

101 86-89-X 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 and an accessory building (shed).

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

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

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

Contract Purchaser:

Legal Owner(s):

(Type or Print Name)

Rene L. Herbst, Jr.

Signature

Rene L. Herbst, Jr.

Address

Carolyn G. Herbst

City and State

Carolyn G. Herbst

Attorney for Petitioner:

414 Main Street 526-7200

(Type or Print Name)

Address Phone No.

Signature

Reisterstown, Maryland 21136

City and State

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

Address

City and State

Attorney's Telephone No.:

Name Address Phone No.

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 1:30 o'clock.

Carl J. Jablon

Zoning Commissioner of Baltimore County.

(over)



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 29, 1985

Mr. & Mrs. Rene L. Herbst, Jr.
414 Main Street
Reisterstown, Maryland 21136

RE: PETITION FOR SPECIAL EXCEPTION
W/S of Reisterstown Road, 670'
NW of centerline of Woodley
Avenue - 4th Election District
Rene L. Herbst, Jr., et ux,
Petitioners
Case No. 86-89-X

Dear Mr. & Mrs. Herbst:

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

Very truly yours,

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

JMH:jbg

Attachments

cc: People's Counsel

RE: PETITION FOR SPECIAL EXCEPTION
W/S of Reisterstown Road, 670'
NW of the centerline of Woodley
Avenue - 4th Election District

Rene L. Herbst, Jr., et ux,
Petitioners

BEFORE THE

DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY

Case No. 86-89-X

The Petitioners herein request a special exception for a Class B office building and an accessory building (shed) in an R-O Zone.

Testimony by and on behalf of the Petitioners indicated that the former residence has been utilized as the office for the Petitioner's geotechnical firm since the property was purchased three years ago. At this time he proposes a 972 square foot front addition for the purpose of increasing the office space and improving the appearance with a new facade. Although the building is further set back than the adjacent residences, the use will be screened from the neighbors. The shed in the rear yard was probably built prior to the 1964 construction of the house. The Landmarks Preservation Committee reviewed the plans for the proposed addition. There were no protestants.

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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 29th day of August, 1985, that the request for a special exception for a Class B office building and an accessory building (shed) in an R-O Zone, in accordance with the plan prepared by Daft-McCune-Walker, Inc., revised May 29, 1985 and marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order.

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

Description to Accompany Petition for Special Exception

Fourth Election District, Baltimore, MD

Beginning for the same on the west side of Reisterstown Road, 66 feet wide, at a point distant 670 feet more or less measured in a northwesterly direction on said west side of Reisterstown Road from its intersection with the centerline of Woodley Avenue, thence leaving said point of beginning and said west side of Reisterstown Road and running (1) South 87 degrees 20 minutes West 268.64 feet to intersect the line which separates the land zoned R.O. and the land zoned DR 3.5 as shown on the 1984 Comprehensive Zoning Map for Baltimore County thence running and binding thereon, (2) North 09 degrees West 56.82 feet, thence running the three following courses and distances viz: (3) North 86 degrees East 148.49 feet, thence (4) South 09 degrees East 8.5 feet and thence (5) North 86 degrees East 120.07 feet to intersect the aforesaid west side of Reisterstown Road, thence running and binding thereon, (6) South 09 degrees East 57.5 feet to the place of beginning.

Containing 0.36 Acres of land more or less.

NOTE: THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

Our Job Number: 85056

May 24, 1985



Page 1 of 1

PETITION FOR SPECIAL EXCEPTION

4th Election District

LOCATION:

West side of Reisterstown Road, 670 ft. Northwest of the centerline of Woodley Avenue

DATE AND TIME:

Wednesday, August 28, 1985 at 1:30 p.m.

PUBLIC HEARING:

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

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

Petition for Special Exception for Class "B" office building and accessory building (shed).

Being the property of Rene L. Herbst, Jr., et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
W/S Reisterstown Rd., 670' NW/
Centerline of Woodley Ave., : OF BALTIMORE COUNTY
4th District :
RENE L. HERBST, JR., et ux, : Case No. 86-89-X
Petitioners :

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 31st day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Rene L. Herbst, Jr., 414 Main St., Reisterstown, MD 21136, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

August 23, 1985

Mr. & Mrs. Rene L. Herbst, Jr.
414 Main Street
Reisterstown, Maryland 21136

Re: Petition for Special Exception
W/S Reisterstown Rd., 670' NW/
centerline of Woodley Avenue
4th Election District
Rene L. Herbst, Jr., et ux, Petitioners
Case No. 86-89-X

Dear Mr. & Mrs. Herbst:

This is to advise you that \$61.00 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 at

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

No. 012591

DATE 8-28-85 ACCOUNT R-01415-000

AMOUNT \$ 61.00

RECEIVED Rene L. Herbst, Jr.

FROM Advertising - Posting

FOR 86-89-X

VALIDATION OR SIGNATURE OF CASHIER

Mr. & Mrs. Rene L. Herbst, Jr.
414 Main Street
Reisterstown, Md. 21136

July 26, 1985

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
W/S Reisterstown Rd., 670' NW/
centerline of Woodley Avenue
4th Election District
Rene L. Herbst, Jr., et ux, Petitioners
Case No. 86-89-X

TIME: 1:30 p.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. 007303

DATE 8/28/85 ACCOUNT R-01415-000

AMOUNT \$ 150.00

RECEIVED Phyllis Cole Friedman

FROM Advertising - Posting

FOR 86-89-X

VALIDATION OR SIGNATURE OF CASHIER

APR 10 1985

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
August 16, 1985

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

Mr. and Mrs. Rene L. Herbst, Jr.
414 Main Street
Reisterstown, Maryland 21136

RE: Item # 401 - Case No. 86-89-X
Petitioners - Rene L. Herbst, Jr., et ux
Special Exception/Petition

Dear Mr. and Mrs. Herbst:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petition. 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.

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Eyer
James E. Eyer
Chairman
Zoning Plans Advisory Committee

JED:nrr

Encl:-sures

cc: Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY I. PISTEL, P.E.
DIRECTOR

July 15, 1985

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

Re: Item # 401 (1984-1985)
Property Owner: Rene L. Herbst

Dear Mr. Jablon:

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

See the County Review Group Comments submitted at the meeting on July 11, 1985.

Very truly yours,

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

JAM:PMO:blp

cc: file

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: July 8, 1985

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

PROJECT NAME: Herbst Office Building

PROJECT NUMBER: 485132

LOCATION: Reisterstown Road

DISTRICT: 4C3

The Plan for the subject site, dated May 6, 1985 and revised May 29, 1985, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

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 following note is to be placed on the sediment control plans and grading plans before approval will be given:

"All nonmade embankments have been designed and/or certified for stability by a soils engineer."

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

The Plan is satisfactory pending conformance with the following comments.

HIGHWAY COMMENTS:

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

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

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

Project #85132
Herbst Office Building
Page 2
July 8, 1985

HIGHWAY COMMENTS: (Cont'd)

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

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 plats and for all costs of acquisition and/or abandonment of these rights-of-way.

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.

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. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

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

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.

A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

Project #85132
Herbst Office Building
Page 3
July 8, 1985

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

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the paved-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

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

WATER AND SANITARY SEWER COMMENTS:

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

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

If the Developer increases the plumbing facilities to the equivalent of a living unit or more, the System Connection Charge will apply; the amount will be determined and payable upon application for the Plumbing Permit. The Developer will be given credit for one System Connection Charge which is now connected into the public service.

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.

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

(SIGNED) EDWARD A. MCDONOUGH
EDWARD A. MCDONOUGH, P.E., Chief
Developers Engineering Division

JAM:PMK:iss

cc: File



Maryland Department of Transportation
State Highway Administration

William K. Hoffmann
Secretary
Hal Kassoff
Administrator

July 19, 1985

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

Re: Item # 401
Property Owner: Rene L. Herbst, Jr. et ux
Location: W/S Reisterstown Road (Rte 140) 670' N/W from c/l Woodley Avenue, Existing Zoning: R.O. and D.R. 3-3
Proposed Zoning: Spec. Exception for a Class B office bldg. (CRG) Acres: 0.36 District 4th

Att: N. Commodari

Dear Mr. Commodari:

Attached for your use and review, is a copy of the CRG comment of 7/3/85, for the Herbst Office Building.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:ies

enclosure

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



Maryland Department of Transportation
State Highway Administration

William K. Hoffmann
Secretary
Hal Kassoff
Administrator

July 3, 1985

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

Re: CRG Meeting of 7-11-85
Herbst Office Building
W/S Reisterstown Road
Route 140 (Main Street)
South of Glyndon Drive

Dear Mr. Markle:

On review of the submittal of 5-6-85 and field inspection, the State Highway Administration recommends the plan be revised.

The existing residential entrance to the north and commercial entrance to the south should be reconstructed as a 35' uncommon depressed entrance.

This would eliminate the raised transition between entrances that exist today as a hazardous condition.

If the developer of the Herbst Office Addition and the residence to the north find this proposal acceptable, all reconstruction of the uncommon entrance must be through State Highway Administration permit with the posting of a \$5,000.00 bond or letter of credit and a letter from the adjoining owner agreeing to the uncommon entrance.

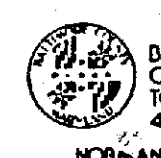
Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits
by: George Wittman

CL-GW:maw

cc: Mr. J. Ogle
Daft McCune & Walker

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
404-3011
NORMAN E. GERSON
DIRECTOR

July 30, 1985

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

Re: Zoning Advisory Meeting of July 2, 1985
Item # 401
Property Owner: RENE L. HERBST, JR.
Location: W/S OF REISTERSTOWN RD.
670' E. N. OF E. OF WOODLEY AVE.

Dear Mr. Jablon:

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

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 7/1/85.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 13-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is re-evaluated annually by the County Council.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 13-79, and as conditions change traffic capacity may become more limited. The traffic service areas are re-evaluated annually by the County Council.
- ☒ THE CRG PLAN #14-269 (HERBST OFFICE BUILDING) IS APPROVED BY THE CRG.

cc: James Russell

Eugene A. Robb
Chief, Current Planning and Development

APR 10 1986

The Office of Planning and Zoning has reviewed the subject plan dated May 29, 1985, and has the following comments:

This tract is located inside the Reisterstown National Register Historic District, which should be noted on the Plan. The Landmarks Preservation has reviewed the plan and is of the opinion that the proposed brick addition would probably be considered an asset to the vicinity.

A minor revision is required in the landscape calculations. The number of trees required must be rounded up; therefore a total of 3 trees are required. The number of trees proposed exceeds the requirement and is satisfactory. However, the same additional landscaping must be provided in the 8.5 acre between the building and the Vandermast property. This is required in Section IX.B.2. of the Building Landscape Manual. The final Landscape Plan prepared by a registered landscape architect must be approved by this office prior to issuance of permits.

Elevation drawings showing all four sides of the building must be submitted for review. This information is necessary for review of compliance with Section 22-104 of the Development Regulations which requires compatibility with the neighborhood.

Susan Carrell
Susan Carrell

The following comments were written on the CRG plan dated revised 5/29/85.

1. A Special Exception for a Class B Office Building and an accessory structure, Item 401, was filed on 6/17/85. A hearing has not been scheduled as of this date. If CRG approval occurs, approval of any building permits is contingent upon the outcome of the zoning hearing.

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

- a. D.R. zoned areas may not be included in the amenity open space required; amenity open space must be provided in the R.O. zone. Delete references to a.o.s. in the D.R. zone.
- b. Note the type of paving, it must be durable and dustless, i.e. macadam, tar and chip, concrete, etc.
- c. Add to Note 16, that the proposed sign will be non-illuminated.
- d. Elevation drawings should be provided for all 4 sides of the building.

Diana Itter
DIANA ITTER
Zoning Associate III

DI:bc

Acres: 0.36
District: 4th

Dear Mr. Jablon:

ITEM NUMBER 401 is a C.R.G. Item.

MSF/CCM

Michael S. Flanigan
Traffic Engineering Assoc. II

It is recommended that the plan show a use-in-common access with the property to the north.

Gregory M. Jones
Gregory M. Jones
Traffic Engineer I

GMJ/ccs

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 reviewed as submitted. Contact this office for more complete information, 494-2762.
- Public sewers _____ public water _____, must be utilized and/or extended to serve the property.
- A Hydrogeological Study and Environmental Effects Report for this subdivision, _____ must be submitted, _____ are not required, _____ is incomplete and must be revised, _____ has/have been reviewed and approved.
- A Water Appropriation Permit Application, _____ must be submitted, _____ has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
- It is recommended the plan, _____ be approved as submitted, _____ be approved as submitted subject to the following conditions noted: on the attached
and dated 7-2-83

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

REVISIONS AND/OR COMMENTS:

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 panhandle driveways must be a minimum of 16 feet in width and of a 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 6% per NFPA Standard #901. Angle of departure in excess of 6% would prohibit emergency fire apparatus from gaining access to the site.
- () 9. Submitted site plan fails to indicate proposed fire hydrant spacing at feet intervals in accordance with Baltimore County Standard Design Manual.
- (x) 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 duty is to supervise, observe and control the dispensing of Class I liquids while said dispensing is actually being dispensed, according to NFPA 30, 1981 Edition, Section 7-8.4.3 and Section 7-8.4.4.

CRG MEETING July 11, 1985 9:00
(Date) (Time)

PLAN REVIEW NOTES:

1. 712 Sp. FT. Office addition and parking on
(Describe Site)
0.54± acres
2. Public water and public sewer is proposed.
3. No stream on site of addition.
(Describe streams on-site)
4. _____
5. Get the hydroic site on site of addition.
(Describe wetland soils on-site)
6. _____
7. Storm Water Management _____ required.
0.05 acres proposed impervious area.

RESPONSE

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

11 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 HERBST OFFICE BUILD. ADDITION
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.

tpms

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Catherine Warfield, G. R. G. Date: JUNE 21, 1985

FROM: G. E. Burdman, Chief, Building Plans Review CEB

SUBJECT: Herbst Office Building, District 103, 141 Main Street, Reisterstown, Md. 2111

R. O. OCCUPANCIES: 108, Baltimore County Building Code Council Bill #17-85

- ✓ 1. A change of occupancy, alteration, and other miscellaneous permits are required. 3 Sets construction plans shall be required.
- ✓ 2. Floor loading of 50 pounds live load design are required. Have a registered in Maryland structural engineer provide a letter of certification. See Section 903.0, 904.0, 905.0, Table 906.0, 907.0.
- ✓ 3. Office buildings with a single exit shall comply with Table 809.3 or two independent exits shall be required. See Sections 809.2, 807.0, 810.0, 811.0, 816.0, 819.0, as alternative requirements.
- ✓ 4. I. Prior stairs shall be enclosed with one hour rated assemblies and "B" label one hour doors.
- ✓ 5. Tenant demising walls, floor/ceiling assemblies shall have a minimum 1 hour rating. See Table 401 amended by Bill 4-82. Assuming there are more than one tenant.
- () 6. Exterior walls shall be a minimum of 1 hour rating and no openings are permitted within 3'-0" of an interior lot line.
- ✓ 7. See Section 1702.12, 1702.13, 1702.16 for sprinklers that may be required.
- ✓ 8. Exit stairs, handrails, etc. shall comply with Section 816.0.
- ✓ 9. Plan does not show the following handicapped requirements under the State Handicapped Laws:
 - () A. Parking (correct number of spaces, locations)
 - () B. Sign
 - () C. Parking lot accessibility (paving, etc.)
 - () D. Building accessibility (entrance)
 - () E. Required ramps
 - () F. Interior access and usability, (elevators, toilet rooms, etc.)
 - () G. Curb cuts, etc.
- ✓ 10. Interior finishes shall comply with Tables 1421.5 and 1421.7.
- ✓ 11. Ventilation of toilet rooms, work areas shall comply with the B.O.C.A. Mechanical Code, Article 10, Section M312.4.3 and Section 1515.0 where rated assemblies are penetrated with ducts, diffusers, etc.

CHECKED ITEMS APPLICABLE TO THIS PROJECT.

This is not intended to be a complete list of Code requirements. The above comments are for use by the designing architect/engineer. The above comments may not be applicable in all cases and are for informational purposes at this time. A full review of construction plans will be made when the plans are submitted for permits as noted in Item #1 above.

CERTIFICATE OF PUBLICATION

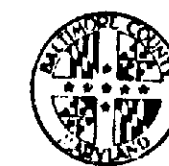
TOWSON, MD. August 8, 1985

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,

18 Ventrol
Publisher

Cost of Advertising
22.00



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

July 19, 1985

TED ZALESKI, JR.
DIRECTOR

Re: Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 401 Zoning Advisory Committee meeting are as follows:

Property Owner: Rene L. Herbst, Jr., et ux
Location: W/S Reisterstown Road 670' N/W from c/l Woodley Avenue
District: 14th

APPLICABLE ITEMS ARE CIRCLED

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.D.A. - 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/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. Reproduced seals are not acceptable.
5. All Use Groups except R-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1007, Section 1010.0 and Table 101. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permeable light/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to light/area and construction type is provided. See Table 401 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/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans including how the existing structure is to be altered in order to comply with the Code requirements for the new use. Required Architectural or Engineer seals are usually required. The change of Use Groups are from the _____ to Use _____, or to Mixed Use. See Section 311 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Flood Hazard Area. Please see the attached copy of Section 514.0 of the Building Code as adopted by Bill #17-85. This plan shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
10. Comments:
11. Three abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If needed the applicant may obtain additional information by visiting Room 312 of the County Office Building at 111 Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burdman
By: C. E. Burdman, Chief
Building Plans Review

4/23/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning

Date: August 8, 1985

SUBJECT: Zoning Petition No. 86-89-X

The CRG plan (IV-269: Herbst Office Addition) was approved on July 11, 1985.

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

NEG:JGH:slp

Case No. 86-89-X

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this day of July, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Rene L. Herbst, Jr., et ux
Attorney:
cc: Deft-McCune-Hall, Inc.

Received by: JAMES E. DYER, Chairman
Zoning Plans Advisory Committee

CERTIFICATE OF PUBLICATION

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,

18 Ventrol
Publisher

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-89-X

District: 14th Date of Posting: August 8, 1985

Posted for: Arnold Jablon

Petitioner: Rene L. Herbst, Jr., et ux

Location of property: W/S Reisterstown Road 670' NW of the

c/l of Woodley Avenue

Location of Sign: West end of Reisterstown Road opposite

670' NW of the c/l of Woodley Ave. in front of subject

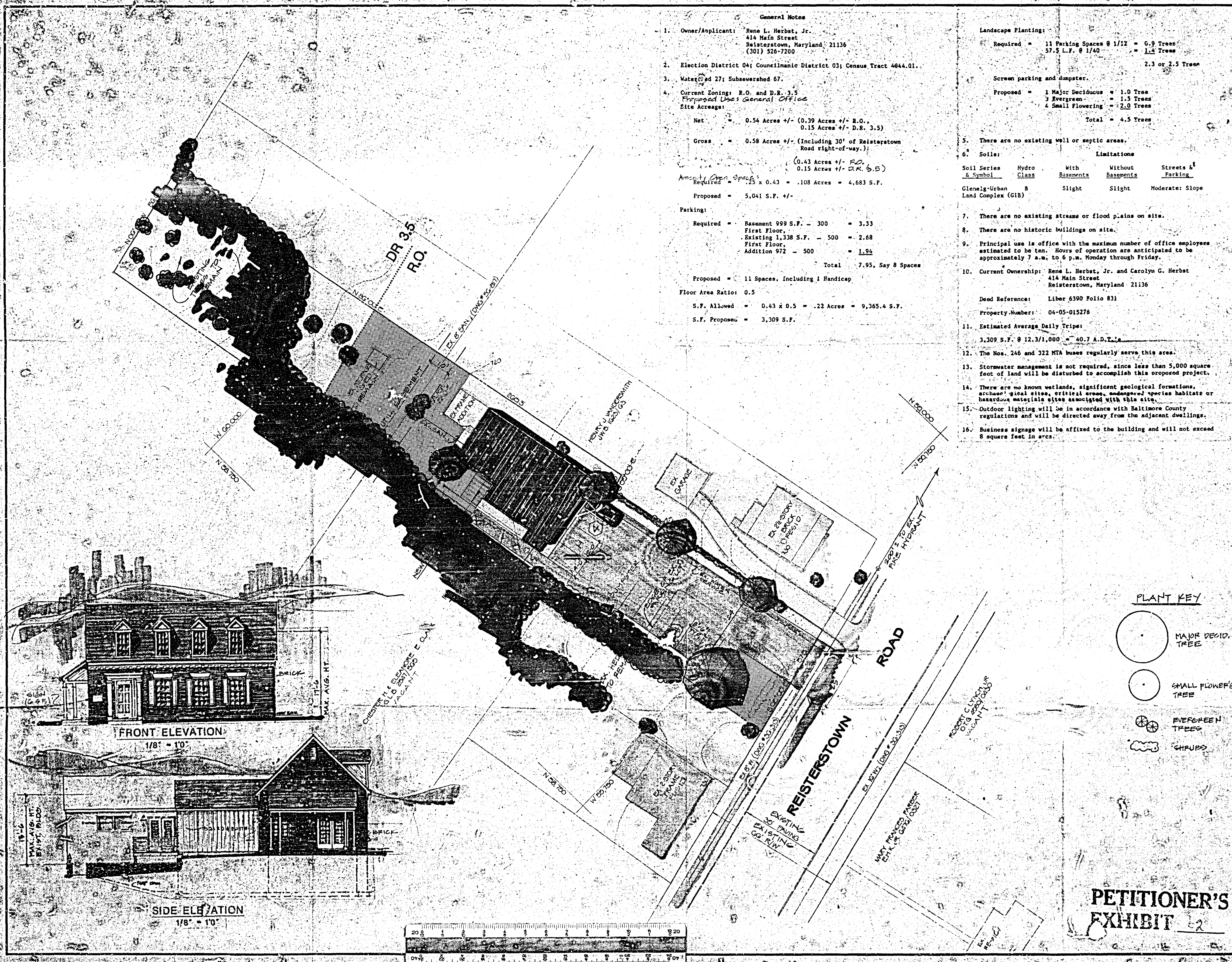
Remarks: _____

Posted by: A. J. Dyke Date of return: Aug 8, 1985

Number of Signs: 1



APR 10 1986



General Notes

1. Owner/Applicant: Rene L. Herbst, Jr.
414 Main Street
Reisterstown, Maryland 21136
(301) 526-7200
2. Election District 04; Councilmanic District 03; Census Tract 4044.01.
3. Water: ad 27; Subsevershed 67.
4. Current Zoning: R.O. and D.R. 3.5
Proposed Use: General Office
Site Acreage:
Net = 0.54 Acres +/- (0.39 Acres +/- R.O.,
0.15 Acres +/- D.R. 3.5)
Gross = 0.58 Acres +/- (Including 30' of Reisterstown
Road right-of-way.)
(0.43 Acres +/- R.O.,
0.15 Acres +/- D.R. 3.5)
Amenity Open Space:
Required = .25 x 0.43 = .108 Acres = 4,683 S.F.
Proposed = 5,041 S.F. +/-
Parking:
Required = Basement 999 S.F. - 300 = 3.33
First Floor,
Existing 1,338 S.F. - 500 = 2.68
First Floor,
Addition 972 - 500 = 1.94
Total = 7.95, Say 8 Spaces
Proposed = 11 Spaces, Including 1 Handicap
Floor Area Ratio: 0.5
S.F. Allowed = 0.43 x 0.5 = .22 Acres = 9,365.4 S.F.
S.F. Proposed = 3,309 S.F.

Landscape Planting:

Required = 11 Parking Spaces @ 1/12 = 0.9 Trees
57.5 L.F. @ 1/40 = 1.4 Trees
2.3 or 2.5 Trees

Screen parking and dumpster.

Proposed = 1 Major Deciduous = 1.0 Tree
3 Evergreen = 1.5 Trees
4 Small Flowering = 2.0 Trees
Total = 4.5 Trees

5. There are no existing well or septic areas.

6. Soils: Limitations

Soil Series & Symbol	Hydro Class	With Basements	Without Basements	Streets & Parking
Glenelg-Urban B	B	Slight	Slight	Moderate: Slope
Land Complex (G18)				

7. There are no existing streams or flood plains on site.

8. There are no historic buildings on site.

9. Principal use is office with the maximum number of office employees estimated to be ten. Hours of operation are anticipated to be approximately 7 a.m. to 6 p.m. Monday through Friday.

10. Current Ownership: Rene L. Herbst, Jr. and Carolyn G. Herbst
414 Main Street
Reisterstown, Maryland 21136

Deed Reference: Liber 6390 Folio 831

Property Number: 04-05-015276

11. Estimated Average Daily Trips:
3,309 S.F. @ 12.3/1,000 = 40.7 A.D.T.'s

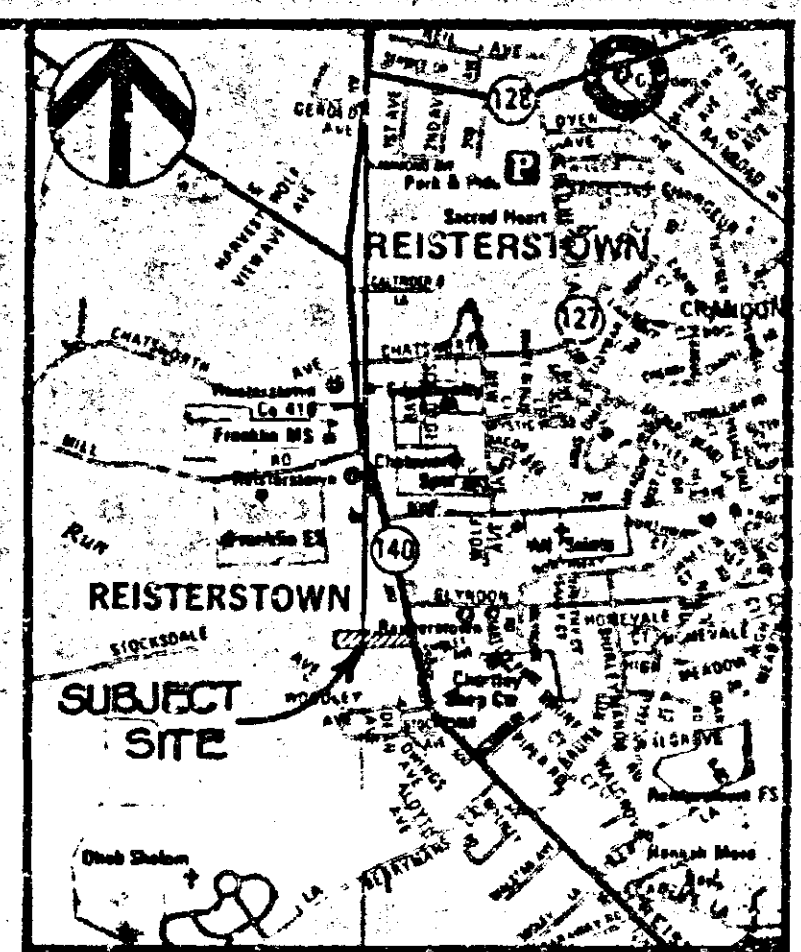
12. The Nos. 246 and 322 MTA buses regularly serve this area.

13. Stormwater management is not required, since less than 5,000 square feet of land will be disturbed to accomplish this proposed project.

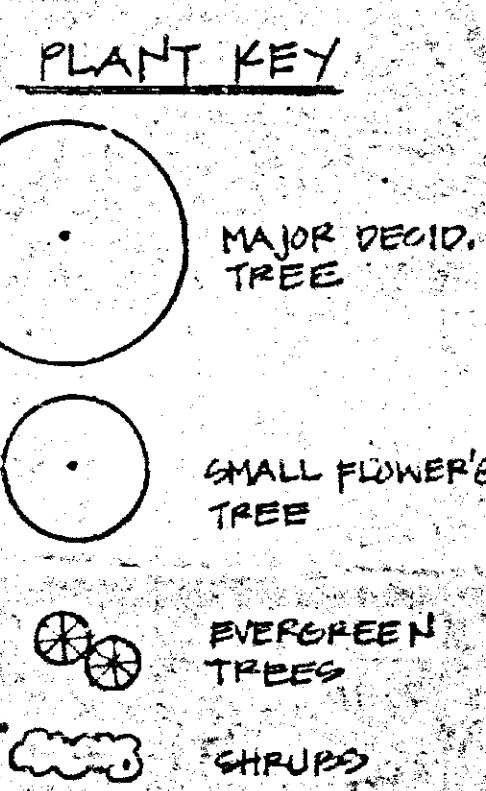
14. There are no known wetlands, significant geological formations, archaeological sites, critical areas, endangered species habitats or hazardous materials sites associated with this site.

15. Outdoor lighting will be in accordance with Baltimore County regulations and will be directed away from the adjacent dwellings.

16. Business signage will be affixed to the building and will not exceed 8 square feet in area.



LOCATION MAP
SCALE: 1" = 2000'



DAFT • McCUNE • WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 EAST JENNA ROAD
TOWSON, MD 21204
TELEPHONE 301-296-3332

**HERBST OFFICE
ADDITION
SPECIAL EXCEPTION - ITEM #401**

REVISIONS

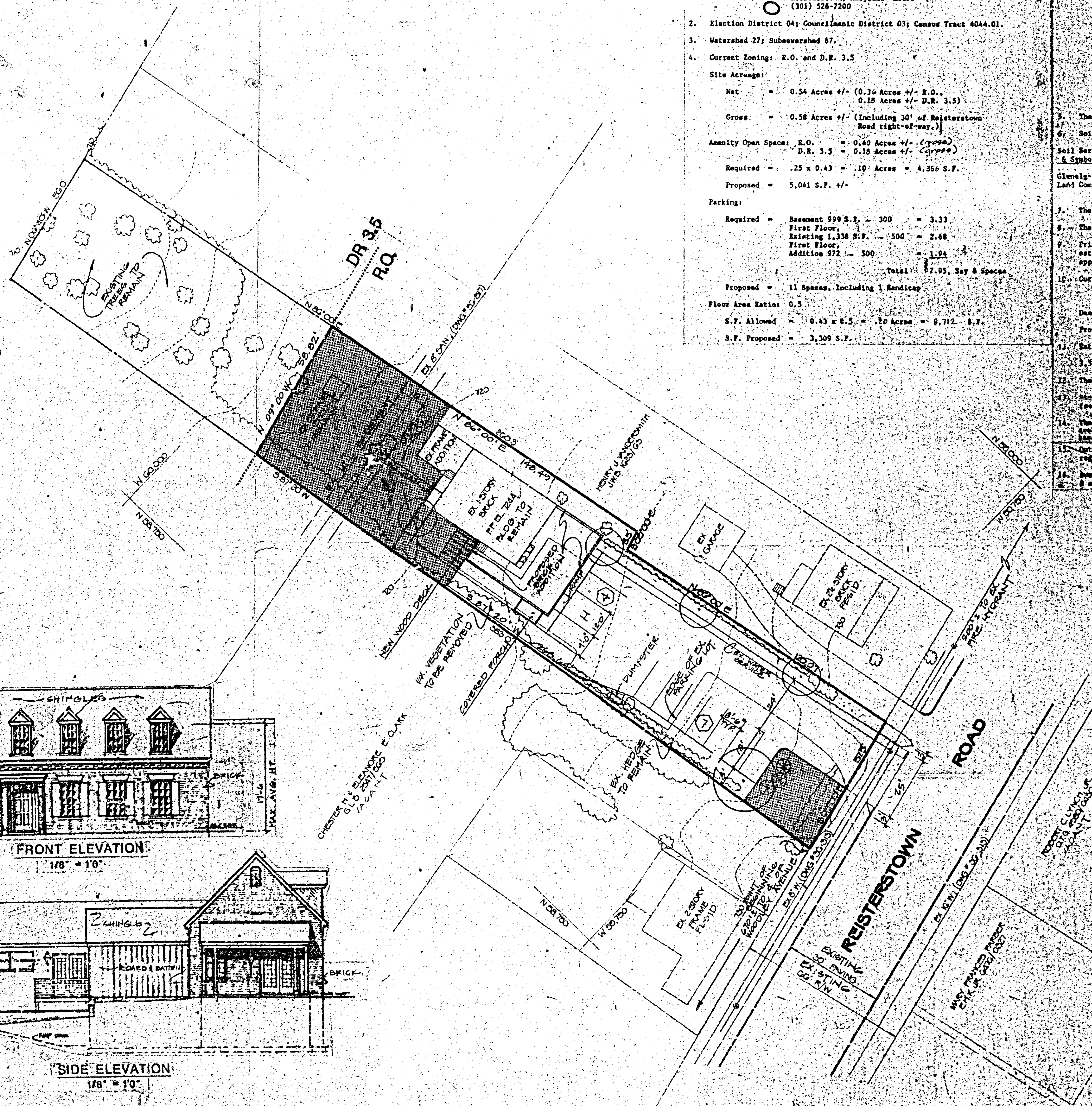
DATE	REVISIONS
5-27-85	1-1, 1-2, 1-3, 1-4, 1-5, 1-6

SCALE: 1" = 200'

JOB ORDER NO. 87000

ISSUE DATE: MAY 21, 1985

PETITIONER'S EXHIBIT



General Notes

- Owner/Applicant: Rene L. Herbst, Jr.
414 Main Street
Reisterstown, Maryland 21136
(301) 526-7200
- Election District 04; Councilmanic District 03; Census Tract 4044.01.
- Watershed 27; Subwatershed 67.
- Current Zoning: R.O. and D.R. 3.5

Site Acreage:

Net = 0.54 Acres +/- (0.36 Acres +/- R.O., 0.18 Acres +/- D.R. 3.5)

Gross = 0.58 Acres +/- (Including 30' of Reisterstown Road right-of-way.)

Amenity Open Space: R.O. = 0.40 Acres +/- (gross)
D.R. 3.5 = 0.15 Acres +/- (gross)

Required = .25 x 0.43 = .10 Acres = 4,356 S.F.

Proposed = 5,041 S.F. +/-

Parking:

Required = Basement 999 S.F. = 300 = 3.33
First Floor, Existing 1,338 S.F. = 500 = 2.68
First Floor, Addition 972 = 500 = 1.94
Total = 7.95, Say 8 Spaces

Proposed = 11 Spaces, Including 1 Handicap

Floor Area Ratio: 0.5

S.F. Allowed = 0.43 x 0.5 = .21 Acres = 9,112 S.F.

S.F. Proposed = 3,309 S.F.

Landscaping Planting:

Required = 14 Parking Spaces @ 1/12 = 0.9 Trees
37.5 S.F. @ 1/46 = 1.1 Trees
2.3 or 2.5 Trees

Screen parking and dumpster:

Proposed = 1 Major Deciduous = 1.0 Tree
2 Evergreen = 1.5 Trees
4 Small Flowering = 1.0 Trees
Total = 3.5 Trees

There are no existing walls or depths areas.

Soils:

Soil Series & Symbol	Hydro Class	With Basements	Without Basements	Streets & Parking
Glenelg-Urban	8	Slight	Slight	Moderate Slope
Land Complex (G18)				

There are no existing streams or flood plains on site.

There are no historic buildings on site.

Principal use is office with the maximum number of office employees estimated to be ten. Hours of operation are anticipated to be approximately 7 a.m. to 5 p.m. Monday through Friday.

Current Ownership: Rene L. Herbst, Jr. and Carolyn E. Herbst
414 Main Street
Reisterstown, Maryland 21136

Deed Reference: Liber 4380 Folio 831

Property Number: 04-05-013276

Estimated Average Daily Trips:
3,309 S.F. @ 12.13 / 1,000 = 40.1 S.D.T.

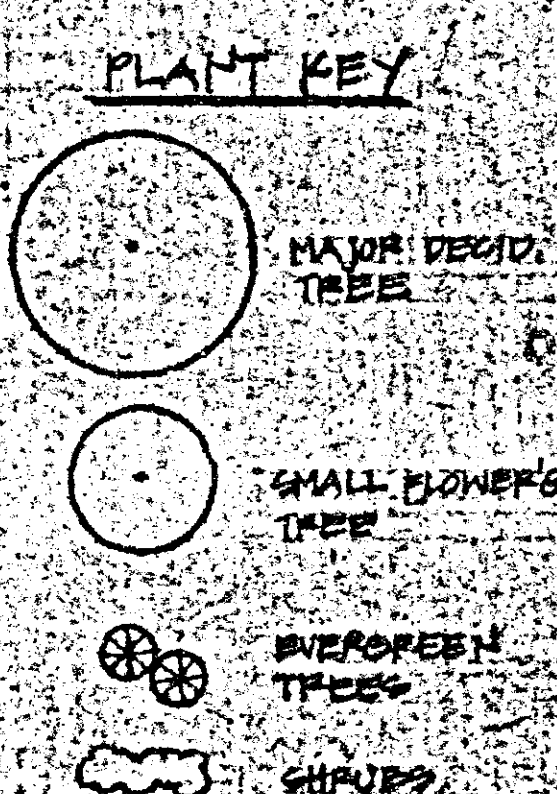
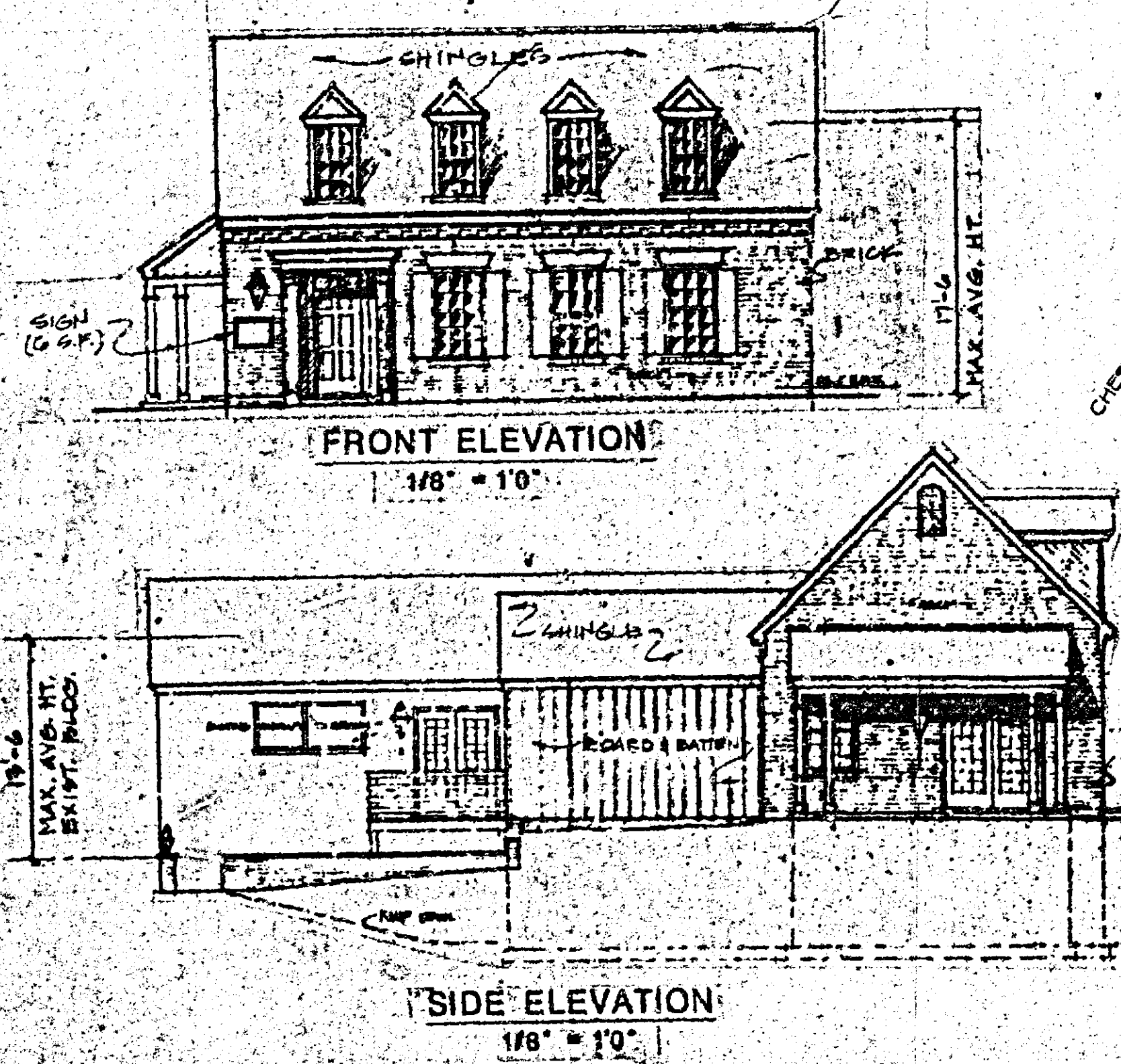
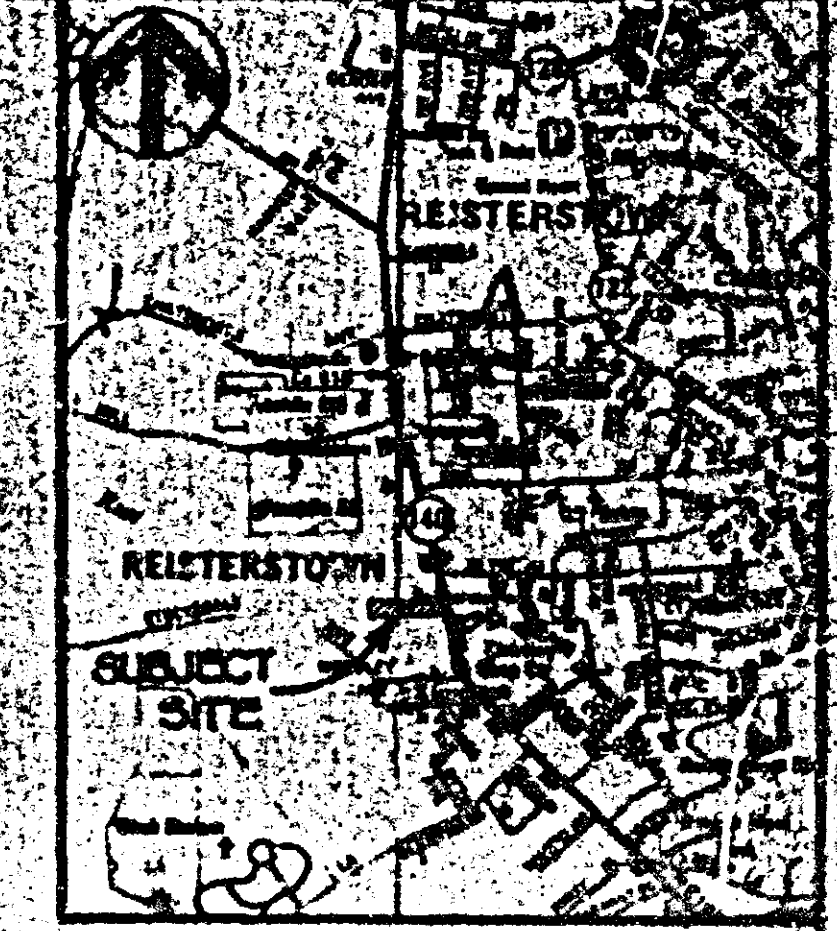
The Max. 148 and 372 VPA boxes regularly serve this area.

Screening requirements are not required. Areas less than 3,000 square feet of land will be disturbed to accomplish this proposed project.

There are no known bedrock, significant geological formations, archaeological sites, critical areas, endangered species habitats or hazardous materials associated with this site.

Outdoor lighting will be in accordance with Baltimore County regulations and will be directed away from the adjacent dwellings.

Business signage will be affixed to the building and will not exceed 8 square feet in area.



Petition to Accompany Petition for Special Exception

AMENITY OPEN SPACE

DAFT, McCUNE, WALKER, INC.
2000 TRAILWAY DRIVE, SUITE 100
BOWEN, MARYLAND 21032
(301) 526-7200

HERBST OFFICE ADDITION

DATE: 5-27-85 **REVISIONS:** 1. 5-27-85 (Initial) 2. 6-11-85

SCALE: 1" = 20'

JOB ORDER NO.: 00000

ISSUE DATE: MAY 6, 1985

STATE OF MARYLAND
DEPARTMENT OF THE ENVIRONMENT
LAND SURVEYOR

PRINTED 4401
JUN 7 1985
DAFT-McCUNE-WALKER, INC.

PETITIONER'S EXHIBIT