DATE

The First National Bank of Maryland
and
Rockdale LLC
c/o Robert W. Cannon, Esquire
Weinberg & Green LLC
100 South Charles Street
Baltimore, Maryland 21201

Re: 3527 North Rolling Road

Ladies and Gentlemen:

We have been requested to provide written verification as to the zoning of the subject property and as to the existence of any violations of the zoning regulations.

Review of our records and the applicable ordinance of Baltimore County, Maryland indicates that the property is presently located in an R.O.(Residential Office) zone. The operation of a building for offices and medical offices is a permitted use in this district. Because of the fact that the improvements on the property were in existence prior to June 13, 1988 with approval for medical offices in excess of 25% of the adjusted gross floor area, this building is a conforming use as long as it complies with the terms of the Special Exception granted for this property. The Special Exception references our zoning case numbers 86-107-X, 87-245-SPH, and 89-405-SPHXA.

Based upon a review of our records, we certify that there are no current violations of any applicable zoning regulations.

Very truly yours,

BALTIMORE COUNTY, MARYLAND

By: W. Carl Richards

W. Carl Richards
Supervisor - Zoning Review

197045:DS13:0081/pag

CRG 86-107 #

86-107-X
#3

Robert M. Pierpont
SE/S Rolling Rd. 292' SW/centerline of Liberty Road 86-107-X 2nd Dist.

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 offices and office building (Class B)

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.

MAP 2B NW 6-H
ELECTION DISTRICT 2
2/21/86
X

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:
Gary Pyles
(Type or Print Name)
Signature
c/o Randolph P. Petersen
2661 Riva Road
Address
Annapolis, MD 21401
City and State

Legal Owner(s):
Robert M. Pierpont
(Type or Print Name)
Signature
(Type or Print Name)
Signature

Attorney for Petitioner:
S. Eric DiNenna
(Type or Print Name)
Signature
406 W. Pennsylvania Avenue
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 296-6820

719 Hillcrest Drive
Address Phone No.
Brandenton, Florida 33505
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
S. Eric DiNenna
Name
406 W. Pennsylvania Avenue
Towson, Maryland 21204 296-6820
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 31st 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 12th day of September, 1985, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

Z.C.O.—No. 1

(over)

ORDER RECEIVED FOR FILING
DATE September 16, 1985
BY
ADMINISTRATIVE ASSISTANT

IN RE: PETITION SPECIAL EXCEPTION SE/S of Rolling Road, 292' SW of the centerline of Liberty Road - 2nd Election District
Robert M. Pierpont, Petitioner

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Case No. 86-107-X

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for an office building an a R-O Zone, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Randolph Petersen, an engineer for Gary Pyles, the Contract Purchaser, appeared and testified and was represented by Counsel. Stanford Ellsworth, President of Primedical Health Care Services, Inc. (Primed), a potential tenant; John Smith, a registered engineer; John Erdman, an expert traffic engineer; and Henry Berben, a registered architect, appeared and testified on behalf of the Petitioner. There were no Protestants.

Testimony indicated that the subject property, zoned R-O, is located on Rolling Road, south of Liberty Road, and is unimproved. The Contract Purchaser proposes to construct a one and a half-story medical and general office building containing 15,000 square feet of office space and 6,000 square feet of potential storage space, created by the unusual pitch of the roof and which is unuseable for office space. Primed will be the primary tenant and will provide medical services, not hospital services. The entire building will be for medical and general office use.

Messrs. Smith and Berben testified that, in their opinions, the conditions precedent in Section 502.1, Baltimore County Zoning Regulations (BCZR), will be satisfied. Additionally, Mr. Erdman believes the proposed use will not create any traffic problem and that Section 502.1 will be satisfied.

ORDER RECEIVED FOR FILING
DATE September 16, 1985
BY
ADMINISTRATIVE ASSISTANT

The Petitioner seeks relief from Section 203.3.B.2, BCZR, pursuant to Section 502.1.

It is clear that the BCZR permits the use requested by the Petitioner in a R-O Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioner.

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

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

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

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

ORDER RECEIVED FOR FILING
DATE September 16, 1985
BY
ADMINISTRATIVE ASSISTANT

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of September, 1985, that the Petition for Special Exception for an office building in a R-O Zone be and is hereby GRANTED, from and after the date of this Order, subject to the following restiction:

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

Zoning Commissioner of Baltimore County

AJ/srl

cc: S. Eric DiNenna, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE September 16, 1985
BY
ADMINISTRATIVE ASSISTANT

PETITION FOR SPECIAL EXCEPTION
2nd Election Dist.

LOCATION: Southeast side of Rolling Road, 292' Southwest of the centerline of Liberty Road

DATE AND TIME: Thursday, September 12, 1985 at 11:00 a.m.

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

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

Petition for Special Exception for offices and office building (Class B).

Being the property of Robert M. Pierpont 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

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

Description of Two Acres of Land, More or Less Southeast Side of Rolling Road — *June 4, 1985*

BEGINNING at a point on the southeast right-of-way line of Rolling Road 292 feet southwest of the intersection of the centerlines of Liberty Road and Rolling Road said point being also designated as Point 4 on the Plat of the Pierpont property recorded among the Land Records of Baltimore County in Plat Book 46 Folio 54; thence leaving said point and binding on the outline of said Plat the following two courses and distances:

1) *South 65° 17' 32" East - 389.73 feet*
2) *South 29° 57' 16" West - 295.17 feet; then leaving said outline and binding on a proposed line of division:*
3) *North 43° 04' 25" West 276.47 feet; thence again binding on the aforementioned Plat outline the following two courses and distances;*
4) *North 59° 05' 24" West - 126.64 feet*
5) *North 30° 54' 39" East - 176.75 feet to the point of beginning*

CONTAINING two acres of land more or less.

This Description is for zoning purposes only and is not intended for conveyancing of land.

STATE OF MARYLAND JOHN STRONG SMITH No. 2020 REGISTERED PROFESSIONAL ENGINEER

RE: PETITION FOR SPECIAL EXCEPTION: SE/S Rolling Rd., 292' SW/ Centerline of Liberty Rd., 2nd District
ROBERT M. PIERPONT, Petitioner

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Case No. 86-107-X

: : : : : : :

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 prelimianry or final Order.

AUG 16 AM
ZONING DEPARTMENT
By

Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 15th day of August, 1985, a copy of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, 406 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner; and Mr. Gary Pyles, c/o Mr. Randolph P. Petersen, 2661 Riva Rd., Annapolis, MD 21401, Contract Purchaser.

Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

September 4, 1985

S. Eric Dinenna, Esq.
406 W. Pennsylvania Ave.
Towson, Maryland 21204

Re: Petition for Special Exception
SE/S Rolling Rd., 292' SW of centerline of Liberty Road
2nd Election District
Robert M. Pierpont - Pettioner
Case No. 86-107-X

Dear Mr. DiNenna:

This is to advise you that $47.00 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, [illegible] y Office Building, [illegible]

[illegible]ly,

[illegible] JABLON
[illegible] Commissioner

BALTIMORE COUNTY, MARYLAND No. 012512
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE 9-12-85 ACCOUNT R-01-615-000
AMOUNT $47.00
RECEIVED FROM: Randolph A. Petersen
FOR: Advertising and Posting #86-107-X
VALIDATION OR SIGNATURE OF CASHIER

APR 11 1986

LEGAL NOTICE

PETITION FOR SPECIAL EXCEPTION
2nd Election Dist.

LOCATION: Southwest side of Rolling Road, 292' Southwest of the centerline of Liberty Road.

DATE AND TIME: Thursday, September 12, 1985 at 11:00 a.m.

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

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

Petition for Special Exception for offices and office building (Case B).

Being the property of Robert M. Pierpont 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

86-107-X

CERTIFICATE OF PUBLICATION

67896

Pikesville, Md., Aug. 21 19 85

IS TO CERTIFY, that the annexed advertisment
ublished in the NORTHWEST STAR, a weekly
per published in Pikesville, Baltimore
, Maryland before the 12th day of
t. 1985
rst publication appearing on the
21st day of Aug. ,19 85
the second publication appearing on the
_____day of_____,19_____
the third publication appearing on the
_____day of_____,19_____

THE NORTHWEST STAR

Manager

Cost of Advertisement $20.00

S. Eric DiNenna, Esquire
406 W. Pennsylvania Ave.
Towson, Md. 21204

August 10, 1985

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
SE/S Rolling Rd., 292' SW of
centerline of Liberty Road
2nd Election District
Robert M. Pierpont - Petitioner
Case No. 86-107-X

TIME: 11:00 a.m.

DATE: Thursday, September 12, 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. 008550

DATE 7/2/85 ACCOUNT R-01-615-000

RECEIVED FROM: Robert M. Pierpont & Co.

AMOUNT $ 50.00

FOR: Filing fee for Item #3
Special Exception

VALIDATION OR SIGNATURE OF CASHIER

Commissioner
e County

96-48
Judy Nancy

ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.

ROBERT A. BRESCHI

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

7/685
JUL 8 14

102 WEST PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
494-6820

ZONING DEPARTMENT
By

July 3, 1985

Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

Robt. M. Pierpont

RE: Special Exception Petition
Petitioner: Pierpont
Contract Purchaser: Gary Pyles
Location: Rolling Road

Item No. 3

Dear Mr. Commissioner:

Please be advised that I represent Mr. Gary Pyles, contract purchaser of the property that is the subject of the above-captioned Petition for Special Exception.

Also be advised that this Petition was filed on July 2, 1985 with your office.

The contract of sale has strict time limitations in acquiring the Special Exception. Accordingly, I must respectfully request that this matter be set in for hearing as soon as possible after the review by the Zoning Advisory Committee.

Also be advised that the contract purchaser has already obtained CRG approval on June 20, 1985.

I appreciate your cooperation and help in this matter.

Very truly yours,

S. ERIC DINENNA

SED/neb
cc: Mr. Nicholas Commondari
cc: Mr. Gary Pyles
cc: Mr. Randolph Petersen

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 19, 1985

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

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 3 - Case No. 86-107-X
Petitioner - Robert M. Pierpont
Special Exception Petition

Dear Mr. DiNenna:

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. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: George W. Stephens, Jr.
& Associates, Inc.
F. O. Box 6828
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: May 21, 1985

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

PROJECT NAME: Robert M. Pierpont Property

PROJECT NUMBER: #85015

LOCATION: Liberty and Rolling Roads

DISTRICT: 2C2

The Plan for the subject site, dated January 3, 1985 and revised February 12, 1985, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

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.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 2.5 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, prior to the recording of a record plat.

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

HIGHWAY COMMENTS:

Rolling Road is an existing road, which shall ultimately be improved as a 42-foot street cross-section on a 60-foot right-of-way.

Project #85015
Robert M. Pierpont Property
Page 2
May 21, 1985

HIGHWAY COMMENTS: (Cont'd)

The Developer's responsibilities along the existing road frontage of the subdivision shall be as follows:

a. The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the subdivision or as may be required to establish line and grade. Construction drawings are being prepared by Baltimore County for Rolling Road, and are available thru the Highway Design and Approval Section. The Developer's engineer shall furnish any additional information required and/or modify these plans as necessary.

b. The submission of full cross-sections is deemed necessary for design and/or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.

c. The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.

d. The preparation of the right-of-way plats for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way, at the Developer's cost.

e. The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.

f. The construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County Standards and requirements for 11-inch thick paving.

g. The relocation of any utilities or poles as required by the road improvements.

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 not convey to any railroad or utility company, a right-of-way or easement which enjoys superior rights to those entitled to or to be entitled to Baltimore County by inference of the record plat within a public road right-of-way.

Sept 4, 1985

Project #85015
Robert M. Pierpont Property
Page 3
May 21, 1985

HIGHWAY COMMENTS: (Cont'd)

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.

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, 494-3321.

The entrance for Lot 3 must meet County Standards.

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer will be responsible for the full cost of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

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 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 unencumbered area.

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.

A taper will be required at the end of the site farthest from Liberty Road.

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.

Project #85015
Robert M. Pierpont Property
Page 4
May 21, 1985

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

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 a plan and submitted to Baltimore County for review.

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.

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

If storm water management is required, the drawing must be reviewed and approved before the plat is recorded or any grading or building permits are issued.

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.

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 boxed-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.

The Developer is responsible for the cost of temporary structures and measures required in the event of sectional development.

APR 1 1 1986

Project #85015
Robert M. Pierpont Property
Page 5
May 21, 1985

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.

Public water and sewer exist along the entire frontage of this site.

Permission to obtain a metered connection for water and a connection for sewer from the existing mains 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.

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.

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.

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

Water and sanitary sewer service connections shall be installed by a utility contractor prior to the road improvements and shall be included in the Public Works Agreement.

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.

This site is subject to the sewer allocation policy as established by the Baltimore County Council.

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

For the construction of two or more buildings, the Developer shall submit one (1) set of engineering drawings, signed and sealed by a Design Engineer, to be directed to the Plumbing Division via the Buildings Review Section when applying for a new building permit application. These drawings will include, but are not limited to the following information:

a. All proposed lines will be marked with size and line and type of pipe.

Project #85015
Robert M. Pierpont Property
Page 6
May 21, 1985

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

b. Length of line between changes in direction or changes in grade, or between manholes and/or cleanouts.

c. Invert elevations for all proposed cleanouts and/or manholes.

d. Proposed elevations and grades of proposed building floor elevations and finished grades.

e. Percent grades between cleanouts and/or manholes.

f. Proposed location of connection to each building.

g. The number of dwelling units in each building.

h. Certification by Design Engineer that all lines were designed for the required capacity by the Fixture-Unit Method of Design described in A.S.C.E. Manual of Practice No. 37, and that a 2-foot per second minimum velocity is available at the design flow for the size and slope selected.

This drawing will become the copy for the Baltimore County Plumbing Department's permanent files and records. When received, the Plumbing Inspection Division will authorize issuance of a permit for the construction of the private sewer system upon proper application by a master plumber with installation to be made by journeyman plumbers.

No building permit applications will be approved until these drawings have been submitted to the Plumbing Division.

* * * * * *

This project may be approved, subject to all the above comments.

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

EAM:HWS:ss

cc: File

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

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

AUGUST 22, 1985

Re: Zoning Advisory Meeting of JULY 16, 1985
Item # 3
Property Owner: ROBERT M. PIERPONT
Location: SE/SIDE ROLLING RD. 292' SOUTH OF LIBERTY RD.

Dear Mr. Jablon:

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

(X) There are no site planning factors requiring comment.
( ) A County Review Group Meeting is required.
(X) A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
( ) This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.
( ) A record plat will be required and must be recorded prior to issuance of a building permit.
( ) The access is not satisfactory.
( ) The circulation on this site is not satisfactory.
( ) The parking arrangement is not satisfactory.
( ) Parking calculations must be shown on the plan.
( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
( ) The amended Development Plan was approved by the Planning Board on
(X) Landscaping: Must comply with Baltimore County Landscape Manual.
( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
( ) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
(X) Additional comments:
THE CRG PLAN II-267 (PRI-MED/PIERPONT PROP.) ~~WAS APPROVED~~ APPROVED 9/6/85.
PLAN APPROVAL EXPIRES 6/6/88

Eugene A. Bober
Chief, Current Planning and Development

cc: James Hoswell

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING
DATE: May 21, 1985

PROJECT NAME: Robert M. Pierpont
COUNCIL & ELECTION DISTRICT: II-262

PLAN: XXXXXXXXXXXXXXXXXX
PLAN EXTENSION:
REVISED PLAN:
PLAT:

S/E side of Rolling Road 250' S/W of Liberty Road

✓ This plan is for 3.01 acres and is zoned R.O. The applicant proposes to create two residential lots and a 2 acre tract for office use. The office use will be heard by the CRG in the week following this meeting. Therefore, any comments relating to the office part will be found as part of that separate file. The residential subdivision presented on the drawing dated January 3, 1985, is satisfactory to the Planning Office.

✓ Access easements for ingress, egress, utilities and maintenance must be shown on the Plan and the Plat for the panhandle lots. Agreements which establish access rights and maintenance responsibilities within the easement areas must be recorded prior to the conveyance of the panhandle lots, and referenced in each deed for the new lots.

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

Eugene A. Bober

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING OFFICE
DATE: May 23, 1985

PROJECT NAME: PIERPONT PROPERTY
PLAN:
LOCATION: E/S Rolling Road
DEVELOPMENT PLAN:
DISTRICT: 2nd Election District
PLAT:

The following comments were written on the CRG plan dated Jan. 3, 1985.

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

a. Since Lot 2 is proposed to be approved with a Class B Office Building, with a CRG meeting scheduled on June 6, 1985, its use should be indicated in the notes which state the proposed uses; refer to Pri-Med CRG plan for additional information.

b. The density calculations should be based upon the acreage of Lot 1 and 3 due to the fact that Lot 2 is proposed to be improved with a Class B Office Building.

c. The floor area ratio calculations are not applicable for single family residential uses and should be deleted from the plan.

d. The proposed use of Lot 3 should be indicated on the plan. If the gross area of Lots 1 and 2 x 5.5 is less than 6 lots, then the building setbacks are 10' for each side yard, 25' front, 30' rear yard. If the gross area x 5.5 is 6 or more lots, then the building setbacks are 35' window to tract boundary, 15' window to lot line; height to height restrictions apply where there are no windows. Setbacks should be indicated accordingly for Lots 1 and 2.

DIANA ITTER
Zoning Associate III

DI:bg

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Sy Benson
Date: May 9, 1985

FROM: Charles K. Weiss
Pierpont Property
Liberty & Rolling Roads
SUBJECT: CRG 5/23/85

This resubdivision indicates no useage, etc. on the property in question.

There is no reason for us to comment at this time.

CKW/SM/rab

CPS-008

CRG Meeting of May 23, 1985
Pierpont Property

1. Lot 2 is exempt from S.W.M. requirements because it is 3 acres in size

2. S.W.M must be addressed for Lot 3.

Thomas G. Nelson
5/23/85

Mr. Brooks Stafford
Environmental Effects Report Pierpont Property (Name)
Page Two

___ 1. The developer must follow the Health Department Wetland Guidelines.

___ 2. _____ (Other)

C. BEST MANAGEMENT PRACTICES

✓ 1. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.

✓ 2. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.

✓ 3. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.

✓ 4. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.

✓ 5. Filling will not occur in grassed or lined drainage ditches or swales.

___ 6. _____

ipms

APR 11 1986

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Brooks Stafford, Director, Environmental Support Services — Date: May 21, 1985

FROM: Stephanie A. Taylor, Waste and Water Quality Management

SUBJECT: ENVIRONMENTAL EFFECTS REPORT — Pierpont Property (Name)

CRG MEETING: May 23, 1985 (Date) — 1:30 PM (Time)

PLAN REVIEW NOTES

1. Resubdivision of property. (Describe Site)
2. Public water and Public sewer is proposed.
3. No streams. (Describe streams on-site)
5. No soils. (Describe wetland soils on-site)
6. Storm Water Management — required.
7. — proposed impervious area.

RESPONSES

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

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

A. ___ No development is allowed in ___ (soil/name & symbol)

B. ___ A revised site plan indicating no development in ___ must be submitted.

5-22-85
Date

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

PIERPONT PROPERTY
Subdivision Name, Section and/or Plat

R.M. Pierpont + J.L. Lupik — W.E. Snyder
Developer and/or Engineer

Watershed	No. of Lots or Units	Total Acreage	Water	Sewer
Gwynns Falls	3	7.01	Public	Public

COMMENTS ARE AS FOLLOWS:

___ Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.

___ Soil percolation test have been conducted. Revised plans, ___ must be submitted prior to approval of plat, ___ are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.

✓ 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 Items dated 5-21-85

___ 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 — DATE: May 22, 1985

FROM: C. Richard Moore

SUBJECT: C.R.G. Comments

PROJECT NAME: Pierpont Property — C.R.G. PLAN: X

PROJECT NUMBER & DISTRICT: 2C3 — DEVELOPMENT PLAN:

LOCATION: Rolling & Liberty — RECORD PLAT:

✓ It is recommended that the Rolling Road improvements be extended along this property in conjunction with the Pri-Med. development to the north.

C. Richard Moore
Deputy Director
Traffic Engineering

CRM/GMJ/ccm

BALTIMORE COUNTY, MARYLAND — Planning

Date: May 16, 1985

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU

Captain Joseph Kelly

PROJECT NAME: Pierpont Property

PROJECT NUMBER: CRG Agenda 5/23/85: 1:30 pm

LOCATION: Liberty Road and Rolling Road — DISTRICT: 2

COMMENTS

(x) 1. Proposed buildings shall be designed and constructed so as to meet the applicable provisions of the Fire Prevention Code and the NFPA 101 Life Safety Code, 1981 Edition.

(x) 2. Fire flow test is required to be conducted by the Baltimore City Water Dept. on Rolling Road 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 hard surface capable of supporting emergency apparatus, weighing 50,000 pounds on two axles.

( ) 4. Access road shall be posted with Fire Lane signs along its entire length.

( ) 5. Standard cul-de-sac or t-turnaround shall be provided at deadend street near ___.

( ) 6. All roads shall have a minimum width of 20 feet.

( ) 7. Driveways in excess of 300 feet shall have standard cul-de-sac or t-turnaround.

( ) 8. Maximum angle of departure (grade percentage) shall not exceed 8% per NFPA Standard #1901. Angle of departure in excess of 8% would prohibit emergency fire apparatus from gaining access to the site.

(x) 9. Submitted site plan fails to indicate proposed fire hydrant spacing at 300 feet intervals in accordance with Baltimore County Standard Design Manual.

( )10. All self-service stations shall have at least one attendant on duty while the station is open to the public. The attendant's primary function shall be to supervise, observe and control the dispensing of Class I liquids while said liquids are actually being dispensed, according to NFPA 30, 1981 Edition, Section 7-8.4.3 and Section 7-8.4.4.

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

PAUL H. REINCKE
CHIEF

August 1, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Robert M. Pierpont

Location: S/E side Rolling Road, 292' South of Liberty Road

Item No.: 3 — *Zoning Agenda:* Meeting of 7/16/85

Gentlemen:

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

( ) 1. *Fire hydrants for the referenced property are required and shall be located at intervals or ___ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.*

( ) 2. *A second means of vehicle access is required for the site.*

( ) 3. *The vehicle dead end condition shown at ___ EXCEEDS the maximum allowed by the Fire Department.*

( ) 4. *The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.*

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

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

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

REVIEWER: Capt. Joseph Kelly 8-1-85 — Noted and Approved: Carol M. Markowitz
Planning Group — Fire Prevention Bureau
Special Inspection Division

/mb

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

August 21, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 3 Zoning Advisory Committee Meeting are as follows:

Property Owner: Robert M. Pierpont
Location: S/E Side Rolling Road, 292' South of Liberty Road
District: 2nd.

APPLICABLE ITEMS ARE CIRCLED:

(A) 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.

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

C. 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.

(D) 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.

E. All Use Groups except R-4 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 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable 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 401 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) ___, ___, ___ of the Baltimore County Building Code.

H. 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 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 Use ___ to Use ___, or to Mixed Uses ___ ___ ___. See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 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.

(J) Comments: See Section 1414.2 for opening protectives and Table 401 for exterior wall ratings.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desire, the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burnham
BY: C. E. Burnham, Chief
Building Plans Review

E/21/85

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

STEPHEN E. COLLINS
DIRECTOR

August 26, 1985

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

Item No. 3 — **-EAC-** Meeting of July 16, 1985
Property Owner: Robert M. Pierpont
Location: s/e side Rolling Road, 292' south of Liberty Road
Existing Zoning: R. O.
Proposed Zoning: Special Exception for office and office building (Class B)

Acres: 2 acres
District: 2nd

Dear Mr. Jablon:

Item No. 3 has been reviewed by the C. R. G.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MSF/bza

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner — Date: August 26, 1985

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

SUBJECT: Zoning Petition NO. 86-107-X

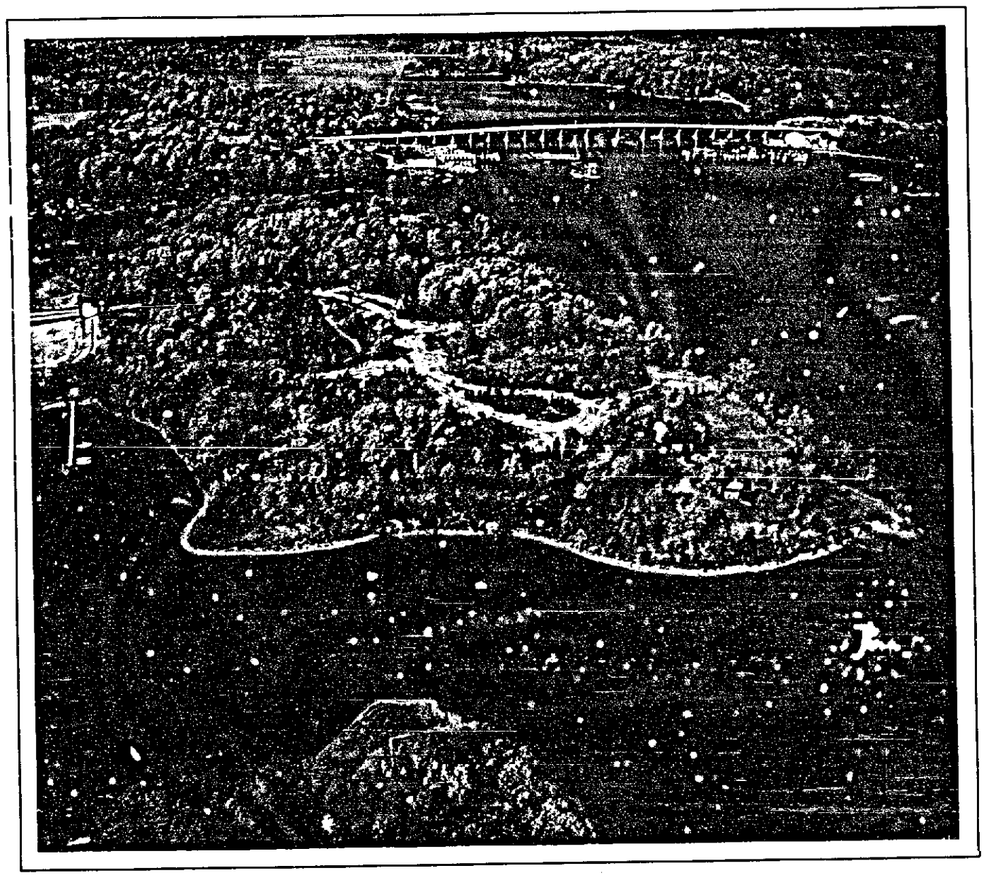
The CRG plan was approved on June 6, 1985.

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

NEG:JGH:slm

APR 11 1986

South River Landing



PETITIONER'S
EXHIBIT 2

Buyer's Guide

Case No. 86-107-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 31st day of July, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner Robert M. Pierpont
Petitioner's Attorney J. Eric DiNenna, Esquire

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

86-107-X

CERTIFICATE OF PUBLICATION

PETITION FOR SPECIAL EXCEPTION
2nd Election District

LOCATION: Southeast side of Rolling Road, 292' Southwest of the centerline of Liberty Road
DATE AND TIME: Thursday, September 12, 1985 at 11:00 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 offices and office building (Class B).

Being the property of Robert M. Pierpont 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

Aug. 22.

TOWSON, MD., August 22, 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 22, 1985.

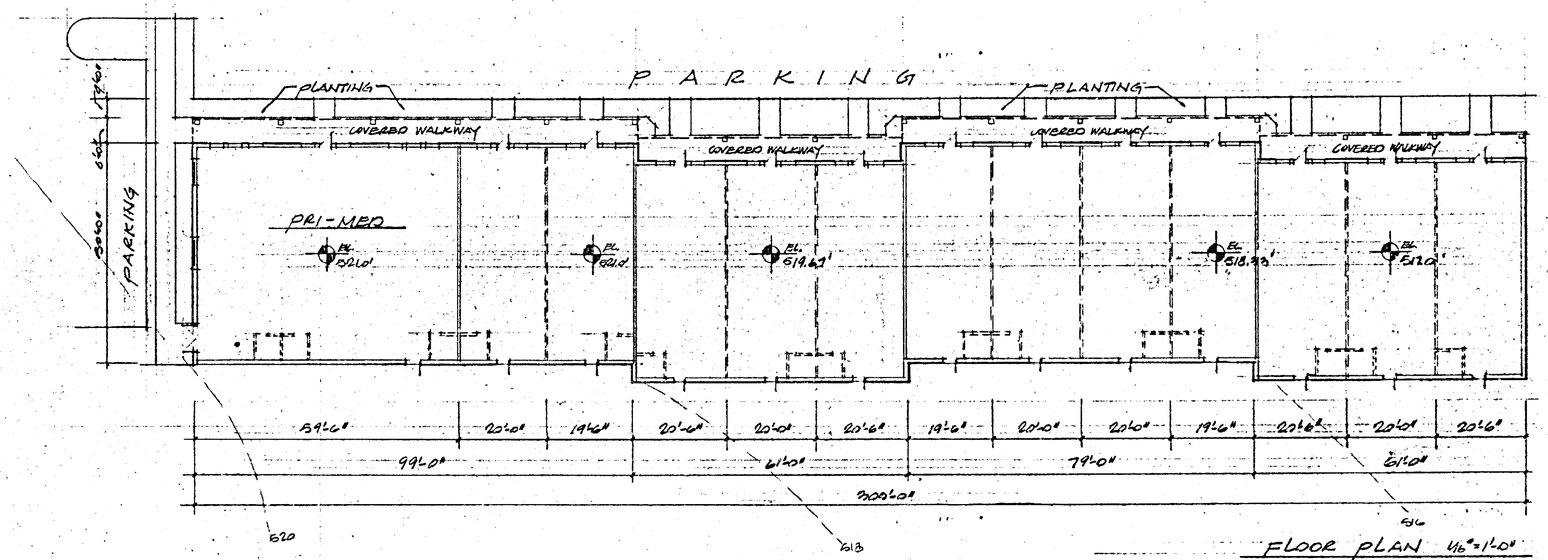
THE JEFFERSONIAN,
T. B. Venetoli
Publisher

22.00

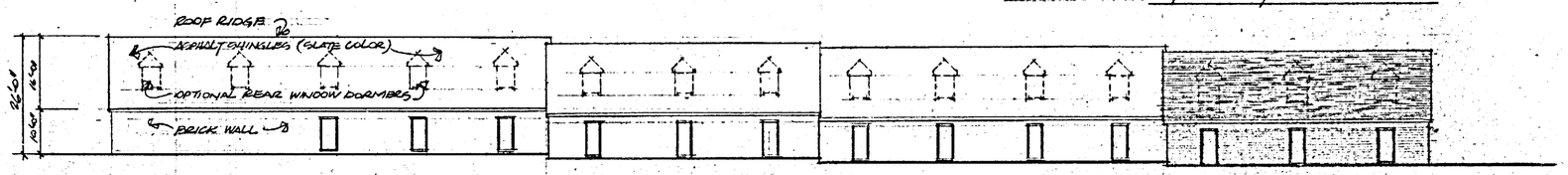
86-107-X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

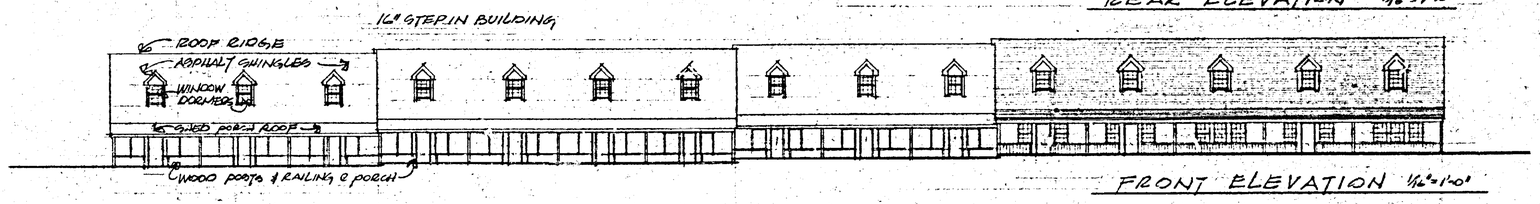
District 2nd — Date of Posting August 23, 1985
Posted for: Special Exception
Petitioner: Robert M. Pierpont
Location of property: SE/S of Rolling Road, 292' SW/centerline of Liberty Road
Location of Signs: SE/S of Rolling Road, approx. 350 feet SW/ the centerline of Liberty Road in front of subject property
Remarks:
Posted by S. J. Arata (Signature) — Date of return: August 23, 1985
Number of Signs: 1



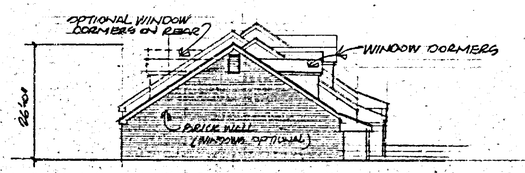
FLOOR PLAN 1/16"=1'-0"



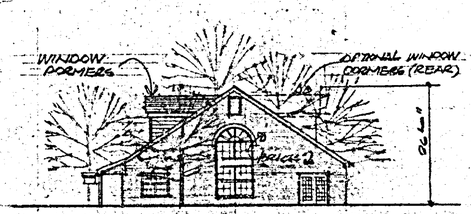
REAR ELEVATION 1/16"=1'-0"



FRONT ELEVATION 1/16"=1'-0"



SIDE ELEVATION 1/16"=1'-0"



SIDE ELEVATION (ROLLING ROAD) 1/16"=1'-0"

HENRY L. BERRON, RA
ARCHITECT

1003 PARK RD.
CROWNSVILLE, MD 21032

No.	Date	Remarks

Revisions

Drawn: HLB

Checked:

Approved:

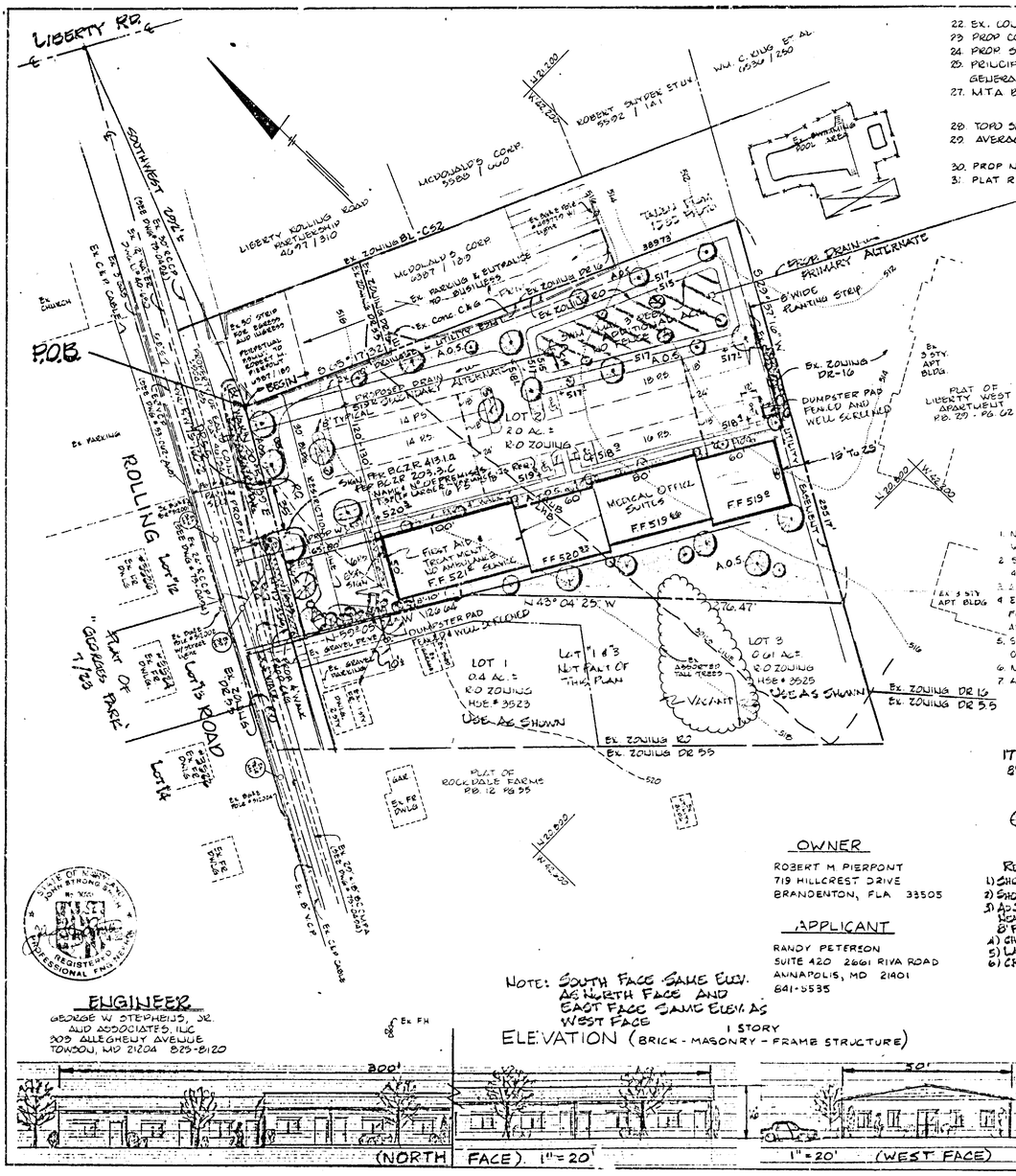
Date: 8-17-85

Job No.:

CCG PLAN & ELEVATIONS

PRI-MED

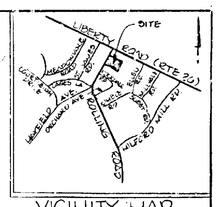
Sheet Number:



22 EX. CONTOUR ..... 00 .....
23 PROP CONTOUR ——— 100 ———
24 PROP SIGN BSF ON BLDG & SIGN 413.1
25 PRINCIPAL USE OF BLDG IS FOR GENERAL OFFICE OR MEDICAL OFFICE
27 MTA BUS ROUTE - #77 & MI

28 TOPO SUBJECT TO CHANGE
29 AVERAGE ELEV. 13 FEET ±

30 PROP NO 19-00-002965
31 PLAT REF 46/54 (PIERPONT PROP)



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

1 ELECTION DISTRICT ____ 2
2 COUNCILMANIC DISTRICT ____ 2
3 CENSUS TRACT ____ 4023.03
4 WATERSHED ____ 31
5 SUBDEWERSHED ____ 04
6 SITE DATA
NET AREA ____ 2.0 AC ±
GROSS AREA ____ 2.12 AC ±
AMENITY O.S. REQUIRED (25%) ____ .53 AC ±
AMENITY O.S. (.50) ADDITIONAL ADJ. (.17) SHOWN .70 AC ±
BUILDING COVERAGE ____ 15,000 SF
TOTAL FLOOR AREA ____ 15,000 SF
PARKING REQUIRED (15,000 ÷ 300) ____ 50 PS.
PARKING SHOWN ____ 84 PS
(INCLUDES 4 HANDICAPPED SPACES)
7 FLOOR AREA RATIO
PERMITTED (2.0 AC ± 43,560 SF) ____ .5
SHOWN (15,000 SF) ____ .17
8 STORM WATER MANAGEMENT TO BE PROVIDED
9 NO WETLANDS
10 GEOLOGICAL INFORMATION - SEE ENVIRONMENTAL REPORT
11 NO ARCHEOLOGICAL SITES
12 NO ENDANGERED SPECIES
13 NO HAZARDOUS MATERIALS
14 NO SLOPES GREATER THAN 25%
15 LIGHTING SHALL BE SO ERECTED AS TO NOT REFLECT GLARE TOWARD ADJACENT RESIDENCES OR INTERFERE WITH TRAFFIC (MAX HEIGHT 8 FT.)
16 LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH APPROPRIATE REGULATIONS
17 PARKING TO BE SCREENED FROM ADJACENT RESIDENCES BY WALL, SLOPE, EVERGREEN PLANTINGS AND FENCES (EITHER OR IN COMBINATION WITH).
18. SOIL TYPES FOR SITE ____ AuB & LhB (CLASS B & CLASS C)

SOIL TYPES	HOUSESITE WITH BASEMENT	3 STY OR LESS WITHOUT BASEMENT	STREETS AND PARKING LOTS	CLASS
AuB	MODERATE	SLIGHT	MODERATE	D
LhB	SLIGHT	SLIGHT	MODERATE	C

(SEE SOIL REPORT)
19. A.D.T. = (MULTI-USE — OFFICE PARK) = 309
20. NUMBER OF EMPLOYEES = EST. 25 TO 30
21. HOURS OF OPERATION 8AM TO 8PM.

TYP. PARKING LAYOUT

REVISIONS

9/29/85
PER PRE-CRG MEETING
1. NOTED DUMPSTER TO BE FENCED AND WELL SCREENED
2. SHOWED ROLLING ROAD ULTIMATE 42' PAVING SECTION
3. ADDED PROVISIONS FOR SIDEWALK IN ROLLING RD
4. ELIMINATE 1 PS & MOVED TURN AREA AWAY FROM S.W. CORNER NEAR EX. DWELLING AND PROVIDE ADDITIONAL LANDSCAPING
5. SHOWED T.O. SIGN ON ROLLING RD SIDE OF BLDG.
6. NOTE B.C.Z.R. FOR SIGNS PERMITTED
7. ADDED LIMITATIONS TO ELEV. DWGS.

REQUIRED LANDSCAPING

177 LF. RD FRONTAGE ÷ 40 = 5
89 PARK SPACES ÷ 12 = 7
TOTAL = 12 TREES

POSSIBLE LANDSCAPE TREE & SHRUB LOCATIONS (SCHEMATIC ONLY)

REV. 6/6/85 (CRG COMMENTS)
1) SHOW USES ON BUILDING
2) SHOW EST. # OF EMPLOYEES
3) ADJUST DUMPSTER AREA TO ACCOMMODATE TO SHOW 8' PLANTING AREA (TYP)
4) CHANGE ENTRANCE WIDTH TO 35'
5) LABELED ZONING IN FRONT OF LOT #2
6) C.R.G. AMENDED 6/6/85

OWNER

ROBERT M PIERPONT
719 HILLCREST DRIVE
BRANDENTON, FLA 33505

APPLICANT

RANDY PETERSON
SUITE 420 2661 RIVA ROAD
ANNAPOLIS, MD 21401
841-5535

ENGINEER

GEORGE W. STEPHENS, JR.
AND ASSOCIATES, INC.
305 ALLEGHENY AVENUE
TOWSON, MD 21204 825-8120

NOTE: SOUTH FACE SAME ELEV. AS NORTH FACE AND EAST FACE SAME ELEV. AS WEST FACE

1 STORY
ELEVATION (BRICK - MASONRY - FRAME STRUCTURE)

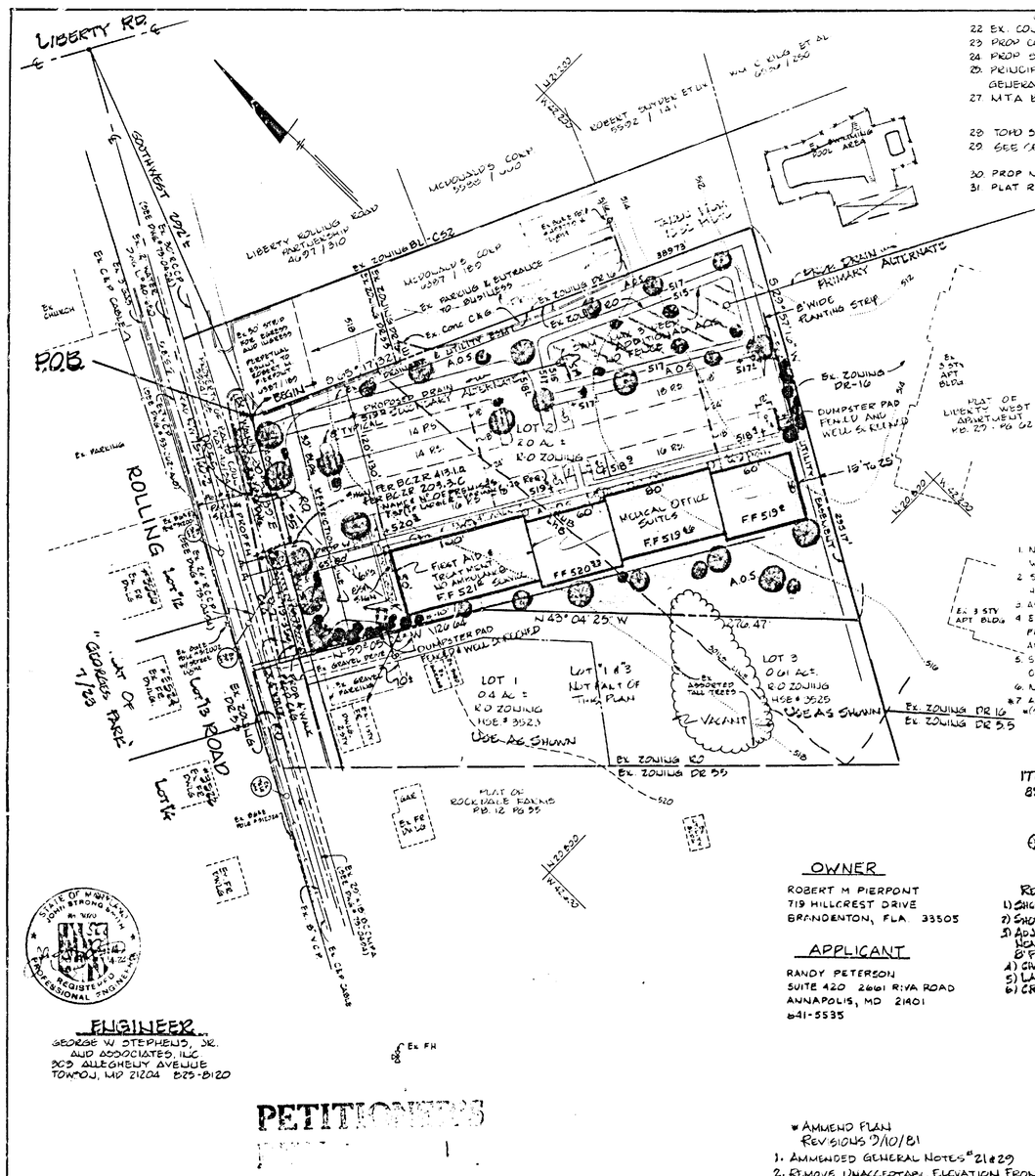
C.R.G. PLAN
&
PLAT TO ACCOMPANY A PETITION FOR SPECIAL EXCEPTION FOR A CLASS 'B' OFFICE BLDG. IN A RO ZONE FOR PRI-MED

BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT # 2
SCALE: 1" = 50' MARCH, 1985

PART OF A RECORD OF PLAT Nº 46/54

#3

P.I.N. 5184



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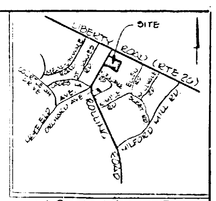
23 PROP CONTOUR ——— 100 ———
24 PROP SIGN BSF ON BLDG & SIGN 413.1
25 PRINCIPAL USE OF BLDG IS FOR GENERAL OFFICE OR MEDICAL OFFICE
27 MTA BUS ROUTE - #77 & MI

28 TOPO SUBJECT TO CHANGE
29 SEE SEPARATE ELEVATION DRAWINGS IN COUNTY FILES

30 PROP NO 19-00-002965
31 PLAT REF 46/54 (PIERPONT PROP)



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

1 ELECTION DISTRICT ____ 2
2 COUNCILMANIC DISTRICT ____ 2
3 CENSUS TRACT ____ 4023.03
4 WATERSHED ____ 31
5 SUBDEWERSHED ____ 04
6 SITE DATA
NET AREA ____ 2.0 AC ±
GROSS AREA ____ 2.12 AC ±
AMENITY O.S. REQUIRED (25%) ____ .53 AC ±
AMENITY O.S. (.50) ADDITIONAL ADJ. (.17) SHOWN .70 AC ±
BUILDING COVERAGE ____ 15,000 SF
TOTAL FLOOR AREA ____ 15,000 SF
PARKING REQUIRED (15,000 ÷ 300) ____ 50 PS.
PARKING SHOWN ____ 84 PS
(INCLUDES 4 HANDICAPPED SPACES)
7 FLOOR AREA RATIO
PERMITTED (2.0 AC ± 43,560 SF) ____ .5
SHOWN (15,000 SF) ____ .17
8 STORM WATER MANAGEMENT TO BE PROVIDED
9 NO WETLANDS
10 GEOLOGICAL INFORMATION - SEE ENVIRONMENTAL REPORT
11 NO ARCHEOLOGICAL SITES
12 NO ENDANGERED SPECIES
13 NO HAZARDOUS MATERIALS
14 NO SLOPES GREATER THAN 25%
15 LIGHTING SHALL BE SO ERECTED AS TO NOT REFLECT GLARE TOWARD ADJACENT RESIDENCES OR INTERFERE WITH TRAFFIC (MAX HEIGHT 8 FT.)
16 LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH APPROPRIATE REGULATIONS
17 PARKING TO BE SCREENED FROM ADJACENT RESIDENCES BY WALL, SLOPE, EVERGREEN PLANTINGS AND FENCES (EITHER OR IN COMBINATION WITH).
18. SOIL TYPES FOR SITE ____ AuB & LhB (CLASS B & CLASS C)

SOIL TYPES	HOUSESITE WITH BASEMENT	3 STY OR LESS WITHOUT BASEMENT	STREETS AND PARKING LOTS	CLASS
AuB	MODERATE	SLIGHT	MODERATE	D
LhB	SLIGHT	SLIGHT	MODERATE	C

(SEE SOIL REPORT)
19. A.D.T. = (MULTI-USE — OFFICE PARK) = 309
20. NUMBER OF EMPLOYEES = EST. 25 TO 30
21. HOURS OF OPERATION 9AM TO 9PM

TYP. PARKING LAYOUT

REVISIONS

9/29/85
PER PRE-CRG MEETING
1. NOTED DUMPSTER TO BE FENCED AND WELL SCREENED
2. SHOWED ROLLING ROAD ULTIMATE 42' PAVING SECTION
3. ADDED PROVISIONS FOR SIDEWALK IN ROLLING RD
4. ELIMINATE 1 PS & MOVED TURN AREA AWAY FROM S.W. CORNER NEAR EX. DWELLING AND PROVIDE ADDITIONAL LANDSCAPING
5. SHOWED T.O. SIGN ON ROLLING RD SIDE OF BLDG.
6. NOTE B.C.Z.R. FOR SIGNS PERMITTED
7. ADDED LIMITATIONS TO ELEV. DWGS
*(CLE SCHEM NOTE #20 (REV. 9/10/85))

REQUIRED LANDSCAPING

177 LF. RD FRONTAGE ÷ 40 = 5
89 PARK SPACES ÷ 12 = 7
TOTAL = 12 TREES

POSSIBLE LANDSCAPE TREE & SHRUB LOCATIONS (SCHEMATIC ONLY)

REV. 6/6/85 (CRG COMMENTS)
1) SHOW USES ON BUILDING
2) SHOW EST. # OF EMPLOYEES
3) ADJUST DUMPSTER AREA TO ACCOMMODATE TO SHOW 8' PLANTING AREA (TYP)
4) CHANGE ENTRANCE WIDTH TO 35'
5) LABELED ZONING IN FRONT OF LOT #2
6) C.R.G. AMENDED 6/6/85

OWNER

ROBERT M PIERPONT
719 HILLCREST DRIVE
BRANDENTON, FLA 33505

APPLICANT

RANDY PETERSON
SUITE 420 2661 RIVA ROAD
ANNAPOLIS, MD 21401
841-5535

ENGINEER

GEORGE W. STEPHENS, JR.
AND ASSOCIATES, INC.
305 ALLEGHENY AVENUE
TOWSON, MD 21204 825-8120

*AMENDED C.R.G. PLAN
&
PLAT TO ACCOMPANY A PETITION FOR SPECIAL EXCEPTION FOR A CLASS 'B' OFFICE BLDG. IN A RO ZONE FOR PRI-MED

BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT # 2
SCALE: 1" = 50' MARCH, 1985

PART OF A RECORD OF PLAT Nº 46/54

PETITIONERS

*AMENDED PLAN
REVISIONS 9/10/85
1. AMENDED GENERAL NOTES #21 & 29
2. REMOVE UNACCEPTABLE ELEVATION FROM PLAN. (SEE ZONING COMMENT #5 (6/17/85) WHICH REFERS TO ELEVATION DRAWINGS ON FILE)

LEGAL NOTICE

PETITION FOR SPECIAL EXCEPTION 2nd Election Dist.

LOCATION: Southeast side of Rolling Road, 292' Southwest of the centerline of Liberty Road.

DATE AND TIME: Thursday, September 12, 1985 at 11:00 a.m.

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

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

Petition for Special Exception for offices and office building (Class B).

Being the property of Robert M. Pierpont 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

CERTIFICATE OF PUBLICATION

67896

86-107-X

Pikesville, Md., Aug. 21 19 85

IS TO CERTIFY, that the annexed advertisment
blished in the NORTHWEST STAR, a weekly
per published in Pikesville, Baltimore
, Maryland before the 12th day of
t. 1985
rst publication appearing on the
21st day of Aug. ,19 85
the second publication appearing on the
_____ day of _____ ,19_____
the third publication appearing on the
_____ day of _____ ,19_____

THE NORTHWEST STAR

Phyllis Goldberg
Manager

Cost of Advertisement $20.00

S. Eric DiNenna, Esquire
406 W. Pennsylvania Ave.
Towson, Md. 21204

August 10, 1985

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
SE/S Rolling Rd., 292' SW of
centerline of Liberty Road
2nd Election District
Robert M. Pierpont - Petitioner
Case No. 86-107-X

TIME: 11:00 a.m.

DATE: Thursday, September 12, 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. 008550

DATE 7/2/85 ACCOUNT [illegible]

AMOUNT $ 150.00

RECEIVED FROM: Kurz Development Co.

FOR: Filing fee for Item #3 Special Exception

VALIDATION OR SIGNATURE OF CASHIER

missioner
e County

86-48 Early Hearing

7/8/85 JO

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.

ROBERT A. BRESCHI

406 WEST PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(301) 296-6820

JUL 8

ZONING DEPARTMENT

July 3, 1985

Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

Robt. M. Piermont

RE: Special Exception Petition
Petitioner: Pierpont
Contract Purchaser: Gary Pyles
Location: Rolling Road

Item No. 3

Dear Mr. Commissioner:

Please be advised that I represent Mr. Gary Pyles, contract purchaser of the property that is the subject of the above-captioned Petition for Special Exception.

Also be advised that this Petition was filed on July 2, 1985 with your office.

The contract of sale has strict time limitations in acquiring the Special Exception. Accordingly, I must respectfully request that this matter be set in for hearing as soon as possible after the review by the Zoning Advisory Committee.

Also be advised that the contract purchaser has already obtained CRG approval on June 20, 1985.

I appreciate your cooperation and help in this matter.

Very truly yours,

S. ERIC DINENNA

SED/neb
cc: Mr. Nicholas Commondari
cc: Mr. Gary Pyles
cc: Mr. Randolph Petersen

Sept. 4, 10 or 12

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 19, 1985

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

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 3 - Case No. 86-107-X
Petitioner - Robert M. Pierpont
Special Exception Petition

Dear Mr. DiNenna:

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. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: George W. Stephens, Jr.
& Associates, Inc.
P. O. Box 6828
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: May 21, 1985

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

PROJECT NAME: Robert M. Pierpont Property

PROJECT NUMBER: #85015

LOCATION: Liberty and Rolling Roads

DISTRICT: 2C2

The Plan for the subject site, dated January 3, 1985 and revised February 12, 1985, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

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.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 2.5 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, prior to the recording of a record plat.

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.

HIGHWAY COMMENTS:

Rolling Road is an existing road, which shall ultimately be improved as a 42-foot street cross-section on a 60-foot right-of-way.

Project #85015
Robert M. Pierpont Property
Page 2
May 21, 1985

HIGHWAY COMMENTS: (Cont'd)

The Developer's responsibilities along the existing road frontage of the subdivision shall be as follows:

a. The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the subdivision or as may be required to establish line and grade. Construction drawings are being prepared by Baltimore County for Rolling Road, and are available thru the Highway Design and Approval Section. The Developer's engineer shall furnish any additional information required and/or modify these plans as necessary.

b. The submission of full cross-sections is deemed necessary for design and/or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.

c. The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.

d. The preparation of the right-of-way plats for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way, at the Developer's cost.

e. The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.

f. The construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County Standards and requirements for 11-inch thick paving.

g. The relocation of any utilities or poles as required by the road improvements.

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 not convey to any railroad or utility company, a right-of-way or easement which enjoys superior rights to those entitled to or to be entitled to Baltimore County by inference of the record plat within a public road right-of-way.

Project #85015
Robert M. Pierpont Property
Page 3
May 21, 1985

HIGHWAY COMMENTS: (Cont'd)

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.

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, 494-3321.

The entrance for Lot 3 must meet County Standards.

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer will be responsible for the full cost of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

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 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 unencumbered area.

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.

A taper will be required at the end of the site farthest from Liberty Road.

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.

Project #85015
Robert M. Pierpont Property
Page 4
May 21, 1985

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

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 a plan and submitted to Baltimore County for review.

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.

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

If storm water management is required, the drawing must be reviewed and approved before the plat is recorded or any grading or building permits are issued.

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.

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 boxed-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.

The Developer is responsible for the cost of temporary structures and measures required in the event of sectional development.

APR 11 1986

Project #85015
Robert M. Pierpont Property
Page 5
May 21, 1985

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.

Public water and sewer exist along the entire frontage of this site.

Permission to obtain a metered connection for water and a connection for sewer from the existing mains 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.

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.

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.

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

Water and sanitary sewer service connections shall be installed by a utility contractor prior to the road improvements and shall be included in the Public Works Agreement.

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.

This site is subject to the sewer allocation policy as established by the Baltimore County Council.

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

For the construction of two or more buildings, the Developer shall submit one (1) set of engineering drawings, signed and sealed by a Design Engineer, to be directed to the Plumbing Division via the Buildings Review Section when applying for a new building permit application. These drawings will include, but are not limited to the following information:

a. All proposed lines will be marked with size and line and type of pipe.

Project #85015
Robert M. Pierpont Property
Page 6
May 21, 1985

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

b. Length of line between changes in direction or changes in grade, or between manholes and/or cleanouts.

c. Invert elevations for all proposed cleanouts and/or manholes.

d. Proposed elevations and grades of proposed building floor elevations and finished grades.

e. Percent grades between cleanouts and/or manholes.

f. Proposed location of connection to each building.

g. The number of dwelling units in each building.

h. Certification by Design Engineer that all lines were designed for the required capacity by the Fixture-Unit Method of Design described in A.S.C.E. Manual of Practice No. 37, and that a 2-foot per second minimum velocity is available at the design flow for the size and slope selected.

This drawing will become the copy for the Baltimore County Plumbing Department's permanent files and records. When received, the Plumbing Inspection Division will authorize issuance of a permit for the construction of the private sewer system upon proper application by a master plumber with installation to be made by journeyman plumbers.

No building permit applications will be approved until these drawings have been submitted to the Plumbing Division.

* * * * * *

This project may be approved, subject to all the above comments.

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

EAM:HWS:ss

cc: File

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

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

AUGUST 22, 1985

Re: Zoning Advisory Meeting of JULY 16, 1985
Item # 3
Property Owner: ROBERT M. PIERPONT
Location: SE/SIDE ROLLING RD. 292' SOUTH OF LIBERTY RD.

Dear Mr. Jablon:

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

(X) There are no site planning factors requiring comment.
( ) A County Review Group Meeting is required.
(X) A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
( ) This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.
( ) A record plat will be required and must be recorded prior to issuance of a building permit.
( ) The access is not satisfactory.
( ) The circulation on this site is not satisfactory.
( ) The parking arrangement is not satisfactory.
( ) Parking calculations must be shown on the plan.
( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
( ) The amended Development Plan was approved by the Planning Board on
(X) Landscaping: Must comply with Baltimore County Landscape Manual.
( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
( ) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
(X) Additional comments:
THE CRG PLAN II-267 (PRI-MED/PIERPONT PROP.) ~~WAS APPROVED~~ APPROVED 9/6/85.
PLAN APPROVAL EXPIRES 6/6/88

Eugene A. Bober
Chief, Current Planning and Development

cc: James Hoswell

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING
DATE: May 21, 1985

PROJECT NAME: Robert M. Pierpont
COUNCIL & ELECTION DISTRICT: II-262

PLAN: XXXXXXXXXXXXXXXXXX
PLAN EXTENSION:
REVISED PLAN:
PLAT:

S/E side of Rolling Road 250' S/W of Liberty Road

✓ This plan is for 3.01 acres and is zoned R.O. The applicant proposes to create two residential lots and a 2 acre tract for office use. The office use will be heard by the CRG in the week following this meeting. Therefore, any comments relating to the office part will be found as part of that separate file. The residential subdivision presented on the drawing dated January 3, 1985, is satisfactory to the Planning Office.

✓ Access easements for ingress, egress, utilities and maintenance must be shown on the Plan and the Plat for the panhandle lots. Agreements which establish access rights and maintenance responsibilities within the easement areas must be recorded prior to the conveyance of the panhandle lots, and referenced in each deed for the new lots.

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

Eugene A. Bober

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING OFFICE
DATE: May 23, 1985

PROJECT NAME: PIERPONT PROPERTY
PLAN:
LOCATION: E/S Rolling Road
DEVELOPMENT PLAN:
DISTRICT: 2nd Election District
PLAT:

The following comments were written on the CRG plan dated Jan. 3, 1985.

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

a. Since Lot 2 is proposed to be approved with a Class B Office Building, with a CRG meeting scheduled on June 6, 1985, its use should be indicated in the notes which state the proposed uses; refer to Pri-Med CRG plan for additional information.

b. The density calculations should be based upon the acreage of Lot 1 and 3 due to the fact that Lot 2 is proposed to be improved with a Class B Office Building.

c. The floor area ratio calculations are not applicable for single family residential uses and should be deleted from the plan.

d. The proposed use of Lot 3 should be indicated on the plan. If the gross area of Lots 1 and 2 x 5.5 is less than 6 lots, then the building setbacks are 10' for each side yard, 25' front, 30' rear yard. If the gross area x 5.5 is 6 or more lots, then the building setbacks are 35' window to tract boundary, 15' window to lot line; height to height restrictions apply where there are no windows. Setbacks should be indicated accordingly for Lots 1 and 2.

DIANA ITTER
Zoning Associate III

DI:bg

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Sy Benson
Date: May 9, 1985

FROM: Charles K. Weiss
Pierpont Property
Liberty & Rolling Roads
SUBJECT: CRG 5/23/85

This resubdivision indicates no useage, etc. on the property in question.

There is no reason for us to comment at this time.

CKW/SM/rab

CPS-008

CRG Meeting of May 23, 1985
Pierpont Property

1. Lot 2 is exempt from S.W.M. requirements because it is 3 acres in size

2. S.W.M must be addressed for Lot 3.

Thomas G. Nelson
5/23/85

Mr. Brooks Stafford
Environmental Effects Report Pierpont Property (Name)
Page Two

___ 1. The developer must follow the Health Department Wetland Guidelines.

___ 2. _____ (Other)

C. BEST MANAGEMENT PRACTICES

✓ 1. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.

✓ 2. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.

✓ 3. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.

✓ 4. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.

✓ 5. Filling will not occur in grassed or lined drainage ditches or swales.

___ 6. _____

ipms

APR 11 1986

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Brooks Stafford, Director, Environmental Support Services — Date: May 21, 1985

FROM: Stephanie A. Taylor, Waste and Water Quality Management

SUBJECT: ENVIRONMENTAL EFFECTS REPORT — Pierpont Property (Name)

CRG MEETING: May 23, 1985 (Date) — 1:30 PM (Time)

PLAN REVIEW NOTES

1. Resubdivision of property. (Describe Site)
2. Public water and Public sewer is proposed.
3. No streams. (Describe streams on-site)
5. No soils. (Describe wetland soils on-site)
6. Storm Water Management — required.
7. — proposed impervious area.

RESPONSES

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

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

A. ___ No development is allowed in ___ (soil/name & symbol)

B. ___ A revised site plan indicating no development in ___ must be submitted.

5-22-85
Date

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

PIERPONT PROPERTY
Subdivision Name, Section and/or Plat

R.M. Pierpont + J.L. Lupik — W.E. Snyder
Developer and/or Engineer

Watershed	No. of Lots or Units	Total Acreage	Water	Sewer
Gwynns Falls	3	7.01	Public	Public

COMMENTS ARE AS FOLLOWS:

___ Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.

___ Soil percolation test have been conducted. Revised plans, ___ must be submitted prior to approval of plat, ___ are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.

✓ 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 Items dated 5-21-85

___ 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 — DATE: May 22, 1985

FROM: C. Richard Moore

SUBJECT: C.R.G. Comments

PROJECT NAME: Pierpont Property — C.R.G. PLAN: X

PROJECT NUMBER & DISTRICT: 2C3 — DEVELOPMENT PLAN:

LOCATION: Rolling & Liberty — RECORD PLAT:

✓ It is recommended that the Rolling Road improvements be extended along this property in conjunction with the Pri-Med. development to the north.

C. Richard Moore
Deputy Director
Traffic Engineering

CRM/GMJ/ccm

BALTIMORE COUNTY, MARYLAND — Planning

Date: May 16, 1985

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU

Captain Joseph Kelly

PROJECT NAME: Pierpont Property

PROJECT NUMBER: CRG Agenda 5/23/85: 1:30 pm

LOCATION: Liberty Road and Rolling Road — DISTRICT: 2

COMMENTS

(x) 1. Proposed buildings shall be designed and constructed so as to meet the applicable provisions of the Fire Prevention Code and the NFPA 101 Life Safety Code, 1981 Edition.

(x) 2. Fire flow test is required to be conducted by the Baltimore City Water Dept. on Rolling Road 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 hard surface capable of supporting emergency apparatus, weighing 50,000 pounds on two axles.

( ) 4. Access road shall be posted with Fire Lane signs along its entire length.

( ) 5. Standard cul-de-sac or t-turnaround shall be provided at deadend street near ___.

( ) 6. All roads shall have a minimum width of 20 feet.

( ) 7. Driveways in excess of 300 feet shall have standard cul-de-sac or t-turnaround.

( ) 8. Maximum angle of departure (grade percentage) shall not exceed 8% per NFPA Standard #1901. Angle of departure in excess of 8% would prohibit emergency fire apparatus from gaining access to the site.

(x) 9. Submitted site plan fails to indicate proposed fire hydrant spacing at 300 feet intervals in accordance with Baltimore County Standard Design Manual.

( )10. All self-service stations shall have at least one attendant on duty while the station is open to the public. The attendant's primary function shall be to supervise, observe and control the dispensing of Class I liquids while said liquids are actually being dispensed, according to NFPA 30, 1981 Edition, Section 7-8.4.3 and Section 7-8.4.4.

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

PAUL H. REINCKE
CHIEF

August 1, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Robert M. Pierpont

Location: S/E side Rolling Road, 292' South of Liberty Road

Item No.: 3 — *Zoning Agenda:* Meeting of 7/16/85

Gentlemen:

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

( ) 1. *Fire hydrants for the referenced property are required and shall be located at intervals or ___ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.*

( ) 2. *A second means of vehicle access is required for the site.*

( ) 3. *The vehicle dead end condition shown at ___ EXCEEDS the maximum allowed by the Fire Department.*

( ) 4. *The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.*

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

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

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

REVIEWER: Capt. Joseph Kelly 8-1-85 — Noted and Approved: Carol M. Markowitz
Planning Group — Fire Prevention Bureau
Special Inspection Division

/mb

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

August 21, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 3 Zoning Advisory Committee Meeting are as follows:

Property Owner: Robert M. Pierpont
Location: S/E Side Rolling Road, 292' South of Liberty Road
District: 2nd.

APPLICABLE ITEMS ARE CIRCLED:

(A) 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.

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

C. 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.

(D) 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.

E. All Use Groups except R-4 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 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable 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 401 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) ___, ___, ___ of the Baltimore County Building Code.

H. 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 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 Use ___ to Use ___, or to Mixed Uses ___ ___ ___. See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 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.

(J) Comments: See Section 1414.2 for opening protectives and Table 401 for exterior wall ratings.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desire, the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burnham
BY: C. E. Burnham, Chief
Building Plans Review

E/21/85

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

STEPHEN E. COLLINS
DIRECTOR

August 26, 1985

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

Item No. 3 — **-EAC-** Meeting of July 16, 1985
Property Owner: Robert M. Pierpont
Location: s/e side Rolling Road, 292' south of Liberty Road
Existing Zoning: R. O.
Proposed Zoning: Special Exception for office and office building (Class B)

Acres: 2 acres
District: 2nd

Dear Mr. Jablon:

Item No. 3 has been reviewed by the C. R. G.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MSF/bza

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner — Date: August 26, 1985

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

SUBJECT: Zoning Petition NO. 86-107-X

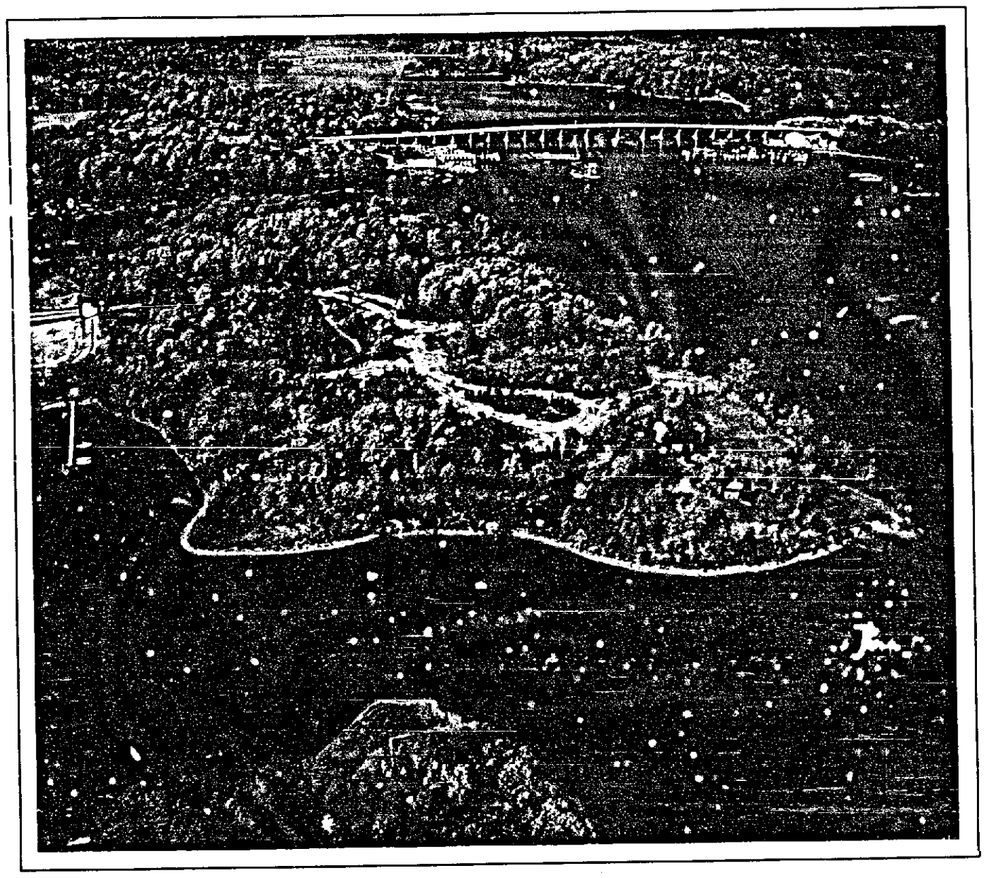
The CRG plan was approved on June 6, 1985.

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

NEG:JGH:slm

APR 11 1986

South River Landing



PETITIONER'S
EXHIBIT 2

Buyer's Guide

Case No. 86-107-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 31st day of July, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner Robert M. Pierpont
Petitioner's Attorney J. Eric DiNenna, Esquire

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

86-107-X

CERTIFICATE OF PUBLICATION

PETITION FOR SPECIAL EXCEPTION
2nd Election District

LOCATION: Southeast side of Rolling Road, 292' Southwest of the centerline of Liberty Road
DATE AND TIME: Thursday, September 12, 1985 at 11:00 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 offices and office building (Class B).

Being the property of Robert M. Pierpont 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

Aug. 22.

TOWSON, MD., August 22, 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 22, 1985.

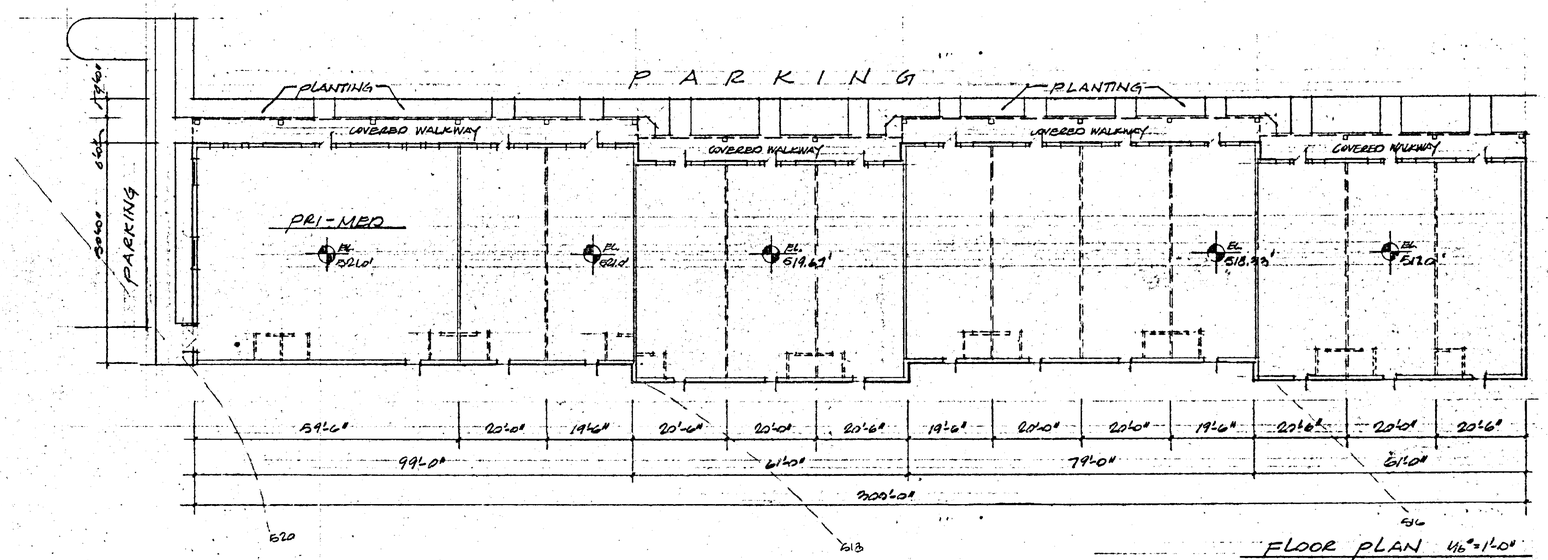
THE JEFFERSONIAN,
T. B. Venetoli
Publisher

22.00

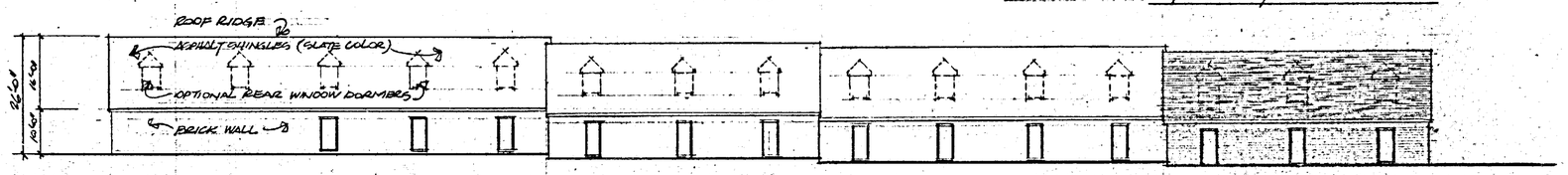
86-107-X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

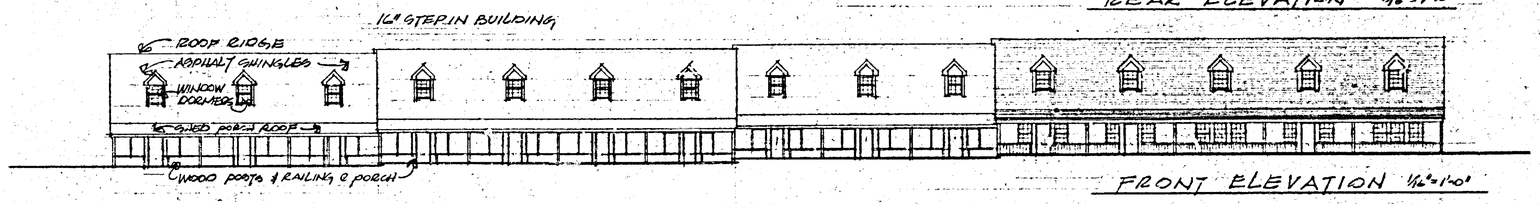
District 2nd — Date of Posting August 23, 1985
Posted for: Special Exception
Petitioner: Robert M. Pierpont
Location of property: SE/S of Rolling Road, 292' SW/centerline of Liberty Road
Location of Signs: SE/S of Rolling Road, approx. 350 feet SW/ the centerline of Liberty Road in front of subject property
Remarks:
Posted by S. J. Arata (Signature) — Date of return: August 23, 1985
Number of Signs: 1



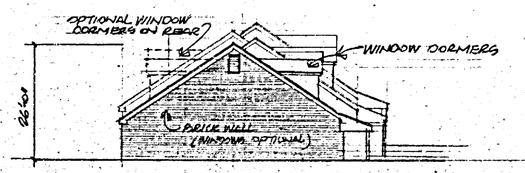
FLOOR PLAN 1/16"=1'-0"



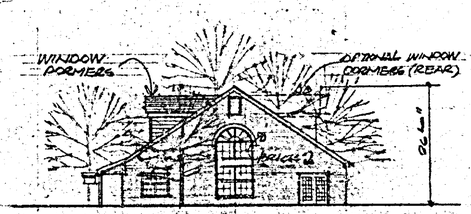
REAR ELEVATION 1/16"=1'-0"



FRONT ELEVATION 1/16"=1'-0"



SIDE ELEVATION 1/16"=1'-0"



SIDE ELEVATION (ROLLING ROAD) 1/16"=1'-0"

HENRY L. BERRON, RA
ARCHITECT

1003 PARK RD.
CROWNSVILLE, MD 21032

No.	Date	Remarks

Revisions

Drawn: HLB

Checked:

Approved:

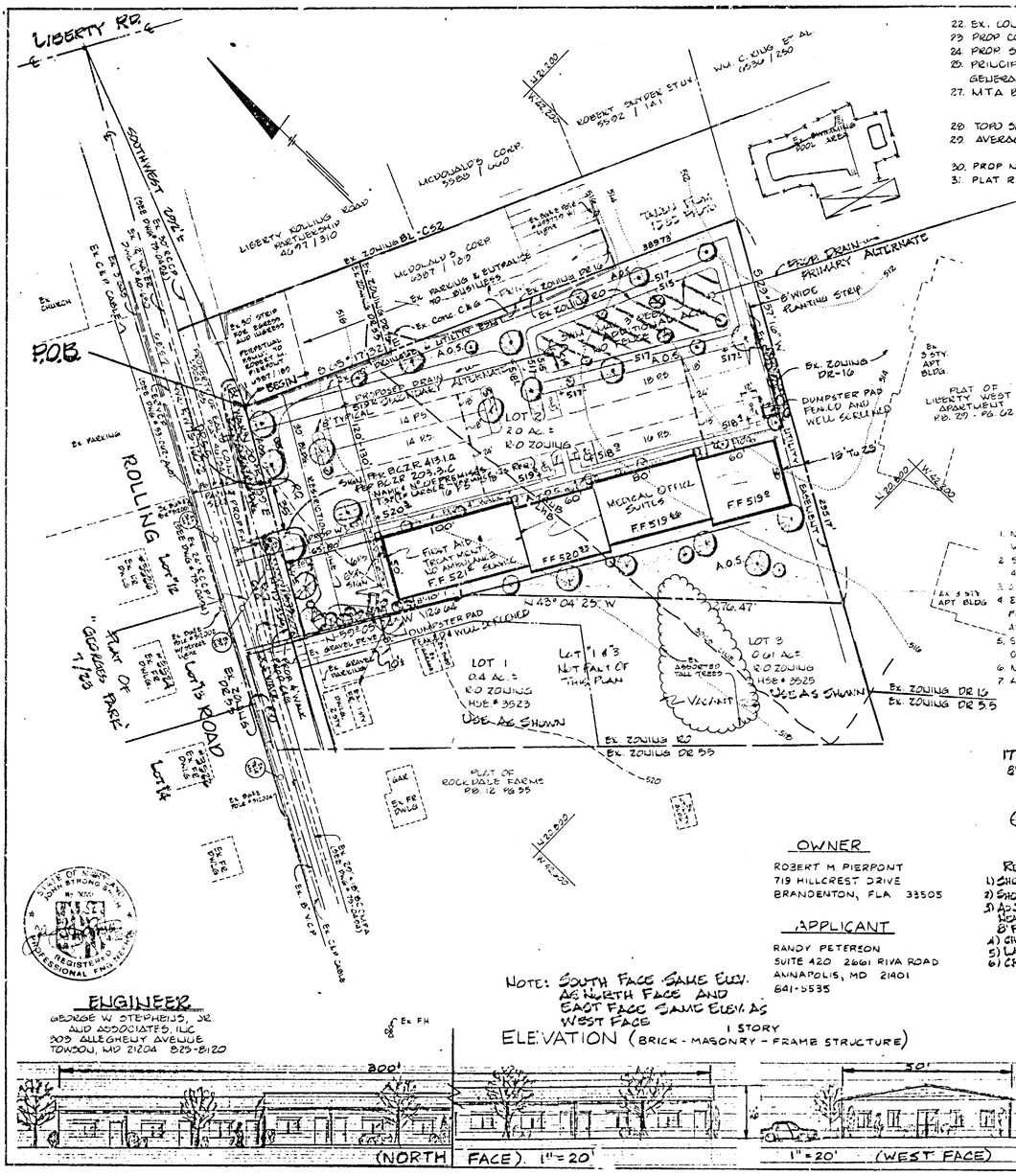
Date: 8-17-85

Job No.:

CCG PLAN & ELEVATIONS

PRI-MED

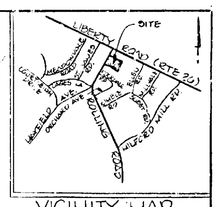
Sheet Number:



22 EX. CONTOUR ..... 00 .....
23 PROP CONTOUR ——— 100 ———
24 PROP SIGN BSF ON BLDG & SIGN 413.1
25 PRINCIPAL USE OF BLDG IS FOR GENERAL OFFICE OR MEDICAL OFFICE
27 MTA BUS ROUTE - #77 & MI

28 TOPO SUBJECT TO CHANGE
29 AVERAGE ELEV. 13 FEET ±

30 PROP NO 19-00-002965
31 PLAT REF 46/54 (PIERPONT PROP)



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

1 ELECTION DISTRICT ____ 2
2 COUNCILMANIC DISTRICT ____ 2
3 CENSUS TRACT ____ 4023.03
4 WATERSHED ____ 31
5 SUBDEWERSHED ____ 04
6 SITE DATA
NET AREA ____ 2.0 AC ±
GROSS AREA ____ 2.12 AC ±
AMENITY O.S. REQUIRED (25%) ____ .53 AC ±
AMENITY O.S. (.50) ADDITIONAL ADJ. (.17) SHOWN .70 AC ±
BUILDING COVERAGE ____ 15,000 SF
TOTAL FLOOR AREA ____ 15,000 SF
PARKING REQUIRED (15,000 ÷ 300) ____ 50 PS.
PARKING SHOWN ____ 84 PS
(INCLUDES 4 HANDICAPPED SPACES)
7 FLOOR AREA RATIO
PERMITTED (2.0 AC ± 43,560 SF) ____ .5
SHOWN (15,000 SF) ____ .17
8 STORM WATER MANAGEMENT TO BE PROVIDED
9 NO WETLANDS
10 GEOLOGICAL INFORMATION - SEE ENVIRONMENTAL REPORT
11 NO ARCHEOLOGICAL SITES
12 NO ENDANGERED SPECIES
13 NO HAZARDOUS MATERIALS
14 NO SLOPES GREATER THAN 25%
15 LIGHTING SHALL BE SO ERECTED AS TO NOT REFLECT GLARE TOWARD ADJACENT RESIDENCES OR INTERFERE WITH TRAFFIC (MAX HEIGHT 8 FT.)
16 LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH APPROPRIATE REGULATIONS
17 PARKING TO BE SCREENED FROM ADJACENT RESIDENCES BY WALL, SLOPE, EVERGREEN PLANTINGS AND FENCES (EITHER OR IN COMBINATION WITH).
18. SOIL TYPES FOR SITE ____ AuB & LhB (CLASS B & CLASS C)

SOIL TYPES	HOUSESITE WITH BASEMENT	3 STY OR LESS WITHOUT BASEMENT	STREETS AND PARKING LOTS	CLASS
AuB	MODERATE	SLIGHT	MODERATE	D
LhB	SLIGHT	SLIGHT	MODERATE	C

(SEE SOIL REPORT)
19. A.D.T. = (MULTI-USE — OFFICE PARK) = 309
20. NUMBER OF EMPLOYEES = EST. 25 TO 30
21. HOURS OF OPERATION 8AM TO 8PM.

TYP. PARKING LAYOUT

REVISIONS

9/29/85
PER PRE-CRG MEETING
1. NOTED DUMPSTER TO BE FENCED AND WELL SCREENED
2. SHOWED ROLLING ROAD ULTIMATE 42' PAVING SECTION
3. ADDED PROVISIONS FOR SIDEWALK IN ROLLING RD
4. ELIMINATE 1 PS & MOVED TURN AREA AWAY FROM S.W. CORNER NEAR EX. DWELLING AND PROVIDE ADDITIONAL LANDSCAPING
5. SHOWED T.O. SIGN ON ROLLING RD SIDE OF BLDG.
6. NOTE B.C.Z.R. FOR SIGNS PERMITTED
7. ADDED LIMITATIONS TO ELEV. DWGS.

REQUIRED LANDSCAPING

177 LF. RD FRONTAGE ÷ 40 = 5
89 PARK SPACES ÷ 12 = 7
TOTAL = 12 TREES

POSSIBLE LANDSCAPE TREE & SHRUB LOCATIONS (SCHEMATIC ONLY)

REV. 6/6/85 (CRG COMMENTS)
1) SHOW USES ON BUILDING
2) SHOW EST. # OF EMPLOYEES
3) ADJUST DUMPSTER AREA TO ACCOMMODATE TO SHOW 8' PLANTING AREA (TYP)
4) CHANGE ENTRANCE WIDTH TO 35'
5) LABELED ZONING IN FRONT OF LOT #2
6) C.R.G. AMENDED 6/6/85

OWNER

ROBERT M PIERPONT
719 HILLCREST DRIVE
BRANDENTON, FLA 33505

APPLICANT

RANDY PETERSON
SUITE 420 2661 RIVA ROAD
ANNAPOLIS, MD 21401
841-5535

ENGINEER

GEORGE W. STEPHENS, JR.
AND ASSOCIATES, INC.
305 ALLEGHENY AVENUE
TOWSON, MD 21204 825-8120

NOTE: SOUTH FACE SAME ELEV. AS NORTH FACE AND EAST FACE SAME ELEV. AS WEST FACE

1 STORY
ELEVATION (BRICK - MASONRY - FRAME STRUCTURE)

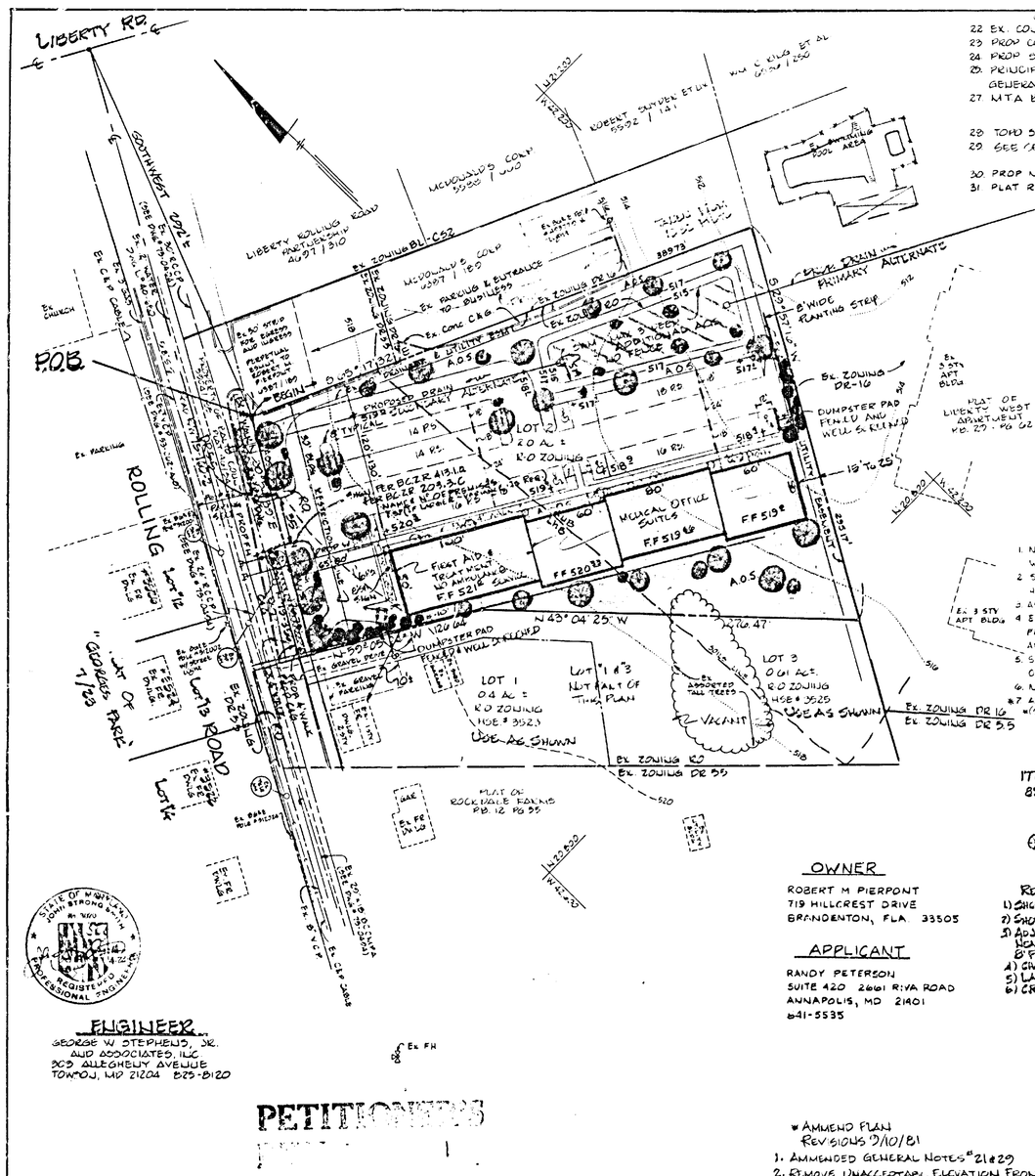
C.R.G. PLAN
&
PLAT TO ACCOMPANY A PETITION FOR SPECIAL EXCEPTION FOR A CLASS 'B' OFFICE BLDG. IN A RO ZONE FOR PRI-MED

BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT # 2
SCALE: 1" = 50' MARCH, 1985

PART OF A RECORD OF PLAT Nº 46/54

#3

P.I.N. 5184



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27 MTA BUS ROUTE - #77 & MI

28 TOPO SUBJECT TO CHANGE
29 SEE SEPARATE ELEVATION DRAWINGS IN COUNTY FILES

30 PROP NO 19-00-002965
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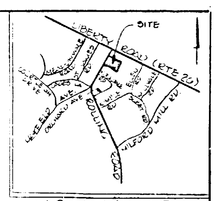

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LhB	SLIGHT	SLIGHT	MODERATE	C

(SEE SOIL REPORT)
19. A.D.T. = (MULTI-USE — OFFICE PARK) = 309
20. NUMBER OF EMPLOYEES = EST. 25 TO 30
21. HOURS OF OPERATION 9AM TO 9PM

TYP. PARKING LAYOUT

REVISIONS

9/29/85
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6. NOTE B.C.Z.R. FOR SIGNS PERMITTED
7. ADDED LIMITATIONS TO ELEV. DWGS
*(CLE SCHEM NOTE #20 (REV. 9/10/85))

REQUIRED LANDSCAPING

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POSSIBLE LANDSCAPE TREE & SHRUB LOCATIONS (SCHEMATIC ONLY)

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ENGINEER

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TOWSON, MD 21204 825-8120

*AMENDED C.R.G. PLAN
&
PLAT TO ACCOMPANY A PETITION FOR SPECIAL EXCEPTION FOR A CLASS 'B' OFFICE BLDG. IN A RO ZONE FOR PRI-MED

BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT # 2
SCALE: 1" = 50' MARCH, 1985

PART OF A RECORD OF PLAT Nº 46/54

PETITIONERS

*AMENDED PLAN
REVISIONS 9/10/85
1. AMENDED GENERAL NOTES #21 & 29
2. REMOVE UNACCEPTABLE ELEVATION FROM PLAN. (SEE ZONING COMMENT #5 (6/17/85) WHICH REFERS TO ELEVATION DRAWINGS ON FILE)

CRG 86-107 #

Robert M. Pierpont
SE/S Rolling Rd 292' SW/centerline of Liberty Road 86-107-X 2nd Dist.

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 offices and office building (Class B)

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.

MAP 2B NW 6-H
DISTRICT 2
DATE 2/3/86
X

86-107-X #3

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:
Gary Pyles
(Type or Print Name)
Signature
c/o Randolph P. Petersen
2661 Riva Road
Address
Annapolis, MD 21401
City and State

Legal Owner(s):
Robert M. Pierpont
(Type or Print Name)
Signature
(Type or Print Name)
Signature

Attorney for Petitioner:
S. Eric DiNenna
(Type or Print Name)
Signature
406 W. Pennsylvania Avenue
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 296-6820

719 Hillcrest Drive
Address Phone No.
Brandenton, Florida 33505
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
S. Eric DiNenna
Name
406 W. Pennsylvania Avenue
Towson, Maryland 21204 296-6820
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 31st 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 12th day of September, 1985, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

Z.C.O.—No. 1

(over)

ORDER RECEIVED FOR FILING
DATE September 16, 1985
BY
ADMINISTRATIVE ASSISTANT

IN RE: PETITION SPECIAL EXCEPTION SE/S of Rolling Road, 292' SW of the centerline of Liberty Road - 2nd Election District * BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Robert M. Pierpont, Petitioner * Case No. 86-107-X

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for an office building an a R-O Zone, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Randolph Petersen, an engineer for Gary Pyles, the Contract Purchaser, appeared and testified and was represented by Counsel. Stanford Ellsworth, President of Primedical Health Care Services, Inc. (Primed), a potential tenant; John Smith, a registered engineer; John Erdman, an expert traffic engineer; and Henry Berben, a registered architect, appeared and testified on behalf of the Petitioner. There were no Protestants.

Testimony indicated that the subject property, zoned R-O, is located on Rolling Road, south of Liberty Road, and is unimproved. The Contract Purchaser proposes to construct a one and a half-story medical and general office building containing 15,000 square feet of office space and 6,000 square feet of potential storage space, created by the unusual pitch of the roof and which is unuseable for office space. Primed will be the primary tenant and will provide medical services, not hospital services. The entire building will be for medical and general office use.

Messrs. Smith and Berben testified that, in their opinions, the conditions precedent in Section 502.1, Baltimore County Zoning Regulations (BCZR), will be satisfied. Additionally, Mr. Erdman believes the proposed use will not create any traffic problem and that Section 502.1 will be satisfied.

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The Petitioner seeks relief from Section 203.3.B.2, BCZR, pursuant to Section 502.1.

It is clear that the BCZR permits the use requested by the Petitioner in a R-O Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioner.

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

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

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

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

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Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of September, 1985, that the Petition for Special Exception for an office building in a R-O Zone be and is hereby GRANTED, from and after the date of this Order, subject to the following restiction:

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

Zoning Commissioner of Baltimore County

AJ/srl

cc: S. Eric DiNenna, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE September 16, 1985
BY
ADMINISTRATIVE ASSISTANT

PETITION FOR SPECIAL EXCEPTION
2nd Election Dist.

LOCATION: Southeast side of Rolling Road, 292' Southwest of the centerline of Liberty Road

DATE AND TIME: Thursday, September 12, 1985 at 11:00 a.m.

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

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

Petition for Special Exception for offices and office building (Class B).

Being the property of Robert M. Pierpont 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

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

Description of Two Acres of Land, More or Less Southeast Side of Rolling Road — *June 4, 1985*

BEGINNING at a point on the southeast right-of-way line of Rolling Road 292 feet southwest of the intersection of the centerlines of Liberty Road and Rolling Road said point being also designated as Point 4 on the Plat of the Pierpont property recorded among the Land Records of Baltimore County in Plat Book 46 Folio 54; thence leaving said point and binding on the outline of said Plat the following two courses and distances:

1) *South 65° 17' 32" East - 389.73 feet*
2) *South 29° 57' 16" West - 295.17 feet; then leaving said outline and binding on a proposed line of division:*
3) *North 43° 04' 25" West 276.47 feet; thence again binding on the aforementioned Plat outline the following two courses and distances;*
4) *North 59° 05' 24" West - 126.64 feet*
5) *North 30° 54' 39" East - 176.75 feet to the point of beginning*

CONTAINING two acres of land more or less.

This Description is for zoning purposes only and is not intended for conveyancing of land.

STATE OF MARYLAND JOHN STRONG SMITH No. 2020 REGISTERED PROFESSIONAL ENGINEER

RE: PETITION FOR SPECIAL EXCEPTION: SE/S Rolling Rd., 292' SW/ Centerline of Liberty Rd., 2nd District : BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

ROBERT M. PIERPONT, Petitioner : Case No. 86-107-X

: : : : : : :

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.

AUG 16 AM
ZONING DEPARTMENT
By

Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 15th day of August, 1985, a copy of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, 406 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner; and Mr. Gary Pyles, c/o Mr. Randolph P. Petersen, 2661 Riva Rd., Annapolis, MD 21401, Contract Purchaser.

Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

September 4, 1985

S. Eric Dinenna, Esq.
406 W. Pennsylvania Ave.
Towson, Maryland 21204

Re: Petition for Special Exception
SE/S Rolling Rd., 292' SW of centerline of Liberty Road
2nd Election District
Robert M. Pierpont - Pettioner
Case No. 86-107-X

Dear Mr. DiNenna:

This is to advise you that $47.00 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, [illegible] y Office Building,

[illegible]ly,

[illegible] JABLON
Commissioner

BALTIMORE COUNTY, MARYLAND No. 012512
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE 9-12-85 ACCOUNT R-01-615-000
AMOUNT $47.00
RECEIVED FROM: Randolph A. Petersen
FOR Advertising and Posting #86-107-X
VALIDATION OR SIGNATURE OF CASHIER

APR 11 1986