

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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

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

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

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

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.:

Legal Owner(s):

Michael K. Spodak, MD

(Type or Print Name)

Signature

Address

City and State

Signature

1018 Dulany Valley Road, 221-0343

Address Phone No.

Towson, Maryland 21204

City and State

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

Michael K. Spodak, MD 221-0343

2100 West Joppa Road

City and State

Name

Lutherville, Maryland 21093 321-0343

Address Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 17th day of September, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of October, 1985, at 11:00 o'clock

Carl J. Jones
Zoning Commissioner of Baltimore County.

(over)

Case No. 86-173-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 17th day of September, 1985.

Arnold Jablon
Zoning Commissioner

Petitioner Michael K. Spodak, M.D. Received by: JAMES E. DYER, Chairman
Petitioner's Attorney Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 4, 1985

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

Michael K. Spodak, M.D.
1018 Dulany Valley Road
Towson, Maryland 21204

RE: Item No. 38 - Case No. 86-173-X
Petitioner - Michael K. Spodak, M.D.
Special Exception Petition

Dear Dr. Spodak:

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, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Whitney, Bailey, Cox & Magnani
1850 York Road
Timonium, Maryland 21093

COUNTY REVIEW GROUP MEETING MINUTES

Wednesday, April 17, 1985

SPODAK OFFICE BUILDING

District 9 C4

COUNTY REVIEW GROUP - THOSE PRESENT*

Gilbert S. Benson, Chairman - Department of Public Works
Eugene Bober, Co-Chairman - Office of Planning

Agency Representatives

George Wittman - State Highway Administration
Greg Jones - Traffic Engineering

Developer and/or Representatives

Dr. Michael Spodak - Owner
Brian Jones - Developer's Representative
Sharon Huber-Plano - Whitney, Bailey, Cox & Magnani
Charles Phippen - Architect

*Attachment - Interested Citizens

Mr. Benson convened the meeting at 9:00 a.m., and explained its purpose.

Brian Jones, Developer's engineer, presented the plan. He stated that the tract of land is zoned RO. The building that exists is a two story home that is being converted to a Class 'A' office building. The rear deck is being enclosed. The first floor will consist of 1,470 square feet of area. The existing entrance from Dulany Valley Road is being widened to 25 feet. Parking is being proposed in both the rear and front of the building for an ultimate of 8 parking places. Handicapped access is being proposed. The developer is requesting a variance for storm water management. A landscaping plan is shown on the concept plan. This office building is being proposed as a medical building for one doctor's office. A waiver of sidewalks is being requested along Dulany Valley Road.

Eugene Bober, summarized the written comments submitted from the Developer's Engineer, Office of Planning, Office of Zoning, Health Department, Developers Engineering Division, Storm Water Management Section of the Bureau of Engineering, State Highway Administration, Traffic Engineering, and the Department of Sanitation.

SPODAK OFFICE BUILDING

- 2 -

April 17, 1985

These comments have been made a part of these minutes and a copy was given to the developer and developer's engineer.

Developers Engineering Division stated that sidewalks are required along Dulany Valley Road; however, a waiver may be requested. Storm water management is required; however, developer may make application for request of a waiver.

The Office of Zoning stated that a sign of 8 square feet is to be on the building wall and a note on the plan stating this requirement.

The citizens were asked to state any concerns. Mr. John Jones, Jr., stated that he was a neighbor and was concerned about parking in front of his home or along Dulany Valley Road. Mr. Jones also stated that he could not understand how enclosure of a porch was permitted by the Office of Zoning when it was really not a porch but just a terrace. He further stated that he never saw any notices for rezoning of this property in all the years he's been there.

Miss Sally Ranson, President of Dulany Towers Association, stated she was concerned about the appearance of parking both at the rear and front of the home and concerned about the existing drainage problem along the rear of this property and also about auto emissions by increased parking.

Charles Stocketts stated that he felt that this plan was a good plan and he was very satisfied with the doctor's proposal.

John Fayne and Albert Sayr both stated they were concerned about the parking within this site that may increase or cause drainage problems and also the appearance within the neighborhood.

Dr. Spodak stated in answer to the citizens' concerns that the 5 parking spaces in the rear would be all that he would need and did not think that this would cause a drainage problem, a neighborhood complaint or any big change within this site.

The developer's engineer stated that a swale is being proposed along the rear of the site allowing infiltration and also controlling the drainage.

The Committee asked the developer's engineer and the developer to remove the two parking places along the front of the property and that no sidewalks would be required along this frontage.

The plan was approved by the Committee subject to the several revisions as requested. The meeting was adjourned at 10:00 a.m.

C. R. G. MEETING AGENDA

SPODAK OFFICE BLDG.
April 17, 1985
9:00 a.m.

1. Convene Meeting
2. Introductory statement concerning aims and goals of development regulations
3. Introduction of County representatives
4. Presentation of Plan by developer's representative
5. Comments of County agencies
6. Citizens' comments or questions
7. Developer's response
8. County Review Group decision
9. Adjourn meeting

SIGN IN

Name Address
John M. Jones 1016 Dulany Valley Rd.
Charles J. Smith 911 Lutherville Rd.
John Jones 1014 Dulany Valley Rd.
Sally R. Ranson 1016 Dulany Valley Rd.
George M. Homan 911 Lutherville Rd.
John Fayne 34 Barclay Ct. DTH
Albert Sayr 45 S. Mount Airy Rd. Cheltenham

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: April 16, 1985

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

PROJECT NAME: Spodak Office Building
PROJECT NUMBER: 85079
LOCATION: 1018 Dulany Valley Road
DISTRICT: 9C4

The Plan for the subject site, dated February 22, 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 roadside embankments have been designed and/or certified for stability by a soils engineer."

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

The Plan is satisfactory pending conformance with the following comments.

HIGHWAY COMMENTS:

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

Project #85079
Spodak Office Building
Page 2
April 16, 1985

HIGHWAY COMMENTS: (Cont'd)

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.

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 state-outs shall be in accordance with Baltimore County Standards.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

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

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

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

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

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

JUN 17 1986

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 32, 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 October 3, 1985

THE JEFFERSONIAN,

JB Venetian
Publisher
Cost of Advertising
22.00

PETITION FOR SPECIAL EXCEPTION

LOCATION: West side of Dulany Valley Road, 185' North of the centerline of Swarthmore Road (1018 Dulany Valley Rd.)
DATE AND TIME: Wednesday, October 23, 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 a Class B Office Building in a R.O. Zone.

Being the property of Michael K. Spodak, MD 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
Oct. 3.

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 2, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on October 2, 1985

TOWSON TIMES,

JB Venetian
Publisher

34.00

PETITION FOR SPECIAL EXCEPTION

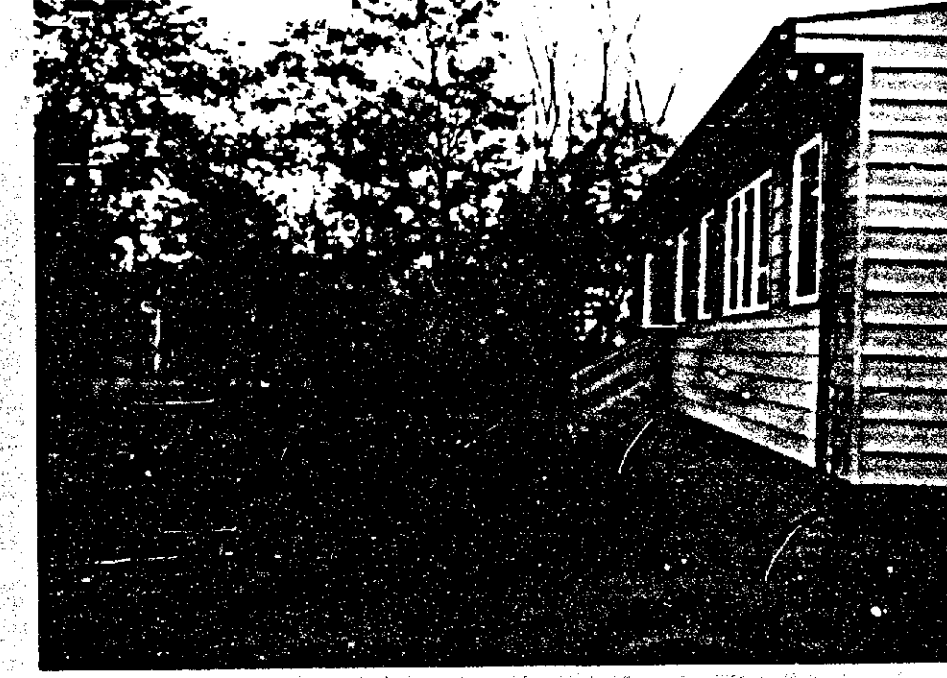
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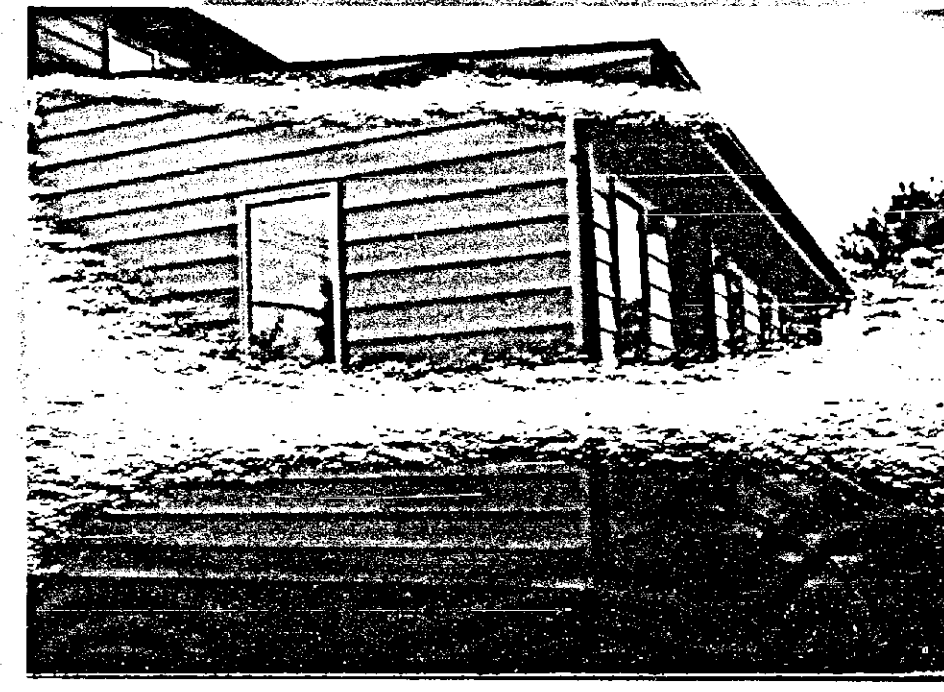
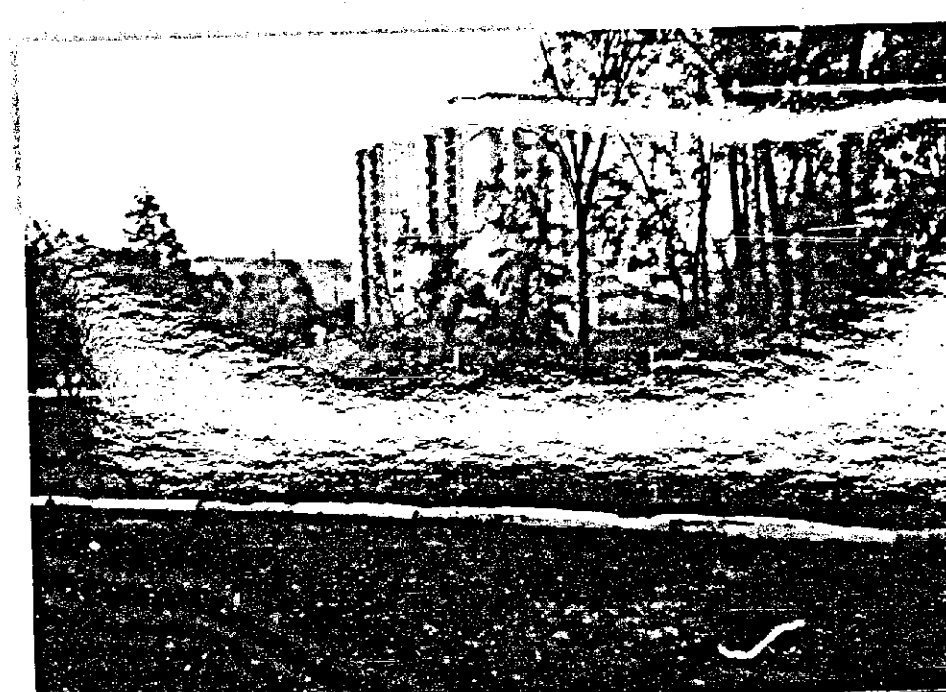
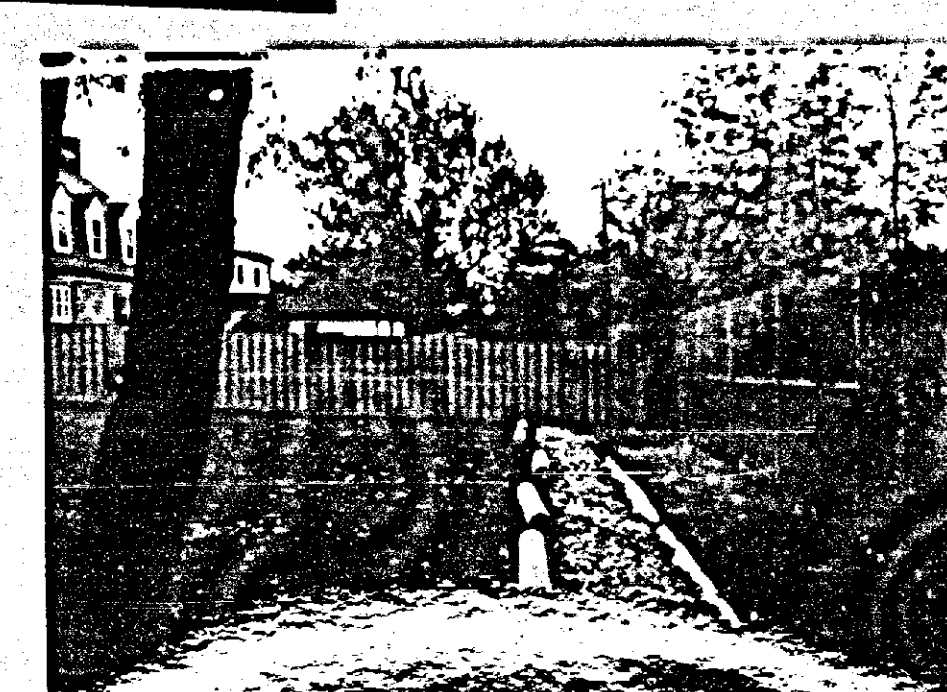
By Order Of
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY
70155-18415 102

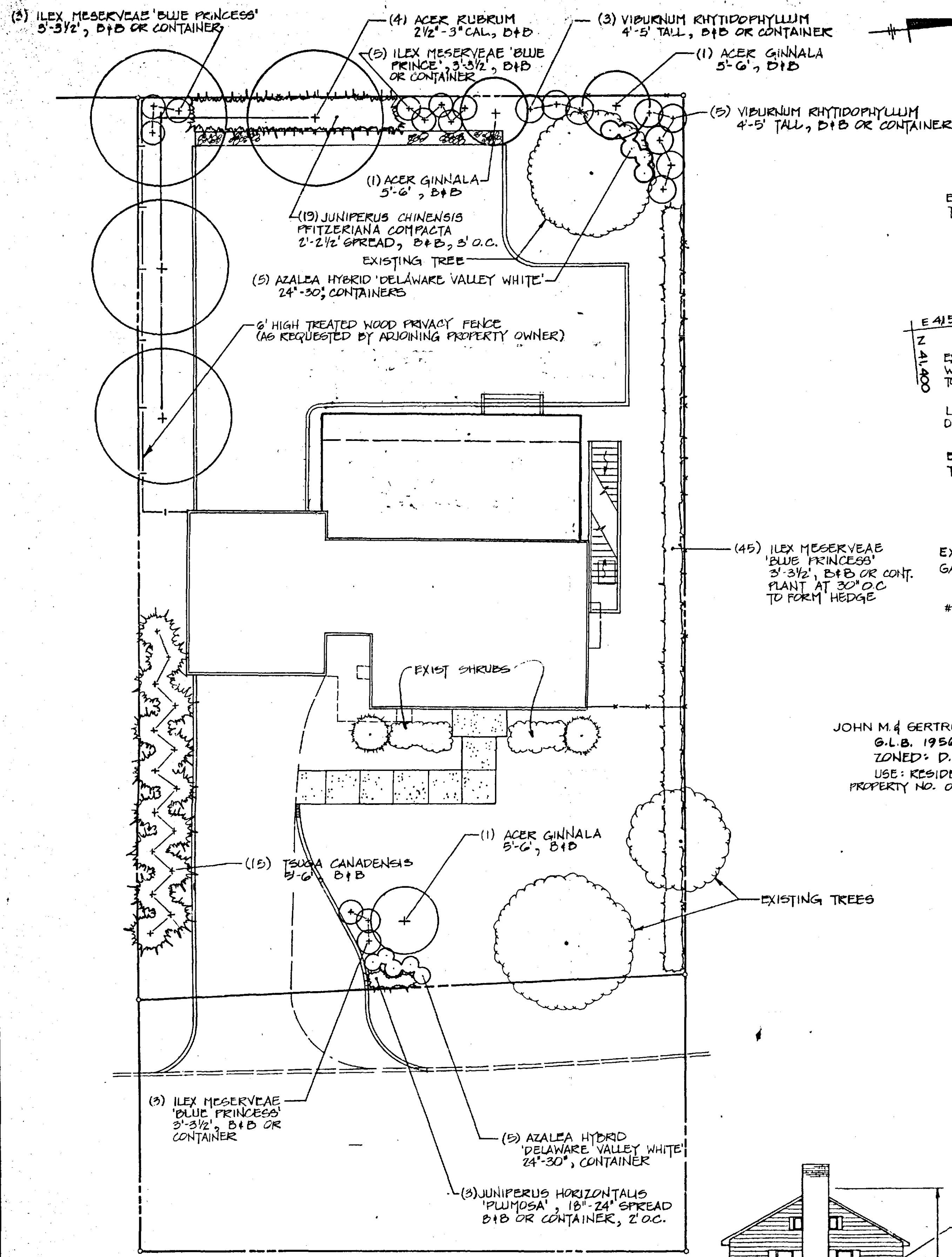


CERTIFICATE OF POSTING

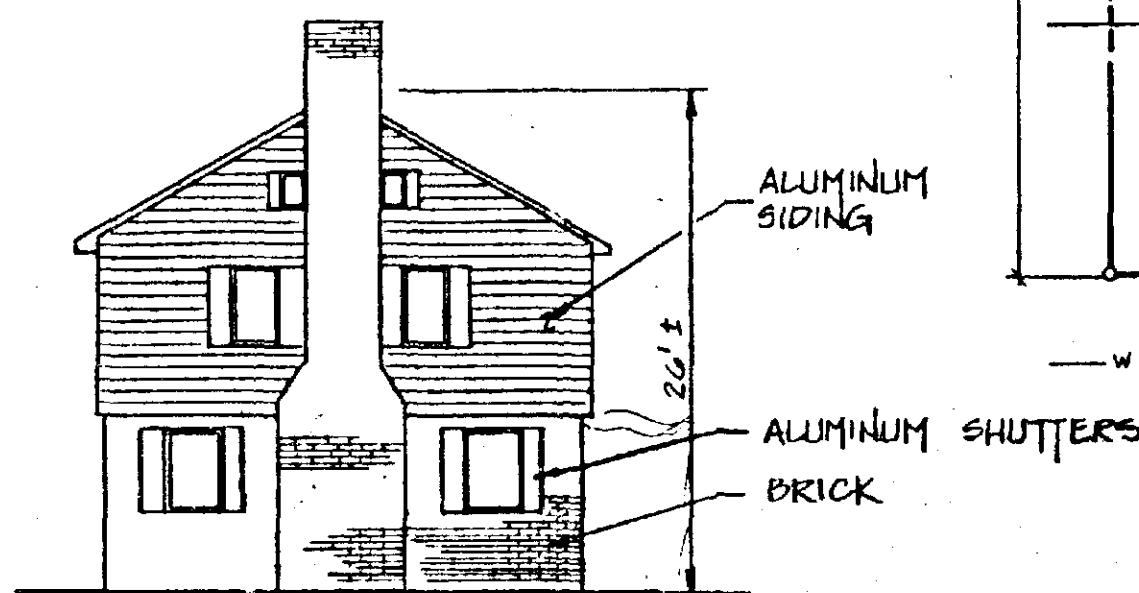
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th
Posted for: Special Exception
Petitioner: Michael K. Spodak, M.D.
Location of property: W. Dulany Valley Rd., 185' N. of Swarthmore Rd., 1018 Dulany Valley Rd.
Location of Signs: Facing Dulany Valley Rd., across H.F. roadway, on property of Petitioner
Remarks:
Posted by: *W. H. H. H.*
Number of Signs: 1
Date of Posting: 9/30/85
Date of return: 10/4/85

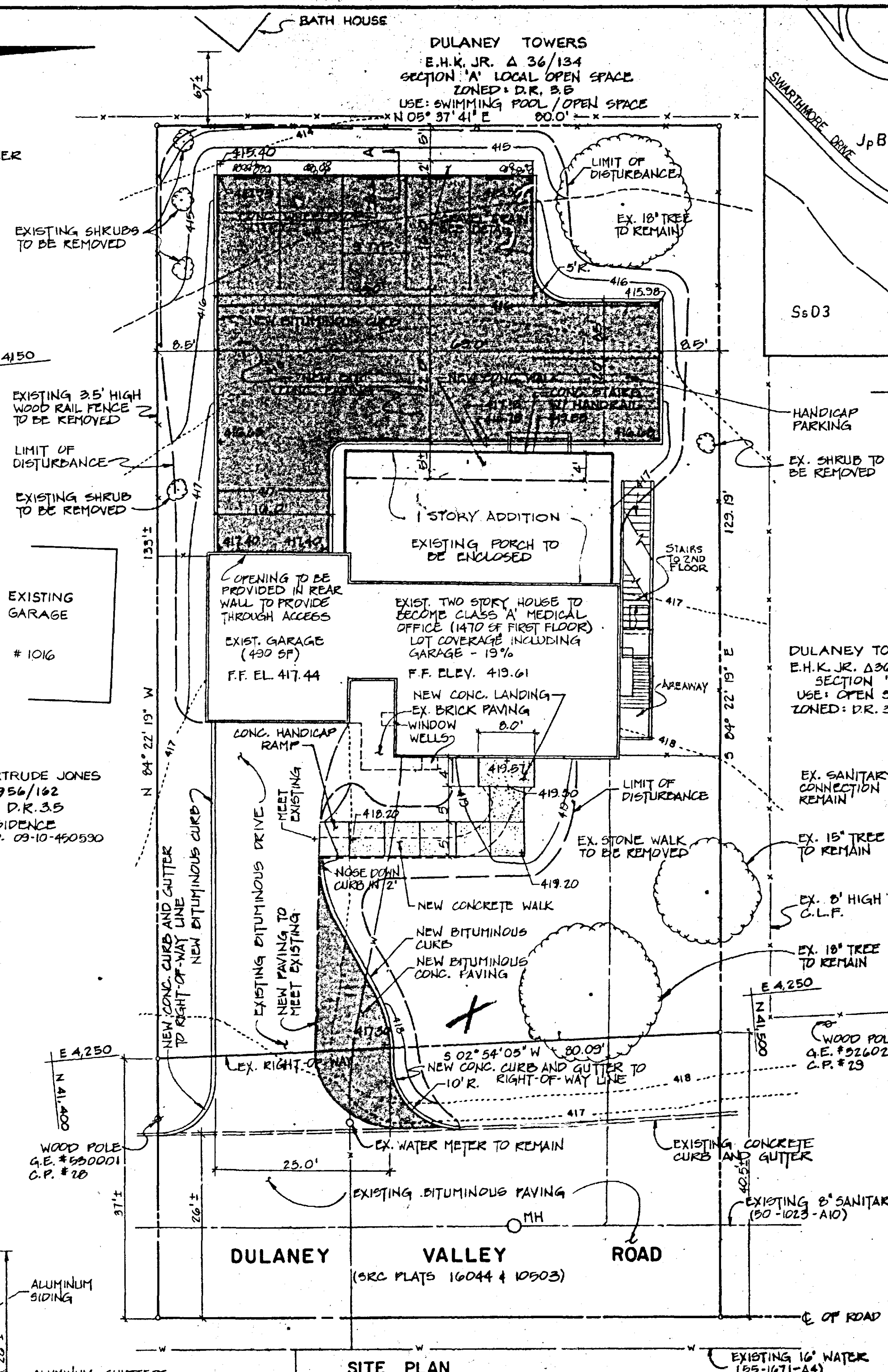




PLANTING PLAN
SCALE: 1"=10'



SIDE ELEVATION - EXIST. HOUSE
NOT TO SCALE



SITE PLAN
SCALE: 1"=10'

PLAT TO ACCOMPANY
PETITION FOR SPECIAL EXCEPTION

SOILS MAP
SCALE: 1"=200'

SOILS DATA			
SYM.	SERIES / TYPE	HOMES WITH OR WITHOUT BASEMENTS	STREETS AND PARKING LOTS
JpB	JOPPA GRAVELLY SAND LOAM / A	MODERATE - DUE TO SLOPE	BLIGHT - DUE TO SLOPE
S&D3	SASSAFRAS AND JOPPA SOILS / B	SEVERE - DUE TO SLOPE	MODERATE - DUE TO SLOPE

VICINITY MAP
SCALE: 1"=2000'

GENERAL SITE DATA
1. NET SITE AREA: 0.24 ACRE GROSS SITE AREA: 0.31 ACRE
2. DEED REFERENCE: E.H.K. JR. 6678/65 E.H.K. JR. 6824/437 (COVENANTS)
3. PROPERTY NO.: 09-12-390390
4. ZONING: R.O.
5. ELECTION DISTRICT: 9TH
6. COUNCILMANIC DISTRICT: 4TH
7. CENSUS TRACT: 4903.01
8. WATERSHED: 10
9. SUB WATERSHED: 29
10. AVERAGE DAILY TRIPS (ADT) PRESENT: 12.4 FUTURE: 172.5
11. PROPOSED CLASS 'A' MEDICAL OFFICE TO OPERATE 9:00 AM TO 5:00 PM, MAX. NUMBER OF EMPLOYEES: 5
12. PROPERTY SERVED BY MTA BUS ROUTES 8 AND 8E

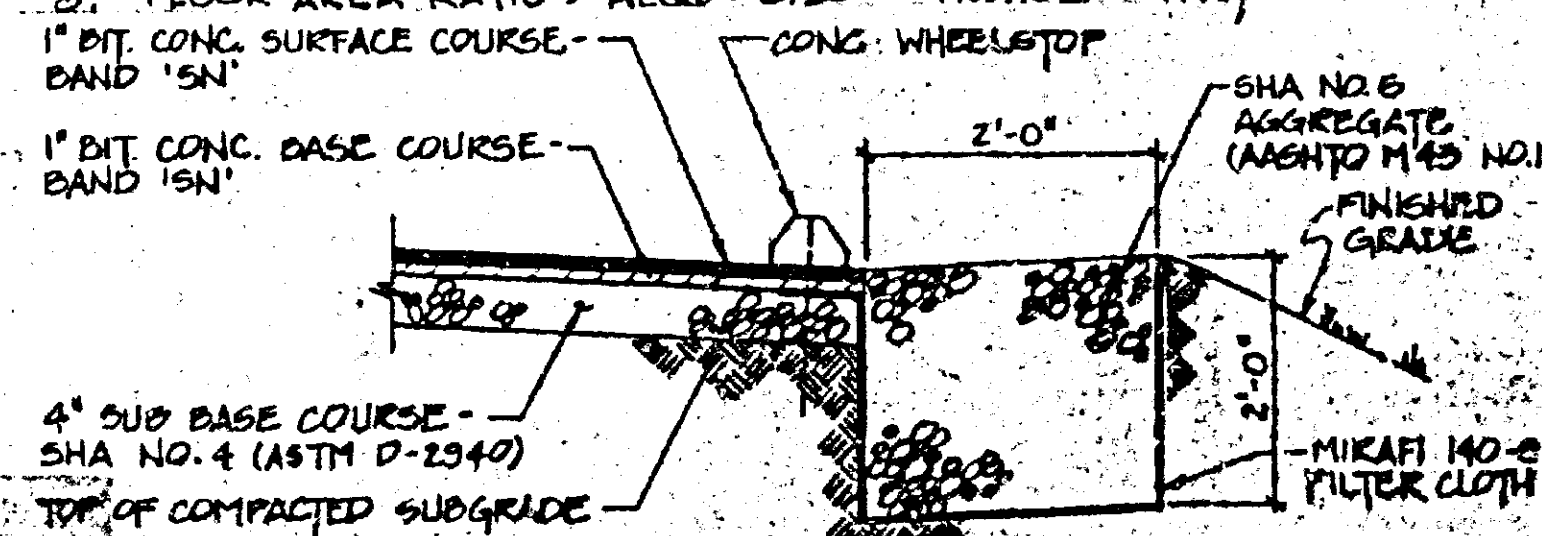
OPEN SPACE DATA
AMENITY OPEN SPACE REQUIRED: 25%
AMENITY OPEN SPACE PROVIDED: 10,488 SF NET SITE AREA
6,394 SF TOTAL BUILDING/PAVING AREA
4,094 SF TOTAL OPEN SPACE

AMENITY OPEN SPACE/GROSS SITE AREA: 4,094/13,504 = 30.3%

PARKING DATA
PARKING: 1,470 SF OF 1ST FLOOR OFFICE @ 1 SPACE/300 SF = 5 SPACES
REQUIRED:
PARKING: 6 STANDARD SPACES
PROVIDED: +1 HANDICAP SPACE
TOTAL SPACES PROVIDED

LANDSCAPE PLANTING DATA
PLANTING: 168 LF OF ROAD @ 1 TREE/40 LF = 4 TREES
REQUIRED: + 7 PARKING SPACES @ 1 TREE/12 SPACES = 1 TREE
CREDIT FOR 2 TREES WITHIN LIMITS OF CLEARING = 2 TREES
MINIMUM NUMBER OF TREES REQUIRED = 3 TREES
* A MIN. OF 3 REQUIRED TREES SHALL BE MAJOR DECIDUOUS TREES
* 4' WIDE SCREEN PLANTING SHALL BE PROVIDED ALONG PROPERTY LINES

GENERAL NOTES
1. BENCH MARK: BALTIMORE COUNTY BENCH MARK X-4104, ELEVATION 416.31
2. THERE ARE NO CRITICAL AREAS, ARCHEOLOGICAL SITES, WETLANDS, ENDANGERED SPECIES HABITAT, HAZARDOUS MATERIALS SITES, OR HISTORICAL BUILDINGS WITHIN THE PROPERTY LIMITS SHOWN ON THIS DRAWING.
3. ALL DISTURBED AREAS WHICH ARE NOT PAVED OR PLANTED IN ACCORDANCE WITH THE PLANTING PLAN SHALL BE SEEDING AND MULCHED.
4. ON SITE CURB SHALL BE BITUMINOUS CURB SIMILAR TO BALTO. COUNTY STD. D-20. CURB IN THE STREET ROW SHALL BE COMBINATION CONCRETE CURB AND GUTTER IN ACCORDANCE WITH BALTO. COUNTY STD. D-21.
5. WAIVER OF SIDEWALK REQUIREMENT ALONG DULANEY VALLEY ROAD WILL BE REQUESTED.
6. PROPOSED ADDITIONAL IMPERVIOUS AREA: 2800 SF
7. NO ADDITIONAL OUTDOOR LIGHTING IS PROPOSED, SIZE AND LOCATION OF SIGN IS UNDETERMINED BUT SHALL BE A MAXIMUM OF 8 SF.



SECTION A-A
NOT TO SCALE

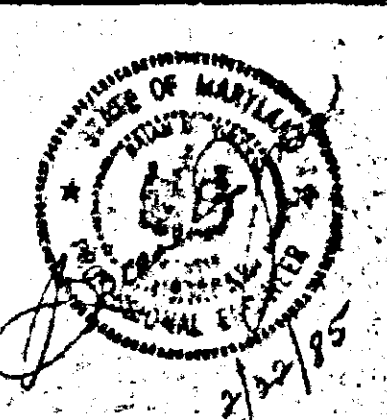
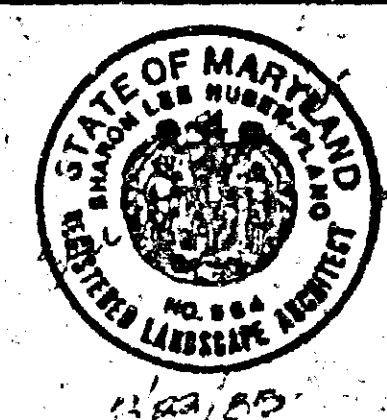
"I certify that the planting plan shown herein is consistent with applicable policy, guidelines and ordinances, and that all plant material to be furnished will be nursery-grown in accordance with the specifications stated in the Baltimore County Landscape Manual, 1983, dated 1983."

Signature of Applicant: *[Signature]* Date: *[Date]*

BY	NO.	REVISION	DATE	APPLICANT
SNP	1	PER CRG APPROVAL	4/23/85	DR. MICHAEL SPODAK

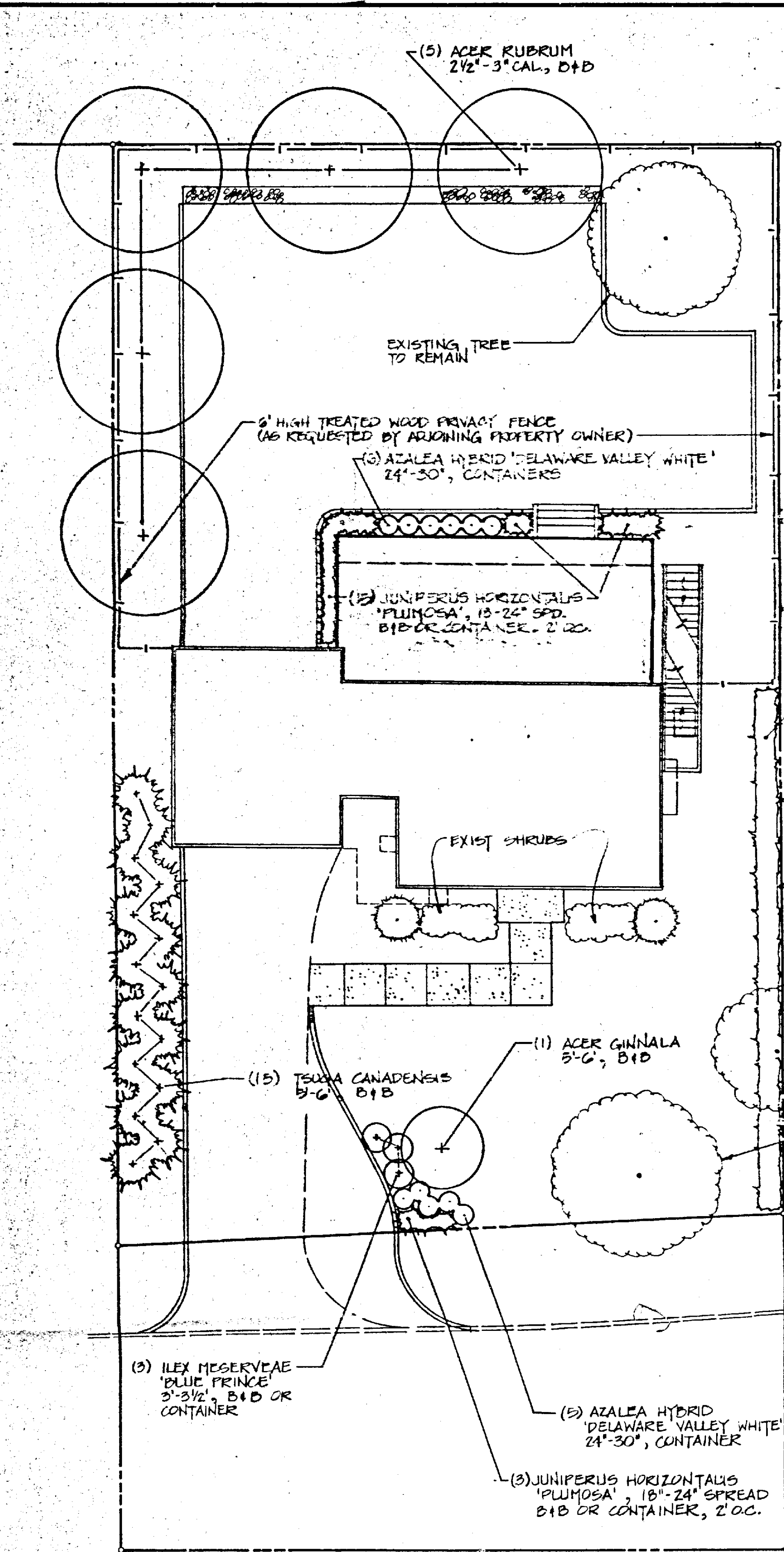
DR. MICHAEL SPODAK
2360 W. JOPPA ROAD
LUTHERVILLE, MD. 21093
321-0343

SPODAK OFFICE BUILDING
1018 DULANEY VALLEY ROAD
TOWSON, MD. 21204



HITNEY CONSULTING ENGINEERS
1890 York Road
Timonium, MD 21093
301-522-6060

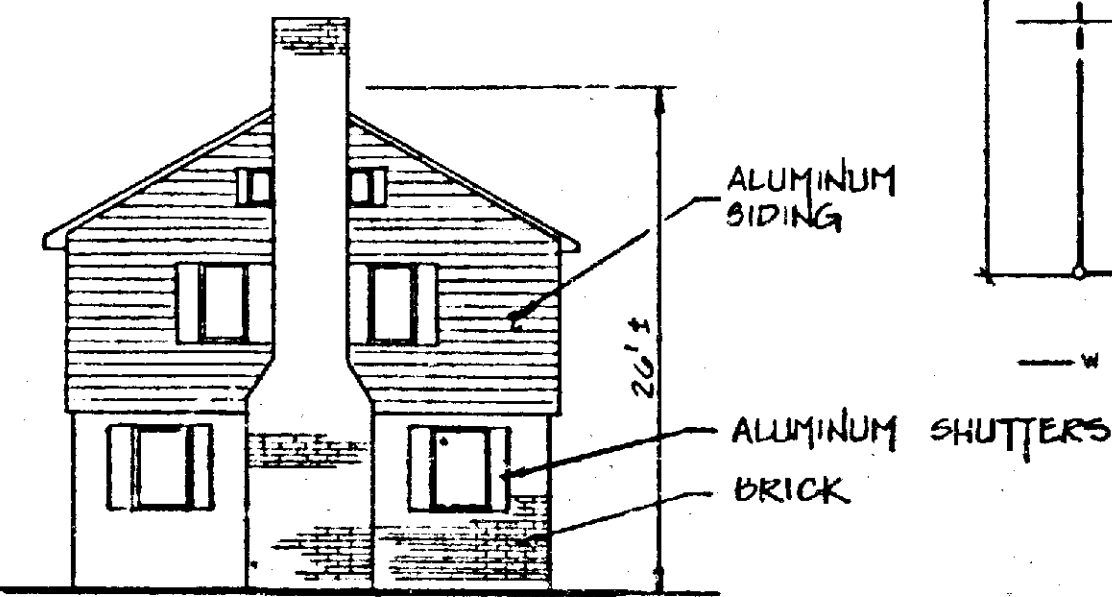
DWG NO. 1



PLANTING PLAN
SCALE: 1"=10'

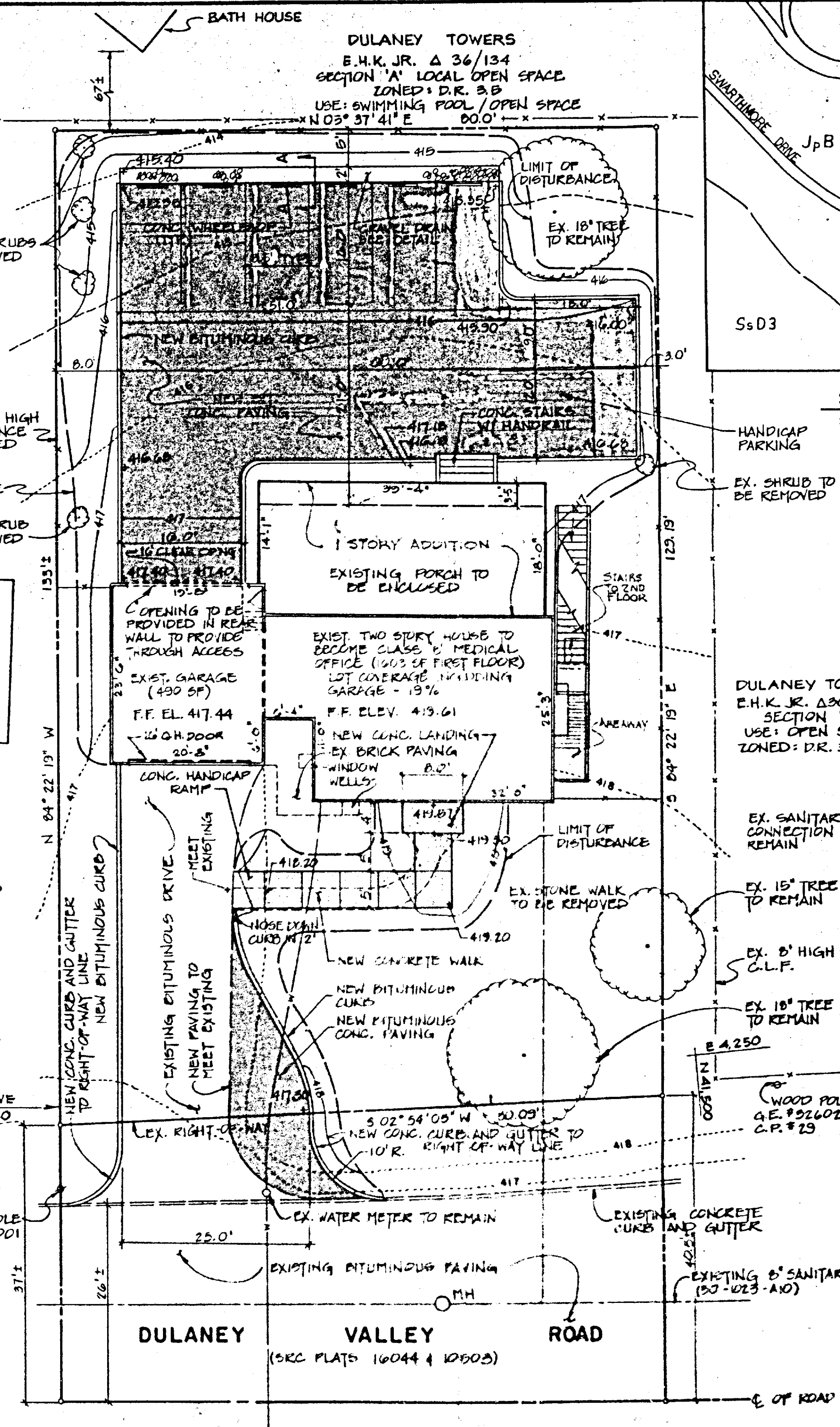
"I certify that the planting plan shown herein is consistent with applicable policy, guidelines and ordinances, and that all plant material to be furnished will be nursery-grown in accordance with the specifications stated in the Baltimore County Landscape Manual, 1983, dated 1983."

Signature of Applicant: *Dr. Michael Spodak*
Date: 11/19/85



SIDE ELEVATION - EXIST. HOUSE
NOT TO SCALE

JOHN M. & GERTRUDE JONES
G.L.B. 1956/162
ZONED: D.R. 3.5
USE: RESIDENCE
PROPERTY NO. 05-10-450530

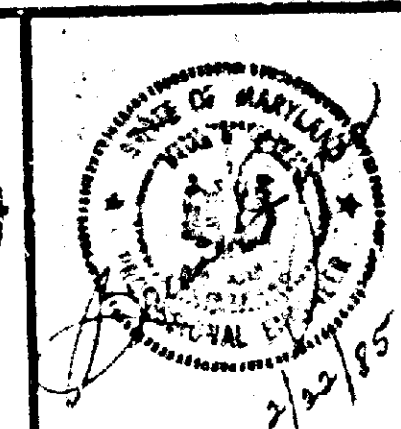
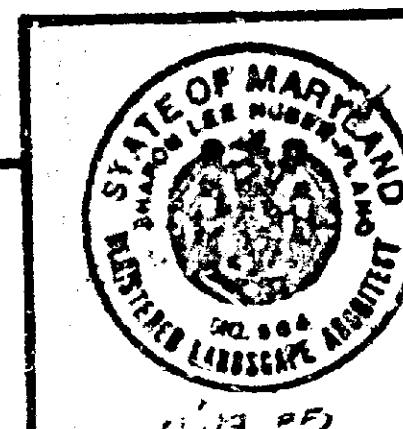


SITE PLAN
SCALE: 1"=10'

PLAT TO ACCOMPANY
PETITION FOR SPECIAL EXCEPTION

GOUCHER COLLEGE
WPC. 249/248 & GED 2650/320
ZONED: D.R. 3.5 / D.R. 3

SPODAK OFFICE BUILDING
1018 DULANEY VALLEY ROAD
TOWSON, MD. 21204



WHITNEY CONSULTING ENGINEERS
1830 York Road
Timonium, MD. 21093
301-252-8060

DR. MICHAEL SPODAK
1018 DULANEY VALLEY ROAD
TOWSON, MD. 21204
DATE: 2/22/85
SCALE: 1"=10'

SOILS MAP
SCALE: 1"=200'

SOILS DATA			
SYM.	SERIES/TYPE	HOMES WITH OR WITHOUT BASEMENTS	STREETS AND PARKING LOTS
JpB	JOPPA GRAVELLY SANDY LOAM/A	MODERATE - DUE TO SLOPE	BLIGHT - DUE TO SLOPE
SsD3	SASSAFRAS AND JOPPA SOILS/B	SEVERE - DUE TO SLOPE	MODERATE - DUE TO SLOPE

- GENERAL SITE DATA
- NET SITE AREA: 0.24 ACRE GROSS SITE AREA: 0.31 ACRE
 - DEED REFERENCE: E.H.K. JR. 6678/65 E.H.K. JR. 6824/437 (COVENANTS)
 - PROPERTY NO.: 09-12-598390
 - ZONING: R.O.
 - ELECTION DISTRICT: 9TH
 - COUNCILMANIC DISTRICT: 4TH
 - CENSUS TRACT: 4903.01
 - WATERSHED: 10
 - SUB SEWERSHED: 29
 - AVERAGE DAILY TRIPS (ADT) PRESENT: 12.4 FUTURE: 172.5
 - PROPOSED CLASS 'B' MEDICAL OFFICE TO OPERATE 9:00 AM TO 5:00 PM, MAX. NUMBER OF EMPLOYEES: 5
 - PROPERTY SERVED BY MTA BUS ROUTES 8 AND 8E

OPEN SPACE DATA

AMENITY OPEN SPACE REQUIRED: 25%
AMENITY OPEN SPACE PROVIDED: 10,488 SF NET SITE AREA
5,988 SF TOTAL BUILDING/PAVING AREA
4,500 SF TOTAL OPEN SPACE

AMENITY OPEN SPACE/GROSS SITE AREA: 4,500/13,504 = 33%

PARKING DATA

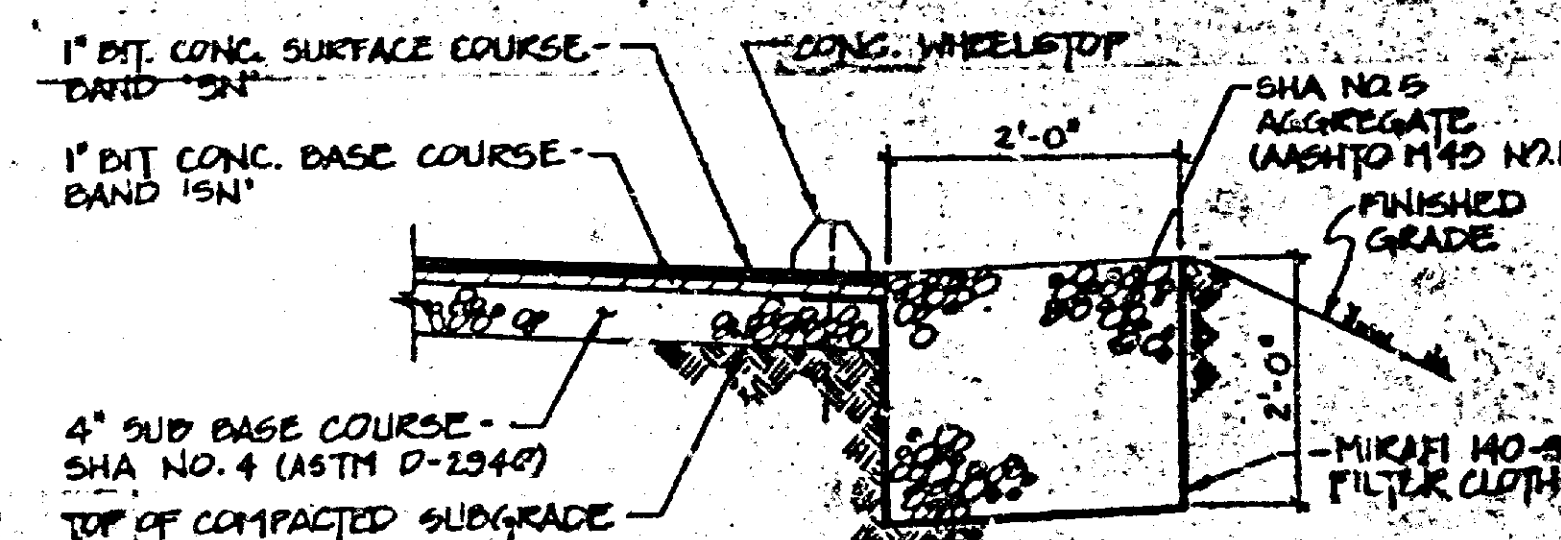
PARKING REQUIRED: 1,603 SF OF 1ST FLOOR OFFICE @ 1 SPACE/300 SF = 5.3 SPACES
688 SF OF 2ND FLOOR OFFICE @ 1 SPACE/300 SF = 2.3 SPACES
2,291 SF TOTAL SPACES REQUIRED = 7.6 = 8

PARKING PROVIDED: 7 STANDARD SPACES
1 HANDICAP SPACE
8 TOTAL SPACES PROVIDED

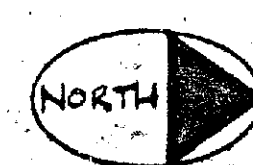
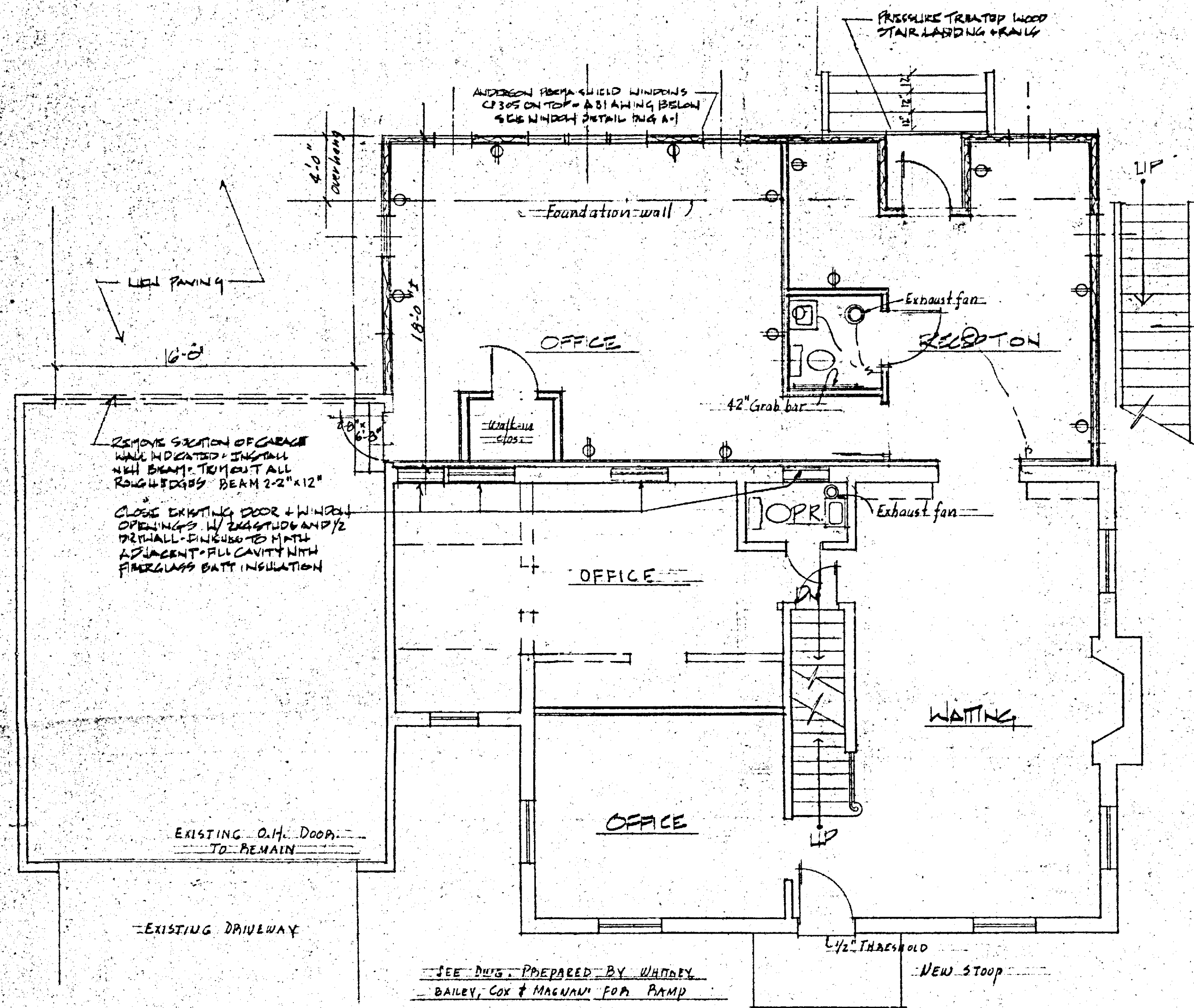
LANDSCAPE PLANTING DATA

PLANTING: 160 LF OF ROAD @ 1 TREE/40 LF = 4 TREES
REQUIRED: 8 PARKING SPACES @ 1 TREE/12 SPACES = 1 TREE
5 TREES
CREDIT FOR 2 TREES WITHIN LIMITS OF CLEARING = 2 TREES
MINIMUM NUMBER OF TREES REQUIRED = 3 TREES
* A MIN. OF 3 REQUIRED TREES SHALL BE MAJOR DECIDUOUS TREES
* 4' WIDE SCREEN PLANTING OR PRIVACY FENCE SHALL BE PROVIDED ALONG PROPERTY LINES

- GENERAL NOTES
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 - PROPOSED ADDITIONAL IMPERVIOUS AREA: 3138 SF
NO ADDITIONAL OUTDOOR LIGHTING IS PROPOSED, SIZE AND LOCATION OF SIGN IS UNDETERMINED BUT SHALL BE A MAXIMUM OF 8 SF.
 - FLOOR AREA RATIO ALLOWED: 0.50 PROVIDED: 3475/13504 = 0.35



SECTION A-A
NOT TO SCALE

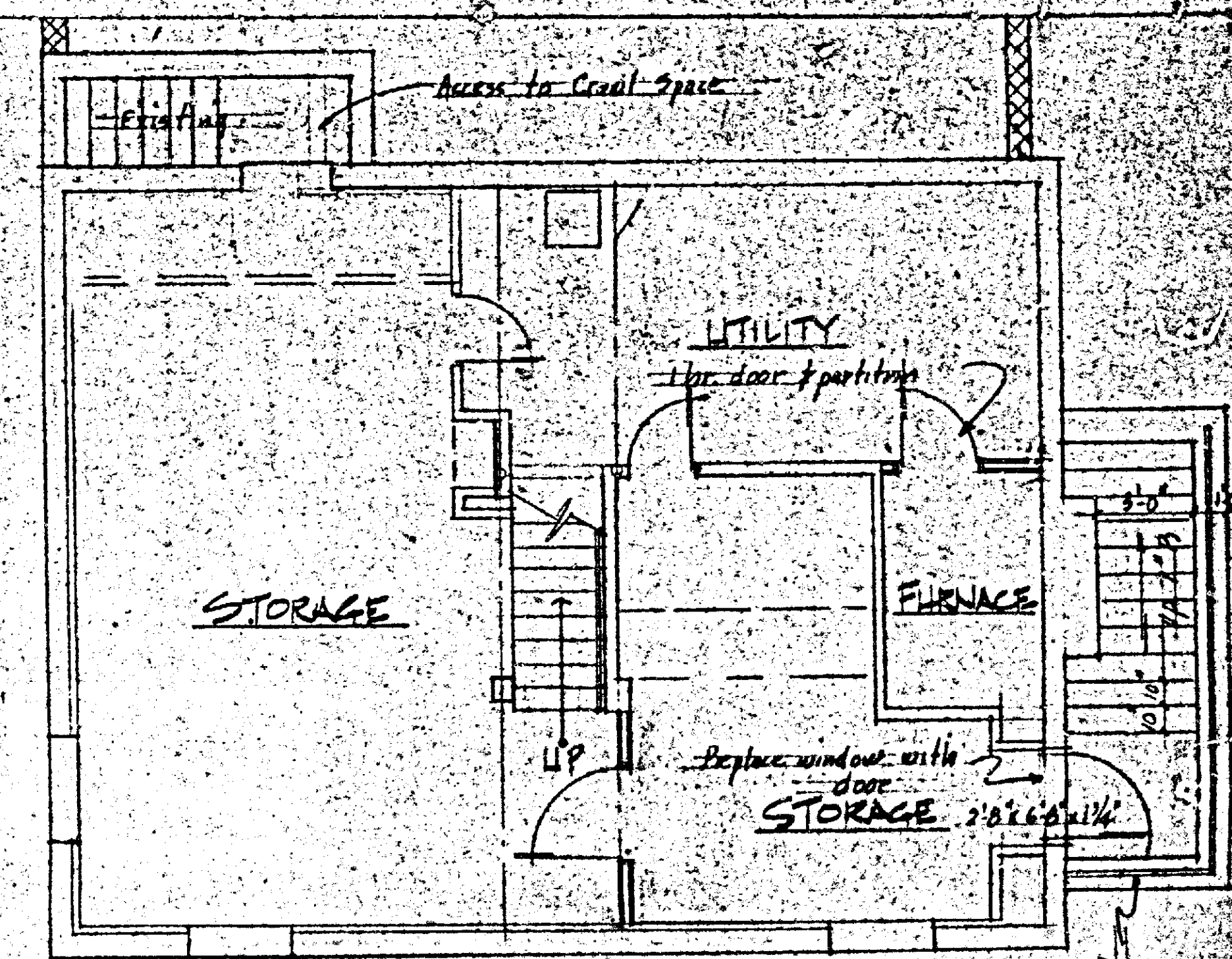


FIRST FLOOR PLAN

1/4\"/>

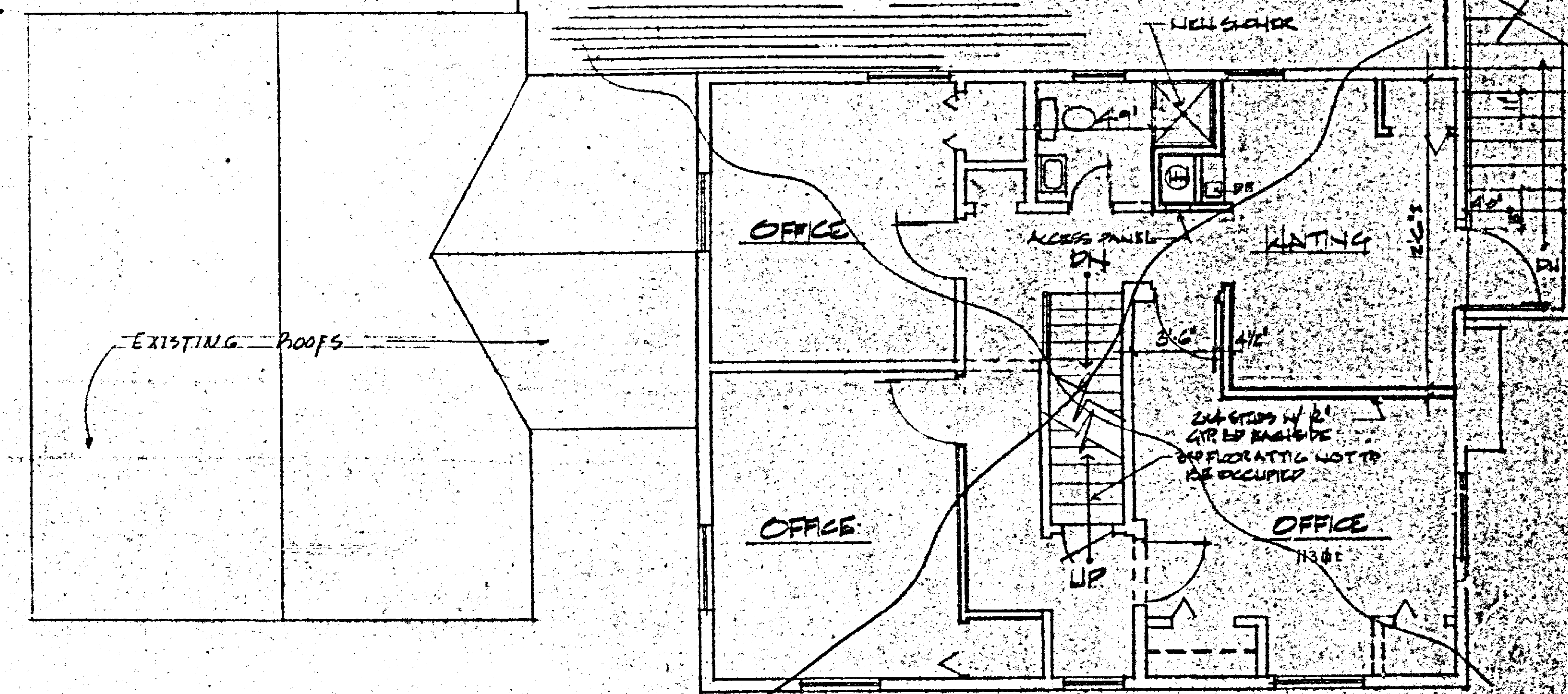
BASEMENT PLAN

1/4\"/>



PROVIDE SPRINKLER PROTECTION FOR ALL STORAGE AREAS

FUTURE STAIR WHEN SECOND FLOOR IS OCCUPIED



FUTURE SECOND FLOOR PLAN

1/4\"/>

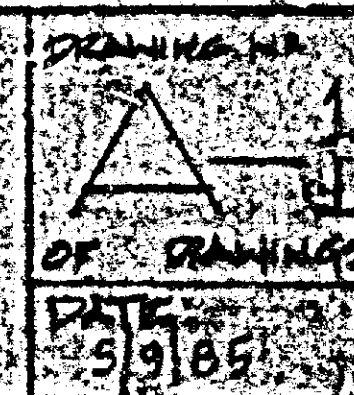
CHARLES VAUGHAN PIPPEN, ARCHITECT, P.A.

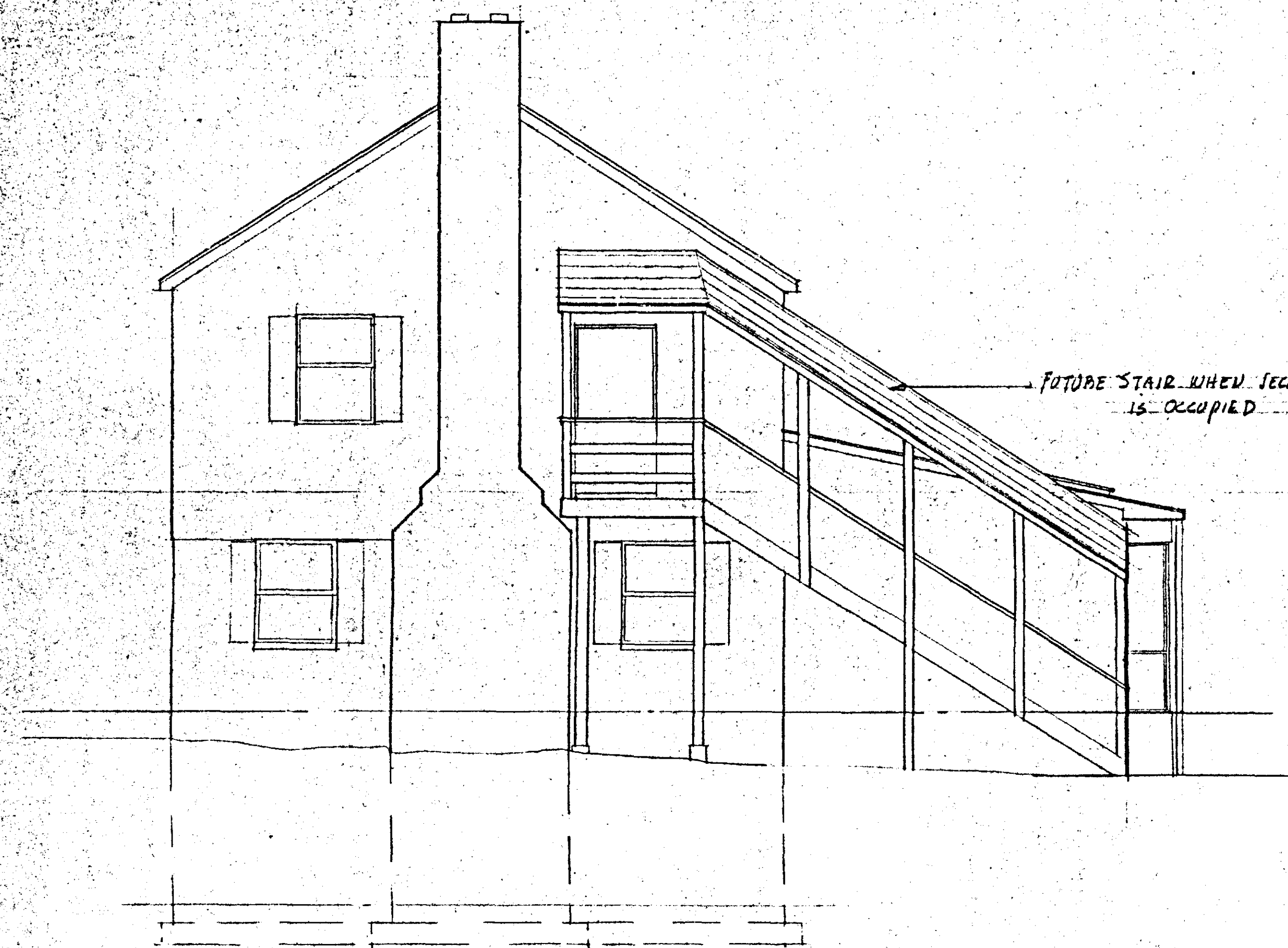
2305 PBT SPRING ROAD
TIGONVILLE, MARYLAND 20915
(301)-251-6430

PROPOSED ALTERATIONS FOR DOCTOR'S OFFICE

1018 DULANEY VALLEY ROAD
BOWEN, MARYLAND
OWNER: DR. MICHAEL SPOON

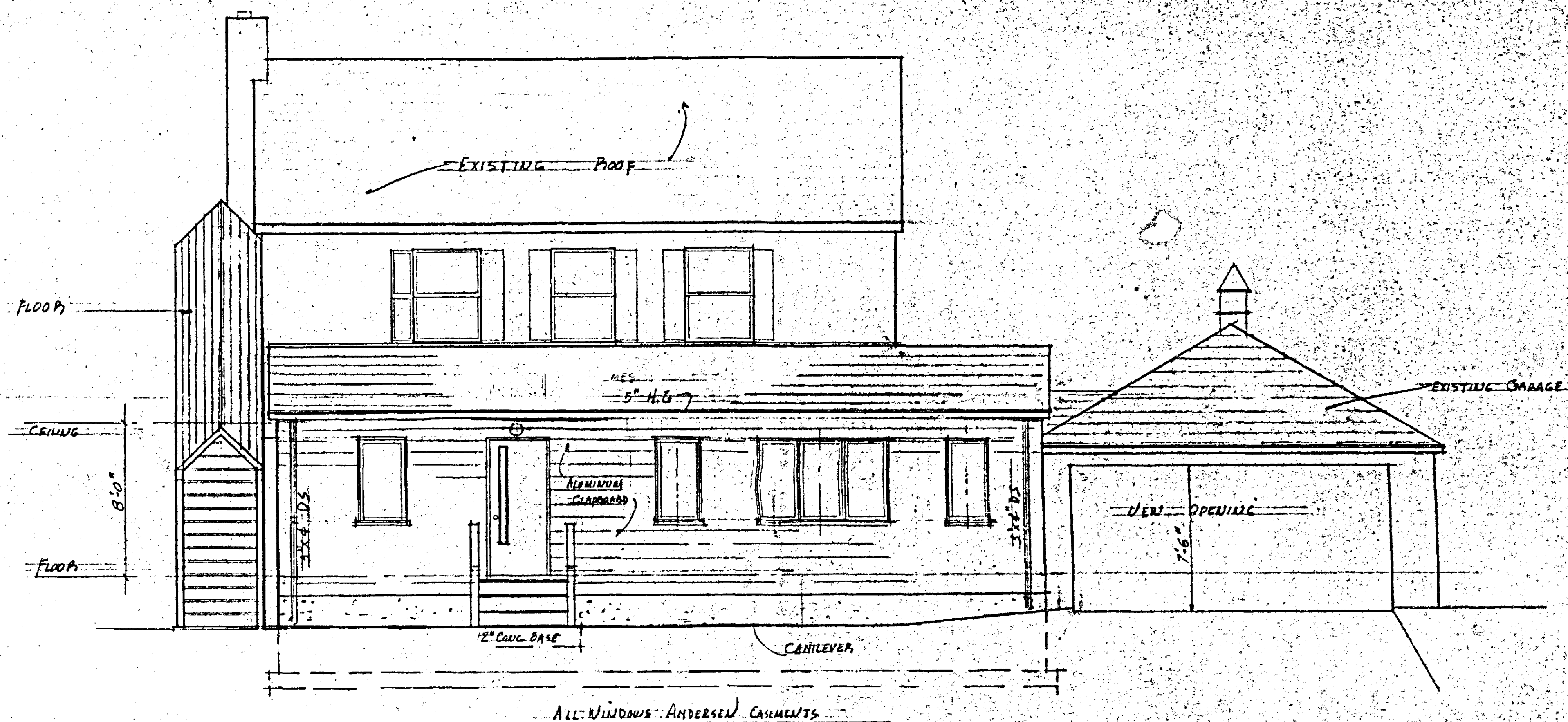
Revised 7/12/85





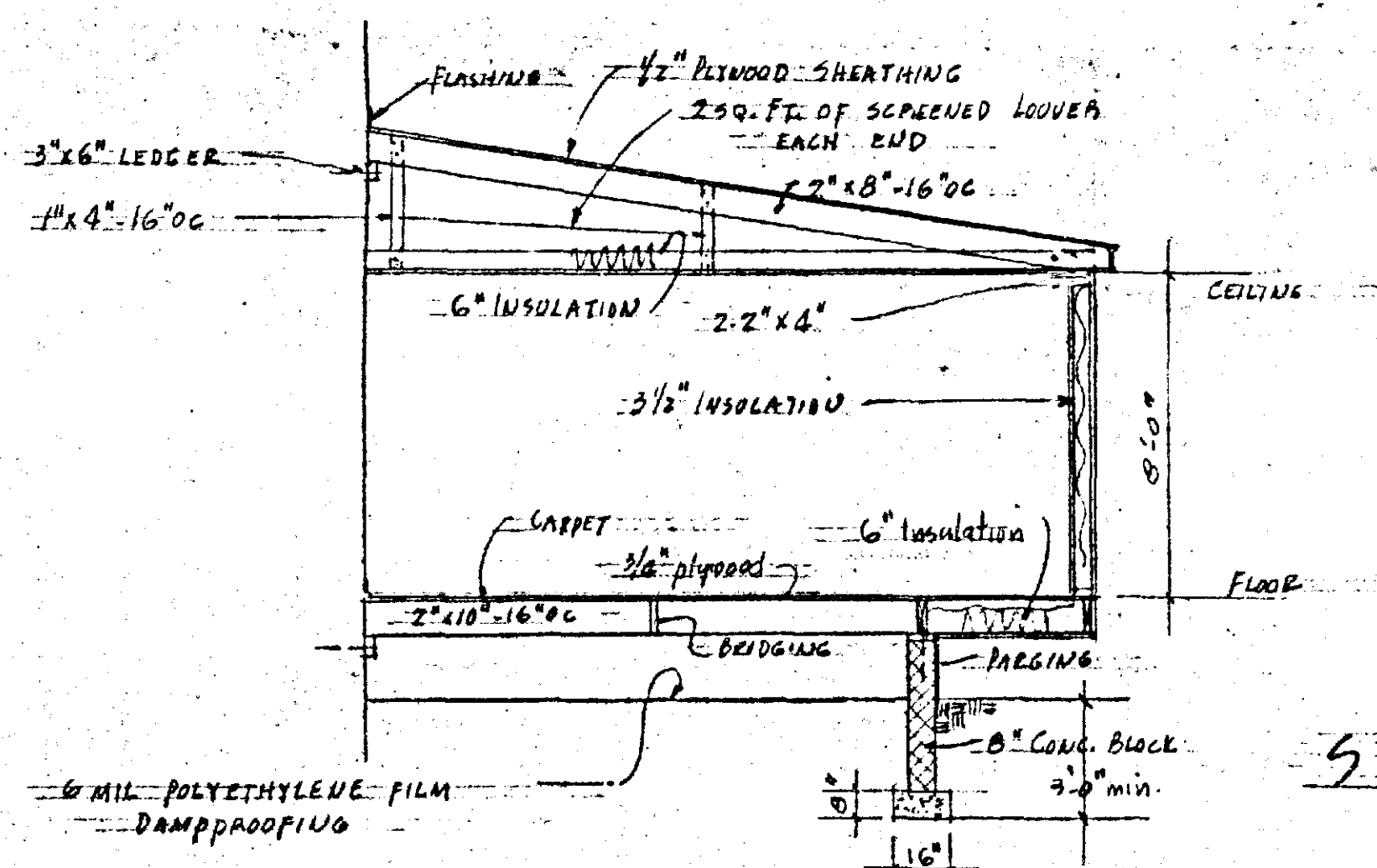
SIDE ELEVATION

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"



SECTION SCALE 1/4"=1'-0"

PROPOSED ALTERATIONS FOR DOCTORS OFFICE

1018 DULANEY VALLEY ROAD

TOWSON MARYLAND

OWNER: DR. MICHAEL SPODAK

Revised 7/23/85

DRAWING NO.
A-2
OF 2 DRAWINGS
DATE
5/9/85

DWG NO

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

Project #85079
Spodak Office Building
Page 3
April 16, 1985

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

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the 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.

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

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

Review of the plan shows that disturbance on the site exceed 5,000 square feet; therefore, it is not eligible for exemption. You may provide computations that limit the disturbance to 5,000 square feet or you may apply for a waiver.

If management is required, infiltration must be investigated for 2 and 10-year peak management.

WATER AND SANITARY SEWER COMMENTS:

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

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

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

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

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

Project #85079
Spodak Office Building
Page 4
April 16, 1985

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

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.

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

EW:PMK:iss

cc: File



William K. Hellmann
Secretary
Hal Kassoff
Administrator

April 15, 1985

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

Re: CRG Meeting of 4-17-85
"Spodak Office Building"
W/S Dulaney Valley Road
Route 146, North of
Swarthmore Drive

Dear Mr. Markle:

On review of the submittal of 2-22-85 and field inspection, the State Highway Administration finds the plan generally acceptable.

All work within the State Highway Administration Right of Way must be through State Highway Administration permit with the posting of a bond or letter of credit 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

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0411 D.C. Metro - 1-800-482-5062 Statewide Toll Free
P.O. Box 717/707 North Calvert St., Baltimore, Maryland 21203-0717



William K. Hellmann
Secretary
Hal Kassoff
Administrator

August 27, 1985

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

Att: James E. Dyer

RE: Baltimore County
Item # 38
Property Owner: Michael
K. Spodak, M.D.
Location: W/S Dulaney
Valley Road (Route 146)
185.5 North of centerline
of Swarthmore Drive
Existing Zoning: R.O.
Proposed Zoning: Spec.
Exception for Class B
office building
Acres: .24
District: 9th

Dear Mr. Dyer:

On review of our files for CRG meeting of 4/17/85, and Change of Occupancy COC-767-85, the State Highway Administration found the site plans generally acceptable.

All work (Entrance improvements) within the State Highway Administration Right of Way must be through State Highway Administration Permit with the posting of a \$5,000.00 bond or Letter of Credit to guarantee construction.

Very truly yours,

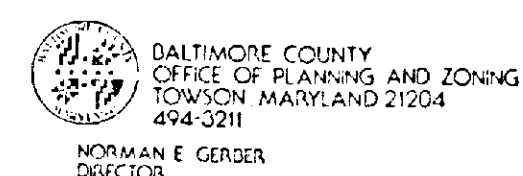
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL:GW:es

cc: J. Ogle

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0411 D.C. Metro - 1-800-482-5062 Statewide Toll Free
P.O. Box 717/707 North Calvert St., Baltimore, Maryland 21203-0717



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

SEPTEMBER 25, 1985

Re: Zoning Advisory Meeting of AUGUST 13, 1985
Item # 38
Property Owner: MICHAEL K. SPODAK, M.D.
Location: W/SIDE DULANEY VALLEY RD.
185.5' N. of E. OF SWARTHMORE DR.

Dear Mr. Jablon:

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

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-86 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 8/17/85.
- ☒ The property is located in a deficient service area as defined by Bill 175-79. 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 deficient area controlled by a 10' 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.
- ☒ The property is located in a deficient area controlled by a 10' 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.
- ☒ The property is located in a deficient area controlled by a 10' 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.

cc: James Howell

Eugene A. Bober
Chief, Current Planning and Development

Baltimore County Office of Planning and Zoning
Room 105 County Office Building
Towson, Maryland 21204

W-85-33

SECTION 22 - 43 WAIVER

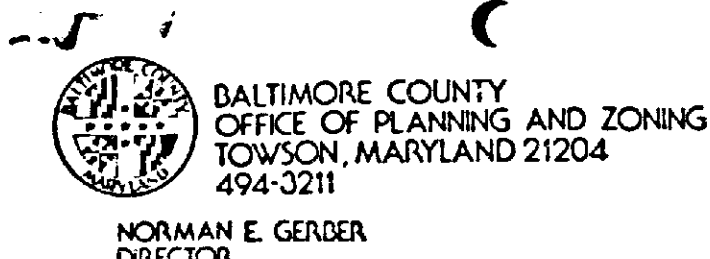
1. General Information and Requirements for Submittal: 3 copies of all information.
 - 1. Name of development and location: Class A Medical Office
1018 Dulaney Valley Rd., Towson, Md 21204
 - 2. Owner's name: Michael K. Spodak, M.D.
 - 3. Owner's address and phone number: 2360 W. Joppa Road (21093) 321-0343
 - 4. Applicant's name (if other than owner): Whitney, Bailey, Cox & Magnani
 - 5. Applicant's address and phone number: 1850 York Road, Timonium, Md 21093 (252-6060)
 - 6. Libers/folio: EHK Jr. 6678/065
 - 7. Tax Account number: 09-12-590390
 - 8. Site plan at appropriate scale and vicinity sketch
 - 9. 182 500' scale aerial photograph with subject site outlined and road network identified (original)
 - 10. Signature of Applicant or Owner, Date: [Signature] 9/25/85

- II. Reason for Waiver Request: Check Appropriate Reasons
 - ☒ (1) Lot line adjustment, including the combination of lots or parcels.
 - ☒ (2) The subdivision of property pursuant to court order, a will, or the laws of intestate succession.
 - ☒ (3) Amendment to an approved plan or plat which does not materially alter the proposed development.
 - ☒ (4) The subdivision of land in an approved agricultural land preservation district for the purpose of the conversion of land to the owner or his children pursuant to Title 2, Subtitle 5 of the Agriculture Article of the Annotated Code of Maryland.
 - ☒ (5) The subdivision of a farm tract into two lots.
 - ☒ (6) The subdivision of land in an R.C. zone if no new roads are required.
 - ☒ (7) The subdivision of land into three or fewer lots for residential single-family dwellings.
 - ☒ (8) A commercial development of land involving only one building for a single use.
 - ☒ (9) An industrial development of land involving only one building for a single use.
 - ☒ (10) A minor development.
 - ☒ (11) The construction of public buildings.
 - ☒ (12) The construction of necessary structures.
 - ☒ (13) Any proposed development, if the Director finds that compliance with these regulations would cause unnecessary hardship. Attach statement specifying nature of hardship.

- III. Nature of Waiver
 - ☒ Waiver of Plan
 - ☒ Waiver of Standard(s), specify which standard(s) is being requested to be waived and reasons: Sidewalk - Remote area without sidewalks on either side of Dulaney Valley Road

- IV. Status
 - ☒ Approved
 - ☒ Denied

Comments:



Whitney, Bailey, Cox & Magnani
1850 York Road
Timonium, Maryland 21093

Re: Spodak Medical Office Building
W-85-33

Dear Sir:

We have reviewed your waiver application for the above property and have determined that a waiver (or the Standard(s)), would be within the scope, purpose and intent of the Development Regulations of Baltimore County and is therefore approved.

Should you have questions please contact Eugene Bober, at 494-3335.

Sincerely yours,

SIGNED: Norman E. Cerber
Norman E. Cerber
Director of Planning and Zoning

NEG:rh

cc: Eugene A. Bober
Edward A. McDonough
CRG File
James A. Markle

JUN 17 1985

BALTIMORE COUNTY, MARYLAND
SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: April 17, 1985
FROM: ZONING OFFICE
PROJECT NAME: Spodak Office Building PLAN: ☒
LOCATION: 1018 Dulaney Valley Road DEVELOPMENT PLAN:
DISTRICT: 9th Election District PLAT:

These comments were written on the CRG plan dated 2/22/85:

1. A Class A Office Building is permitted by right in an R-O Zone. The Baltimore County Zoning Regulations define a Class A Office Building as "a principal building originally constructed as a one or two family detached dwelling and that is converted to office use without any external enlargement for the purpose of creating the office space or otherwise accommodating the office use... The enclosure of a porch of a house does not constitute external enlargement." A dock and a porch are considered to be the same by the Baltimore County Zoning Regulations.
2. The following minor revisions are needed on the CRG plan prior to plan approval:
 - A. If medical offices are proposed on the 2nd floor of the building, the parking requirements are 1 parking space per 300 square feet of floor area or 3 parking spaces instead of the 2 shown. The total number required would be 8 which is the number shown.
 - B. Elevation drawings or photographs must be provided for all four sides of the existing house.
 - C. A note must be added to the plan which states that the maximum signage permitted is 8 square feet, non-illuminated, and that it must be on the building wall.

Diana Titter
DIANA TITTER
Zoning Associate III

Dmr

BALTIMORE COUNTY, MARYLAND
SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: April 15, 1985
FROM: OFFICE OF PLANNING AND ZONING
PROJECT NAME: SPODAK OFFICE BUILDING PLAN: XXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT IX-453 PLAN EXTENSION:
REVISED PLAN:
PLAT:

The Office of Planning and Zoning has reviewed the subject plan dated February 22, 1985 and has the following comments:

The landscape calculations are incorrect and must be revised as follows: 160 LF or road at 1 tree/40 LF = 4 trees. Therefore a total of 5 trees are required. The schematic landscaping as shown is acceptable with one exception. The plan shows a 5' planting/screening area between the 6 parking spaces and the Dulaney Towers development. The Landscape Manual requires an 8' planting area between parking and a residential use. The plan must be revised accordingly. As an alternative, a modification request may be submitted to this office in accordance with Section VIII of the Landscape Manual. The Final Landscape Plan prepared by a registered landscape architect must be approved by this office prior to issuance of any permits.

Susan Carrell
Susan Carrell

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-5350

STEPHEN E. COLLINS
DIRECTOR

August 28, 1985

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

Item No. -ZAC- August 13, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 38, 39, 40, 41, 42, 44, 45, and 46.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate II

SEC/MSF/bmr

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND
TO : James A. Markie CRG Date: 4-17-85
FROM : Traffic Engineering
SUBJECT: CRG Comments

PROJECT NAME : Spodak Off. Bldg.

PROJ # & DIST: 3-4

LOCATION: Dulaney Valley Rd. S I-695

COMMENTS:

? Subject to SHA approval, a northbound left turn lane on Dulaney Valley Rd. will be needed.

C. Richard Moore
C. Richard Moore

4-15-85
Date
COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

SPODAK OFFICE BUILDING
Subdivision Name, Section and/or Plat

H.K. Spodak
Developer and/or Engineer
Watershed 1 No. of Lots 0.257 Total Acreage Public Water Public Sewer

COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
- Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
- Public sewers, public water, must be utilized and/or extended to serve the property.
- A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised, has/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:

It is recommended this plan not be approved at this time. See revisions and/or comments.
REVISOR'S AND/OR COMMENTS:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director
Environmental Support Services
TO: Charles K. Weiss
Date: April 17, 1985

FROM: Stephen E. Collins
Waste and Water Quality Management
SUBJECT: ENVIRONMENTAL EFFECTS REPORT Spodak Office Building
(Name)
CRG MEETING April 17, 1985 9:00 AM
(Date) (Time)

PLAN REVIEW NOTES

1. Residential office conversion on 0.257 acres (Describe Site)
2. Public water and Public sewer is proposed.
3. No streams on site (Describe streams on-site)
5. No wetland 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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Sy Benson
FROM: Charles K. Weiss
SUBJECT: Spodak Office Bldg.
1018 Dulaney Valley Road
CRG 4/17/85

Baltimore County does not provide commercial refuse collection. Plan indicates no proposal as to removal of refuse; i.e., dumpster site, etc. Therefore, no comment can be made as to feasibility of the proposal.

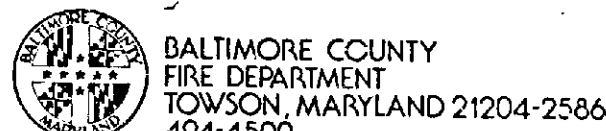
CKW/KRA/ms

CRG MEETING OF APRIL 17, 1985
Spodak Office Building

1. The plan indicates that the site is exempt from storm water management due to the fact that proposed new impervious area is less than 5,000 sq. ft. However, the criteria is based on disturbed area, not impervious surface. A rough calculation shows that proposed area is slightly greater than 5,000 sq. ft. The developer should provide calculations demonstrating that the site is eligible for an exemption or he might want to make a written application for a waiver.
2. If management is required, infiltration must be investigated & at 10 year peak management is required.

Thomas J. Vidmar
3/20/85

JUN 17 1985



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

PAUL H. RENCKE
CHIEF

August 20, 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: Michael K. Spodak, M.D.

Location: W/S Dulaney Valley Road, 185.5' North of centerline of
Swarthmore Drive
Item No.: 38

Zoning Agenda: Meeting of August 13, 1985

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 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.
- (XX) 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: *[Signature]* Noted and Approved: *Roy W. Kemmer*
Planning Bureau Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-4310

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 # 38 Zoning Advisory Committee Meeting are as follows:

Property Owner: Michael K. Spodak, M.D.

Location: W/S Dulaney Valley Road, 185.5' North of c/l of Swarthmore Drive
District: 9th.

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.B.S.L. #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/are 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 Sub Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 4'-0" to an interior lot line. Sub use groups require a one hour wall if closer than 1'-0" to an interior lot line. Any wall built up to an interior lot line shall require a fire of party wall. See Table 401, Section 1007, Section 1006.2 and Table 1007. 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 permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 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. Reproduced Architectural or Engineer seals are usually required. The change of Use Groups are from the _____ to the _____ or to Mixed Use _____ See Section 317 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Flood/Overwash. Please see the attached copy of Section 204.2 of the Building Code as adopted by Bill #17-85. Site plans shall show the current elevations above sea level for the lot and the finished floor levels including basement.

NOTE: J. Comments: Side yard setbacks are not shown. Handicapped ramps and site access shall comply to the State of Maryland Handicapped Code and B.O.C.A. 1984 Ed. See the attached form for additional information.

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 desired the applicant may obtain additional information by visiting Room 106 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Building Plans Review

L/27/85

PETITION FOR SPECIAL EXCEPTION

9th Election District

LOCATION: West side of Dulaney Valley Road, 185' North of the centerline of Swarthmore Road (1018 Dulaney Valley Rd.)

DATE AND TIME: Wednesday, October 23, 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 a Class B Office Building in a R.O. - Zone.

Being the property of Michael K. Spodak, MD 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee Chairperson Date: August 26, 1985

FROM: C. E. Burdum, Chief, Building Plans Review C.E.B.

SUBJECT: Meeting Scheduled 8/13/85 - Item #38

R. O. OCCUPANCIES: "R-3" to "B"

- (✓) 1. A change of occupancy, alteration, and other miscellaneous permits are required.
- (✓) 2. Floor loading of 50 pounds live load design are required. Have a registered in Maryland structural engineer provide a letter of certification. See Section 903.0, 904.0, 905.0, Table 906.0, 907.0.
- (✓) 3. Office buildings with a single exit shall comply with Table 809.3 or two independent exits shall be required. See Sections 809.2, 807.0, 810.0, 811.0, 816.0, 819.0, as alternative requirements.
- (✓) 4. Interior stairs shall be enclosed with one hour rated assemblies and "B" label one hour doors.
- (✓) 5. Tenant demising walls, floor/ceiling assemblies shall have a minimum 1 hour rating. See Table 401 amended by Bill 4-82.
- () 6. Exterior walls shall be a minimum of 1 hour rating and no openings are permitted within 3'-0" of an interior lot line.
- (✓) 7. See Section 1702.12, 1702.13, 1702.16 for sprinklers that may be required.
- (✓) 8. Exit stairs, handrails, etc. shall comply with Section 816.0.
- (✓) 9. Plan does not show the following handicapped requirements under the State Handicapped laws:
 - (✓) A. Parking (correct number of spaces, locations)
 - (✓) B. Signs
 - (✓) C. Parking lot accessibility (paving, etc.)
 - (✓) D. Building accessibility (entrance)
 - (✓) E. Required ramps
 - (✓) F. Interior access and usability, (elevators, toilet rooms, etc.)
 - (✓) G. Curb cuts, etc.
- (✓) 10. Interior finishes shall comply with Tables 1121.5 and 1121.7.
- (✓) 11. Ventilation of toilet rooms, work areas shall comply with the B.O.C.A. Mechanical Code, Article 10, Section M312.4.3 and Section 315.0 where rated assemblies are penetrated with ducts, diffusers, etc.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: October 31, 1985

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

SUBJECT: Zoning Petition No. 86-173-X

The CRG plan (IX-453) was approved on April 17, 1985.

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

NEG:JCH:slm

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
W/S Dulaney Valley Rd., 185' :
N/Centerline of Swarthmore Rd. : OF BALTIMORE COUNTY
(1018 Dulaney Valley Rd.), :
9th District :
MICHAEL K. SPODAK, M.D., : Case No. 86-173-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.

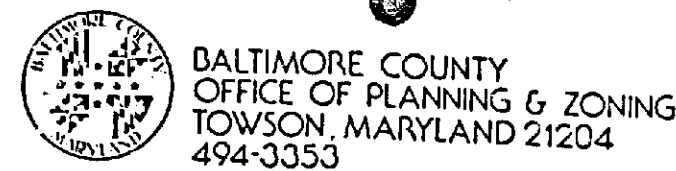
[Signature]
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 24th day of September, 1985, a copy of the foregoing Entry of Appearance was mailed to Michael K. Spodak, M.D., 1018 Dulaney Valley Rd., Towson, MD 21204, Petitioner.

[Signature]
Peter Max Zimmerman
Peter Max Zimmerman

JUN 17 1986



ARNOLD JABLON
ZONING COMMISSIONER

Dr. Michael K. Spodak
2360 West Joppa Road
Lutherville, Maryland 21093

October 17, 1985

Re: Petition for Special Exception
W/S Dulaney Valley Rd., 185' N/c of
Swarthmore Rd. (1018 Dulaney Valley Rd.)
9th Election District
Michael K. Spodak, MD
Case No. 86-173-X

Dear Dr. Spodak

This is to advise you that \$4.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

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

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

No. 012795

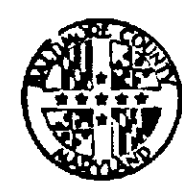
DATE 10-23-85 ACCOUNT 01-615-000

AMOUNT \$ 61.00

RECEIVED FROM Michael Spodak

FOR: Plan, Posting 86-173-X

VALIDATION OR SIGNATURE OF CASHIER



COUNTY COUNCIL OF BALTIMORE COUNTY
COURT HOUSE, TOWSON, MARYLAND 21204

BARBARA F. BACHUR
COUNCILWOMAN, FOURTH DISTRICT

COUNCIL OFFICE: 494-3388
494-3192

September 23, 1985

Mr. Walter F. Knopf, Jr.
904 Locustvale Road
Baltimore, Maryland 21204

Dear Mr. Knopf:

The enclosed notice is a zoning matter that will be of interest to your neighborhood.

When I granted the R-0 zoning for 1018 Dulaney Valley Road, the property owner was emphatic about his intention to retain the residential structure. In fact, Dr. Spodak offered to voluntarily sign a declaration for restrictive covenants on his property as an act of good faith.

Since there was not an active community association in place at the time the Comprehensive Maps were undergoing the rezoning process, a specific community was not named in the document. However, a copy of a notarized covenant was sent to my office. I am enclosing a copy for your information.

If your community desires to hold Dr. Spodak to his earlier commitment, I suggest that you arrange to appear before the Zoning Commissioner at the hearing scheduled for Wednesday, October 23 at 11:00 A.M. in Room 106 of the County Office Building.

Sincerely,

Barbara F. Bachur
Councilwoman, Fourth District

BFB:mtf
Encl.

Michael K. Spodak, MD
2360 West Joppa Road
Lutherville, Maryland 21093

September 20, 1985

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
W/S Dulaney Valley Rd., 185' N/c of
Swarthmore Rd. (1018 Dulaney Valley Rd.)
9th Election District
Michael K. Spodak, MD
Case No. 86-173-X

TIME: 11:00 a.m.

DATE: Wednesday, October 23, 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. 007409

DATE 7/29/85 ACCOUNT 01-615-000

AMOUNT \$ 100.00

RECEIVED FROM Michael Spodak

FOR: SE # 38

VALIDATION OR SIGNATURE OF CASHIER

MICHAEL K. SPODAK, M.D., P.A.
1018 DULANEY VALLEY ROAD
TOWSON, MARYLAND 21204
TELEPHONE 321-0343

October 11, 1985

Zoning Commissioner of Baltimore County
County Office Building
111 West Chesapeake Ave.
Towson, MD 21204

Re: Petition for Special Exception
1018 Dulaney Valley Road
Case no. 86-173-X
Michael K. Spodak, M.D.

Dear Sir:

Please include the revised plat for consideration at the Special Exception Hearing scheduled for October 23, 1985.

Thank you for your consideration.

Sincerely yours,
Michael K. Spodak, M.D.

MKS:nsn

Enclosure

cc: Sue Carroll

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Cass Warfield
FROM: Susan Carrell
SUBJECT: Spodak Office Building

Date: August 23, 1985

By: Susan Carrell
ZONING DEPARTMENT

The CRG Plan for the Spodak Office Building was approved April 17, 1985. The plan showed an existing porch to be enclosed. Architectural drawings were presented at the CRG meeting which illustrated the enclosure. The developer has submitted an amendment to the approved plan which technically classifies the office building as a Class B building rather than a Class A building. The proposed amendment increases the floor area approximately 114 square feet and includes a slight modification to the architectural drawing. The amendment essentially consists of a 3' extension of the building. The parking and access remains unchanged. After close comparison of the two site plans and the architectural drawings, I have determined that the proposal is not a material amendment to the previously approved plan. Therefore an additional CRG meeting is not required, and an amended plan may be submitted for approval. Please advise as to whether you concur with this.

Susan Carrell

SC:rh

cc: Arnold Jablon
File

STATE OF MARYLAND, CITY (COUNTY) OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 11th day of November, 1984, before me, the undersigned, a Notary Public of the State of Maryland, personally appeared MICHAEL K. SPODAK, and made oath in due form of law that he executed the foregoing instrument for the purposes therein contained by signing, in my presence, his name. WITNESS my hand and Notarial Seal.

My Commission expires: July 1, 1986

Notary Public

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner
FROM: Councilwoman Barbara F. Bachur
SUBJECT: 1018 Dulaney Valley Road

Date: September 23, 1985

By: Barbara F. Bachur
ZONING DEPARTMENT

It has come to my attention that Dr. Michael K. Spodak, owner of 1018 Dulaney Valley Road has initiated a petition for a Class B office building at 1018 Dulaney Valley Road.

During the Comprehensive Map Rezoning process, Dr. Spodak and his attorney assured me that it was Dr. Spodak's intention to retain the residential character of his house and use it for his private practice. As further support to his contention that he did not intend to change the scale and character of the property at 1018 Dulaney Valley Road, Dr. Spodak volunteered the enclosed restrictive covenant, stating that he would make this a part of his deed. There was not an active community association at the time of the rezoning so, I was sent a copy of the restrictive covenant. A copy is enclosed for your information.

BFB:mtf
Encl.

cc: Phyllis Friedman

DECLARATION FOR RESTRICTIVE COVENANTS

THIS DECLARATION, made this 9th day of November, 1984 by MICHAEL K. SPODAK, hereinafter referred to as "Spodak"

WITNESSETH:

WHEREAS, Spodak is the fee simple owner of a lot of ground in Baltimore County, Maryland, that consists of a rectangle of land measuring 80' in width by 170' in length, said lot of ground fronts 80' on the westside of Dulaney Valley Road and the improvements thereon are known as 1018 Dulaney Valley Road. Said lot of ground is more fully described in a Deed dated March 7, 1984 to said Spodak and recorded in the Land Records of Baltimore County in Liber E.H.K. Jr. 6678 folio 65 (said lot of ground and improvements thereon as described in the foregoing deed being hereinafter referred to as the "Subject Property"); and

WHEREAS, Spodak desires to have the Subject Property Rezoned from DR 3.5 to R-0; and

WHEREAS, in order to facilitate said rezoning and make said rezoning acceptable to the surrounding community, Spodak has agreed to make the Subject Property subject to Restrictive Covenants as hereinafter set forth for a period of fifteen (15) years.

NOW, THEREFORE, THIS DECLARATION WITNESSETH: That Spodak, for himself, his personal representatives, successors and assigns, in consideration of \$1.00 and these presents the receipt of both of which are hereby acknowledged, hereby imposes upon the Subject Property, i.e., 1018 Dulaney Valley Road, for a period of fifteen (15) years, the following Restrictive Covenants which shall run with and be binding upon the Subject Property and all present and future owners thereof:

1. That the Subject Property, i.e., 1018 Dulaney Valley Road, be used by Spodak, his successors and assigns, as a Class A Office Building as defined in the Baltimore County Zoning Regulations for a period of fifteen (15) years assuming that the existing improvements on the subject property are not destroyed or demolished by circumstances outside the control of said Spodak, his successors and assigns.
2. That the improvements on the Subject Property, i.e., 1018 Dulaney Valley Road, will not be or caused to be demolished by Spodak, his successors and assigns for a period of fifteen (15) years assuming that the existing improvements on the subject property are not destroyed by circumstances outside the control of said Spodak, his successors and assigns.
3. That the Restrictive Covenants imposed by this Declaration will be null and void and of no further effect fifteen (15) years from the date of this Declaration.

IN WITNESS WHEREOF, said Spodak, as the present owner of the Subject Property, has set his Hand and Seal on the day and year first written.

WITNESS:

Michael K. Spodak

JUN 17 1986

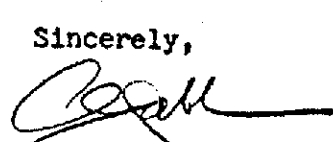
October 7, 1985

Eugene W. Cunningham, Jr., Esquire
6th Floor, 29 West Susquehanna Avenue
Towson, Maryland 21204

Re: Case Nos. C-85-1303 and
C-86-63
1018 Dulaney Valley Road
9th Election District

Dear Mr. Cunningham:

With reference to your letter dated October 1, 1985, please be advised that Dr. Michael K. Spodak has filed a Petition for Special Exception for a Class B office building in a R-O Zone, Case No. 86-173-X, which will be heard on October 23, 1985 at 11:00 a.m., in Room 106 of the County Office Building.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

AJ/srl

GEORGE W. WHITE, JR.
CHARLES W. HILL
SAMUEL D. HILL
JOHN F. JOHNSON
R. BRUCE ALDERMAN
JOHN F. POLEY, JR.
STANLEY L. HOLMES
PHILIP D. ROBERTS
BRYAN C. WINTER
JAMES D. HODGE
JAMES L. WICK
WILLIAM C. C. BARNES
ROBERT E. BOWEN, JR.
DENNIS F. O'BRIEN
EUGENE W. CUMMINGHAM, JR.
NANCY KARRAS DOWLING

LAW OFFICES
WHITE, MINDEL, CLARKE & HILL
6TH FLOOR, 29 W. SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204

October 1, 1985

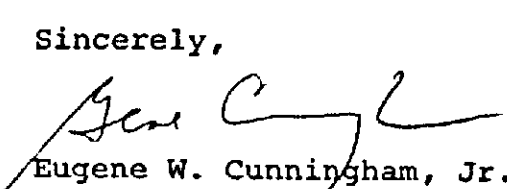
Zoning Enforcement Section
of Baltimore County
County Courts Building
P. O. Box 6754
Towson, Maryland 21204-0754

Re: Case Nos. 85-1303 and 86-63
1018 Dulaney Valley Road

Gentlemen:

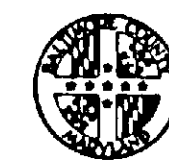
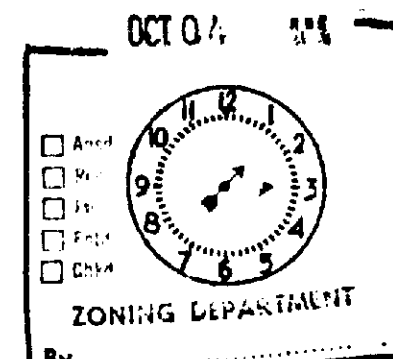
This office represents Dulaney Towers Maintenance Corporation which is located at 911 Locustvale Road in Towson. We had previously made a complaint (Case No. 86-63) regarding 1018 Dulaney Valley Road and the construction by a Dr. Spodak of an addition which has not been approved by the County. You also advised that there was a previous complaint on record (Case No. 85-1303). Please be advised that my clients report that the violation continues and, in fact, the addition has been expanded since the previous complaint. Please advise what action has been taken with respect to these complaints and whether, in fact, Dr. Spodak has filed a Petition for a Special Exception. Neither this office nor Dulaney Towers Maintenance Corporation has received any notice of any hearing with respect to the now completed addition.

Your assistance is appreciated.

Sincerely,

Eugene W. Cunningham, Jr.

EWG/mvj

cc: Mr. Charles E. Strickroth
Mr. Allan L. Lippman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

December 9, 1985

Dr. Michael K. Spodak
1018 Dulaney Valley Road
Towson, Maryland 21204

Re: Case No. C-85-1303
1018 Dulaney Valley Road
9th Election District

Dear Dr. Spodak:

This violation case was held pending the outcome of your Petition for Special Exception Hearing, Case No. 86-173-X. As you are well aware your petition was granted by the Zoning Commissioner, Arnold Jablon, on October 29, 1985 with restrictions.

To date, these restrictions have not been complied with, i.e., submittal of a revised plan.

A compliance date of January 15, 1986 will be allowed to comply with these restrictions.

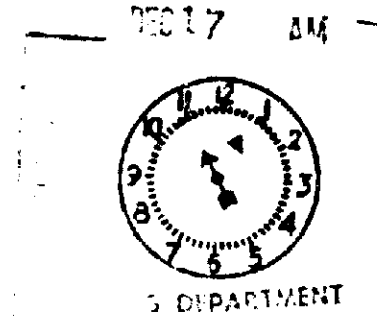
Very truly yours,


John J. Sullivan, Jr.
Zoning Inspector II

JJS/ljs

MICHAEL K. SPODAK, M.D., P.A.
1018 DULANEY VALLEY ROAD
TOWSON, MARYLAND 21204
TELEPHONE 381-0843

December 17, 1985



Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office of Planning & Zoning
Towson, MD 21204

Re: Case No. C-85-1303
1018 Dulaney Valley Road
9th Election District
Petition for Special Exception
Case # 86-173-X

Dear Commissioner Jablon:

Pursuant to your order of October 29, 1985, attached is the revised Site Plan you required to be submitted for your approval. Included with the Site Plan are dimensions of the building, an elevation drawing of the porch, the beginning point and distance to Swarthmore Drive, and clarification of the access drive through the existing garage.

I hope the enclosed meets with your approval. A copy of same is being submitted to the Current Planning and Development Division and the CRG for approval.

Respectfully submitted,


Michael K. Spodak, M.D.

MKS:nsn

cc: Current Planning and Development Division
CRG
John J. Sullivan, Jr.

IN RE: PETITION SPECIAL EXCEPTION
W/S of Dulaney Valley Road,
185' N of the centerline of
Swarthmore Road (1018 Dulaney
Valley Road) - 9th Election
District
Michael K. Spodak, M.D.

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-173-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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

The Petitioner appeared and testified. Charles Strickroth, Chief Executive Officer of the Dulaney Towers Condominium Association, appeared in opposition on behalf of the Association and was represented by Counsel. Some residents of Dulaney Towers Condominiums & Apartments (Dulaney Towers) also appeared but did not testify. Bill Jones and his mother, Gertrude Jones, the adjacent property owner to the east, did not appear in opposition but in order to have the proposal clarified.

Testimony indicated that the subject property, located on Dulaney Valley Road near Swarthmore Drive, is located adjacent to Dulaney Towers and is improved with a single-family dwelling. The Petitioner purchased the property with the intent of converting the dwelling into an office building. On April 17, 1985, the County Review Group (CRG) approved the plan for a Class A office building. The original proposal was to enclose the existing porch to the rear of the building, which would have angle corners and sawtooth angles. However, after initiating his renovation, the Petitioner decided to expand the porch by squaring its corners and eliminating the sawtooth angles, thereby adding 133 square feet of space. This expansion, pursuant to the definitions of a Class A

and Class B office building in the Baltimore County Zoning Regulations (BCZR), converted the building to a Class B, which requires a special exception. Also, the 133 square feet requires one additional parking space.

The original building had 1,470 square feet of office space on the first floor and 688 square feet on the second, requiring seven spaces. The additional 133 square feet for the expanded porch increases the total area on the first floor to 1,603 square feet.

Residents of Dulaney Towers, which is located adjacent to the north property line, object because some feel that the Petitioner did not live up to his comments made at the CRG meeting. Mr. Jones and his mother are satisfied with the Petitioner's plans.

The sole issue to be decided is whether the 133 square feet added to the existing building comports to the conditions precedent in Section 502.1, BCZR, to grant a special exception for a Class B office building. It is obvious that the difference here between a Class A and Class B office building is not significant; the only exterior expansion to take place is the 133 square feet cited above. Nothing else changes.

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.

- 2 -

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 actually 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.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of October, 1985, that the Petition for Special Exception for a Class B office building in a R-O Zone be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. A revised site plan shall be submitted to the Zoning Commissioner for approval showing the following:
 - a. dimensions of the building,
 - b. elevation drawing of porch,
 - c. beginning point and distance to Swarthmore Drive,

- 3 -

- d. access drive through existing garage should be clarified, i.e., width of opening in rear wall, front wall, and door between garage/drive thru and office.
2. A six-foot privacy fence matching the existing fence on the north and west property lines, as indicated on Petitioner's Exhibit 1, shall be provided.
3. The crusher-run drainage area shall be extended to prevent run-off onto the adjacent property.
4. The revised site plan required by Restriction 1 herein shall be submitted to the Current Planning and Development Division and the CRG for approval.


Zoning Commissioner of
Baltimore County

AJ/srl

cc: Michael K. Spodak, M.D.
Eugene W. Cunningham, Jr., Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE Oct 29 1985
BY John J. Sullivan, Jr.

ORDER RECEIVED FOR FILING
DATE Oct 29 1985
BY John J. Sullivan, Jr.

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BY John J. Sullivan, Jr.

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DATE Oct 29 1985
BY John J. Sullivan, Jr.

JUN 17 1986