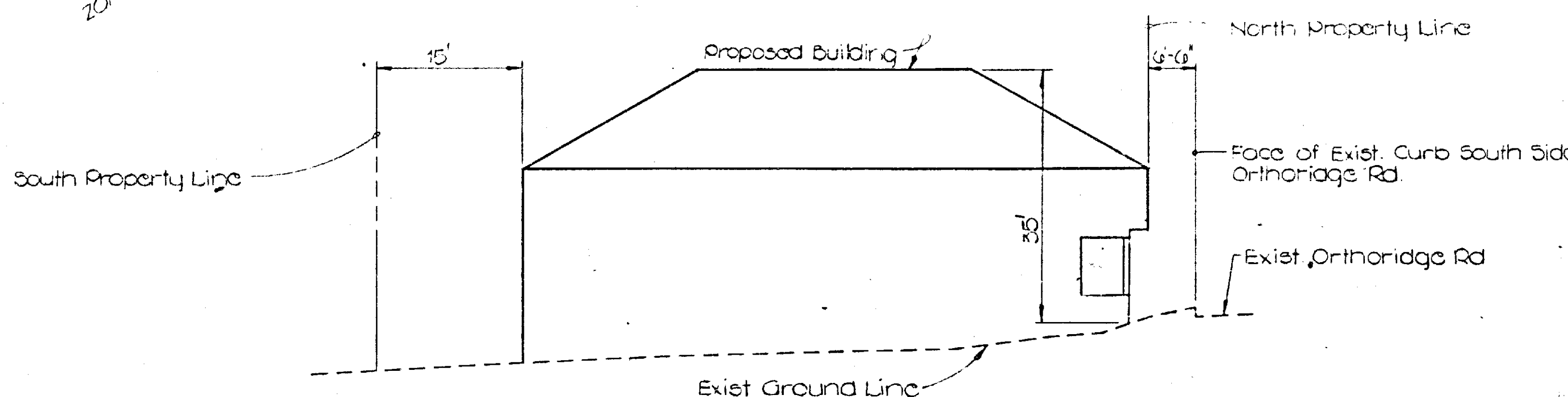
GENERAL NOTES

- | | |
|--|--------------|
| 1. ELECTION DISTRICT | 9 |
| 2. COUNCILMANIC DISTRICT | 3 |
| 3. CENSUS TRACT | 4902 |
| 4. WATERSHED | 24 |
| 5. SUBWERSHERD | 56 |
| 6. SITE DATA | |
| NET AREA | 24,629 S.F. |
| GROSS AREA | 34,079 S.F. |
| AMENITY O.S. REQUIRED | 0.520 S.F. |
| UTILITY O.S. PROVIDED (.25 * 34,079) | 0.567 S.F. |
| BUILDING COVERAGE | 1,120 S.F. |
| * TOTAL FLOOR AREA | 13,770 S.F. |
| PARKING REQUIRED $11,400 \div 300$ | 38 |
| PARKING SHOWN | 38 |
| (INCLUDES 2 HANDICAPPED SPACES) | |
| 7. EXISTING RESIDENTIAL BUILDING AND METAL SHED TO BE REMOVED. | |
| 8. FLOOR AREA RATIO | |
| PERMITTED | 0.5 |
| SHOWN | 1.2 |
| 9. STORM WATER MANAGEMENT - INFILTRATION METHOD - POROUS PAVING | |
| 10. NO WETLANDS | |
| 11. GEOLOGICAL INFORMATION (SEE ENVIRONMENTAL REPORT) | |
| 12. NO ARCHEOLOGICAL SITES | |
| 13. NO ENDANGERED SPECIES | |
| 14. NO HAZARDOUS MATERIALS | |
| 15. NO SLOPES GREATER THAN 25% | |
| 16. LIGHTING SHALL BE SO ERRECTED AS TO NOT REFLECT RAYS TOWARD ADJACENT RESIDENCES OR INTERFERE W/ TRAFFIC. | |
| 17. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS IN THE BALTIMORE COUNTY LANDSCAPE MANUAL. | |
| 18. ADJACENT RESIDENCES SHALL BE SCREENED FROM PARKING BY WALLS, FENCES OR EVERGREEN PLANTINGS (EITHER OF OR IN COMBINATION WITH.) | |
| 19. A.D.T. | 709 |
| 20. NO OF EMPLOYEES | 30+ |
| 21. HOURS OF OPERATION MON-FRI 8-8, SAT 8-5 | |
| 22. EXISTING CONTOUR | 380' |
| 23. PROPOSED CONTOUR | 360' |
| 24. PROPOSED SIGN - 1'x6' FLUSH MOUNTED ON BLDG. - NON-ILLUMINATING | |
| 25. PRINCIPAL USE OF BLDG IS FOR MEDICAL OFFICES. | |
| 26. M.T.A. BUS ROUTE YORK RD IS SERVED BY THE #9 AND #13 BUSES. | |
| 27. TOTAL SUBJECT TO CHANGE | |
| 28. AVERAGE ELEVATION | 31.5 FEET |
| 29. CURRENT ZONING | 2B-3000 R.O. |

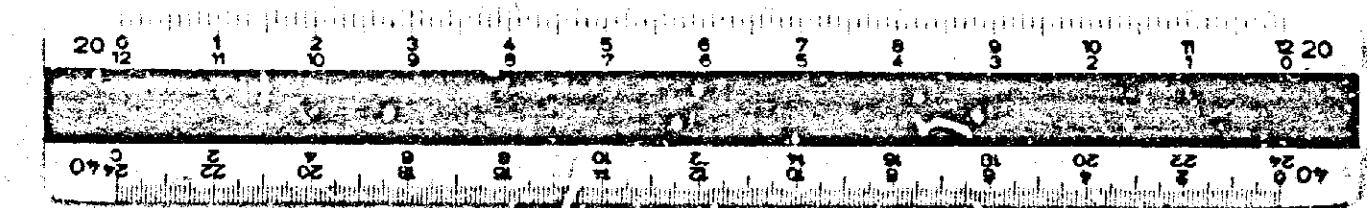
■ FLOOR AREA	OFFICE	MECH. ROOM & STORAGE
BASEMENT	1750 S.F.	2370 S.F.
FIRST FLOOR	4120 S.F.	
SECOND FLOOR	5530 S.F.	
	<u>11,400 S.F. *</u>	<u>2370 S.F. * 13,770 S.F.</u>



CROSS-SECTION BETWEEN EXISTING HOUSE
AND PROPOSED BUILDING



ELEVATION ALONG EAST BUILDING LINE



LEGEND

Amenity Open Space

SOILS TYPE DATA :

JUD - Joppa - Urban Land Complex
Permissible Suited for Infiltration Practices

AREA	TYPE	BUILDING	STREET & PARK AREA	CLASS
0.57 Ac.	JLID	Slight To Moderate Slope	SEVERE SLOPE	A



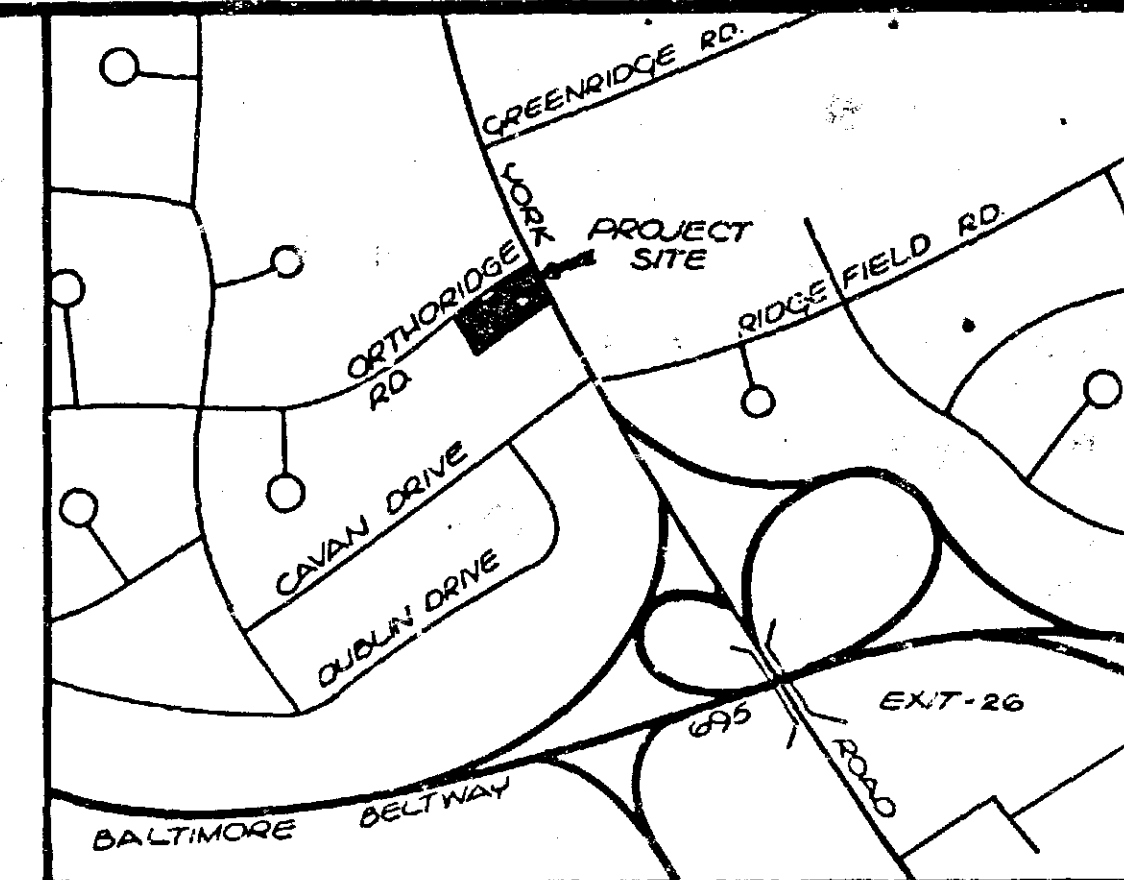
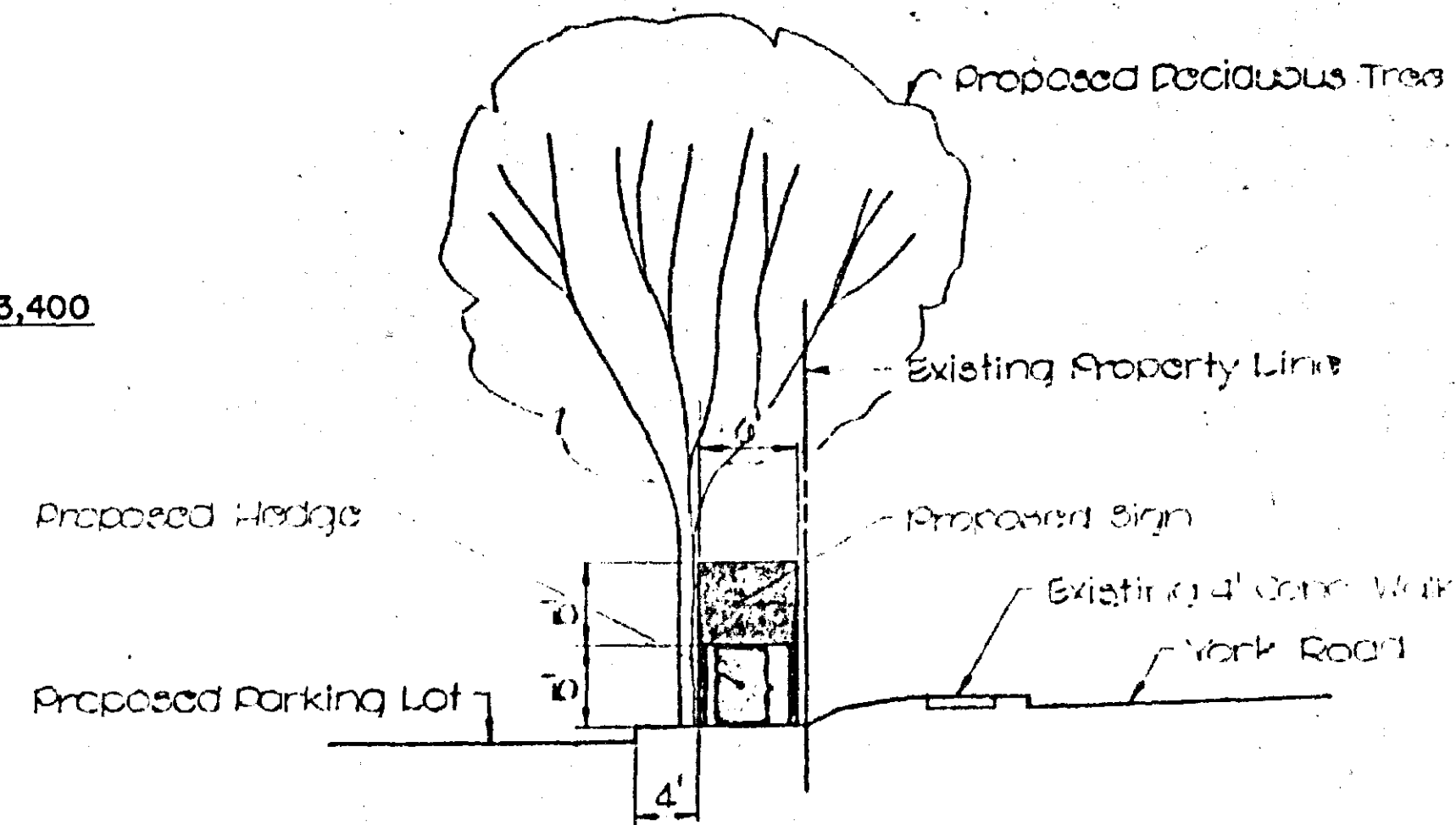
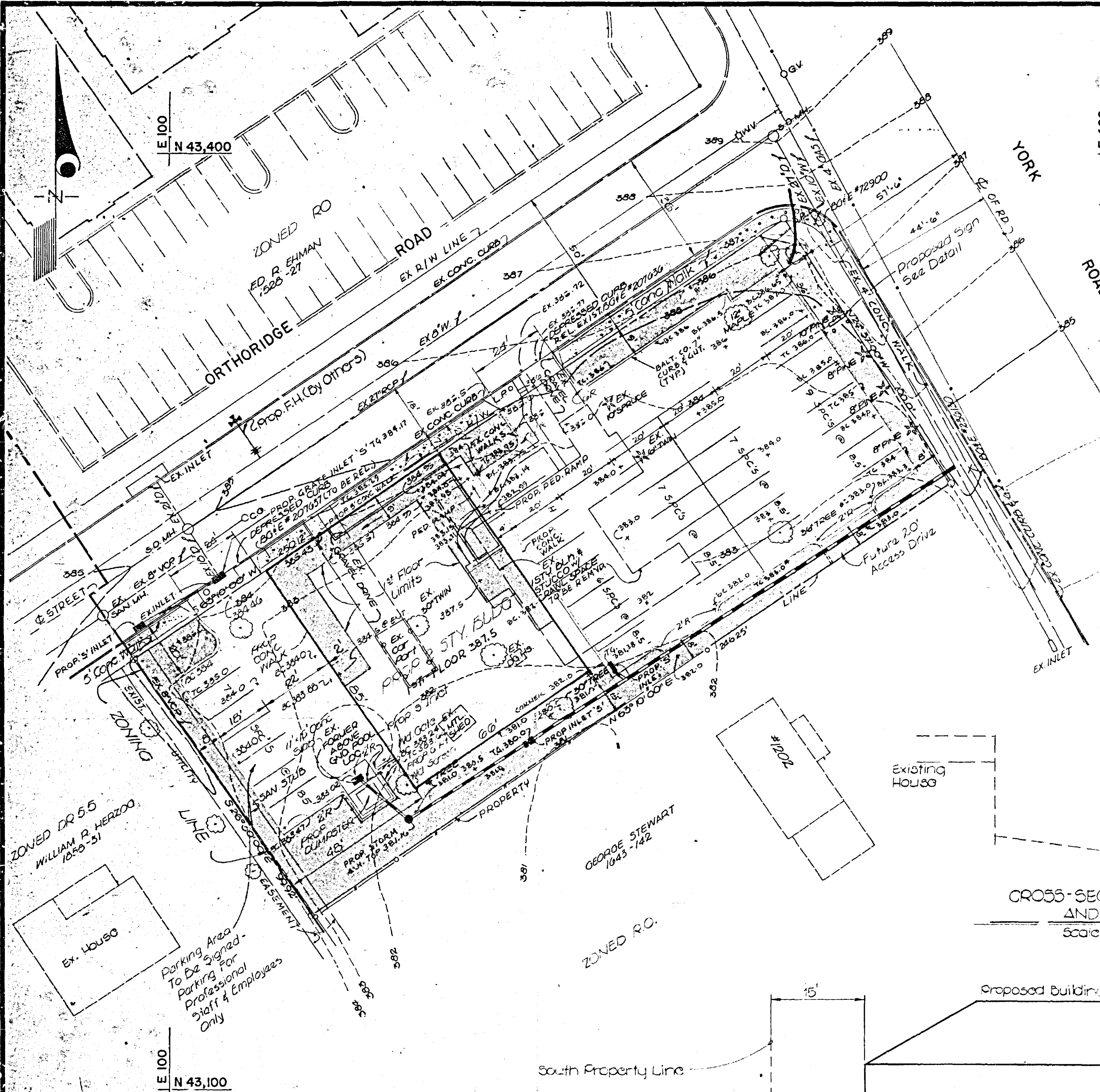
**Johnson, Mirmiran
& Thompson, P.A.**

ATTORNEYS AT LAW
 1000 PENNSYLVANIA AVENUE, N.W.
 SUITE 2000
 WASHINGTON, D.C. 20004
 (202) 638-6000
 FAX (202) 638-6001
 E-MAIL: info@jmtlaw.com
 WEB: www.jmtlaw.com

June 3, 1985
SAC/c: 1-20'

At 8/14/85 PLAT TO ACCOMPANY PETITION
FOR SIGN VARIANCE FOR
LIVADITIS PROFESSIONAL CTR.
Baltimore County, Maryland
Election District No. 9

DESIGN	KEM
DRAWN	MWD
APPROVED	C.L.
SHEET	
OF	
FILE NO :	
REVISIONS :	
OWNER :	
DUS V. LINDHOLTS, DDS (301) 561-1777 ASPEN HILL PROFESSIONAL BLDG. 2800 ALABAMA AVE., SUITE 100 BETHESDA, MD 20814	



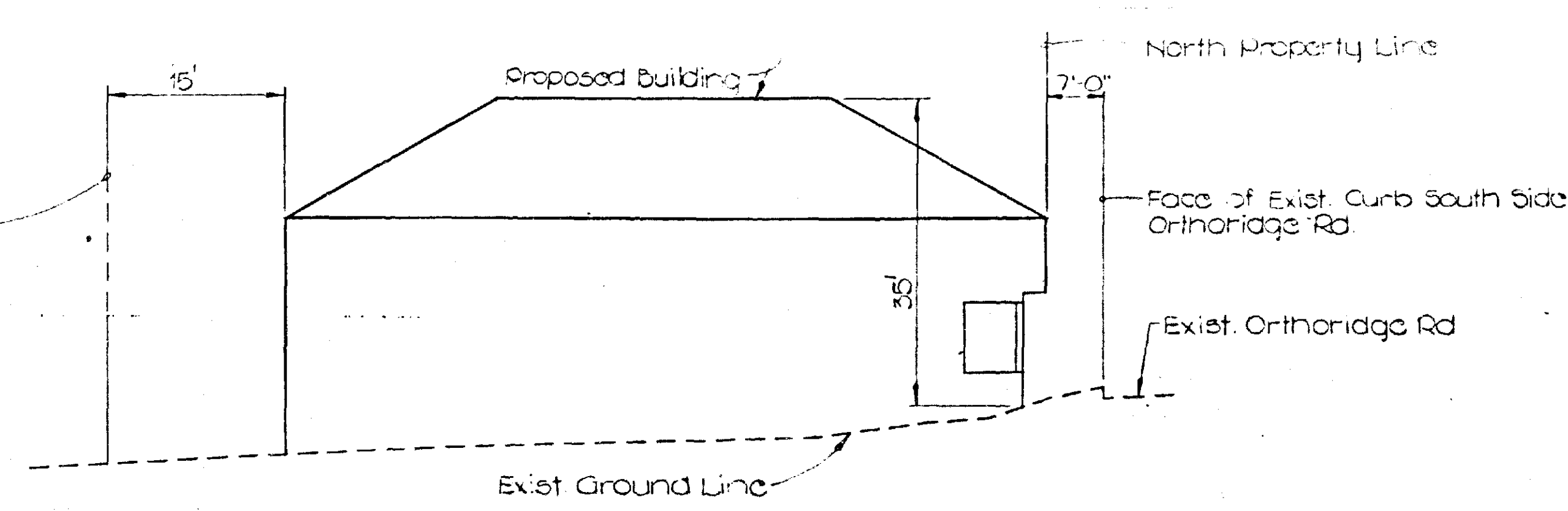
- GENERAL NOTES**
- ELECTION DISTRICT: 9
 - COUNCILMANIC DISTRICT: 5
 - CENSUS TRACT: 4902
 - WATERSHED: 24
 - SUBSEVERSHED: 53
 - SITE DATA:

NET AREA	0.5746	24,829 SF
GROSS AREA	0.7846	34,079 SF
AMENITY O.S. REQUIRED		0.520 SF
AMENITY O.S. PROVIDED (0.25 * 54,079)		6,507 SF
BUILDING COVERAGE		4,120 SF
TOTAL FLOOR AREA		13,770 SF
PARKING REQUIRED	11,400	300
PARKING SHOWN		33
 - EXISTING RESIDENTIAL BUILDING AND METAL SHED TO BE REMOVED
 - FLOOR AREA RATIO PERMITTED: 0.5
 - STORM WATER MANAGEMENT - INFILTRATION METHOD - POROUS PAVING
 - NO WETLANDS
 - GEOLOGICAL INFORMATION (SEE ENVIRONMENTAL REPORT)
 - NO ARCHAEOLOGICAL SITES
 - NO ENDANGERED SPECIES
 - NO HAZARDOUS MATERIALS
 - NO SLOPES GREATER THAN 25%
 - LIGHTING SHALL BE SO ERRECTED AS TO NOT REFLECT RAYS TOWARD ADJACENT RESIDENCE OR INTERFERE W/ TRAFFIC
 - LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS IN THE BALTIMORE COUNTY LANDSCAPE MANUAL
 - ADJACENT RESIDENCES SHALL BE SCREENED FROM PARKING BY WALLS, FENCES OR EVERGREEN PLANTINGS (EITHER OR IN COMBINATION WITH.)
 - A.D.T. 109
 - NO. OF EMPLOYEES 501
 - HOURS OF OPERATION MON-FRI: 8-6, SAT: 8-5
 - EXISTING CONTOUR: 360
 - PROPOSED CONTOUR: 360
 - PROPOSED SIGN - 1'-6" FLUSH MOUNTED ON BLDG. - NON-ILLUMINATING
 - PRINCIPAL USE OF BLDG IS FOR MEDICAL OFFICES
 - M.T.A. BUS ROUTE YORK RD IS SERVED BY THE #9 AND #18 BUSES.
 - TOPO - SUBJECT TO CHANGE
 - ELEVATION (NORTH SIDE) 35'
 - CURRENT ZONING R.O.
 - NO PLANTING, FENCE, WALL, BUILDING OR OTHER OBSTRUCTION TO VISION MORE THAN 3 FEET IN HEIGHT SHALL BE PLACED OR MAINTAINED WITHIN THE TRIANGULAR AREA BOUNDED FOR 25 FEET ALONG THE FRONT AND SIDE STREET
 - PROPERTY LINES AT YORK AND ORTHORIDGE ROADS
 - SPECIAL EXCEPTION AND SIGN VARIANCE ARE ASSIGNED ITEM NO 533.

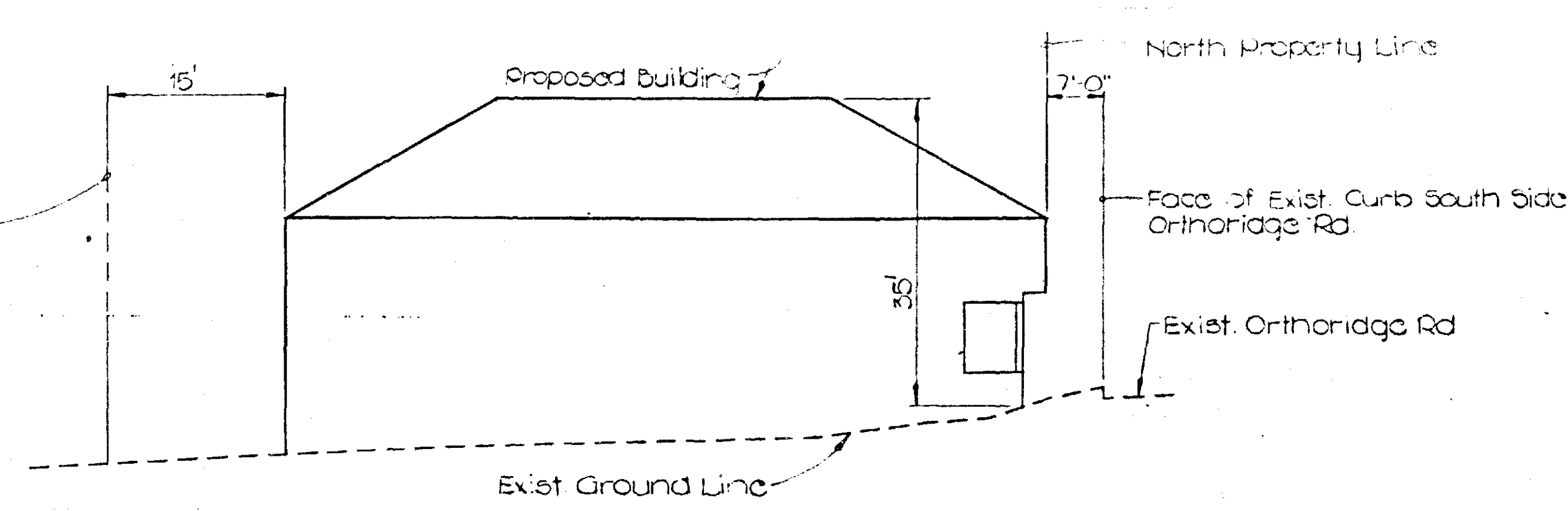
* FLOOR AREA	OFFICE	MECH. ROOM & STORAGE
BASEMENT	1750 SF	2370 SF
FIRST FLOOR	4120 SF	
SECOND FLOOR	5500 SF	
	11,400 SF	2370 SF • 13,770 SF

** VARIANCE REQUESTED FOR FREE STANDING SIGN.

CROSS-SECTION BETWEEN EXISTING HOUSE AND PROPOSED BUILDING
Scale: Horiz: 1"=20', Vert: 1"=10'



ELEVATION ALONG EAST BUILDING LINE
NOT TO SCALE

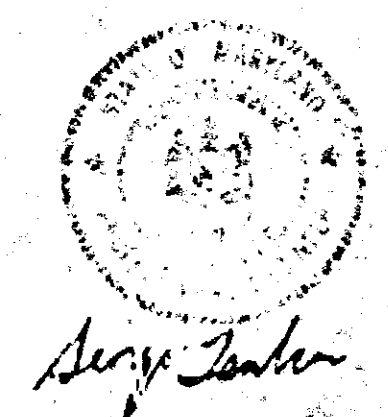


LEGEND
 -Amenity Open Space

SOILS TYPE DATA:
 JUD - Jappa - Urban Land Complex
 Permissible Suited for Infiltration Practices

AREA	TYPE	BUILDING	STREETS & PARK AREA	CLASS
0.57 Ac.	JUD	Sign to Moderate Slope	SEVERE SLOPE	A

Item #393
 Revised plans
 7/24/85



Johnson, Mirmiran & Thompson, P.A.

CRE PLAN & PLAT TO ACCOMPANY A PETITION FOR SPECIAL EXCEPTION FOR A CLASS "B" OFFICE BLDG IN A R.O. ZONE AND FOR SIGN VARIANCE

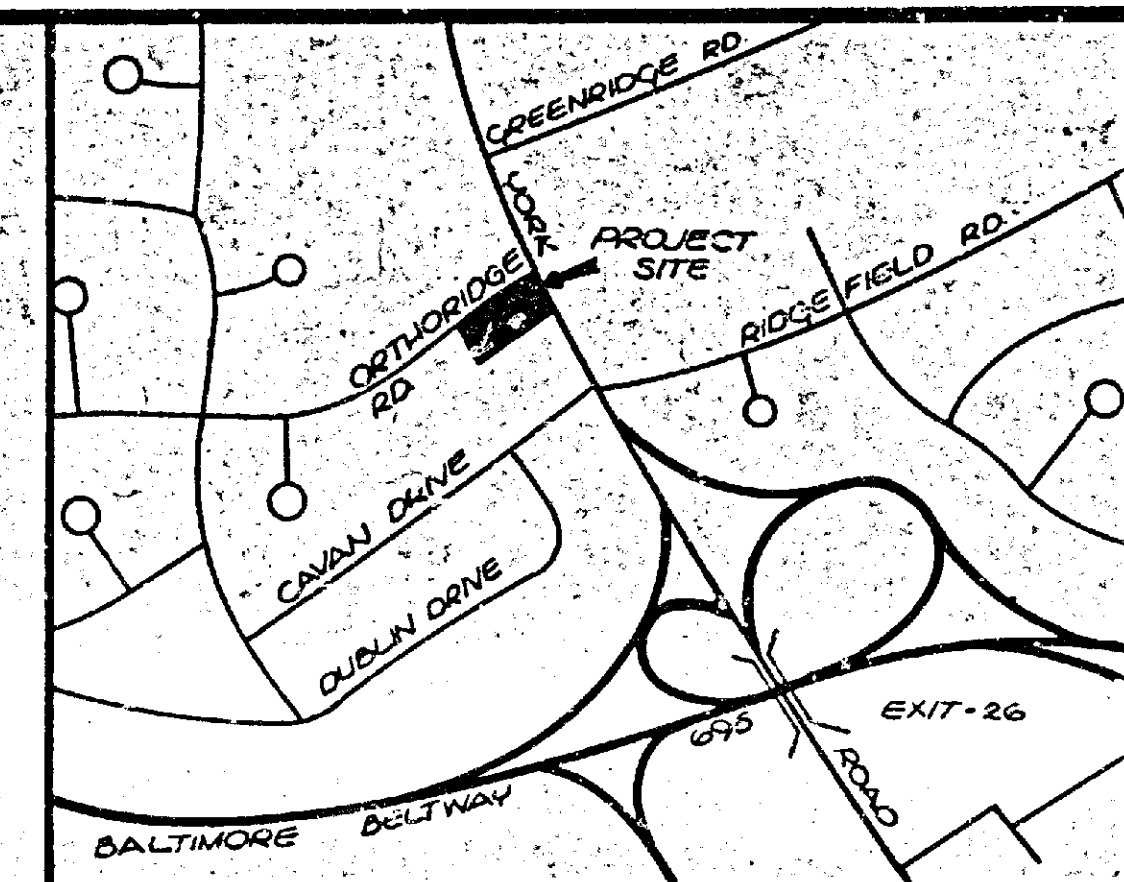
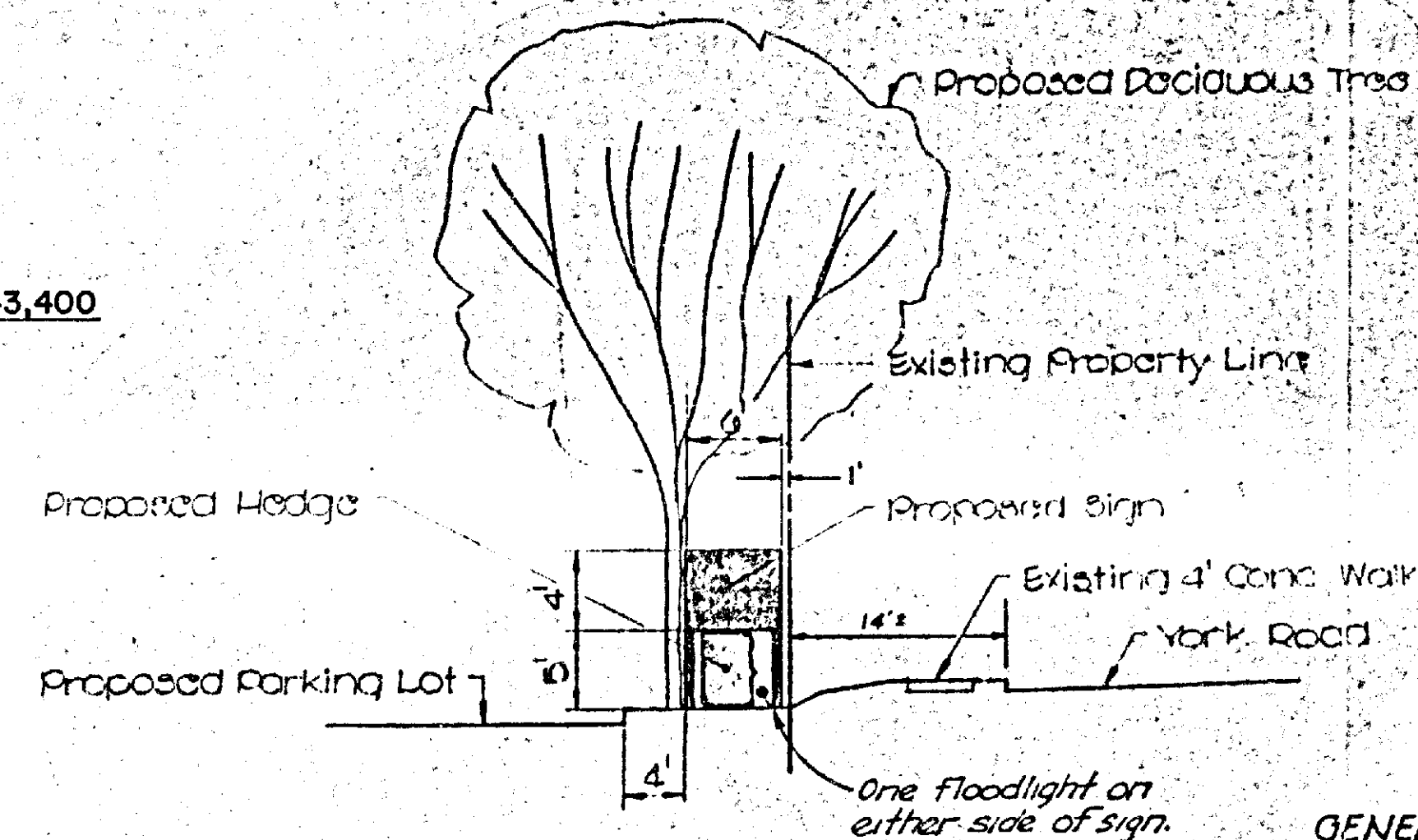
LIVADITIS PROFESSIONAL CTR.

Baltimore County, Maryland
 Election District No. 9

June 3, 1985
 Scale: 1"=20'

DESIGN: JMT	DATE: MAY 1985
DRAFT: JMT	SCALE: 1"=20'
APPROVED: JMT	
SHEET: 11	
OF: 11	
FILE NO: 11	

OWNER: LIVADITIS, 805 (301) 341-1711
 4900 MILL PROFESSIONAL BLDG.
 533 SCOTT AVE. RD. SUITE 100
 COCKEYSVILLE, MD. 21033



DESIGN / XEM	OWNER	CUS V. LIVADITIS, 1235 SOUTHERN AVENUE, WILMINGTON, DE 19804 4387 WILMINGTON PROFESSIONAL BLDG. SUITE 100 SCOTT ADAM RD COVINGTON, MD 20838
DRAWN / MND	DATE	
APPROVED /	BY / CL	
DATE	APR 19 1986	
SCALE 1" = 20'	APR 19 1986	

Pursuant to the advertisement, posting of property, and public hearing on the Petition and if 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 _____

Livaditis Professional Center
Project # 85160
July 16, 1985
Page 4

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

Water mains outside of public rights-of-way serving a proposed site improvement are considered private and shall be the Developer's full responsibility for construction and maintenance.

Onsite private water mains with fire hydrants shall be metered at the public source. The size and design of the meters shall conform with Baltimore City Standards. Permission to obtain a metered connection may be obtained from the Department of Permits and Licenses.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

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

EAM:REC:mm

MACROFILMED



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Director
Hal Kasseff
Assistant

July 8, 1985

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

Re: CRG Meeting of 7-18-85
"Livaditis Professional Center"
W/S York Rd., Route 45 @
Orthoridge Road

Dear Mr. Markle:

On review of the submittal of May 1985 and field inspection, the State Highway Administration finds the plan generally acceptable with all access to the site by way of Orthoridge Road.

We (State Highway Administration) recommend a Handicap Ramp be constructed at the York Road and Orthoridge Road intersection with sidewalk reconstruction.

With the proposed storm drain system along the south side of the property making a direct connection to the State storm drain system, the State Highway Administration will require the developer to provide approved Baltimore County storm drain plan to State Highway Administration Hydraulics for review and effects on the State System.

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

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Ogle

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 171 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: July 18, 1985

FROM: ZONING OFFICE

PROJECT NAME: LIVADITIS PROFESSIONAL CENTER

PLAN: ☒

LOCATION: 8 Orthoridge Road

DEVELOPMENT PLAN: _____

DISTRICT: 9th Election District

PLAT: _____

The following comments were written on the C.R.G. plan dated June 3, 1985.

- A Special Exception for a Class B Office Building in an R.O. zone, Item 393 was filed on 6/12/85 with this office. If a free-standing sign is proposed, a Variance will be required from Section 203.3.C. of the Baltimore County Zoning Regulations. Petition forms and amended site plans showing an elevation drawing of the proposed sign, its dimensions, square footage, lettering and location must be submitted to the Zoning Office. If CRG approval occurs, final approval of any building permits will be contingent upon the outcome of that hearing.
- The following revisions must occur on the plan prior to CRG approval.
 - In the general notes, Site Data, how the required amenity open space was calculated should be shown, i.e. 34,079 sq.ft. x .25 = 8520 sq.ft. Note the site area (gross and net) in terms of acreage as well as square footage.
 - Note 8 should indicate how floor area ratio was determined, i.e., $\frac{13,770}{34,079} = .404$
 - Note 24 concerning the proposed sign should reflect the Variance request for a free-standing sign, if it is proposed. An elevation detail showing the height, dimensions and lettering on the free-standing sign should also be added to the plan. The location of the proposed free-standing sign should be shown on the plan. It should be noted that Section 102.5 of the Baltimore County Zoning Regulations states that on a corner lot in a residential zone, no planting, fence, wall, building or other obstruction to vision more than 3 feet in height shall be placed or maintained within the triangular area bounded for 25 ft. along the front and side street property lines. If this requirement cannot be met, a Variance may be requested from this section as well.
 - All areas included as amenity open space must be clearly indicated on the plan. It appears that the overhang areas for parking spaces have been included in the a.o.s. If this is the case, then there may be insufficient a.o.s. provided. In order to be included as a.o.s., areas that abut parking may be 7 ft. in width, areas which do not must be 10 ft. in width.

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
NORMAN E. GENDER
DIRECTOR

July 30, 1985

Re: Zoning Advisory Meeting of June 25, 1985
Item # 393
Property Owner: GUS J. LIVADITIS
Location: SWYCOE YORK RD. +
ORTHORIDGE RD.

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

Dear Mr. Jablon:

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

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract, therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comment:

THE CRG PLAN # IX-461 (LIVADITIS PROFESSIONAL CENTER) WAS APPROVED ON 7/18/85, PLAN APPROVAL EXPIRES ON 7/18/88

Eugene A. Boser
Chief, Current Planning and Development

cc: James Hoswell

MACROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

EUGENE A. BOSER, Chief
Current Planning and Development Div.
TO: Office of Planning and Zoning Date: 18 JUL 85

FROM: Comprehensive Planning Division
Office of Planning and Zoning

SUBJECT: CRG Comments on LIVADITIS PRO CENTER

GENERAL COMMENTS:

HISTORICAL COMMENTS:

No historic or archaeological sites.--J. McDrain

ENVIRONMENTAL COMMENTS:

LOS COMMENTS:

TRANSPORTATION COMMENTS:

No conflict w/ transportation element of Master Plan

COASTAL CRITICAL AREA COMMENTS:

CRG Meeting of July 18, 1985
Livaditis Professional Center

- Infiltration using porous paving is proposed for S.W.M. The soils report indicates that infiltration is feasible, however, care must be taken to insure that the bottom of the pavement subbase is not in fill; that it is at least 4' above rock. Also, no infiltration device may be within 50' of York Road if the structure has a basement.

Thomas J. Vidmar
7/1/85

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: July 17, 1985

PROJECT NAME: Livaditis Professional Center	PLAN	XXXXXXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT IX-461	PLAN EXTENSION	
	REVISED PLAN	
	PLAT	

The Office of Planning has reviewed the subject plan dated June 3, 1985 and has the following comments:

The following is required in order for the CRG to review for compliance with the provisions of Section 22-104. Section 22-104 states:

II. Requirement for development of R-0 property. The following objectives are as stated in Section 22-104, Baltimore County Development Regulations.

DEVELOPMENT OF PROPERTY IN AN R-0 ZONE SHALL BE DESIGNED TO ACHIEVE:

- Compatibility of the proposed development with surrounding uses;
- Tree preservation;
- Protection of watercourses and bodies of water from erosion and siltation;
- and
- Safety, convenience and amenity for the neighborhoods.

A cross section is required from the proposed building to the neighboring house on Orthoridge Road. The cross section will show the relationship of the new development to the existing residences.

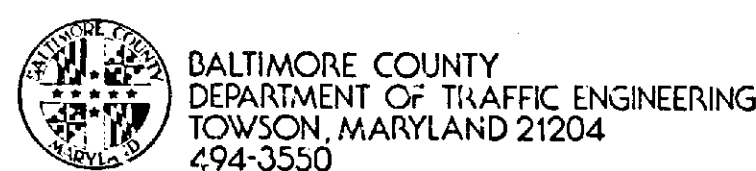
The rear parking area should be limited to and signed for professional staff and employees only due to the small size and the proximity to the adjacent existing dwelling.

The parking spaces in the rear lot must be 18' in length and must not overhang into the 8' landscape area.

Additional detail is needed for the 8' landscape area between the proposed building and the right-of-way of Orthoridge Road. The plan is not clear as to whether the required 8' planting area can be provided.

The plan should show a future 20' access drive to the Stewart Property. This access drive would be required to be provided at the time of addition or expansion of the development on the Stewart Property. Further, the existing driveway on the Stewart Property will need to be closed at that time and all access provided from Orthoridge Drive. This plan shows a future access easement.

Susan Carrell
Susan Carrell



STEPHEN E. COLLINS
DIRECTOR

June 25, 1985

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

Item No. 393 -ZAC- Meeting of June 25, 1985
Property Owner: Gus Livaditis
Location: SW/Cor. York Road and Orthoridge Road
Existing Zoning: R.O. (CRG)
Proposed Zoning: Special exception for a Class B Office Building

Acres: 34,079 sq. ft.
District: 9th

Dear Mr. Jablon:

Item #393 is a C.R.G. Item.

Michael S. Planigan
Michael S. Planigan
Traffic Engineering
Associate II

MSF/ccm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director
TO: Environmental Support Services

Date: July 15, 1985

FROM: Walter Platt
Waste and Water Quality Management

SUBJECT: ENVIRONMENTAL EFFECTS REPORT LIVADITIS PROFESSIONAL CENTER
(Name)

CRG MEETING July 15, 1985 11:00
(Date) (Time)

PLAN REVIEW NOTES

1. Medical Building proposed on 0.57 acre lot.
(Describe Site)
2. Public water and public sewer is proposed.
3. No streams on site.
(Describe streams on-site)
5. No wetland soils on site.
(Describe wetland soils on-site)

6. Storm Water Management is required.
7. 0.57 acre proposed impervious area.

RESPONSES

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

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

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

Mr. Brooks Stafford
Environmental Effects Report LIVADITIS PROFESSIONAL CENTER
(Name)

Page Two

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

BEST MANAGEMENT PRACTICES

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

tpms

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

LIVADITIS PROFESSIONAL CENTER

Subdivision Name, Section and/or Plat

Developer and/or Engineer John H. Himmelman & Thompson

John Felle
Watershed 1 No. of Lots 0.57 Total Acreage Public Water Public Sewer

COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
- Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
- Public sewers /, public water /, must be utilized and/or extended to serve the property.
- A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised / has been reviewed and approved.
- A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
- It is recommended the plan, be approved as submitted, / be approved as submitted subject to the following conditions noted: on the attached

It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

SS 783R

DEPARTMENT OF TRAFFIC ENGINEERING BALTIMORE COUNTY, MARYLAND

TO: Mr. James A. Markle
FROM: C. Richard Moore
SUBJECT: C.R.G. Comments

DATE: July 15, 1985

PROJECT NAME: Livaditis Professional Center C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: DEVELOPMENT PLAN:
LOCATION: York Road RECORD PLAN:

The proposed building and supporting structures and landscaping should be set back at least 10ft. from the edge of paving.

C. R. Moore
C. Richard Moore
Deputy Director of
Traffic Engineering

CRM/GML/ccm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Sy Benson

Date: June 3, 1985

FROM: Charles K. Weiss
Livaditis Professional Center,
York & Orthoridge Roads

SUBJECT: CRG 7/18/85

Dumpster site is acceptable as to size & location.

CKI/rab

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS

Date: July 5, 1985

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU
Captain Joseph Kelly

PROJECT NAME: Livaditis Prof. Center
PROJECT NUMBER: CRG Agenda 7-18-85 11:00 AM
LOCATION: York and Orthoridge Roads DISTRICT: 9

COMMENTS

- (X) 1. Proposed buildings shall be designed and constructed so as to meet the applicable provisions of the Fire Prevention Code and the NFPA 101 Life Safety Code, 1981 Edition.
- () 2. Fire flow test is required to be conducted by the Baltimore City Water Dept. on as close to proposed site as possible. Test results are to be forwarded to the office of the Fire Protection Engineer.
- () 3. Proposed parhandle driveways must be a minimum of 16 feet in width and of a hard surface capable of supporting emergency apparatus, weighing 50,000 pounds on two axles.
- () 4. Access road shall be posted with Fire Lane signs along its entire length.
- () 5. Standard cul-de-sac or t-turnaround shall be provided at deadend street near
- () 6. All roads shall have a minimum width of 20 feet.
- () 7. Driveways in excess of 300 feet shall have standard cul-de-sac or t-turnaround.
- () 8. Maximum angle of departure (grade percentage) shall not exceed 8% per NFPA Standard #1901. Angle of departure in excess of 8% would prohibit emergency fire apparatus from gaining access to the site.
- (X) 9. Submitted site plan fails to indicate proposed fire hydrant spacing at feet intervals in accordance with Baltimore County Standard Design Manual.
- () 10. All self-service stations shall have at least one attendant on duty while the station is open to the public. The attendant's primary function shall be to supervise, observe and control the dispensing of Class I liquids while said liquids are actually being dispensed, according to NFPA 30, 1991 Edition, Section 7-8.4.3 and Section 7-8.4.4.

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204 2536
494-4500

PAUL H. REINCKE
CHIEF

July 2, 1985

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

Attention: Nick Comodori, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Gus J. Livaditis

Location: S/W cor. York Road and Orthoridge Road

Item No.: 393

Zoning Agenda: Meeting of June 25, 1985

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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: Paul H. Reincke 7-7-85
Planning Group
Special Inspection Division

Noted and
Approved: Ray W. Kersner
Fire Prevention Bureau

/mb

AUG 5 1985

W. LEE THOMAS, P.A.
ATTORNEYS AT LAW
SUITE 314
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

October 31, 1985

Mrs. Jean H. Jung
Deputy Zoning Commissioner
for Baltimore County
Room 105
County Office Building
111 W. Chesapeake Street
Towson, Maryland 21204

Re: Petitions for Special Exception
and Variance -- SW Corner of York
and Othoridge Roads
Gus J. Livaditis, Petitioner
Case No. 86-88-XA

Dear Mrs. Jung:

On behalf of my client, Dr. Gus J. Livaditis, I am
obligated to bring to your attention that it has now been
some sixty days since a hearing was held on the above and
that we are anxiously awaiting your decision in the matter.

I would also take this opportunity to inform you that
a hearing before the Board of Appeals has been scheduled
for January 7, 1986, to review the CRG approval granted to
Dr. Livaditis. In the event an appeal were to be taken
from your opinion, the most efficient use of every
participant's time and efforts (especially those of the
various County agencies involved) would be to consolidate
the issues into one hearing. As you are aware, however,
in order to keep this option available, it would be
necessary for an order to issue from your office within
the next two to three weeks.

All of us who work with the Zoning Office recognize
and appreciate the workload and staff limitations you have
to deal with. In light of all the factors I have
mentioned, however, I would respectfully request that you
render an opinion at your earliest convenience.

Very truly yours,
Keith E. Ronald
Keith E. Ronald

KER/pnp
cc: Dr. Gus J. Livaditis
Mrs. Ruth D. Walker, President

PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
SW Corner York & Othoridge Rds.
(8 Othoridge Rd.), 9th District
GUS J. LIVADITIS, Petitioner

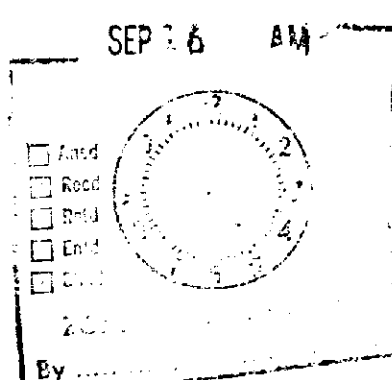
* BEFORE THE ZONING
* COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 86-88-XA

ENTRY OF APPEARANCE

Please enter the appearance of Keith E. Ronald, Esquire in
the above-captioned matter as counsel for the Petitioner, Dr.
Gus J. Livaditis. Please forward notices of any hearing dates
or other proceedings in this matter and of the passage of any
preliminary or final Order to my attention.

Keith E. Ronald
Keith E. Ronald, Esquire
Suite 314
409 Washington Avenue
Towson, Maryland 21204
301-296-6777

I HEREBY CERTIFY that on this 12 September, 1985, a copy
of the foregoing Entry of Appearance was mailed to Peter Max
Zimmerman, Esquire, Deputy People's Counsel, Room 223, Court
House, Towson, Maryland 21204.



W. LEE THOMAS, P.A.
ATTORNEYS AT LAW
SUITE 314
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
AREA CODE 301
296-6777

Keith E. Ronald
Keith E. Ronald, Esquire

PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
9th Election District

LOCATION: Southwest corner of York and Othoridge Roads
(8 Othoridge Road)

DATE AND TIME: Wednesday, August 28, 1985 at 10:45 a.m.

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

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

Petition for Special Exception for a Class "B" office building in a
R.O. zone and Variance from Section 203.3.C to permit a free-standing
illuminated sign of 60 sq.ft. (counting both sides) in lieu of the
permitted 8 sq.ft. non-illuminated sign attached to the building.

Being the property of Gus J. Livaditis, as shown on plat
plan filed with the Zoning Office.

In the event that these Petitions are 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

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
SW Corner York & Othoridge Rds.
(8 Othoridge Rd.), 9th District
GUS J. LIVADITIS, Petitioner : Case No. 86-88-XA

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
410-2188

I HEREBY CERTIFY that on this 31st day of July, 1985, a copy
of the foregoing Entry of Appearance was mailed to Mr. Gus J. Livaditis,
Aspen Mill Professional Bldg., Suite 108, 54 Scott Adam Rd., Cockeysville,
MD 21093, Petitioner; and Johnson, Mirmiran & Thompson, P.A., 810 Glen-
eagles Ct., Towson, MD 21204, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

Johnson, Mirmiran and Thompson, P.A.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS

LIVADITIS PROFESSIONAL CENTER

Metes and Bounds Description of a parcel of land lying and being in the Ninth
Election District of Baltimore County, Maryland and described in accordance with
a plan made by Johnson, Mirmiran and Thompson, P.A. in June 1985 said plat of
survey entitled "CRG Plan and Plat To Accompany Petition For Special Exception".

BEGINNING for the same at the corner formed by the intersection of the southwest
side of the York Road with the southeast side of a fifty foot road heretofore
laid out in a deed dated December 6, 1940, and recorded among the Land Records in
Baltimore County in Liber C.W.B. Jr. No. 1143, folio 1, which was conveyed by the
Ridgely Land Company to J. Hall Alken, Jr. and wife, said place of beginning
being distant South twenty-four degrees thirty-seven minutes east fifty and five
one-hundredths feet (S 24° 37' E 50.05') from the beginning of the third line of
said parcel of land; and running thence and binding on the southeast side of said
fifty foot road, with the right and use thereof in common with others entitled
thereto, (1) South sixty-three degrees ten minutes west (S 63° 10' W) running
parallel with and distant fifty feet southeasterly measured at right angles from
said third line, two hundred fifty and twelve one-hundredths feet (250.12');
thence leaving said road and running for lines of division the two following
courses and distances, viz: (2) South twenty-six degrees fifty minutes east
ninety-one and ninety-two one-hundredths feet (S 26° 50' E 99.92') and (3) North
sixty-three degrees ten minutes east two hundred forty-six and twenty-five one
hundredths feet (N 63° 10' E 246.25') to the southwest side of the York Road; and
thence binding on the southwest side of said Road, (4) North twenty-four degrees
thirty seven minutes west one hundred feet (N 24° 37' W 100') to the place of
beginning. Containing fifty seven one-hundredths (.57) acre of land, more or
less. The improvements thereto being known as 1206 York Road.

BEING the same property which by a Deed dated August 24, 1956 and recorded among
the Land Records of Baltimore County in Liber G.L.B. No. 3002, folio 89 was
granted and conveyed from Neal I. Bohn and Betty Lou Bohn, his wife, to Gordon V.
Deitz and Sallie A. Deitz, his wife, the above named Grantors.

SAVING AND ACCEPTING therefrom all that property described in a Deed dated
June 7, 1961 from the Grantors herein unto the State Roads Commission of Maryland
acting for and on behalf of the State of Maryland which Deed is recorded among
the Land Records of Baltimore County in Liber W.J.R. No. 3855 folio 231.

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

ARNOLD JABLON
ZONING COMMISSIONER

August 20, 1985

Gus J. Livaditis
Aspen Mill Professional Building
Suite 108
54 Scott Adam Road
Cockeysville, Maryland 21093

Re: Petitions for Special Hearing and Variance
SW corner of York and Othoridge Roads
(8 Othoridge Road) - 9th Election Dist.
Gus J. Livaditis, Petitioner
Case No. 86-88-XA

Dear Mr. Livaditis:

This is to advise you that \$73.00 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 106, County Office Building,

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

DATE: 8/20/85 ACCOUNT: 8-01-613-000

AMOUNT: \$ 73.00

RECEIVED FROM: *Gus J. Livaditis*

FOR: *Advertising and Posting*

VALIDATION OR SIGNATURE OF CASHIER

6 Westbury Road
Lutherville, Maryland 21093

December 19, 1985

Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception
and Variance
Case No. 86-88-XA

Dear Mr. Jablon:

On behalf of the Orchard Hills Community Association,
I am herein appealing the decision of the Deputy Zoning Com-
missioner, Mr. Jean M. H. Jung, in regard to the Special Exception
for a Class B Office Building and the Variance for a 30 square
foot sign as set forth in her Order of November 20, 1985.

It is the community association's position that this
Order would injure the general welfare and safety of the community,
is not in keeping with zoning regulations, and was not objective
in its findings.

Enclosed herein is a check for \$100.00 to cover the
cost of this appeal.

Sincerely,
John Dabbs
John Dabbs
President
Hills Community Association

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

No. 016170

DATE: 12/19/85 ACCOUNT: 8-01-613-000

AMOUNT: \$ 100.00

RECEIVED FROM: *Orchard Hills Community Association*

FOR: *Special Fee for Case No. 86-88-XA*

VALIDATION OR SIGNATURE OF CASHIER

Gus J. Livaditis
Aspen Mill Professional Building
Suite 108
54 Scott Adam Road
Cockeysville, Maryland 21093

July 26, 1985

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE
SW corner of York & Othoridge Roads
(8 Othoridge Road) - 9th Election Dist.
Gus J. Livaditis, Petitioner
Case No. 86-88-XA

TIME: 10:45 a.m.

DATE: Wednesday, August 28, 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. 007311

DATE: 7/26/85 ACCOUNT: 8-01-613-000

AMOUNT: \$ 100.00

RECEIVED FROM: *Gus J. Livaditis*

FOR: *Advertising and Posting*

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Catherine Warfield, C. R. G. Date: July 8, 1985

FROM: C. E. Farnham, Chief, Building Plans Review

SUBJECT: Livaditis Professional Center
District 903 York and Orthoridge Road

- 1) The proposed structure shall comply with the following Codes:

B.O.C.A. Basic National Building Code 1984
B.O.C.A. Basic Mechanical Code 1984
B.O.C.A. Basic Energy Code 1984
Baltimore County Council Bill #17-85

Also, the current National Electric Code, the 1973 Edition of the Baltimore County Plumbing and Gas Fitting Code and the Maryland State Regulation .05.01.07 and A.N.S.I. Standard A117.1 - 1980.

- 2) Separate permits for building, razing, paving and various other site improvements are required.

CEB/vm



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

July 18, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 393 Zoning Advisory Committee Meeting are as follows:

Property Owner: Gus J. Livaditis
Location: SW/cor. York Road and Orthoridge Road
District: 903.

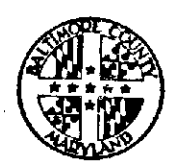
APPLICABLE TYPES ARE CHECKED:

- 1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85. The Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- 2) A building and other miscellaneous permits shall be required before the start of any construction.
- 3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- 4) 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. Registered seals are not acceptable.
- 5) All the Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6' to an interior lot line. R-4, the Groups require a one hour wall if closer than 3' to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.
- 6) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 501 and 505 and have your Architect/Engineer contact this department.
- 7) The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- 8) When filing for a required Change of Use/Grouping Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from the _____ to the _____ of the _____ See Section 502 of the Building Code.
- 9) The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 504.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

SPECIAL NOTE:

- 1) Comments: The number of stories shall be determined by Section 501.2. If it is determined this structure is 3 stories, a handicapped elevator could be required. See Section .05.01.07.06 of State Regulations. Show signs, curb cuts, etc. as required by State Code and A.N.S.I. - A117.1 - 1980 dealing with access and usability by the Handicapped.
- 2) These administrative comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 Chesapeake Avenue, Towson, Maryland 21204.

LJ/2/85



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Keith E. Ronald, Esquire
Suite 314
409 Washington Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EX-
CEPTION AND VARIANCE
SW/cor. York & Orthoridge Rds.
(8 Orthoridge Road) -
9th Election District
Gus J. Livaditis, Petitioner
Case No. 86-88-XA

Dear Mr. Ronald:

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

Very truly yours,

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

JMHJ:bg

Attachments

cc: People's Counsel

Ms. Ruth Walker
6 Westbury Road
Cockeysville, Md. 21093

Ms. Mary Ginn
506 Horncrest Road
Towson, Md. 21204

Mr. Eric Rockel
1610 Ridewood Drive
Cockeysville, Md. 21093

RE: PETITIONS FOR SPECIAL EXCEPTION
AND VARIANCE
SW/cor. York and Orthoridge
Roads (8 Orthoridge Road) -
9th Election District
Gus J. Livaditis
Case No. 86-88-XA

The Petitioner herein requests a special exception for a Class B office building in a R-O zone and a variance to permit a free-standing, illuminated sign of 60 square feet, in lieu of the permitted 8 square foot non-illuminated sign on the building.

Testimony on behalf of the Petitioner indicated that the property is part of the heavy commercial area bordering on York Road. A Class A office building is located immediately to the south and a Class B office building under construction is north of Orthoridge Road. The existing one-story brick and stucco dwelling does not provide sufficient flexibility for conversion to offices. The proposed brick office building, providing two stories plus basement, will present a low profile with a sloping roof, and, although the second floor has a zero foot setback from Orthoridge Road, the first floor has a nine foot setback designed to relieve the boxiness of the building. The State Highway Administration required that access be to Orthoridge Road not York Road. Parking in the rear will be limited to staff and employees. In addition to occupancy by the owner, a physician, two to seven other tenants are proposed.

Because of the considerable distance from the building to York Road, the Petitioner proposes to install a free-standing, illuminated informational sign 6 inches from the York Road property line and 36 feet south of the Orthoridge Road property line. He will place no sign on the building. The Petitioner is of the opinion that he has taken the community into consideration in his plans to develop the property.

ORDER RECEIVED FOR FILING

DATE: November 29, 1985

BY: [Signature]

W. LEE THOMAS, P.A.
ATTORNEYS AT LAW
SUITE 314
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

AREA CODE 301
296-6777

December 26, 1985

Mr. William T. Hackett, Chairman
Board of Appeals of Baltimore County
Room 220, Court House
Towson, Maryland 21204

Re: Livaditis Professional Center
Appeal From Order of Deputy Zoning
Commissioner
Granting Special Exception
Case No. 86-88XA

Dear Mr. Hackett:

This will serve to confirm my telephone conversation with June Holmen on December 23, in which I was informed that the Board was unable to grant my request for a consolidation of the above referenced appeal with that scheduled for January 7, due to the fact that your office had not received the Zoning Office's file as of this day and accordingly, could not comply with the ten day rule for notice to the necessary parties.

I would appreciate your scheduling the zoning appeal as soon as possible, preferably on the date of any future postponements or dismissals of other matters currently pending before the Board. My client, who obtained CRG approval in July and went before the Deputy Zoning Commissioner last August, is anxious to complete the county approval process and commence construction. Any assistance your office might be able to provide in expediting this already too drawn out procedure would be greatly appreciated.

Thank you for your assistance in this matter.

Very truly yours,

Keith E. Ronald

Keith E. Ronald

KER/pnp

cc: Dr. Gus J. Livaditis
Mrs. Ruth D. Walker, President
Thomas J. Bollinger, Esquire

Thank you for your assistance in this matter.

ORDER RECEIVED FOR FILING

DATE: November 29, 1985

BY: [Signature]

6 Westbury Road
Lutherville, Maryland 21093

December 19, 1985

Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception
and Variance
Case No. 86-88-XA

Dear Mr. Jablon:

On behalf of the Orchard Hills Community Association, I am herein appealing the decision of the Deputy Zoning Commissioner, Ms. Jean M. H. Jung, in regard to the Special Exception for a Class B Office Building and the Variance for a 30 square foot sign as set forth in her Order of November 20, 1985.

It is the community association's position that this Order would injure the general welfare and safety of the community, is not in keeping with zoning regulations, and was not objective in its finding.

Enclosed herein is a check for \$100.00 to cover the cost of this appeal.

Sincerely,

Ruth Walker
Ruth Walker, President
Orchard Hills Community Association

RW:cm

Enclosure

the following restrictions:

1. Staff and employees only shall park in the rear.
2. The preferences of the adjacent property owner shall be considered by Current Planning prior to its approval of screening for the eight foot strip along the rear property line.
3. Hours of operation shall not exceed Monday through Friday, 8:00 a.m. to 9:00 p.m. and Saturdays 8:00 p.m. to 5:00 p.m.
4. Signage shall be limited to a 3' x 5' (30 square foot counting both sides) free-standing, non-illuminated sign. No sign shall be installed on the building.

JMHJ:bg

ORDER RECEIVED FOR FILING

DATE: November 29, 1985

BY: [Signature]

<u>Name</u>	<u>Address</u>
Amador Cambre	29 Cavan DR
Patricia W. Ogawa	23 Cavan Drive
August H. Ogawa	" " "
E. R. Curran	21 Cavan Drive
E. R. Curran	21 Cavan Drive
Mary Freeman	17 Cavan Dr
J. M. Freeman	17 Cavan Dr
Victor F. Jamupke	7 Cavan Dr
Chas. Jamushke	" "
Bell Myers	15 Cavan Drive
Margaret Jol	24 Cavan Dr
Carl H. Jol	" "
Robert J. Jol	30 Cavan Dr
Julia L. Jol	30 Cavan Dr

<u>Name</u>	<u>Address</u>
Ernest Norman	25 CAVAN DRIVE
Feta Ludwig	26 CAVAN DRIVE
Henry S. Bulgaly	26 Cavan Drive
Helen Mitchell	34 Cavan Drive
Mildred Hager	36 Cavan Drive
Harlan R. Knatz	16 Cavan Drive
Laverne J. Gully	16 Cavan Drive
John J. Roberts	10 Cavan Dr.
Bliss Snyder	12 Cavan Dr.
William E. Knuder	13 Cavan Dr.
Agnes Sakrabulius	6 Cavan Dr.
Theresa Sakrabulius	6 Cavan Dr.
Lawrence Myron	4 Cavan Drive
Charles M. Gies	4 Cavan Drive
Barbara Gward	2 Cavan Drive
Frank Gault	13 Cavan Dr.
Josephine M. Jacia	28 Cavan Dr.
Virginia P. Langworthy	27 Cavan Dr.
John A. Hengulsky	27 Cavan Dr.
Caroline A. Reed	32 Cavan Dr.
W. A. Fischer	32 Cavan Dr., Lutherville, 21093
Elizabeth P. Schmitt	35 Cavan Dr. Lutherville Md 21093
Walter F. Hayer	31 CAVAN DR Lutherville, MD 21093
Elizabeth A. Meyer	31 CAVAN DR Lutherville, Md 21093
Edward M. H. Meyer	

<u>Name</u>	<u>Address</u>
1 Anne L. Emery	1311 Malloy Dr. Lucknow, 21093
2 Anna F. Emery	1361 Malloy Dr. Lucknow, 21093
3 Anne Emery	1511 Malloy Dr. Lucknow, Md. 21093
4 Edward C. Emery	1326 Burlingame Rd. Md 21093
5 Thelma M. Springer	1326 Burlingame Rd. Md 21093
6 Beverly Synchowski	4 Landsham Rd. Luth, Md 21093
7 Gordon Scott	1 Lpce Dr. 21093
8 Walter C. Dulucki	1314 MALLOY DR 21093
9 Carolyn Jocklsey	108 Guthrie Ln Rd 21093
0 Joseph Rykoff	5 Sawassee Rd 21093
1 Eric Chae Yi	8 Sawassee Rd 21093
2 Eric W. Renshaw	116 Woodbury Rd. 21093
3 Anthony Alcock	145 Winding Rd. 21093
4	
5	
6	
7	
8	
9	
0	
1	
2	
3	
4	
5	
6	

Name	Address
Remonda de Felice	1216 Mallory Dr., Luthersville, Md
Opando R. De Felice	1216 Mallory Dr. Luthersville, Md
William Hudson	1214 Mallory Dr. Luthersville Md
Robert H. Hudson	1214 Mallory Dr. Luthersville Mo
James H. Burton	1212 Mallory Dr. Luthersville, Md.
Margaret M. Lutz	1206 Mallory Dr. Luthersville Md
Maguire C. Wood	1205 Pandy St. Luthersville, 21093
Mary Brady	1211 Mallory Dr. Luthersville 21093
Robert E. Hoff	1211 Mallory Drive Luthersville 21093
Robert L. Chisum	34 Birch St. Luthersville 21093

Name	Address
Paul Jere Clapper	1204 PUSBY COURT
Mary Estlin Clapper	1206 PUSBY COURT
Robert B. Hetherington	1207 PUSBY COURT
Mary P. Hetherington	1203 Pusby Court
Harriet E. Coudings	1201 Pusby Court
Chambers G. Andrews	1201 Pusby Court
Wm T. McKeen	23 Okbury Rd
Ed. Sp. Jones	" "
Wm D. Hough	1113 MARSH DRIVE
Dorothy Lykken	1118 MARSH DRIVE
Paul W. Nassen	1216 Metefield
Chelli G. McKeen	6210 Mackway Dr.
Stacy H. Jones	1212 Malbury Dr.
Paul Bernard	1207 Malbury Dr.
Barbara Barnett	1207 Malbury Dr.
Frank J. Lucas	1200 Pusby Ct.
Clifford Jones	1200 Pusby Ct.
Edith Lykken	17 Othbridge Rd
Gloria Jones	" "
William H. Jones	15 Othbridge Rd
Walter J. Lichnerst	" " " "
William M. Maki	13 Othbridge Rd 21093
Wm. Maki	13 " 21093
John Hays	9 Othbridge Rd. 21093
Don K. Hallen	12 Othbridge Rd. 21073
Genny K. Gallen	12 Othbridge Rd 21093

[illegible]

Name	Address
Al Miller	6 O'Hara Rd. Lutherville
Margaret R. Sykes	8 O'Hara Rd.
Alfred M. Evans Prop.	502 Miller Pl. Towson #4
Carleton M. Moore (Malley)	502 Miller Rd. 2104
John P. O'Brien	1201 Dublin Ct 21093
William Broccolini	1201 Dublin Ct 21093
Henry T. Hollenbeck J	139 Dublin Dr. 21093
Elizabeth M. Hoke	133 Dublin Dr. 21093
Walter J. Hoke Jr	133 Dublin Dr. 21093
Joseph C. Hoke	133 Dublin Dr. 21093
James J. Lindzey	125 Dublin Dr. 21093
Charles J. Johnson	127 Dublin Dr. 21093
Virginia Genger	115 Earlin Ave. 21093
J. Pauline Kraft	113 Dublin Dr. 21093
John A. Mann J	101 Dublin Dr. 21093
Robert B. Mann	101 Dublin Dr. 21093
Thomas J. Mallon	39 Dublin Dr. 21093
John H. Clark	1 Dublin Dr. 21093
J.H. Clark	1 Dublin Dr. 21093
Gene Marie Keeler	31 Dublin Dr. 21093
John P. Beck	21 Dublin Dr. 21093
Paula Schuchow	8 O'Hara Rd. 21093
Michael E. Hoppe	34 O'Hara Rd. - 21093
Carole Dismore	105 O'Hara Rd. 21093
Patricia A. Mellon	1309 Burleigh Rd. 21093

Name	Address
William R. Huggs	9 Othridge Rd
F. R. Sengs	135 Dublin Dr.
Muriel Decker	138 Dublin Dr.
Larry Kirby	136 Dublin Dr.
Charles B. Brown	112 Dublin Dr.
Joseph Jackson	123 Dublin Dr.
Patricia	132 Dublin Dr.
Thomas W. Decker	108 Dublin Dr.
Betty Decker	108 Dublin Dr.
Pat McNeel	36 Dublin Dr.
Samuel Decker	36 Dublin Dr.
Ed S. Decker	36 Dublin Dr.
Ken EBITZ	32 Dublin Dr.
DAVE MARSH	32 Dublin Dr.
William Miller	30 Dublin Dr.
Bruce Carter	28 Dublin Dr.
Patricia P. Miller	21 Dublin Dr.
Scott McNeel	21 Dublin Dr.
W. Miller	7 Dublin Dr.
Harriet McNeel	9 Othridge Dr.
Joe + Helen McNeel	9 Dublin Dr.
Johnie Decker	23 Dublin Dr.
Tommy Decker	23 Dublin Dr.
Tommy Decker	21 Dublin Dr.
Lucy Decker	33 Dublin Dr.
Eric Decker	1610 Ridgewood Ave

INTER-OFFICE CORRESPONDENCE

Date August 8, 1985

The CRG plan (IX-461: Livaditis Professional Center) was approved on July 13, 1985. However, this office is opposed to the granting of the requested sign variance. It is this office's opinion that the permitted type and size signs for this zone are adequate. Further, a free standing sign would not be in keeping with the spirit and intent of the R.O. zone.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG::IGH:815

TOWSON, MD., August 8, 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 8 1985

THE JEFFERSONIAN,

78 Venetian
 Publisher
 Cost of Advertising
 24.75

District: A.H.
Date of Posting: 8-8-85

Posted for: Special Operation

Petitioner: Jessie S. Davidson

Location of property: S.W. corner of York & C. Thurgood Roads (C. Thurgood Rd.)

Location of Signs: S.W. corner of York & C. Thurgood Roads (C. Thurgood Rd.)

Remarks:

Posted by: J. H. Miller
Signature

Date of return: 6-8-85

Number of Signs: 2

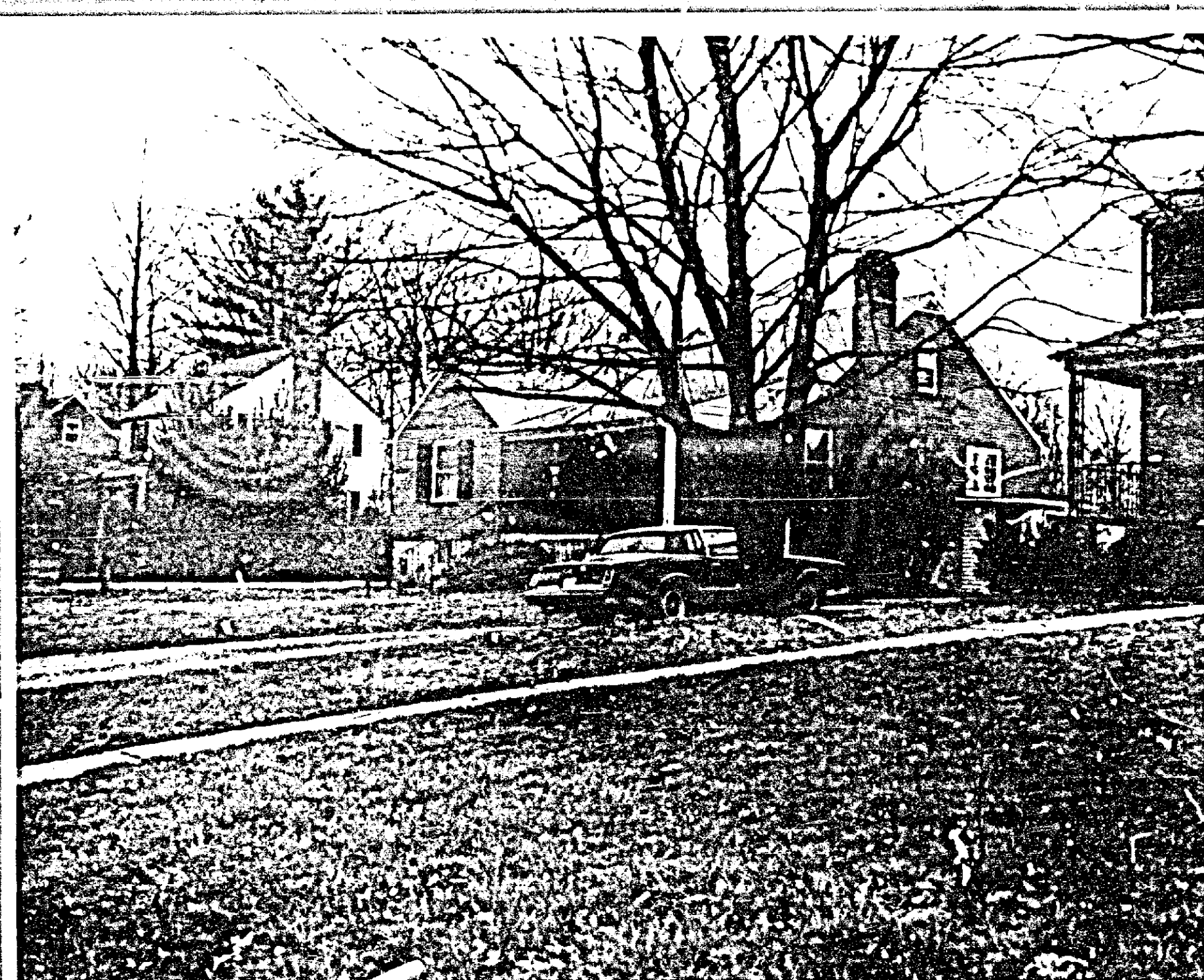
TOWSON, MD., August 7, 1985
THIS IS TO CERTIFY, that the annexed advertisement was
published in the TOWSON TIMES, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
August 7, 1985

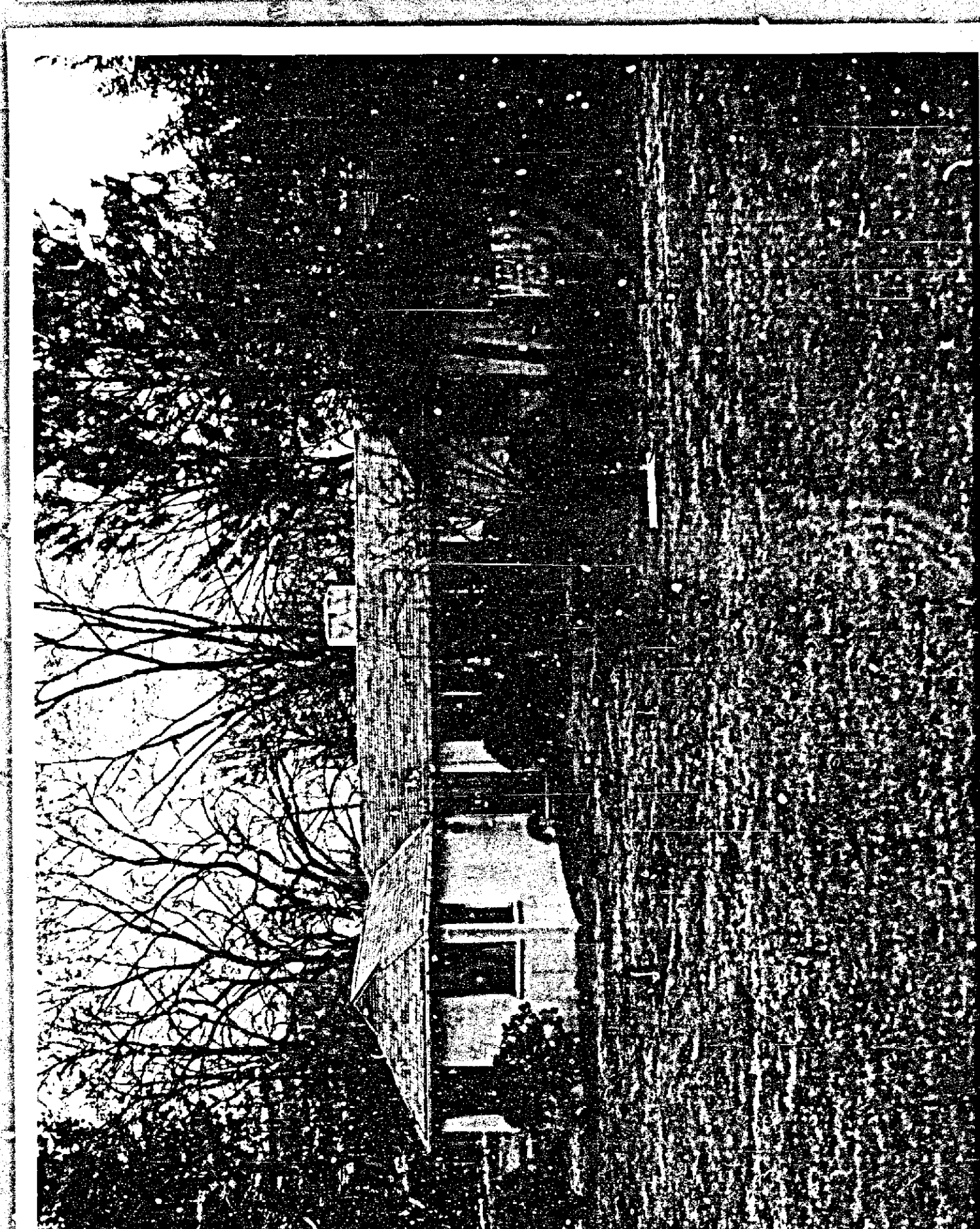
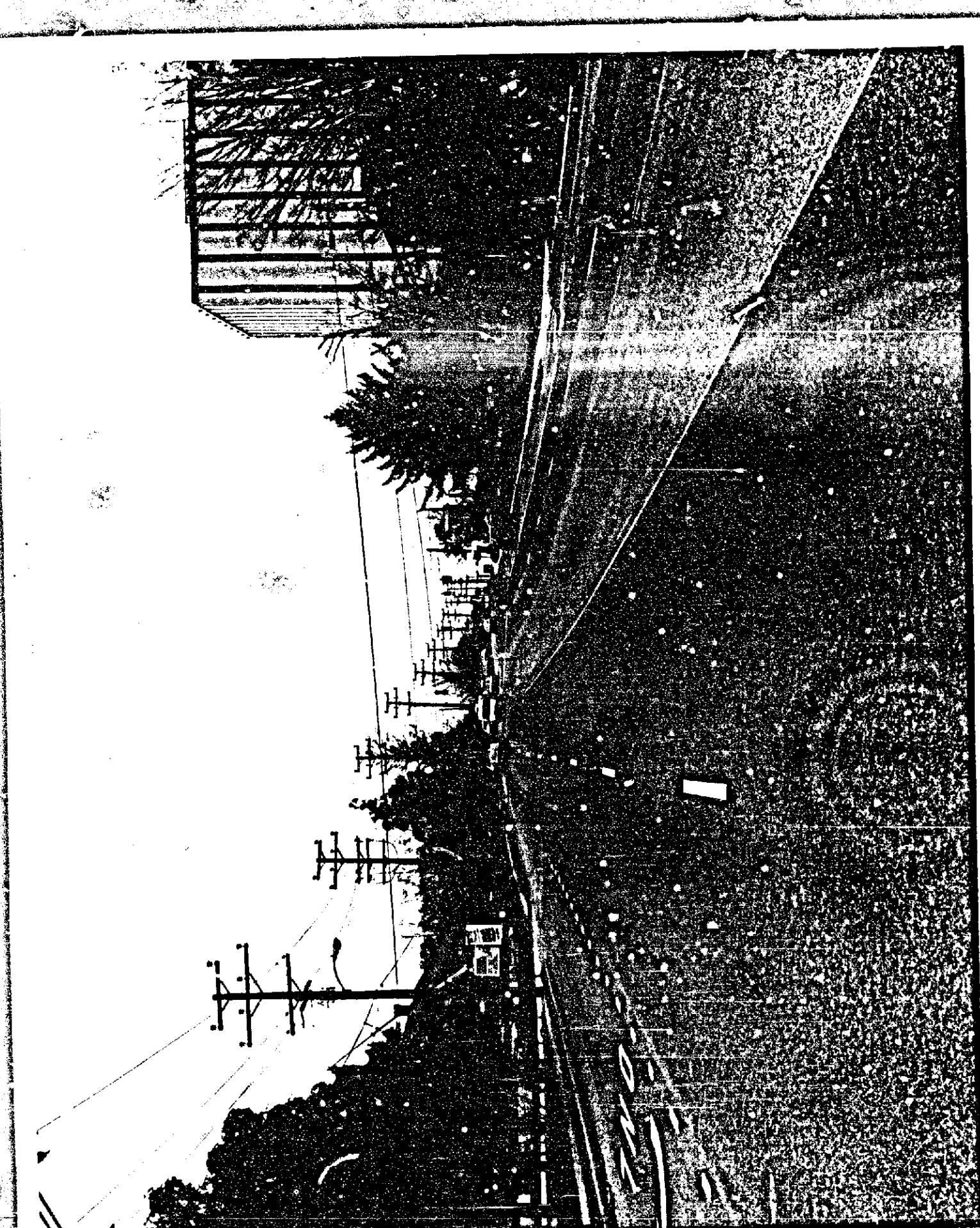
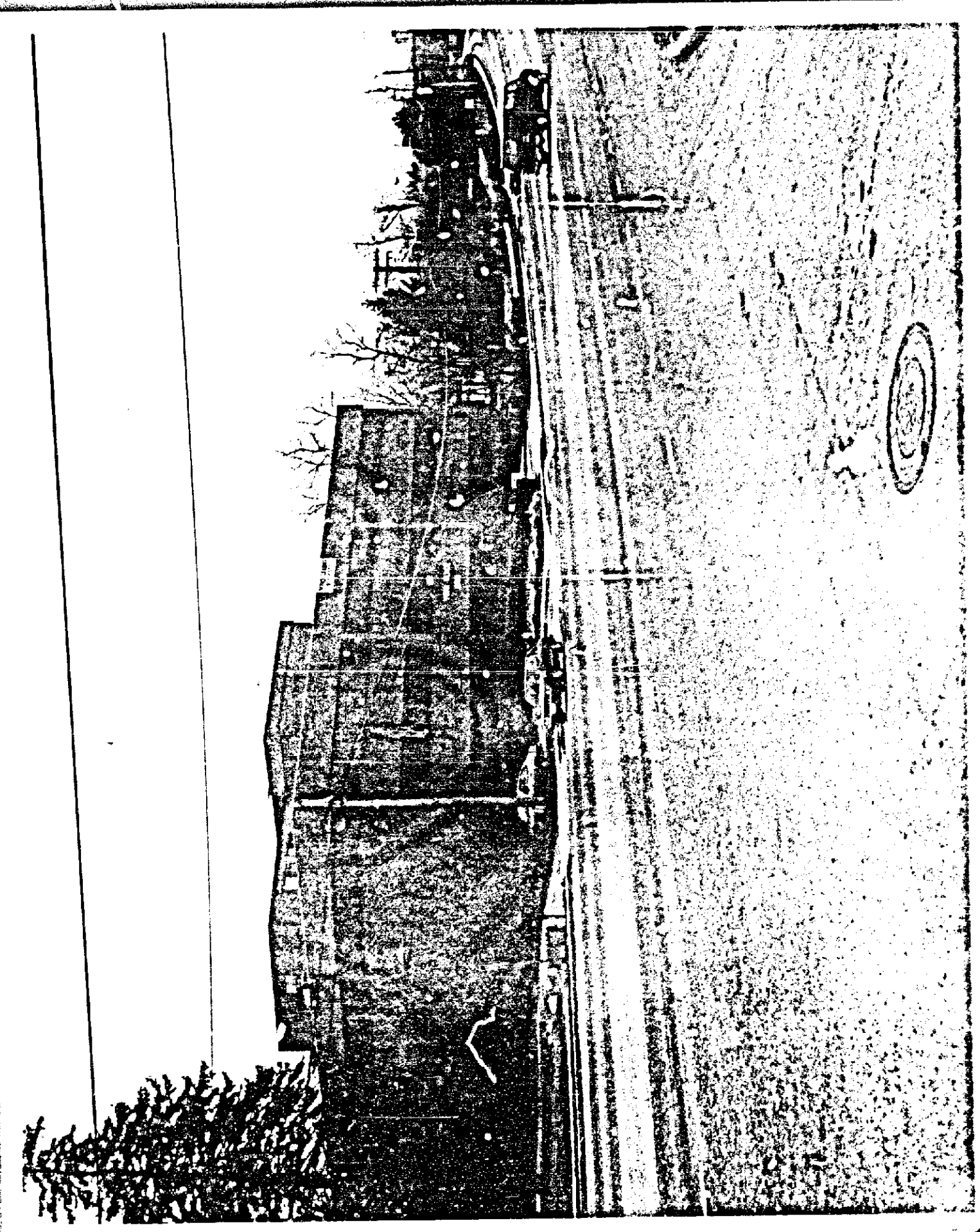
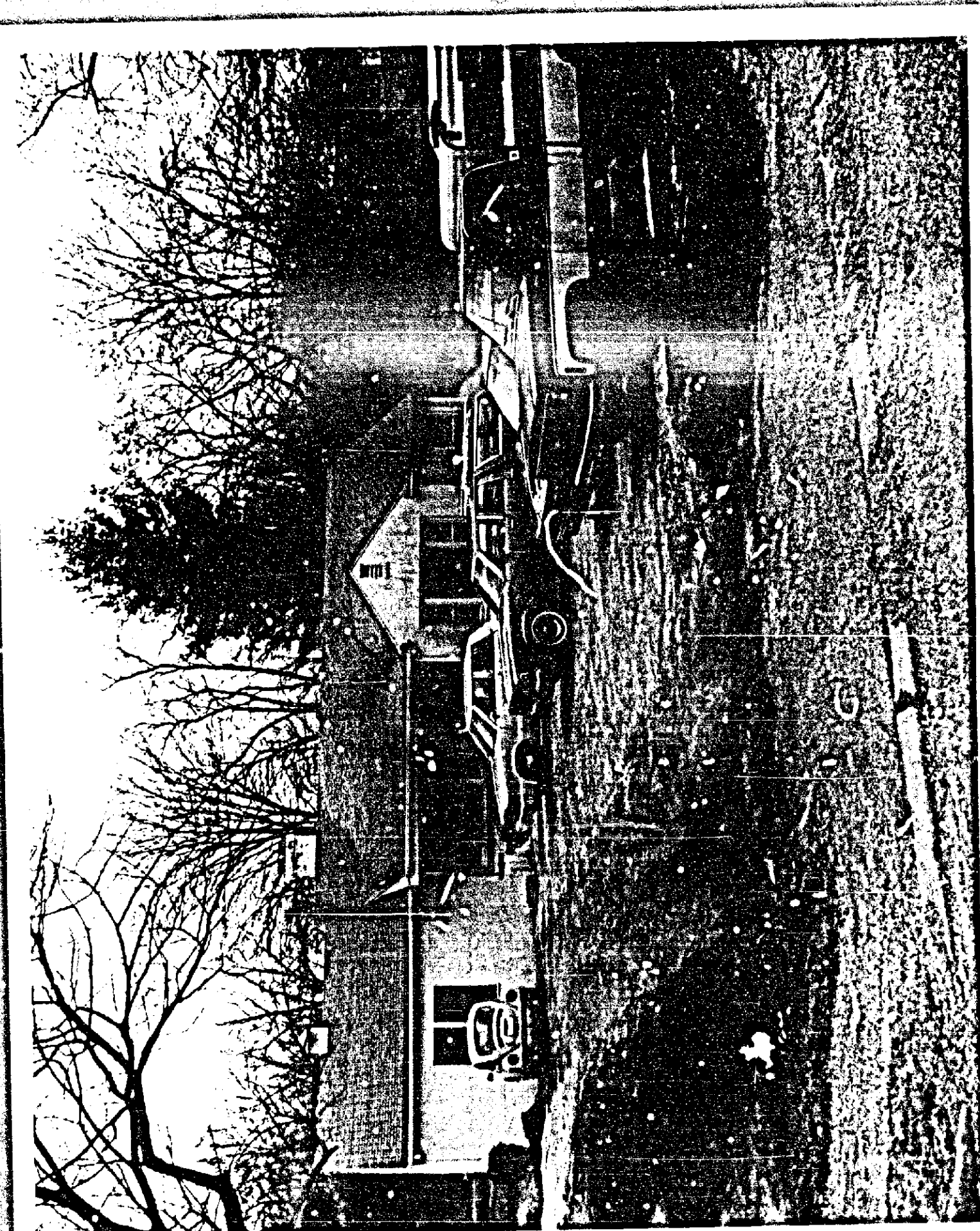
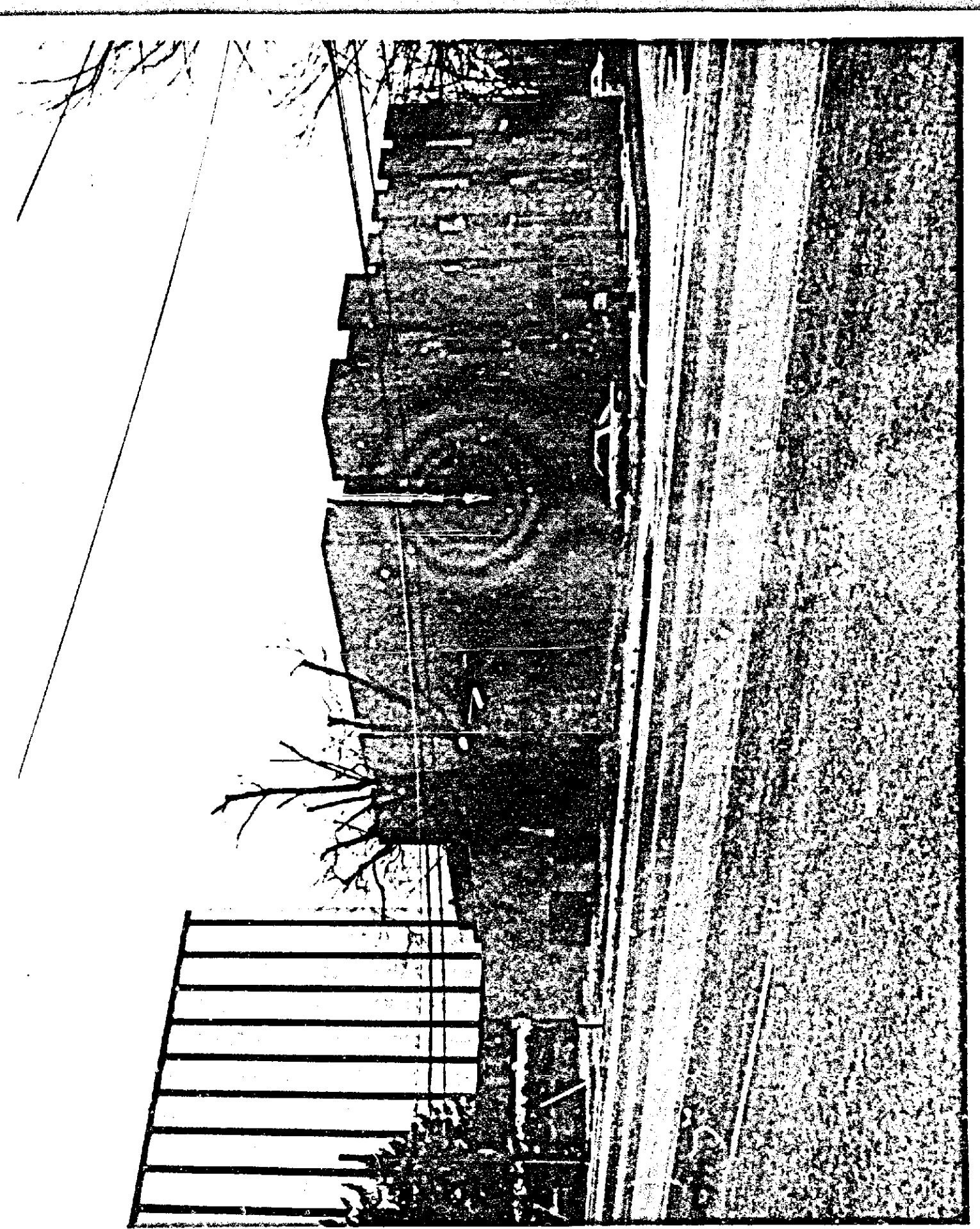
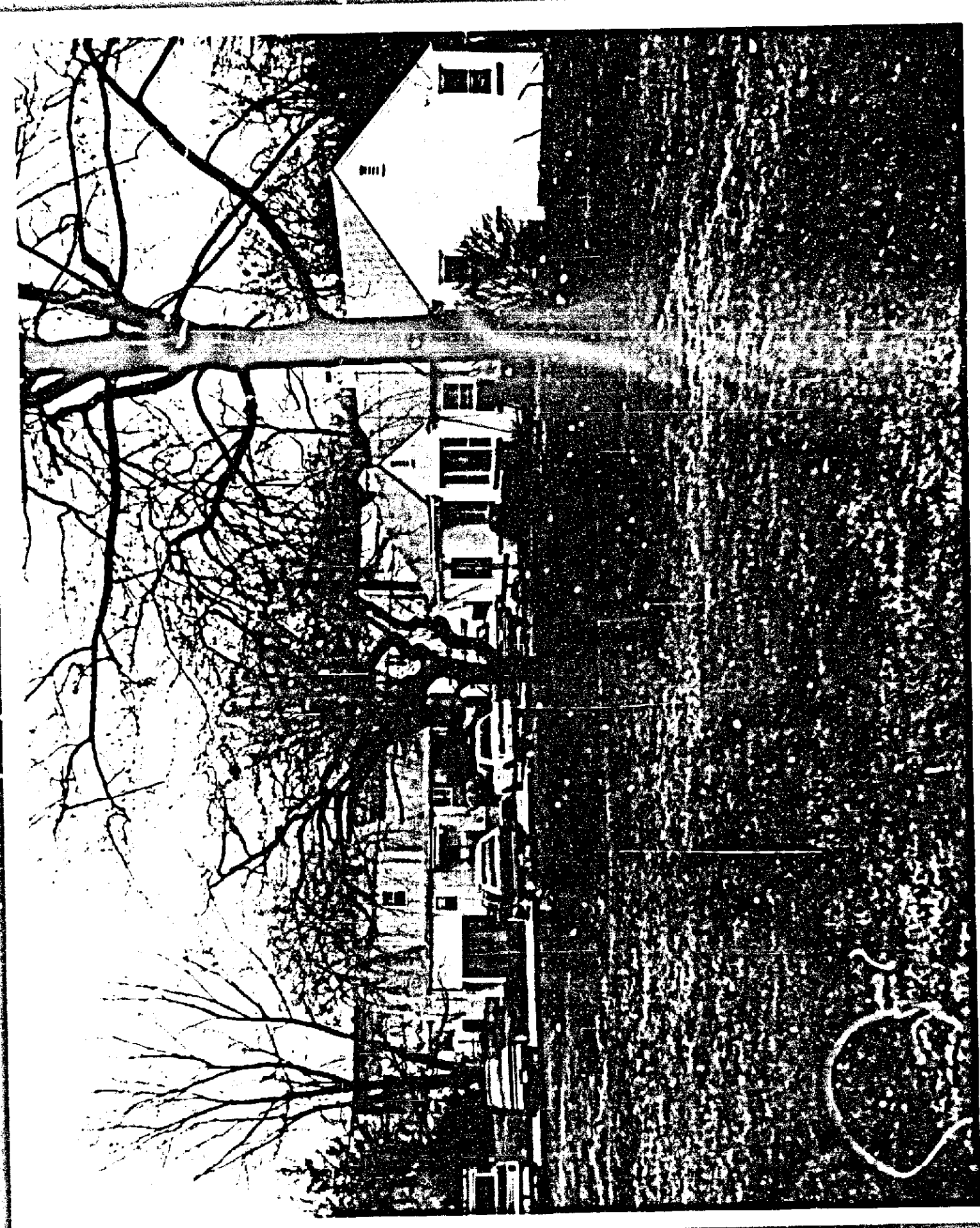
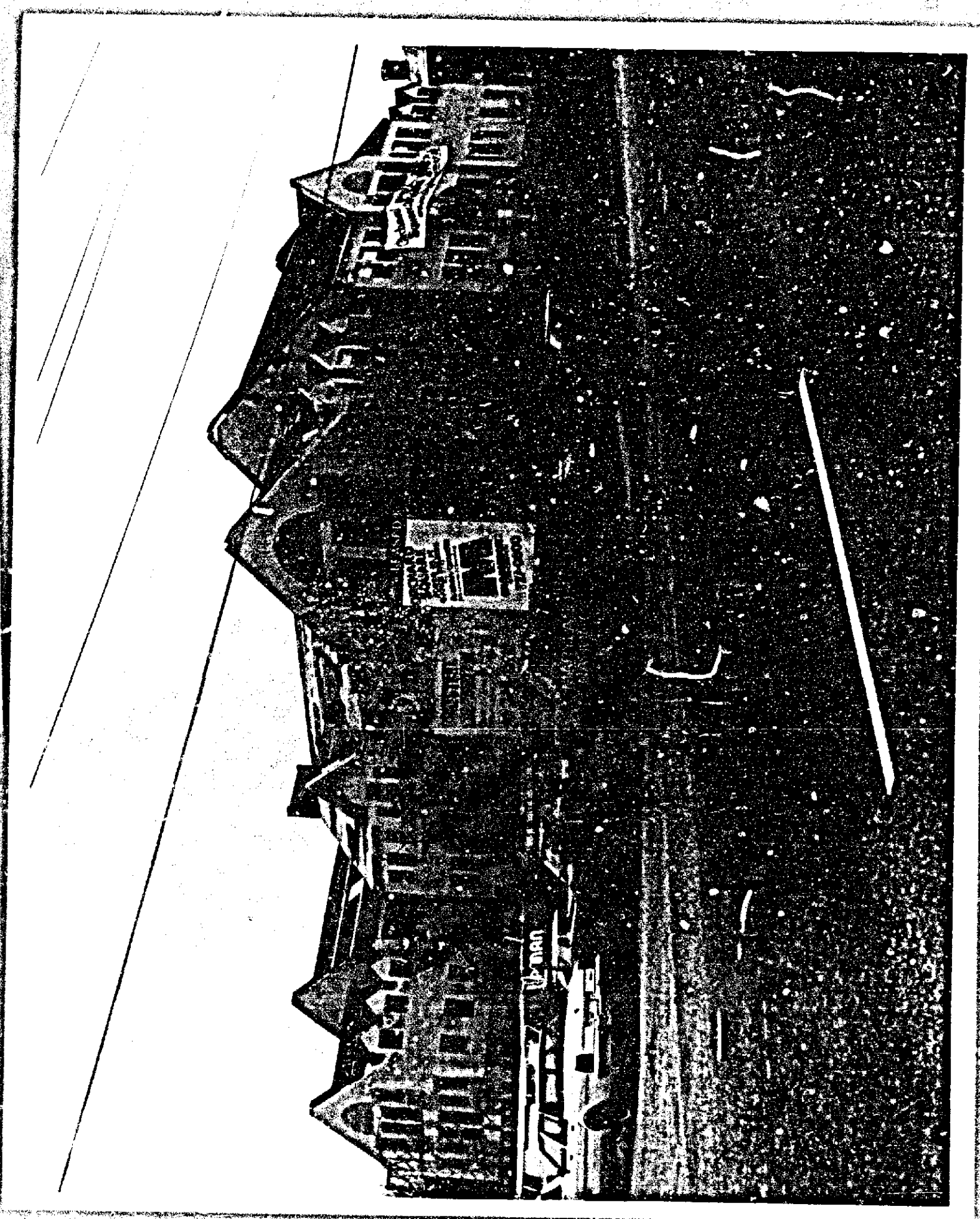
TOWSON TIMES
B Venetouli

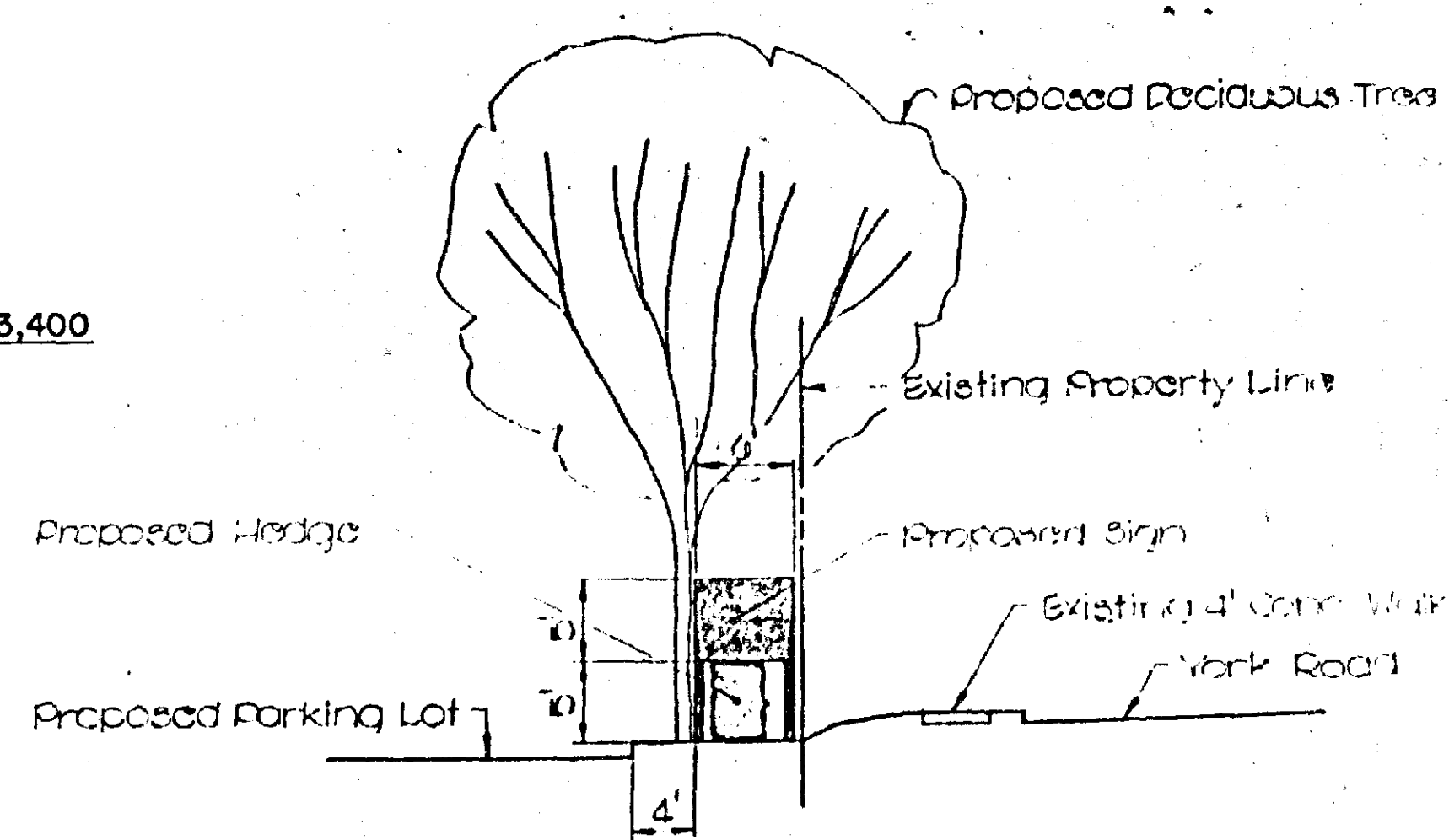
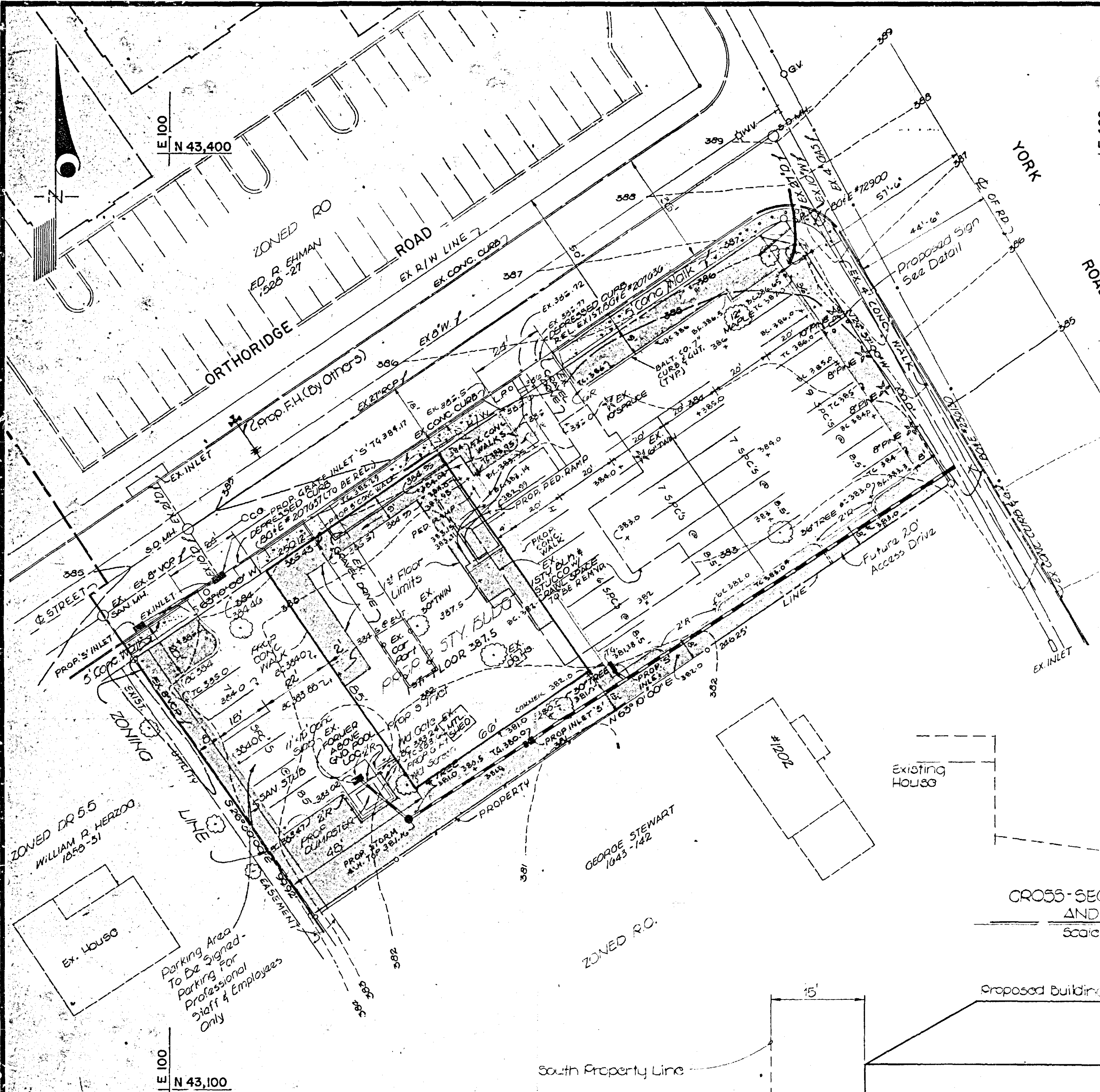
Publisher

[illegible]

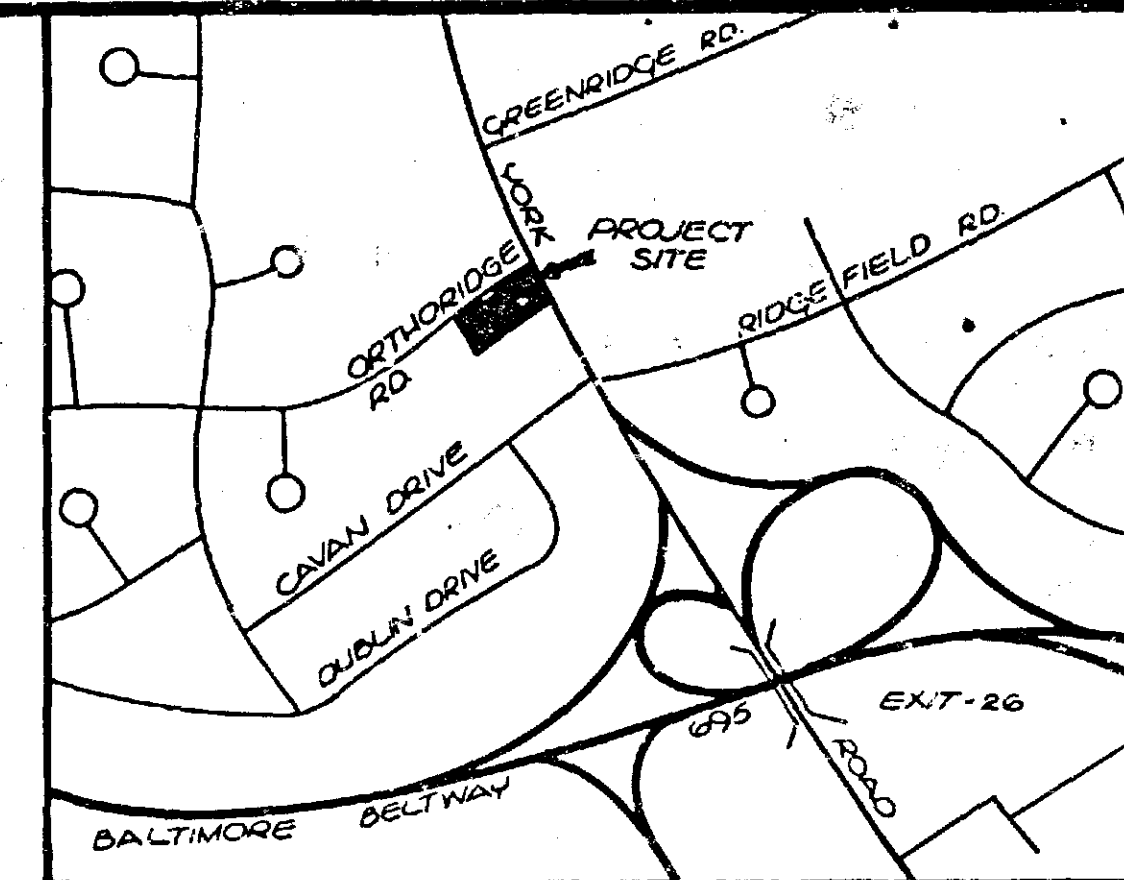
Date: 1-10-56
 Posted for: Appeal
 Petitioner: John J. Lioraditis
 Location of property: S.W. Cor. of 37th and Ethridge Rds.
 Location of Signs: S.W. Corner of 37th and Ethridge Roads
 Remarks: _____
 Posted by: S. J. Butte Signature Date of return: Jan. 10 - 56
 Number of Signs: 1







SIGN DETAIL
Scale: Horiz. 1"=10', Vert. 1"=10'



VICINITY MAP
SCALE: 1"=500'

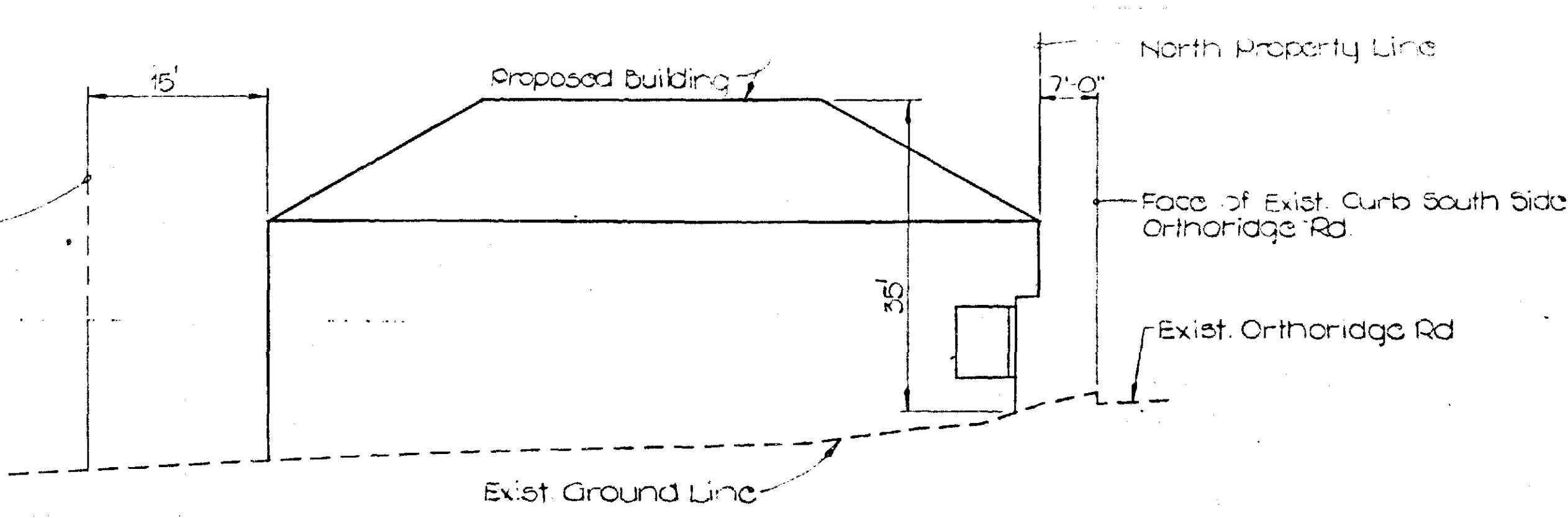
GENERAL NOTES

- ELECTION DISTRICT: 9
- COUNCILMANIC DISTRICT: 5
- CENSUS TRACT: 4902
- WATERSHED: 24
- SUBSEVERSHED: 53
- SITE DATA:
 - NET AREA: 0.5746 ± 24,029 SF
 - GROSS AREA: 0.7846 ± 34,079 SF
 - AMENITY O.S. REQUIRED: 0.5205 SF
 - AMENITY O.S. PROVIDED (0.25 × 54,079): 0.5073 SF
 - BUILDING COVERAGE: 4,120 SF
 - TOTAL FLOOR AREA: 13,770 SF
 - PARKING REQUIRED: 11,400 ± 300
 - PARKING SHOWN: 33
- EXISTING RESIDENTIAL BUILDING AND METAL SHED TO BE REMOVED
- FLOOR AREA RATIO PERMITTED: 0.5
- STORM WATER MANAGEMENT - INFILTRATION METHOD - POROUS PAVING
- NO WETLANDS
- GEOLOGICAL INFORMATION (SEE ENVIRONMENTAL REPORT)
- NO ARCHAEOLOGICAL SITES
- NO ENDANGERED SPECIES
- NO HAZARDOUS MATERIALS
- NO SLOPES GREATER THAN 25%
- LIGHTING SHALL BE SO ERRECTED AS TO NOT REFLECT RAYS TOWARD ADJACENT RESIDENCE OR INTERFERE W/ TRAFFIC
- LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS IN THE BALTIMORE COUNTY LANDSCAPE MANUAL
- ADJACENT RESIDENCES SHALL BE SCREENED FROM PARKING BY WALLS, FENCES OR EVERGREEN PLANTINGS (EITHER OR IN COMBINATION WITH.)
- A.D.T. 109
- NO. OF EMPLOYEES: 501
- HOURS OF OPERATION, MON-FRI: 8-5
- EXISTING CONTOUR: -360-
- PROPOSED CONTOUR: -360-
- PROPOSED SIGN - 1'-6" FLUSH MOUNTED ON BLDG. - NON-ILLUMINATING
- PRINCIPAL USE OF BLDG IS FOR MEDICAL OFFICES
- M.T.A. BUS ROUTE YORK RD IS SERVED BY THE #9 AND #18 BUSES.
- TOPO - SUBJECT TO CHANGE
- ELEVATION (NORTH SIDE): 35' R.O.
- NO PLANTING, FENCE, WALL, BUILDING OR OTHER OBSTRUCTION TO VISION MORE THAN 3 FEET IN HEIGHT SHALL BE PLACED OR MAINTAINED WITHIN THE TRIANGULAR AREA BOUNDED FOR 25 FEET ALONG THE FRONT AND SIDE STREET
- PROPERTY LINES AT YORK AND ORTHORIDGE ROADS
- SPECIAL EXCEPTION AND SIGN VARIANCE ARE ASSIGNED ITEM NO 533.

* FLOOR AREA	OFFICE	MECH. ROOM & STORAGE
BASEMENT	1750 SF	2370 SF
FIRST FLOOR	4120 SF	
SECOND FLOOR	5500 SF	
	11,400 SF	2370 SF • 13,770 SF

** VARIANCE REQUESTED FOR FREE STANDING SIGN.

CROSS-SECTION BETWEEN EXISTING HOUSE AND PROPOSED BUILDING
Scale: Horiz. 1"=20', Vert. 1"=10'



ELEVATION ALONG EAST BUILDING LINE
NOT TO SCALE

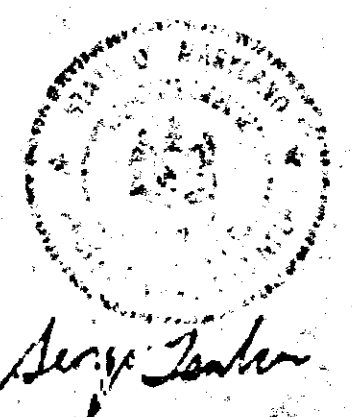
LEGEND

— Amenity Open Space

SOILS TYPE DATA:
JUD - Jappa - Urban Land Complex
Permissible Suited for Infiltration Practices

AREA	TYPE	BUILDING	STREETS & PARK AREA	CLASS
0.57 Ac.	JUD	Sign to Moderate Slope	SEVERE SLOPE	A

Item #393
Revised plans
7/24/85



Johnson, Mirmiran & Thompson, P.A.

CRG PLAN & PLAT TO ACCOMPANY A PETITION FOR SPECIAL EXCEPTION FOR A CLASS "B" OFFICE BLDG IN A R.O. ZONE AND FOR SIGN VARIANCE. LIVADITIS PROFESSIONAL CTR.

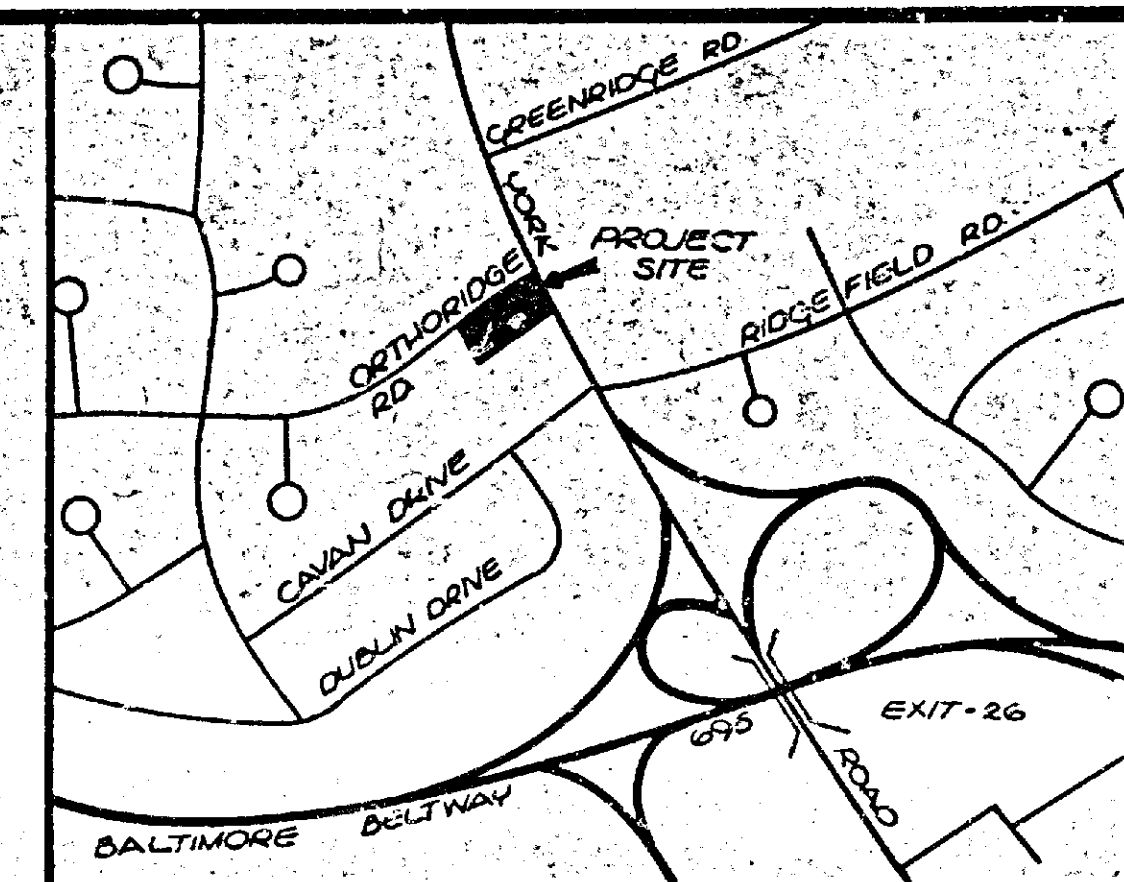
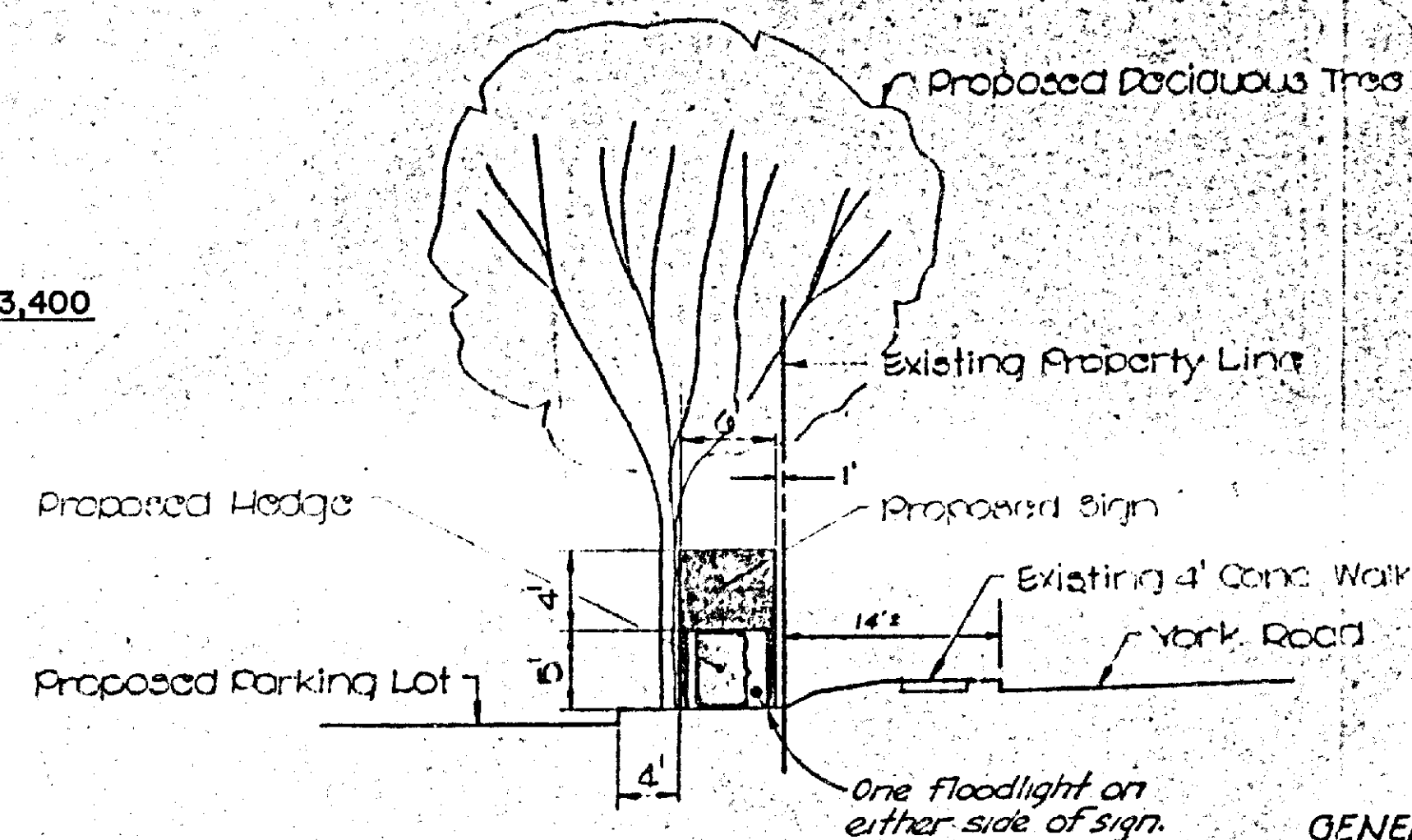
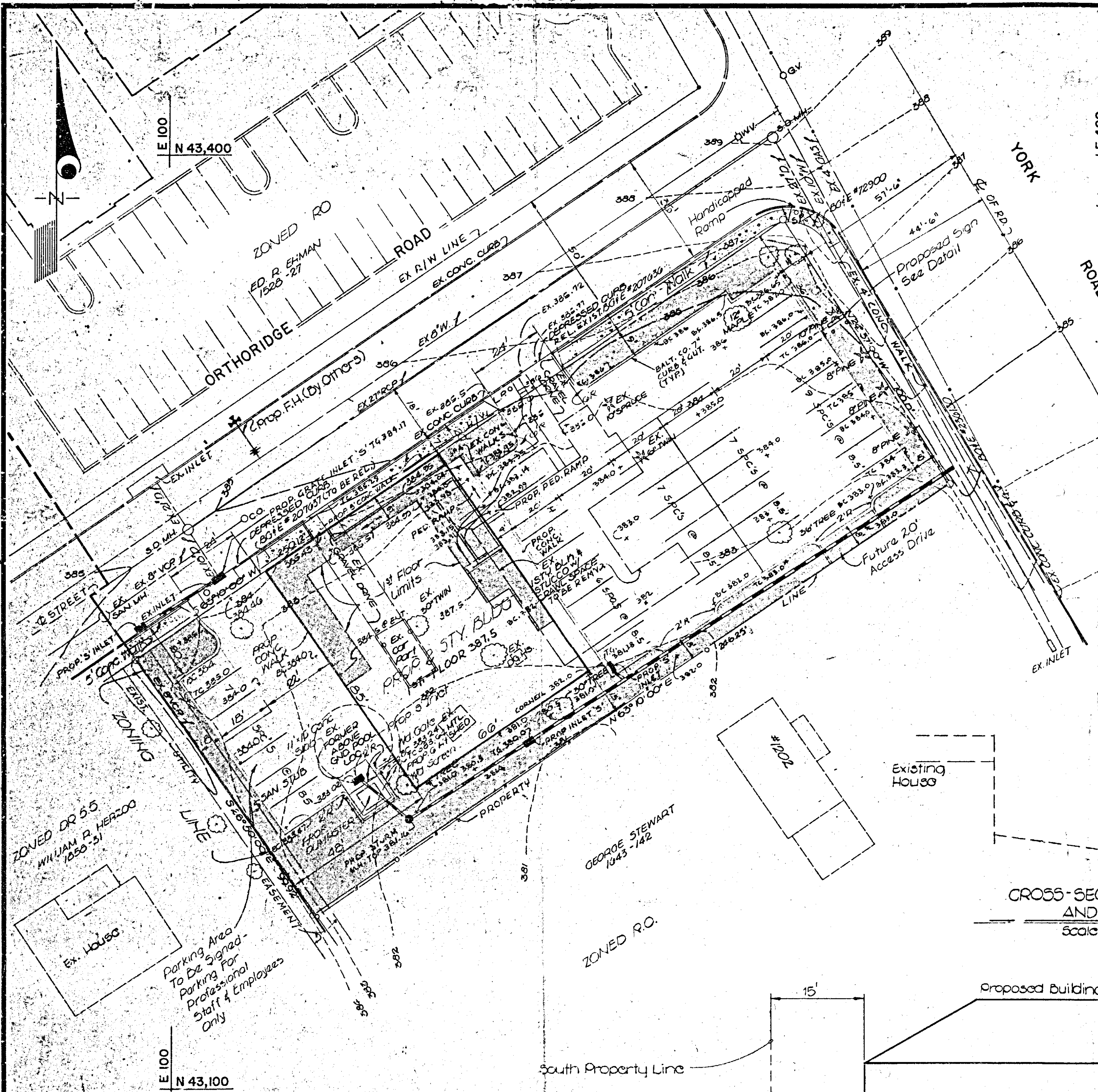
Baltimore County, Maryland
Election District No. 9

June 3, 1985
Scale: 1"=20'

OWNER: LIVADITIS, D05 (D01) 341-1711
ARCHITECT: LIVINGSTON, 100
533 SCOTT AVE. RD. SUITE 100
COCKEYSVILLE, MD 21033

DESIGN: KEM
DRAFT: MMB
APPROVED: G.L.
DATE: MAY 1985
SCALE: 1"=20'

SHEET 11 OF 11
FILE NO. 11



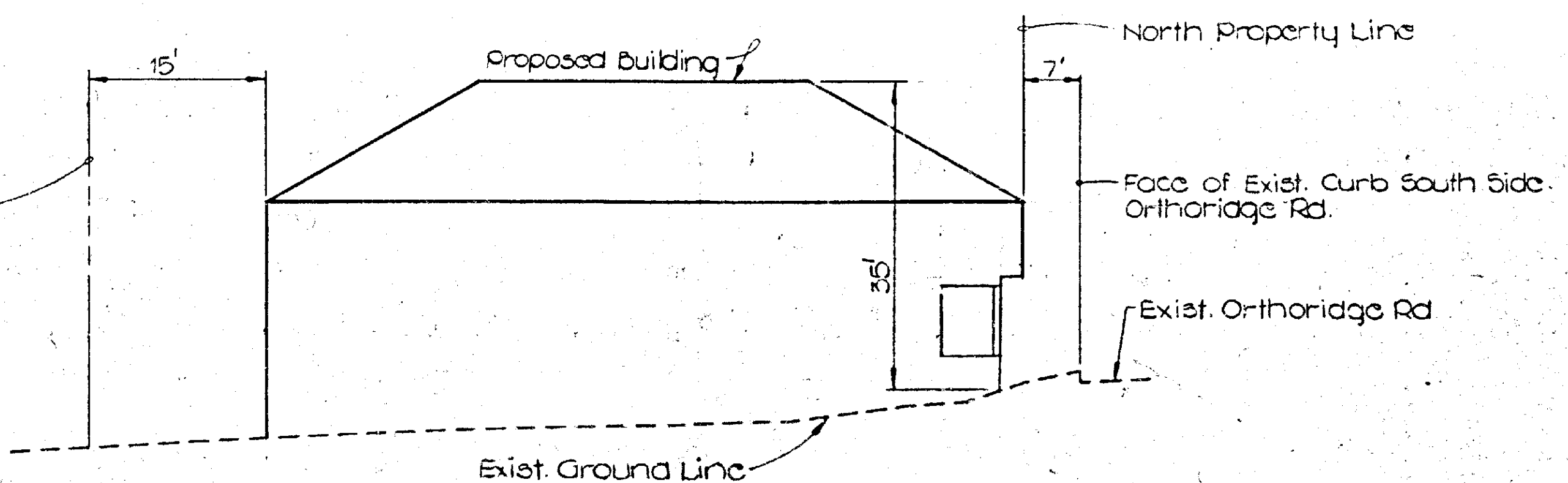
GENERAL NOTES

1. ELECTION DISTRICT 9
2. COUNCILMANIC DISTRICT 3
3. CENSUS TRACT 4902
4. WATERSHED 24
5. SUBWERSHED 50
6. SITE DATA
 - NET AREA 0.57 AC. 24,829 SF
 - GROSS AREA 0.78 AC. 34,079 SF
 - AMENITY 0.5 REQUIRED 0.520 SF
 - AMENITY 0.5 PROVIDED (1.25 * 34,079) 0.507 SF
 - BUILDING COVERAGE 4,120 SF
 - TOTAL FLOOR AREA 13,770 SF
 - PARKING REQUIRED 11,400 * 500
 - PARKING SHOWN (INCLUDES 2 HANDICAPPED SPACES) 50
7. EXISTING RESIDENTIAL BUILDING AND METAL SHED TO BE REMOVED.
8. FLOOD AREA RATIO PERMITTED 0.5
9. STORM WATER MANAGEMENT - INFILTRATION METHOD - POROUS PAVING SHOWN 13,770 * 34,079 = 0.404
10. NO WETLANDS
11. GEOLOGICAL INFORMATION (SEE ENVIRONMENTAL REPORT)
12. NO ARCHAEOLOGICAL SITES
13. NO ENDANGERED SPECIES
14. NO HAZARDOUS MATERIALS
15. NO SLOPES GREATER THAN 25%
16. LIGHTING SHALL BE SO ERRECTED AS TO NOT REFLECT RAYS TOWARD ADJACENT RESIDENCES OR INTERFERE W/ TRAFFIC
17. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS IN THE BALTIMORE COUNTY LANDSCAPE MANUAL
18. ADJACENT RESIDENCES SHALL BE SCREENED FROM PARKING BY WALLS, FENCES OR EVERGREEN PLANTINGS (EITHER OR IN COMBINATION WITH.)
19. HOURS OF OPERATION MON-FRI 8:00-6:00
20. EXISTING CONTOUR 360'
21. PROPOSED CONTOUR 360'
22. PRINCIPAL USE OF BLDG IS FOR MEDICAL OFFICES.
23. M.T.A. BUS ROUTE YORK RD IS SERVED BY THE #9 AND #10 BUSES.
24. TOPO SUBJECT TO CHANGE
25. ELEVATION (NORTH SIDE) 25'
26. CURRENT ZONING R.O.
27. NO PLANTING, FENCE, WALL, BUILDING OR OTHER OBSTRUCTION TO VISION MORE THAN 5 FEET IN HEIGHT SHALL BE PLACED OR MAINTAINED WITHIN THE TRIANGULAR AREA BOUNDED FOR 25 FEET ALONG THE ADJ. SIDE STREET PROPERTY LINES AT YORK AND ORTHORIDGE ROADS
28. SPECIAL EXCEPTION AND SIGN VARIANCE ARE ASSIGNED ITEM NO 595.

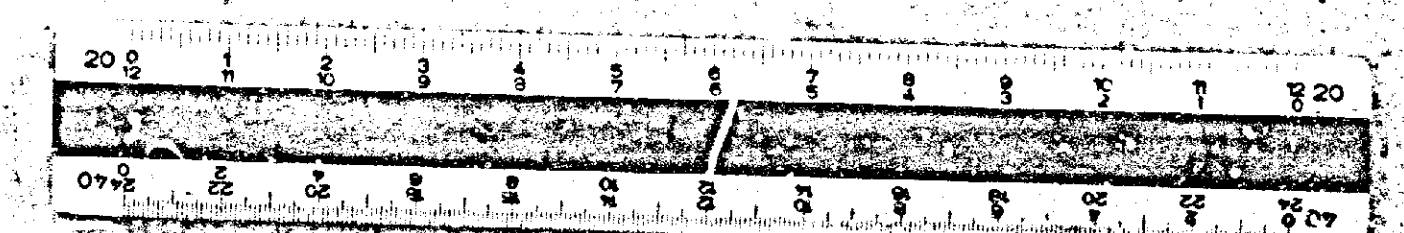
* FLOOR AREA	OFFICE	MECH ROOM & STORAGE
BASEMENT	1750 SF	2570 SF
FIRST FLOOR	4120 SF	
SECOND FLOOR	5550 SF	
	11,400 SF	2570 SF = 13,770 SF

29. VARIANCE REQUESTED FROM § 203.5C TO ALLOW ONE STATIONARY STREET STATIONARY ILLUMINATED IDENTIFICATION SIGN INSTALLED IN COMPLIANCE WITH SECTION 204.5 C.5 (D).

CROSS-SECTION BETWEEN EXISTING HOUSE AND PROPOSED BUILDING
Scale: Horiz: 1"=20', Vert: 1"=10'



ELEVATION ALONG EAST BUILDING LINE
NOT TO SCALE



LEGEND
Amenity Open Space

SOILS TYPE DATA:
JUD - Jappa Urban Land Complex
Permissible Suited for Infiltration Practices

AREA	TYPE	BUILDING	STREETS & PARK AREA	CLASS
0.57 AC.	JUD	Slight to Moderate Slopes	SEVERE SLOPE	A

- REVISIONS:** July 25, 1985
1. Added 20' Future Access Drive.
 2. Added Filling At Orthoridge & York & Adjusted Landscaping.
 3. Revised Parking Bay Depths.
 4. Removed 2' Walk At Rear Of Building Reduced Front Bldg. Walk To 4'.
 5. Added Building Dimensions.
 6. Added Sign Note At Rear Parking Area.
 7. Added Handicapped Ramp At York & Orthoridge.
 8. Added Note 30, 31, Amended Note 24, 5 & 6.

Johnson, Mirmiran & Thompson, P.A.

LIVADITS PROFESSIONAL CTR.

PLAT TO ACCOMPANY A PETITION FOR SPECIAL EXCEPTION FOR A CLASS 'B' OFFICE BLDG IN A R.O. ZONE AND FOR SIGN VARIANCE.

Baltimore County, Maryland
Election District No. 9

APR 19 1986
Scale: 1"=50'

OWNER: J. LIVADITS, 1235 DOBSON TRAIL, BALTIMORE, MD 21206
ARCHITECT: JOHNSON, MIRMIAN & THOMPSON, P.A., 1000 BALTIMORE BELTWAY, BALTIMORE, MD 21206

REVISIONS:

DESIGNED BY	JOHNSON, MIRMIAN & THOMPSON, P.A.
DRAWN BY	JOHNSON, MIRMIAN & THOMPSON, P.A.
CHECKED BY	JOHNSON, MIRMIAN & THOMPSON, P.A.
DATE	APR 19 1986
PROJECT NO.	1000
SHEET	1
OF	1
FILE NO.	1000

Pursuant to the advertisement, posting of property, and public hearing on the Petition and if 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

Livaditis Professional Center
Project # 85160
July 16, 1985
Page 4

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

Water mains outside of public rights-of-way serving a proposed site improvement are considered private and shall be the Developer's full responsibility for construction and maintenance.

Onsite private water mains with fire hydrants shall be metered at the public source. The size and design of the meters shall conform with Baltimore City Standards. Permission to obtain a metered connection may be obtained from the Department of Permits and Licenses.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

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

EAM:REC:mm

MACROFILMED



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Director
Hal Kasseff
Assistant

July 8, 1985

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

Re: CRG Meeting of 7-18-85
"Livaditis Professional Center"
W/S York Rd., Route 45 @
Orthoridge Road

Dear Mr. Markle:

On review of the submittal of May 1985 and field inspection, the State Highway Administration finds the plan generally acceptable with all access to the site by way of Orthoridge Road.

We (State Highway Administration) recommend a Handicap Ramp be constructed at the York Road and Orthoridge Road intersection with sidewalk reconstruction.

With the proposed storm drain system along the south side of the property making a direct connection to the State storm drain system, the State Highway Administration will require the developer to provide approved Baltimore County storm drain plan to State Highway Administration Hydraulics for review and effects on the State System.

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

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Ogle

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY, MARYLAND
SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: July 18, 1985
FROM: ZONING OFFICE

PROJECT NAME: LIVADITIS PROFESSIONAL CENTER PLAN: ☒
LOCATION: 8 Orthoridge Road DEVELOPMENT PLAN: ☐
DISTRICT: 9th Election District PLAT: ☐

The following comments were written on the C.R.G. plan dated June 3, 1985.

- A Special Exception for a Class B Office Building in an R.O. zone, Item 393 was filed on 6/12/85 with this office. If a free-standing sign is proposed, a Variance will be required from Section 203.3.C. of the Baltimore County Zoning Regulations. Petition forms and amended site plans showing an elevation drawing of the proposed sign, its dimensions, square footage, lettering and location must be submitted to the Zoning Office. If CRG approval occurs, final approval of any building permits will be contingent upon the outcome of that hearing.
- The following revisions must occur on the plan prior to CRG approval.
 - In the general notes, Site Data, how the required amenity open space was calculated should be shown, i.e. 34,079 sq.ft. x .25 = 8520 sq.ft. Note the site area (gross and net) in terms of acreage as well as square footage.
 - Note 8 should indicate how floor area ratio was determined, i.e., $\frac{13,770}{34,079} = .404$
 - Note 24 concerning the proposed sign should reflect the Variance request for a free-standing sign, if it is proposed. An elevation detail showing the height, dimensions and lettering on the free-standing sign should also be added to the plan. The location of the proposed free-standing sign should be shown on the plan. It should be noted that Section 102.5 of the Baltimore County Zoning Regulations states that on a corner lot in a residential zone, no planting, fence, wall, building or other obstruction to vision more than 3 feet in height shall be placed or maintained within the triangular area bounded for 25 ft. along the front and side street property lines. If this requirement cannot be met, a Variance may be requested from this section as well.
 - All areas included as amenity open space must be clearly indicated on the plan. It appears that the overhang areas for parking spaces have been included in the a.o.s. If this is the case, then there may be insufficient a.o.s. provided. In order to be included as a.o.s., areas that abut parking may be 7 ft. in width, areas which do not must be 10 ft. in width.

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
204-300
NORMAN E. GENDER
DIRECTOR

July 30, 1985

Re: Zoning Advisory Meeting of June 25, 1985
Item # 393
Property Owner: GUS J. LIVADITIS
Location: SW/Cor. York Rd. +
ORTHORIDGE RD.

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

Dear Mr. Jablon:

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

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract, therefore it is defined as a subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☐ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comment:
THE CRG PLAN # IX-461 (LIVADITIS PROFESSIONAL CENTER) WAS APPROVED ON 7/18/85, PLAN APPROVAL EXPIRES ON 7/18/88

cc: James Hoswell

Eugene A. Bober
Chief, Current Planning and Development

MACROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

EUGENE A. BOBER, Chief
Current Planning and Development Div.
TO: Office of Planning and Zoning Date: 18 JUL 85

FROM: Comprehensive Planning Division
Office of Planning and Zoning

SUBJECT: CRG Comments on LIVADITIS PRO CENTER

GENERAL COMMENTS:

HISTORICAL COMMENTS:

No historic or archaeological sites.--J. McDrain

ENVIRONMENTAL COMMENTS:

LOS COMMENTS:

TRANSPORTATION COMMENTS:

No conflict w/ transportation element of Master Plan

COASTAL CRITICAL AREA COMMENTS:

CRG Meeting of July 18, 1985
Livaditis Professional Center

- Infiltration using porous paving is proposed for S.W.M. The soils report indicates that infiltration is feasible, however, care must be taken to insure that the bottom of the pavement subbase is not in fill; that it is at least 4' above rock. Also, no infiltration device may be within 50' of York Road if the structure has a basement.

Thomas J. Vidmar
7/1/85

BALTIMORE COUNTY, MARYLAND

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

PROJECT NAME: Livaditis Professional Center PLAN: XXXXXXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT IX-461 PLAN EXTENSION: ☐
REVISED PLAN: ☐
PLAT: ☐

The Office of Planning has reviewed the subject plan dated June 3, 1985 and has the following comments:

The following is required in order for the CRG to review for compliance with the provisions of Section 22-104. Section 22-104 states:

- Requirement for development of R-0 property. The following objectives are as stated in Section 22-104, Baltimore County Development Regulations.

DEVELOPMENT OF PROPERTY IN AN R-0 ZONE SHALL BE DESIGNED TO ACHIEVE:

- Compatibility of the proposed development with surrounding uses;
- Tree preservation;
- Protection of watercourses and bodies of water from erosion and siltation;
- and
- Safety, convenience and amenity for the neighborhoods.

A cross section is required from the proposed building to the neighboring house on Orthoridge Road. The cross section will show the relationship of the new development to the existing residences.

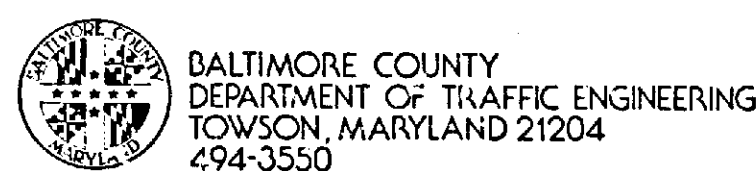
The rear parking area should be limited to and signed for professional staff and employees only due to the small size and the proximity to the adjacent existing dwelling.

The parking spaces in the rear lot must be 18' in length and must not overhang into the 8' landscape area.

Additional detail is needed for the 8' landscape area between the proposed building and the right-of-way of Orthoridge Road. The plan is not clear as to whether the required 8' planting area can be provided.

The plan should show a future 20' access drive to the Stewart Property. This access drive would be required to be provided at the time of addition or expansion of the development on the Stewart Property. Further, the existing driveway on the Stewart Property will need to be closed at that time and all access provided from Orthoridge Drive. This plan shows a future access easement.

Susan Carrell
Susan Carrell



STEPHEN E. COLLINS
DIRECTOR

June 25, 1985

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

Item No. 393 -ZAC- Meeting of June 25, 1985
Property Owner: Gus Livaditis
Location: SW/Cor. York Road and Orthoridge Road
Existing Zoning: R.O. (CRG)
Proposed Zoning: Special exception for a Class B Office Building

Acres: 34,079 sq. ft.
District: 9th

Dear Mr. Jablon:

Item #393 is a C.R.G. Item.

Michael S. Planigan
Michael S. Planigan
Traffic Engineering
Associate II

MSF/ccm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director
TO: Environmental Support Services

Date: July 15, 1985

FROM: *Smith Plot*
Waste and Water Quality Management

SUBJECT: ENVIRONMENTAL EFFECTS REPORT LIVADITIS PROFESSIONAL CENTER

CRG MEETING July 15, 1985 11:00
(Date) (Time)

PLAN REVIEW NOTES

1. Medical Building proposed on 0.57 acre lot.
(Describe Site)
2. Public water and public sewer is proposed.
3. No streams on site.
(Describe streams on-site)
4. No wetland soils on site.
(Describe wetland soils on-site)
5. Storm Water Management is required.
6. 0.57 acre proposed impervious area.

RESPONSES

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

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

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

Mr. Brooks Stafford
Environmental Effects Report LIVADITIS PROFESSIONAL CENTER
(Name)

Page Two

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

BEST MANAGEMENT PRACTICES

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

tpms

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

LIVADITIS PROFESSIONAL CENTER

Subdivision Name, Section and/or Plat

Developer and/or Engineer *John H. Himmelman & Thompson*

John Felle
Watershed No. of Lots 1 Total Acreage 0.57 Public Water Public Sewer

COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
- Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
- Public sewers, public water, must be utilized and/or extended to serve the property.
- A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised, has been reviewed and approved.
- A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
- It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: on the attached

It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

SS 783R

DEPARTMENT OF TRAFFIC ENGINEERING BALTIMORE COUNTY, MARYLAND

TO: Mr. James A. Markle
FROM: C. Richard Moore
SUBJECT: C.R.G. Comments

DATE: July 15, 1985

PROJECT NAME: Livaditis Professional Center C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: DEVELOPMENT PLAN:
LOCATION: York Road RECORD PLAN:

The proposed building and supporting structures and landscaping should be set back at least 10ft. from the edge of paving.

C. R. Moore
C. Richard Moore
Deputy Director of
Traffic Engineering

CRM/GML/ccm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Sy Benson

Date: June 3, 1985

FROM: Charles K. Weiss
Livaditis Professional Center,
York & Orthoridge Roads

SUBJECT: CRG 7/18/85

Dumpster site is acceptable as to size & location.

CKI/rab

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS Date: July 5, 1985

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU
Captain Joseph Kelly

PROJECT NAME: Livaditis Prof. Center
PROJECT NUMBER: CRG Agenda 7-18-85 11:00 AM
LOCATION: York and Orthoridge Roads DISTRICT: 9

COMMENTS

- (X) 1. Proposed buildings shall be designed and constructed so as to meet the applicable provisions of the Fire Prevention Code and the NFPA 101 Life Safety Code, 1981 Edition.
- () 2. Fire flow test is required to be conducted by the Baltimore City Water Dept. on as close to proposed site as possible. Test results are to be forwarded to the office of the Fire Protection Engineer.
- () 3. Proposed parhandle driveways must be a minimum of 16 feet in width and of a hard surface capable of supporting emergency apparatus, weighing 50,000 pounds on two axles.
- () 4. Access road shall be posted with Fire Lane signs along its entire length.
- () 5. Standard cul-de-sac or t-turnaround shall be provided at deadend street near _____
- () 6. All roads shall have a minimum width of 20 feet.
- () 7. Driveways in excess of 300 feet shall have standard cul-de-sac or t-turnaround.
- () 8. Maximum angle of departure (grade percentage) shall not exceed 8% per NFPA Standard #1901. Angle of departure in excess of 8% would prohibit emergency fire apparatus from gaining access to the site.
- (X) 9. Submitted site plan fails to indicate proposed fire hydrant spacing at feet intervals in accordance with Baltimore County Standard Design Manual.
- () 10. All self-service stations shall have at least one attendant on duty while the station is open to the public. The attendant's primary function shall be to supervise, observe and control the dispensing of Class I liquids while said liquids are actually being dispensed, according to NFPA 30, 1991 Edition, Section 7-8.4.3 and Section 7-8.4.4.

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204 2556
494-4500

PAUL H. REINCKE
CHIEF

July 2, 1985

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

Attention: Nick Comodori, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Gus J. Livaditis

Location: S/W cor. York Road and Orthoridge Road

Item No.: 393 Zoning Agenda: Meeting of June 25, 1985

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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: *Ray W. Kemmer* Noted and Approved: *Ray W. Kemmer*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

AUG 5 1985

W. LEE THOMAS, P.A.
ATTORNEYS AT LAW
SUITE 314
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

October 31, 1985

Mrs. Jean H. Jung
Deputy Zoning Commissioner
for Baltimore County
Room 105
County Office Building
111 W. Chesapeake Street
Towson, Maryland 21204

Re: Petitions for Special Exception
and Variance -- SW Corner of York
and Othoridge Roads
Gus J. Livaditis, Petitioner
Case No. 86-88-XA

Dear Mrs. Jung:

On behalf of my client, Dr. Gus J. Livaditis, I am
obligated to bring to your attention that it has now been
some sixty days since a hearing was held on the above and
that we are anxiously awaiting your decision in the matter.

I would also take this opportunity to inform you that
a hearing before the Board of Appeals has been scheduled
for January 7, 1986, to review the CRG approval granted to
Dr. Livaditis. In the event an appeal were to be taken
from your opinion, the most efficient use of every
participant's time and efforts (especially those of the
various County agencies involved) would be to consolidate
the issues into one hearing. As you are aware, however,
in order to keep this option available, it would be
necessary for an order to issue from your office within
the next two to three weeks.

All of us who work with the Zoning Office recognize
and appreciate the workload and staff limitations you have
to deal with. In light of all the factors I have
mentioned, however, I would respectfully request that you
render an opinion at your earliest convenience.

Very truly yours,
Keith E. Ronald
Keith E. Ronald

KER/pnp
cc: Dr. Gus J. Livaditis
Mrs. Ruth D. Walker, President

PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
SW Corner York & Othoridge Rds.
(8 Othoridge Rd.), 9th District
GUS J. LIVADITIS, Petitioner

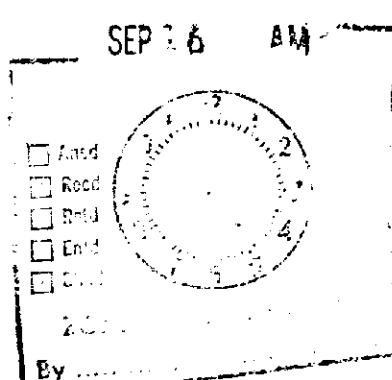
* BEFORE THE ZONING
* COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 86-88-XA

ENTRY OF APPEARANCE

Please enter the appearance of Keith E. Ronald, Esquire in
the above-captioned matter as counsel for the Petitioner, Dr.
Gus J. Livaditis. Please forward notices of any hearing dates
or other proceedings in this matter and of the passage of any
preliminary or final Order to my attention.

Keith E. Ronald
Keith E. Ronald, Esquire
Suite 314
409 Washington Avenue
Towson, Maryland 21204
301-296-6777

I HEREBY CERTIFY that on this 12 September, 1985, a copy
of the foregoing Entry of Appearance was mailed to Peter Max
Zimmerman, Esquire, Deputy People's Counsel, Room 223, Court
House, Towson, Maryland 21204.



W. LEE THOMAS, P.A.
ATTORNEYS AT LAW
SUITE 314
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
AREA CODE 301
876-6777

Keith E. Ronald
Keith E. Ronald, Esquire

PETITIONS FOR SPECIAL EXCEPTION & VARIANCE 9th Election District

LOCATION: Southwest corner of York and Othoridge Roads
(8 Othoridge Road)

DATE AND TIME: Wednesday, August 28, 1985 at 10:45 a.m.

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

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

Petition for Special Exception for a Class "B" office building in a
R.O. zone and Variance from Section 203.3.C to permit a free-standing
illuminated sign of 60 sq.ft. (counting both sides) in lieu of the
permitted 8 sq.ft. non-illuminated sign attached to the building.

Being the property of Gus J. Livaditis, as shown on plat
plan filed with the Zoning Office.

In the event that these Petitions are 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

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
SW Corner York & Othoridge Rds.
(8 Othoridge Rd.), 9th District
GUS J. LIVADITIS, Petitioner : Case No. 86-88-XA

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
410-2188

I HEREBY CERTIFY that on this 31st day of July, 1985, a copy
of the foregoing Entry of Appearance was mailed to Mr. Gus J. Livaditis,
Aspen Mill Professional Bldg., Suite 108, 54 Scott Adam Rd., Cockeysville,
MD 21093, Petitioner; and Johnson, Mirmiran & Thompson, P.A., 810 Glen-
eagles Ct., Towson, MD 21204, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

Johnson, Mirmiran and Thompson, P.A.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS

LIVADITIS PROFESSIONAL CENTER

Mets and Bounds Description of a parcel of land lying and being in the Ninth
Election District of Baltimore County, Maryland and described in accordance with
a plan made by Johnson, Mirmiran and Thompson, P.A. in June 1985 said plat of
survey entitled "CRG Plan and Plat To Accompany Petition For Special Exception".

BEGINNING for the same at the corner formed by the intersection of the southwest
side of the York Road with the southeast side of a fifty foot road heretofore
laid out in a deed dated December 6, 1940, and recorded among the Land Records in
Baltimore County in Liber C.W.B. Jr. No. 1143, folio 1, which was conveyed by the
Ridgely Land Company to J. Hall Alken, Jr. and wife, said place of beginning
being distant South twenty-four degrees thirty-seven minutes east fifty and five
one-hundredths feet (S 24° 37' E 50.05') from the beginning of the third line of
said parcel of land; and running thence and binding on the southeast side of said
fifty foot road, with the right and use thereof in common with others entitled
thereto, (1) South sixty-three degrees ten minutes west (S 63° 10' W) running
parallel with and distant fifty feet southeasterly measured at right angles from
said third line, two hundred fifty and twelve one-hundredths feet (250.12');
thence leaving said road and running for lines of division the two following
courses and distances, viz: (2) South twenty-six degrees fifty minutes east
ninety-one and ninety-two one-hundredths feet (S 26° 50' E 99.92') and (3) North
sixty-three degrees ten minutes east two hundred forty-six and twenty-five one
hundredths feet (N 63° 10' E 246.25') to the southwest side of the York Road; and
thence binding on the southwest side of said Road, (4) North twenty-four degrees
thirty seven minutes west one hundred feet (N 24° 37' W 100') to the place of
beginning. Containing fifty seven one-hundredths (.57) acre of land, more or
less. The improvements thereto being known as 1206 York Road.

BEING the same property which by a Deed dated August 24, 1956 and recorded among
the Land Records of Baltimore County in Liber G.L.B. No. 3002, folio 89 was
granted and conveyed from Neal I. Bohn and Betty Lou Bohn, his wife, to Gordon V.
Deitz and Sallie A. Deitz, his wife, the above named Grantors.

SAVING AND ACCEPTING therefrom all that property described in a Deed dated
June 7, 1961 from the Grantors herein unto the State Roads Commission of Maryland
acting for and on behalf of the State of Maryland which Deed is recorded among
the Land Records of Baltimore County in Liber W.J.R. No. 3855 folio 231.

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

ARNOLD JABLON
ZONING COMMISSIONER

August 20, 1985

Gus J. Livaditis
Aspen Mill Professional Building
Suite 108
54 Scott Adam Road
Cockeysville, Maryland 21093

Re: Petitions for Special Hearing and Variance
SW corner of York and Othoridge Roads
(8 Othoridge Road) - 9th Election Dist.
Gus J. Livaditis, Petitioner
Case No. 86-88-XA

Dear Mr. Livaditis:

This is to advise you that \$73.00 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 106, County Office Building,

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

DATE: 8/20/85 ACCOUNT: 8-01-613-000

AMOUNT: \$ 73.00

RECEIVED FROM: *Gus J. Livaditis*

FOR: *Advertising and Posting*

VALIDATION OR SIGNATURE OF CASHIER

6 Westbury Road
Lutherville, Maryland 21093

December 19, 1985

Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception
and Variance
Case No. 86-88-XA

Dear Mr. Jablon:

On behalf of the Orchard Hills Community Association,
I am herein appealing the decision of the Deputy Zoning Com-
missioner, Mr. Jean M. H. Jung, in regard to the Special Exception
for a Class B Office Building and the Variance for a 30 square
foot sign as set forth in her Order of November 20, 1985.

It is the community association's position that this
Order would injure the general welfare and safety of the community,
is not in keeping with zoning regulations, and was not objective
in its findings.

Enclosed herein is a check for \$100.00 to cover the
cost of this appeal.

Sincerely,
John Dabbs
John Dabbs
President
Hills Community Association

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

No. 016170

DATE: 12/19/85 ACCOUNT: 8-01-613-000

AMOUNT: \$ 100.00

RECEIVED FROM: *Orchard Hills Community Association*

FOR: *Special Fee for Case No. 86-88-XA*

VALIDATION OR SIGNATURE OF CASHIER

Gus J. Livaditis
Aspen Mill Professional Building
Suite 108
54 Scott Adam Road
Cockeysville, Maryland 21093

July 26, 1985

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE
SW corner of York & Othoridge Roads
(8 Othoridge Road) - 9th Election Dist.
Gus J. Livaditis, Petitioner
Case No. 86-88-XA

TIME: 10:45 a.m.

DATE: Wednesday, August 28, 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. 007311

DATE: 7/26/85 ACCOUNT: 8-01-613-000

AMOUNT: \$ 100.00

RECEIVED FROM: *Gus J. Livaditis*

FOR: *Advertising and Posting*

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Catherine Warfield, C. R. G. Date: July 8, 1985

FROM: C. E. Farnham, Chief, Building Plans Review

SUBJECT: Livaditis Professional Center
District 903 York and Orthoridge Road

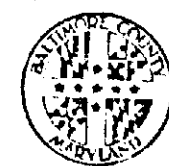
- 1) The proposed structure shall comply with the following Codes:

B.O.C.A. Basic National Building Code 1984
B.O.C.A. Basic Mechanical Code 1984
B.O.C.A. Basic Energy Code 1984
Baltimore County Council Bill #17-85

Also, the current National Electric Code, the 1973 Edition of the Baltimore County Plumbing and Gas Fitting Code and the Maryland State Regulation .05.01.07 and A.N.S.I. Standard A117.1 - 1980.

- 2) Separate permits for building, razing, paving and various other site improvements are required.

CEB/vm



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

July 18, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 393 Zoning Advisory Committee Meeting are as follows:

Property Owner: Gus J. Livaditis
Location: SW/cor. York Road and Orthoridge Road
District: 903.

APPLICABLE TYPES ARE CHECKED:

- 1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85. The Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- 2) A building and other miscellaneous permits shall be required before the start of any construction.
- 3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.
- 4) 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. Registered seals are not acceptable.
- 5) All the Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6' to an interior lot line. R-4, the Groups require a one hour wall if closer than 3' to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.
- 6) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 501 and 505 and have your Architect/Engineer contact this department.
- 7) The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- 8) When filing for a required Change of Use/Grouping Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineering seals are usually required. The change of Use Groups are from the _____ to the _____ of the _____ See Section 502 of the Building Code.
- 9) The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 506 of the Building Code as adopted by Bill #117-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

SPECIAL NOTE:

- 1) Comments: The number of stories shall be determined by Section 501.2. If it is determined this structure is 3 stories, a handicapped elevator could be required. See Section .05.01.07.06 of State Regulations. Show signs, curb cuts, etc. as required by State Code and A.N.S.I. - A117.1 - 1980 dealing with access and usability by the Handicapped.
- 2) These administrative comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 Chesapeake Avenue, Towson, Maryland 21204.

LJ/2/85



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Keith E. Ronald, Esquire
Suite 314
409 Washington Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EX-
CEPTION AND VARIANCE
SW/cor. York & Orthoridge Rds.
(8 Orthoridge Road) -
9th Election District
Gus J. Livaditis, Petitioner
Case No. 86-88-XA

Dear Mr. Ronald:

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

Very truly yours,

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

JMHU:bg

Attachments

cc: People's Counsel

Ms. Ruth Walker
6 Westbury Road
Cockeysville, Md. 21093

Ms. Mary Ginn
506 Horncrest Road
Towson, Md. 21204

Mr. Eric Rockel
1610 Ridewood Drive
Cockeysville, Md. 21093

RE: PETITIONS FOR SPECIAL EXCEPTION
AND VARIANCE
SW/cor. York and Orthoridge
Roads (8 Orthoridge Road) -
9th Election District
Gus J. Livaditis
Case No. 86-88-XA

The Petitioner herein requests a special exception for a Class B office building in a R-O zone and a variance to permit a free-standing, illuminated sign of 60 square feet, in lieu of the permitted 8 square foot non-illuminated sign on the building.

Testimony on behalf of the Petitioner indicated that the property is part of the heavy commercial area bordering on York Road. A Class A office building is located immediately to the south and a Class B office building under construction is north of Orthoridge Road. The existing one-story brick and stucco dwelling does not provide sufficient flexibility for conversion to offices. The proposed brick office building, providing two stories plus basement, will present a low profile with a sloping roof, and, although the second floor has a zero foot setback from Orthoridge Road, the first floor has a nine foot setback designed to relieve the boxiness of the building. The State Highway Administration required that access be to Orthoridge Road not York Road. Parking in the rear will be limited to staff and employees. In addition to occupancy by the owner, a physician, two to seven other tenants are proposed.

Because of the considerable distance from the building to York Road, the Petitioner proposes to install a free-standing, illuminated informational sign 6 inches from the York Road property line and 36 feet south of the Orthoridge Road property line. He will place no sign on the building. The Petitioner is of the opinion that he has taken the community into consideration in his plans to develop the property.

ORDER RECEIVED FOR FILING

DATE: November 29, 1985

BY: [Signature]

W. LEE THOMAS, P.A.
ATTORNEYS AT LAW
SUITE 314
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

AREA CODE 301
296-6777

December 26, 1985

Mr. William T. Hackett, Chairman
Board of Appeals of Baltimore County
Room 220, Court House
Towson, Maryland 21204

Re: Livaditis Professional Center
Appeal From Order of Deputy Zoning
Commissioner
Granting Special Exception
Case No. 86-88XA

Dear Mr. Hackett:

This will serve to confirm my telephone conversation with June Holmen on December 23, in which I was informed that the Board was unable to grant my request for a consolidation of the above referenced appeal with that scheduled for January 7, due to the fact that your office had not received the Zoning Office's file as of this day and accordingly, could not comply with the ten day rule for notice to the necessary parties.

I would appreciate your scheduling the zoning appeal as soon as possible, preferably on the date of any future postponements or dismissals of other matters currently pending before the Board. My client, who obtained CRG approval in July and went before the Deputy Zoning Commissioner last August, is anxious to complete the county approval process and commence construction. Any assistance your office might be able to provide in expediting this already too drawn out procedure would be greatly appreciated.

Thank you for your assistance in this matter.

Very truly yours,

Keith E. Ronald

Keith E. Ronald

KER/pnp

cc: Dr. Gus J. Livaditis
Mrs. Ruth D. Walker, President
Thomas J. Bollinger, Esquire

Thank you for your assistance in this matter.

ORDER RECEIVED FOR FILING

DATE: November 29, 1985

BY: [Signature]

6 Westbury Road
Lutherville, Maryland 21093

December 19, 1985

Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception
and Variance
Case No. 86-88-XA

Dear Mr. Jablon:

On behalf of the Orchard Hills Community Association, I am herein appealing the decision of the Deputy Zoning Commissioner, Ms. Jean M. H. Jung, in regard to the Special Exception for a Class B Office Building and the Variance for a 30 square foot sign as set forth in her Order of November 20, 1985.

It is the community association's position that this Order would injure the general welfare and safety of the community, is not in keeping with zoning regulations, and was not objective in its finding.

Enclosed herein is a check for \$100.00 to cover the cost of this appeal.

Sincerely,

Ruth Walker
Ruth Walker, President
Orchard Hills Community Association

RW:cm

Enclosure

the following restrictions:

1. Staff and employees only shall park in the rear.
2. The preferences of the adjacent property owner shall be considered by Current Planning prior to its approval of screening for the eight foot strip along the rear property line.
3. Hours of operation shall not exceed Monday through Friday, 8:00 a.m. to 9:00 p.m. and Saturdays 8:00 p.m. to 5:00 p.m.
4. Signage shall be limited to a 3' x 5' (30 square foot counting both sides) free-standing, non-illuminated sign. No sign shall be installed on the building.

JMHU:bg

ORDER RECEIVED FOR FILING

DATE: November 29, 1985

BY: [Signature]

<u>Name</u>	<u>Address</u>
Amador Cambre	29 Cavan DR
Patricia W. Ogawa	23 Cavan Drive
August H. Ogawa	" " "
E. R. Curran	21 Cavan Drive
E. R. Curran	21 Cavan Drive
Mary Freeman	17 Cavan Dr
J. M. Freeman	17 Cavan Dr
Victor F. Jamulski	7 Cavan Dr
Chas. Jamulski	" "
Bill Myers	15 Cavan Drive
Margaret Jol	24 Cavan Dr
Carl H. Jol	" "
Robert J. Jol	30 Cavan Dr
Julia L. Jol	30 Cavan Dr

<u>NAME</u>	<u>ADDRESS</u>
Ernest Norman	25 CAVAN DRIVE
Wm Ludwig	26 Cavan Drive
Henry S. Bulghy	26 Cavan Drive
Helen Mitchell	34 Cavan Drive
Melvin Harper	36 Cavan Drive
Raymond R. Kowalsky	16 Cavan Drive
James J. Guelly	16 Cavan Drive
John J. Zupatich	10 Cavan Dr.
Alvin Snyder	12 Cavan Dr.
William E. Snyder	12 Cavan Dr.
James Sakrabulicis	6 Cavan Dr.
Edward Sakrabulicis	6 Cavan Dr.
Lawrence Mayers	4 Cavan Drive
Charles H. Guss	4 Cavan Drive
Barthelme Ward	3 Cavan Drive
Frank Cook	13 Cavan Dr.
Josephine M. Jacia	28 Cavan Dr.
Joseph P. Langensief	27 Cavan Dr.
John A. Angulsky	27 Cavan Dr.
Constance B. Reed	32 Cavan Dr.
W. B. Fuller	32 Cavan Dr., Lutherville, 21093
Elizabeth P. Schmitt	35 CAVAN DR. Lutherville Md 21093
Walter F. Hayer	31 CAVAN DR. Lutherville, MD 21093
Elizabetha Meyer	31 CAVAN DR Lutherville, Md 21093
Edward Marie Meyer	

Name	Address
1 Jane J. Brey	1311 Malbay Pl. Chukunda 21073
2 Maria J. Brey	1311 Malbay Pl. Chukunda 21073
3 Mary Brey	1511 Malbay Pl. Chukunda 21073
4 Edward C. Springer	1316 Birchleigh Rd. Lake Rd 21093
5 Thelma M. Springer	1316 Birchleigh Rd. Lake Rd 21093
6 Beverly Synchewski	4 Annapolis Rd. Luth. Rd 21093
7 Gordon Saut	1 Linc. Pl. 21093
8 Walter C. Dulucki	1314 Malloy Dr 21093
9 Carolyn Jockley	108 Gutter Ln Rd 21093
0 Joseph Rykold	5 Sassafras Rd 21093
1 Eric Chae Yi	8 Sassafras Rd 21093
2 Ken Lee Kimbick	1116 Woodbury Pl. 21073
3 Anthony Alcock	145 Winkburg Rd. 21093
4	
5	
6	
7	
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9	
0	
1	
2	
3	
4	
5	
6	

Name	Address
Remenda de Felice	1216 Mallory Dr., Luthersville, Md
Orlando R. De Felice	1216 Mallory Dr. Luthersville, Md
William Hudson	1214 Mallory Dr. Luthersville, Md
Robert A. Hudson	1214 Mallory Dr. Luthersville, Md
Joseph H. Buxton	1212 Mallory Dr. Luthersville, Md.
Marion M. Lane	1206 Mallory Dr. Luthersville, Md
Maguire C. Wood	1205 Purdy St. Luthersville, 21093
Flora Boyd	1211 Mallory Dr. Luthersville, Md 21093
Edward G. Boyd	1211 Mallory Dr. Luthersville, 21093
Frank G. Burton	34 E. 1st St. Luthersville, 21093

Name	Address
Paul Jere Clapper	1204 Purdy Court
Mary Edith Clapper	1206 Purdy Court
Robert B. Hetherington	1207 Purdy Court
Mary P. Hetherington	1202 Purdy Court
Harriet E. Anderson	1201 Purdy Court
Charnice G. Anderson	1201 Purdy Court
Conn T. McKeen	23 Othbridge Rd
Ed. Sp. Jones	" "
Wm. D. Hetherington	1715 MARSHAL DRIVE
Dorothy Lykken	1718 MARSHAL DRIVE
Paul W. Hansen	1214 maryellen
Chelli G. McKeen	620 Mackay St.
Stacy Hansen	1212 Malbury Dr.
Paul Barnett	1207 Malbury Dr.
Jessie Barnett	1207 Malbury Dr.
Frank J. Lewis	1200 Purdy Ct.
Cl. Jones	1200 Purdy Ct.
John Lykken	17 Othridge Rd
John Jones	" "
William H. Jones	15 Othridge Rd. Lathrop
William H. Jones	" " "
Mary M. Jones	13 Othridge Rd 21093
John M. Jones	13 " 21093
John Jones	9 Othridge Rd. 21093
Don K. Hallen	12 Othridge Rd. 21093
Jenny K. Hallen	12 Othridge Rd 21093

[illegible]

Name	Address
Al Miller	66 Alhridge Rd. Lutherville
Charles R. Syra	8 Oronoke Rd.
Alfred M. Esner Rep.	502 Hillier Rd. Towson #4
Camden McNamee Malleys	502 Hillier Rd. 2104
Robert C. Collins	1301 Dublin Ct 21093
William Broeckling	1301 Dublin Ct 21093
Henry T. Hollenbeck, J	139 Dublin Dr. 21093
Elizabeth M. Hark	133 Dublin Dr. 21093
Walter J. Hark Jr.	133 Dublin Dr. 21093
Joseph C. Hark	133 Dublin Dr. 21093
Donna L. Landray	125 Dublin Dr. 21093
Charles L. Johnson	123 Dublin Dr. 21093
Virginia Jeger	115 Dublin Ave 21093
J. Donald Knott	113 Dublin Dr. 21093
John A. Mann, Jr.	101 Dublin Dr. 21093
Leo B. Main	101 Dublin Dr. 21093
Thomas J. Mallen	39 Dublin Dr. 21093
Joseph R. Clark	1 Dublin Dr. 21093
J. H. H.	1 Dublin Dr. 21093
Gene Marie Baker	31 Dublin Dr. 21093
Joe P. Beck	21 Dublin Dr. 21093
Paula Schuchow	8 Thurgood Road 21093
Melvin E. Hopper	34 Alhridge Rd. - 21093
Carl Leonard	105 Alhridge Rd. 21093
Hatricia A. Mellin	1309 Burleigh Rd 21093

Name	Address
William R. Huggs	9 Othridge Rd
F. R. Sengs	135 Dublin Dr.
Muriel Huggs	138 Duplin Dr.
Tommy Huggs	136 Dublin Dr.
Julius B. Brown	112 Dublin Dr.
James Jackson	123 Dublin Dr.
Patricia	132 Dublin Dr.
James W. Brown	108 Dublin Dr.
Betty W. Brown	108 Dublin Dr.
Pat McNeel	36 Dublin Dr.
Samuel League	36 Dublin Dr.
Sam S. McNeel	36 Dublin Dr.
Ron EBITZ	32 Dublin Dr.
DAVE MARSH	32 Dublin Dr.
William Miller	30 Dublin Dr.
Bruce Cole	28 Dublin Dr.
John P. Huggs	21 Dublin Dr.
Scott Huggs	21 Dublin Dr.
Patricia	7 Dublin Dr.
Harold Huggs	9 Othridge Dr.
Jim + Vern Mrs. Lead	9 Dublin Dr.
James Huggs	23 Dublin Dr.
James Huggs	23 Dublin Dr.
Tommy Huggs	21 Dublin Dr.
Lucy Huggs	33 Dublin Dr.
Eric Huggs	1610 Richmond Ave