

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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

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.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.: 828-1020

Legal Owner(s):

605 E. MAIN ST. PARTNERSHIP

(Type or Print Name)

Signature Bernard C. Schisler

(Type or Print Name)

Signature

9223 Harford Road

Baltimore, Maryland 21234 661-5454

Address Phone No.

City and State

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

Name

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of August, 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 3rd day of October, 1985, at 9:30 o'clock

SCHEDULED FOR
FILING, OCTOBER 17, 1985
9:00 A.M.

Cell John
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR SPECIAL EXCEPTION

4th Election District

LOCATION:

East side of Reisterstown Road, 225 ft. South of the centerline of Chartley Boulevard (605 Reisterstown Road)

DATE AND TIME:

Thursday, October 17, 1985 at 10:00 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 a Class B Office Building.

Being the property of 605 E. Main Street Partnership 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

Paul Lee P.E.

Paul Lee Engineering Inc.

304 W. Pennsylvania Ave.

Towson, Maryland 21204

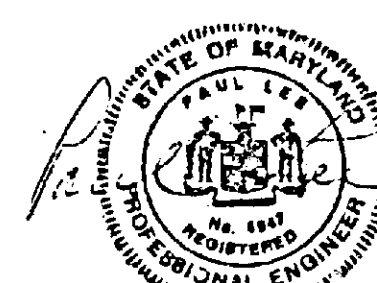
821-5941

DESCRIPTION

#605 Reisterstown Road - 1.309 Acre Parcel

4th Election District Baltimore County, Maryland

Beginning for the same at a point, said point being located on the east side of Reisterstown Road 275 feet plus or minus from the center of Chartley Boulevard; thence leaving said east side of Reisterstown Road the three following courses and distances:
(1) N 45°33'35" E - 331.00 feet
(2) S 43°40'25" E - 173.25 feet
(3) S 45°46'30" W - 329.73 feet
to the east side of Reisterstown Road, thence binding on the east side of Reisterstown Road (4) N 44°05'25" W to the point of beginning.



Engineers — Surveyors — Site Planners

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
E/S Reisterstown Rd., 225' S/
Centerline of Chartley Blvd.
(605 Reisterstown Rd.),
4th District

605 E. MAIN STREET PARTNERSHIP, : Case No. 86-141-X
Petitioner

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 10th day of September, 1985, a copy of the foregoing Entry of Appearance was mailed to R. Bruce Alderman, Esquire, 29 W. Susquehanna Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: September 24, 1985
Posted for: Special Exception
Petitioner: 605 E. Main Street Partnership
Location of property: E/S Reisterstown Rd., 225' S/cen-
terline of Chartley Blvd. (605 Reisterstown Rd.)
Location of Sign: East side of Reisterstown Rd. in front of 605
Reisterstown Rd., approx. 300' S of centerline of Chartley Blvd.
Remarks:
Posted by: A. J. Jablon
Signature
Number of Signs: 1
Date of return: September 27, 1985

Case No. 86-141-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 26th day of August, 1985.

Petitioner 605 E. Main St. Partnership Received by: James E. Dyer, Chairman
Petitioner's Attorney R. Bruce Alderman, Esquire Zoning Plans Advisory Committee

UNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., Sept. 26, 1985

CERTIFY that the annexed Reg. #L82196... P.O. #69207 ne... (1) ... days previous day of Sept. 1985, in the

County Times, a daily newspaper published in Westminster, Carroll County, Maryland.
Istown News, a weekly newspaper published in Baltimore County, Maryland.
Unity Times, a weekly newspaper published in Baltimore County, Maryland.
UNITY NEWSPAPERS OF MARYLAND, INC.

Per: [Signature]

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 26, 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 September 26, 1985.

THE JEFFERSONIAN,

[Signature]

Publisher

Cost of Advertising

22

PETITION FOR SPECIAL EXCEPTION
4th Election District
LOCATION: East side of Reisterstown Road, 225 ft. South of the centerline of Chartley Boulevard (605 Reisterstown Road)
DATE AND TIME: Thursday, October 17, 1985 at 10:00 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: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
Being the property of 605 E. Main Street Partnership as shown on 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
Sept. 26

PETITION FOR SPECIAL EXCEPTION
4th Election District
LOCATION: East side of Reisterstown Road, 225 ft. South of the centerline of Chartley Boulevard (605 Reisterstown Road)
DATE AND TIME: Thursday, October 17, 1985 at 10:00 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: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
Being the property of 605 E. Main Street Partnership as shown on 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
Sept. 26

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

ARNOLD JABLON
ZONING COMMISSIONER

October 14, 1985

R. Bruce Alderman, Esquire
29 West Susquehanna Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
E/S Reisterstown Rd., 225' S/cen-
terline of Chartley Blvd. (605 Reister-
stown Rd.) - 4th Election District
605 E. Main St. Partnership, Petitioner
Case No. 86-141-X

Dear Mr. Alderman:

This is to advise you that \$52.62 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 115, County Office Building, Towson, Maryland 21204, before the hearing.

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

No. 012476

DATE: 10-17-85 ACCOUNT: P-01-415-000

AMOUNT: \$52.62

RECEIVED FROM: 605 E. Main St. Partnership

FOR: Advertising & Posting 86-141-X

VALIDATION OR SIGNATURE OF CASHIER

By: [Signature]
OLD JABLON
ing Commissioner

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

No. 007376

DATE: 10-17-85 ACCOUNT: P-01-415-000

AMOUNT: \$114.00

RECEIVED FROM: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

APR 9 1986

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of October, 1985, that the Petition for Special Exception for a Class B office building be and is hereby GRANTED, from and after the date of this Order, subject to the following restriction:

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

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: R. Bruce Alderman, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 84-141-X
Date: September 25, 1985

The CRG plan (IV-271) was approved on July 18, 1985.

NEG:JGH:slm

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Sy Eenson
FROM: Charles K. Weiss
Chartley Building
605 Reisterstown Road
SUBJECT: CRG 7/18/85
Date: July 3, 1985

The location of the dumpster as apparently proposed would necessitate pickup prior to hours of operation or location would require a cement ramp & wheeled containers to facilitate pulling container into driveway due to the restricted area between the N/E corner of the building & the proposed dumpster site.

CCM/GMA/rab

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

EUGENE A. BOBER, Chief
Current Planning and Development Div.
TO: Office of Planning and Zoning
FROM: Comprehensive Planning Division
Office of Planning and Zoning
SUBJECT: CRG Comments on CHARTLEY BUILDING
Date: 18 JUL 85

GENERAL COMMENTS:

HISTORICAL COMMENTS:

The brick house at 605 Main Street is MTD Site No. BA 55, THE BERRYMAN HOUSE, built in 1852 by the Berryman family for whom Berryman's Lane is named. It also belonged to a United States Senator O.T. Weller. Not otherwise protected. Not in the historic district. --J. McGrath

ENVIRONMENTAL COMMENTS:

LOS COMMENTS:

TRANSPORTATION COMMENTS:

No conflict w/ transportation element of Master Plan

COASTAL CRITICAL AREA COMMENTS:

ORDER RECEIVED FOR FILING

DATE October 17, 1985

BY [Signature]

BALTIMORE COUNTY, MARYLAND

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

PROJECT NAME: CHARTLEY BUILDING
PLAN: XXXXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT: IV-271
PLAN EXTENSION: _____
REVISED PLAN: _____
PLAT: _____

The Office of Planning has reviewed the subject plan dated March 5, 1985 as revised July 9, 1985 and submits the following comments:

Additional clarification is required on the building materials and general character of the building.

The landscape calculations presented on the plan need to be corrected. The minimum tree requirements must be rounded up, therefore the total number of trees required is 11 instead of 10 as shown. A Final Landscape Plan prepared by a registered landscape architect must be approved by this office prior to issuance of any building permits.

[Signature]
Susan Carrell

DEPARTMENT OF TRAFFIC ENGINEERING BALTIMORE COUNTY, MARYLAND

TO: Mr. James A. Markle
FROM: C. Richard Moore
SUBJECT: C.R.G. Comments
DATE: July 15, 1985

PROJECT NAME: Chartley Building
C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: _____
DEVELOPMENT PLAN: _____
LOCATION: US-140
RECORD PLAT: _____

It is recommended that the sale access to the site be relocated opposite Barryman's Lane, at such time as this is acceptable with the State Highway Administration.

[Signature]
C. Richard Moore
Deputy Director of
Traffic Engineering

CRM/GMJ/ccm

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

CHARTLEY BUILDING

Subdivision Name, Section and/or Plat

[Signature] Developer and/or Engineer
[Signature] Public Health Engineer
Water Shed: 1 No. of Lots: 1,309 Total Acreage: Public
Water: Public Sewer: Public

COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
- Soil percolation test have been conducted. Revised plans, _____ must be submitted prior to approval of plat. _____ are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
- 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

It is recommended this plan not be approved at this time. See revisions and/or comments. *[Signature]*
REVISIONS AND/OR COMMENTS:

SS 783R

BALTIMORE COUNTY, MARYLAND
SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: July 18, 1985
FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division
PROJECT NAME: Chartley Building
PROJECT NUMBER: #85162
LOCATION: 605 Reisterstown Road
DISTRICT: 4c2

The Plan for the subject site, dated March 5, 1985 has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

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

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

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

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

The Plan is satisfactory pending conformance with the following comments.

Offsite rights-of-way are necessary for sanitary sewer or other utilities. The Developer is hereby advised that the final plat and/or building permits will not be approved until the offsite right-of-way is acquired. The County reserves the right to make the necessary contacts for acquisition of rights-of-way.

HIGHWAY COMMENTS:

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

Commercial Entrances 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.

Project #85162
Chartley Building
Page 2
July 18, 1985

HIGHWAY COMMENTS: (Con'd)

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.

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.

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.

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

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

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

In accordance with Baltimore County Council Grading Ordinance (Bill No. 13-85) a grading plan shall be approved and a Performance Bond posted prior to issuance of

Project #85162
Chartley Building
Page 3
July 18, 1985

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

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 termination of all processing phases of this development.

Sediment control provisions will be required for the building permit application and for any grading involved.

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.

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

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

The Developer will be given credit for one System Connection Charge which is now connected into the Public Services.

The total Water and/or Sewer System Connection Charge is determined, and payable, upon receipt of bids for the utility construction contract. This charge is in addition to the normal front foot assessment and permit charges.

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

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

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

EW:PAK:nt

BALTIMORE COUNTY, MARYLAND
SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: July 18, 1985
FROM: ZONING OFFICE
PROJECT NAME: CHARTLEY BUILDING PLAN: ☒
LOCATION: 605 Reisterstown Road DEVELOPMENT PLAN: ☐
DISTRICT: 4th Election District PLAT: ☐

The following comments were written on the C.R.G. plan dated March 5, 1985.

A Special Exception for a Class B Office Building in an R.O. zone is required. To date a petition has not been filed with this office. If CRG approval occurs, final approval of any building permit is contingent upon the outcome of the zoning hearing.

The following revisions should be made on the CRG plan prior to approval:

- The elevation drawings should show the average height measured in one of two methods: 1) average grade to the midpoint of the roof of the highest elevation, 2) highest grade at the building line to the highest point of the building. It appears that the building is under 35 ft. which meets R.O. height requirements.
- The type of building materials proposed should be indicated preferably in the elevation drawings or in the general notes.
- The maximum number of employees should be noted in the general notes.
- The amenity open space provided should be indicated in the general notes.
- No parking of trucks is permitted in an R.O. zone. A note should be added to that effect in the general notes.

DIANA IYER
Zoning Associate III

DI:bg

BALTIMORE COUNTY, MARYLAND
SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: July 17, 1985
FROM: OFFICE OF PLANNING AND ZONING
PROJECT NAME: CHARTLEY BUILDING PLAN: XXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT: IV-271 PLAN EXTENSION: ☐
REVISED PLAN: ☐
PLAT: ☐

The Office of Planning has reviewed the subject plan dated March 5, 1985 as revised July 9, 1985 and submits the following comments:

Additional clarification is required on the building materials and general character of the building.

The landscape calculations presented on the plan need to be corrected. The minimum tree requirements must be rounded up, therefore the total number of trees required is 11 instead of 10 as shown. A Final Landscape Plan prepared by a registered landscape architect must be approved by this office prior to issuance of any building permits.

Susan Carrell

Mr. Brooks Stafford
Environmental Effects Report CHARTLEY BLDG
Page Two (Name)

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

C. BEST MANAGEMENT PRACTICES

- 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.
- 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.
- Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
- Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
- Filling will not occur in grassed or lined drainage ditches or swales.
-

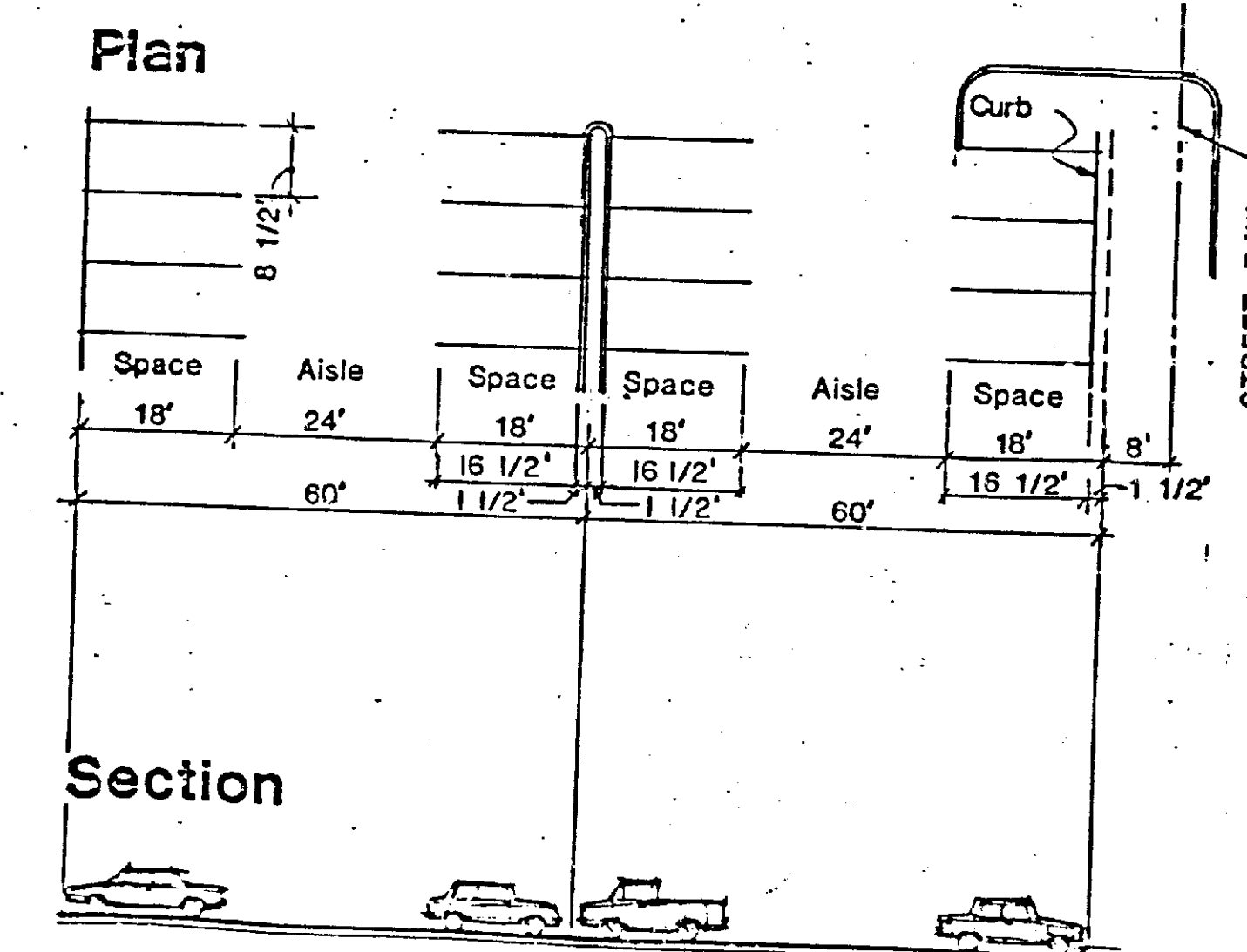
tpms

BALTIMORE COUNTY, MARYLAND
SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: July 5, 1985
FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU
Captain Joseph Kelly
PROJECT NAME: Chartley Building
PROJECT NUMBER: CRG Agenda 7-18-85 10:00 AM
LOCATION: 605 Reisterstown Road DISTRICT: 4

- COMMENTS**
- 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.
 - Fire flow test is required to be conducted by the Baltimore City Water Dept. on results are to be forwarded to the office of the Fire Protection Engineer.
 - Proposed parhandle driveways must be a minimum of 16 feet in width and of a hard surface capable of supporting emergency apparatus, weighing 50,000 pounds on two axles.
 - Access road shall be posted with Fire Lane signs along its entire length.
 - Standard cul-de-sac or t-turnaround shall be provided at deadend street near
 - All roads shall have a minimum width of 20 feet.
 - Driveways in excess of 300 feet shall have standard cul-de-sac or t-turnaround.
 - Maximum angle of departure (grade percentage) shall not exceed 8% per NFPA Standard #1021. Angle of departure in excess of 8% would prohibit emergency fire apparatus from gaining access to the site.
 - Submitted site plan fails to indicate proposed fire hydrant spacing at feet intervals in accordance with Baltimore County Standard Design Manual.
 - 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, 1951 Edition, Section 7-8.4.3 and Section 7-8.4.4.

Policy for 8 1/2'x18', 90 degree Parking

8-1/2 feet by 18 feet deep parking spaces arranged 90 degrees to an aisle shall be permitted if the aisle is 24 feet wide and if in compliance with the following:



Pausing spaces at the edges of parking bays which are curbed may be paved to a depth of 16-1/2 feet to provide for vehicle overhang and to eliminate car stops if the total 18 foot depth as shown on the plan does not include any required buffer, screening, or amenity open space area and is graded to permit vehicle overhang. The width of any required sidewalk shall not be included in the designated 18 foot deep parking space.

APR 9 1986

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director
Environmental Support Services
TO: July 15, 1985
Date: July 15, 1985
FROM: W. L. PLOTT
Waste and Water Quality Management
SUBJECT: ENVIRONMENTAL EFFECTS REPORT CHARTLEY BUILDING
(Name)
CRG MEETING July 19, 1985 10:00
(Date) (Time)

PLAN REVIEW NOTES

1. Office buildings proposed on 1.309 acres
(Describe site)
2. Public water and public sewer is proposed.
3. No wetland soils
(Describe streams on-site)
4. No wetland soils
(Describe wetland soils on-site)
5. Storm Water Management 15 required.
6. 0.81 acres proposed impervious area.

RESPONSES

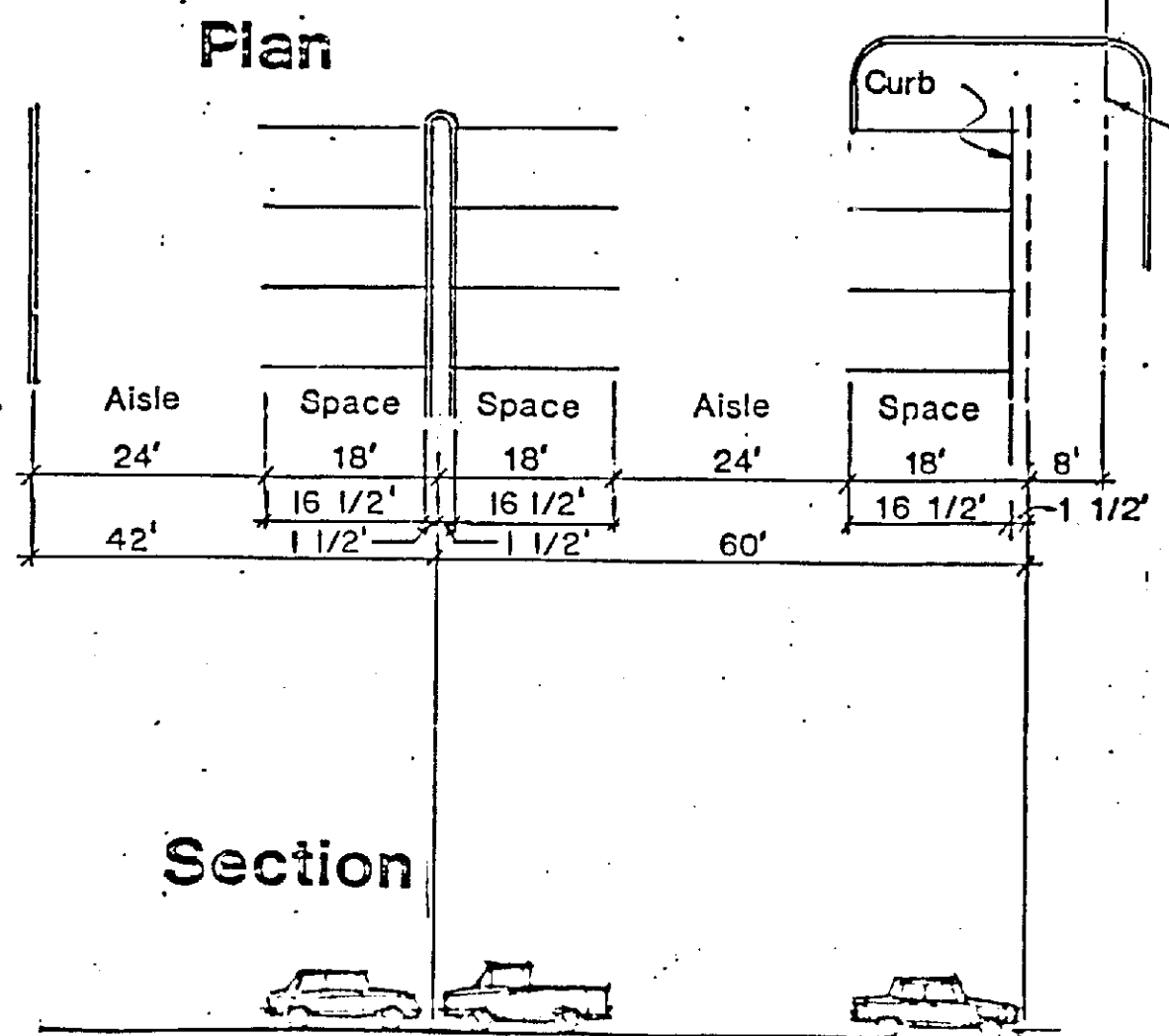
The Environmental Effects Report is not approved. In order to give approval, the following checked items/conditions must be met.

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.

Policy for 8 1/2'x18', 90 degree Parking

8-1/2 feet by 18 feet deep parking spaces arranged 90 degrees to an aisle shall be permitted if the aisle is 24 feet wide and if in compliance with the following:



Parking spaces at the edges of parking bays which are curbed may be paved to a depth of 16-1/2 feet to provide for vehicle overhang and to eliminate car steps if the total 18 foot depth as shown on the plan does not include any required buffer, screening, or amenity open space area and is graded to permit vehicle overhang. The width of any required sidewalk shall not be included in the designated 18 foot deep parking space.

Maryland Department of Transportation
State Highway Administration

William K. Hallman
Secretary
Hal Kassoff
Administrator

August 16, 1985

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

Re: Baltimore County
Item # 27
Property Owner: 605 E.
Main Street Partnership
Location: E. side
Reisterstown Road
(Maryland Route 140)
225' from centerline of
Chartley Blvd.
Existing Zoning: R.O.
Proposed Zoning: Spec.
Exception for a Class
B Office Bldg.
Acres: 1.309
District: 4th

Att: J. E. Dyer

Dear Mr. Jablon:

Attached for your use and review is a copy of our
CRG comment of 7/18/85.

Very truly yours,

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

CL-GW:es

CC: J. Ogle

enclosure

My telephone number is 301-659-1350
Teleprinter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203-0717

Maryland Department of Transportation
State Highway Administration

William K. Hallman
Secretary
Hal Kassoff
Administrator

July 8, 1985

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

Re: CRG Meeting of 7-18-85
"Chartley Bldg."
225 Reisterstown Rd.
Route 140, Opposite
Barriman's Lane

Dear Mr. Markle:

On review of the submittal of 3-5-85 and field
inspection, the State Highway Administration finds the
plan generally acceptable.

In addition we find the entrance location at the
southeast property corner most acceptable at this time,
however, if the existing Reisterstown Road and Barriman's
Lane intersection is signalized at a future date, it would
be to the developer's advantage to relocate the entrance
to the northwest property corner for full use of the signal.

It is requested that all Baltimore County Permits be
held until State Highway Administration Access Permits is
applied for and a bond or letter of credit in the amount of
\$10,000.00 is posted to guarantee construction.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL-GW:maw

cc: Mr. J. Ogle

My telephone number is 301-659-1350
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BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 24, 1985

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

R. Bruce Alderman, Esquire
29 West Susquehanna Avenue
Towson, Maryland 21204

RE: Item No. 27 - Case No. 86-141-X
Petitioner - 605 E. Main St. Partnership
Special Exception Petition

Dear Mr. Alderman:

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.

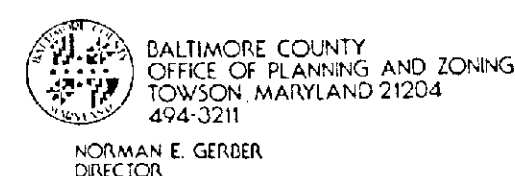
Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Paul Lee Engineering, Inc.
304 W. Pennsylvania Avenue
Towson, Maryland 21204



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

SEPTEMBER 9, 1985

Re: Zoning Advisory Meeting of July 30, 1985

Item # 27
Property Owner: 605 E. Main St. Partnership
Location: E. side Reisterstown Rd. 225' from centerline of Chartley Blvd.
FROM E. OF CHARTLEY BLVD.

Dear Mr. Jablon:

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

- () There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- (X) A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- (X) Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "G" 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 IV-271 WAS APPROVED 7/18/85

Eugene A. Rober
Chief, Current Planning and Development

cc: James Hoswell



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

August 6, 1985

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

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: 605 E. Main Street Partnership

Location: E. side Reisterstown Road, 225' from centerline of Chartley Blvd.

Item No.: 27

Zoning Agenda: Meeting of 7/30/85

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: *Paul H. Reincke* Noted and Approved: *Roy W. Kemmer*
Planning & Zoning Fire Prevention Bureau
Special Inspection Division

/mb



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

August 26, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 27 Zoning Advisory Committee Meeting are as follows:

Property Owner: 605 E. Main Street Partnership
Location: E. side Reisterstown Road, 225' from c/l of Chartley Blvd.
District: 4th.

APPLICABLE ITEMS ARE CHECKED

- () All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 811-85. The Maryland Code for the Handicapped and Aged (A.D.A. 111-1 - 1980) and other applicable Codes and Standards.
- () A building and other miscellaneous permits shall be required before the start of any construction. Separate permits are required for paving, fences, raising, etc., etc.
- () Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland architect or Engineer is not required on plans and technical data.
- () 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.
- (X) All Use Groups except R-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closest to the 6'-0" to an interior lot line. All Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall building an interior lot line shall require a fire or party wall. See Table 101, Section 107, Section 106-2 and Table 101-1. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- () The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and volume is provided. See Table 101 and 505 and have your Architect/Engineer contact this department. Construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- () The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- () When filing for a required Change of Use/Occupancy Permit, an attention 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 the Group are from the _____ to the _____ or to Mixed Use _____ See Section 312 of the Building Code.
- () The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill 811-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- () Comments: Provide curb cuts, handicapped signs, etc. as per State Code.

These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 27 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

/w/27/85

APR 9 1986

INTER-OFFICE CORRESPONDENCE

1) The Codes used for review by this office are:

- B.O.C.A. Basic National Building Code 1984
- B.O.C.A. Basic Mechanical Code 1984
- B.O.C.A. Basic Energy Code 1984
- County Council Bill #17-85
- State of Maryland Regulations .05.01.07
- A.N.S.I. Standard A17.1 - 1980

2) Codes also used are the current edition of the National Electric Code and the 1973 Baltimore County Plumbing and Gas Fitting Code.

CMB/vw

