

MAP 27-44
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86-264-XA
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IN RE: PETITIONS SPECIAL EXCEPTION AND VARIANCE
NM/S of Philadelphia Road,
234' NE of the centerline
of Rossville Boulevard
(8766 Philadelphia Road) -
14th Election District -
Dr. Vinod K. Bhalla,
Petitioner
* * * * *

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 and, additionally, a variance to permit five parking spaces instead of the required ten spaces, as more particularly described on Petitioner's Exhibit 1.
The Petitioner appeared and testified and was represented by Counsel. Also testifying on behalf of the Petitioner was Al Erdi, a registered engineer. John Volz, an adjacent property owner; Frank Kozan, the president of a local democratic club; and others appeared in opposition to the parking variance. See Protestants' Exhibit 1. They were not opposed to the special exception.

Testimony indicated that the subject property, zoned R-O and containing 0.14 of an acre, is presently vacant. The Petitioner proposes to construct a two-story medical office building on the site. The site plan was approved by the County Review Group (CRG) on November 14, 1985.
Due to the small size of the lot, the Petitioner proposes to place five parking spaces under the building itself, with access from Philadelphia Road. Dr. Bhalla is a licensed physical therapist with a Ph.D. in neuropsychology and has been practicing in Maryland since 1968. He presently has five offices

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BY [Signature]

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if instant variance were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

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 and variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of January, 1986, that the Petition for Special Exception for a Class B medical office building in a R-O Zone and, additionally, the Petition for Zoning Variance to permit five parking spaces instead of the required 10 spaces be and are 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. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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2. The second floor shall be used only for storage.
3. No more than two employees in addition to the Petitioner shall be permitted, and no office space may be provided to anyone else, whether associated with Dr. Bhalla or not.
4. Patients may not be scheduled on more than two afternoons and one morning or two mornings and one afternoon per week and shall be seen only by appointment. No more than one patient shall be scheduled for each time period.

MJ/srl
cc: John E. Sibree, Esquire
Mr. John Volz
Mr. Frank Kozan
People's Counsel

[Signature]
Zoning Commissioner of
Baltimore County

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BY [Signature]

in the metropolitan area. The Petitioner must vacate the office located nearest the subject property because the doctors he rents from are moving. Inasmuch as the Petitioner requires permanent storage space for his patients' records and his equipment, he desires to construct his own facility. The first floor will contain 1,280 square feet and be used for his practice, and the second floor will also contain 1,280 square feet and be used only for storage. Since the second floor will not be used for offices, the Petitioner argued that the parking variance is a moot issue in that the Baltimore County Zoning Regulations (BCZR) requires five parking spaces for 1,280 square feet of medical offices, and this will be provided. There will be two permanent employees in addition to Dr. Bhalla, and there will be no other professional use. The Petitioner will see patients only by referral, two or three one-half days per week, which will average about 36 patients per week, and no treatment will be provided without an appointment. There will be no overlap of patients except for one patient following the other.

The Protestants argued that the use will create traffic problems and cause a safety hazard.

The Petitioner seeks relief from Section 203.3.B.2, pursuant to Section 502.1, and from Section 409.2.b.(4), pursuant to Section 307, BCZR.

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.

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DATE 1-28-87
BY [Signature]

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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

Class B office building in RO zone. AND A VARIANCE FROM SECTION 409.2.b.(4) to permit 5 parking spaces instead of the required 10.

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

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

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

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) Dr. Vinod K. Bhalla
Signature _____
Address _____
(Type or Print Name)
City and State _____
Attorney for Petitioner: _____
(Type or Print Name) 12 Glen Alpine Rd., 5922122
Address Phone No.
Signature _____ Phoenix, Md. 21131
City and State
Name, address and phone number of legal owner, or
their representative to be contacted
Al Erdi, P.E., Engineer,
P.O. Box: 10055, Towson, Md. 21204
Address 592 5153.

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of November, 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 a public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of JANUARY, 1986, at 10:00 o'clock.

[Signature]
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
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BY [Signature]

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

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

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Johnson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

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Description

Beginning at a point on the North West side of Philadelphia (Rte-7) Road, 234 feet North-East from the centerline of Rossville Boulevard, running along the West side of Philadelphia Road;
South 52° 21' 15" West, 40.77 feet; and running on the North side of Rossville Boulevard right of way North 83° 40' 40" West, 129.33 feet; North 51° 19' 20" East, 46.16 feet; South 27° 07' 34" East, 26.26 feet; North 51° 19' 20" East, 105.00 feet to a point on the South side of Pineneedle Lane; and running along the South side of said private lane, South 27° 10' 40" East, 68.58 feet to the point of beginning; known as 8766 Philadelphia Road in the 14th Election District, saving and accepting that portion of the above property zoned DR-16.

[Seal]
AL ERDI, P.E. #9514

Case No. 86-264-XA

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this
26th day of November, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Dr. Vinod K. Bhalla
Petitioner's Attorney

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

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

December 12, 1985

SUBJECT: Zoning Petition No. 86-264-XA

The CRG plan (XIV-204) was approved on November 14, 1985.

NEG:JGH:slm

Norman E. Gerber, AICP
Director

December 27, 1985

Honorable Helen Delich Bentley
Congress of the United States
2nd District, Maryland
200 East Joppa Road
Towson, Maryland 21204

RE: NW/4 Philadelphia Rd., 234' NE of
the c/l of Milford Mill Road
(8766 Philadelphia Road)
14th Election District
Case No. 86-264-XA

Dear Congresswoman Bentley:

I am in receipt of your letter dated December 26, 1985 on behalf of Mr. Henry Volz. Please be advised that a hearing will be held on Monday, January 6, 1986 at 10:00 a.m. Involving the property to which Mr. Volz refers. If either he or the Petitioner disagree with the decision rendered, an appellate procedure exists. As an adversarial hearing is scheduled, I am sure you will understand that it would be unethical of me to comment on the merits of this case.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

AJlbjg

HELEN DELICH BENTLEY
2nd District, Maryland

WASHINGTON OFFICE
1610 LONGWORTH BUILDING
WASHINGTON, DC 20518
202-225-3081

DISTRICT OFFICES:
500 East Joppa Road
Towson, MD 21204
202-225-2122

7488 GEMMA HILL ROAD
DUMFRIES, MD 21022
202-276-2128

86-1378
86-264-XA

Congress of the United States
House of Representatives
Washington, DC 20515

December 26, 1985

Mr. Arnold Jablon, Commissioner
Baltimore Co. Office of Planning & Zoning
1111 W. Chesapeake Avenue
Baltimore, Maryland 21204

Dear Mr. Jablon:

As the Congresswoman representing the Second District of Maryland, I am often called upon to assist in areas that do not fall within the jurisdiction of the Federal Government. However, I always try to be as helpful as possible.

Therefore, I am enclosing a copy of correspondence I recently received from a concerned constituent. I believe you will find this correspondence self-explanatory, and I would appreciate your comments regarding this matter.

Your time and effort in responding to this request is greatly appreciated. Please forward your response to my Towson District Office, address listed above.

I look forward to hearing from you soon.

With warmest regards,

Sincerely,
Helen Delich Bentley
Member of Congress

MDR:VCC
Enc1.

Adequate parking
is a "must" at every
new site, I know you agree!

DEC 27 1985

December 20/85

Congresswoman Helen Bentley:

I have a problem, hope you can help me. Mr. Vinod K. Bhalla bought a lot corner of Philadelphia Rd and Rossville Blvd. The lot is about 1/2 of an acre, wants to build a three story office Building. I have attended four hearings in Towson, 2 zoning notices have been posted on his property this week for a another hearing Jan. 6th regarding parking, he must have space for 100 cars, he stated at the hearing, he has room for five for his patients only, this means he and his help must park elsewhere. He said at previous meetings he had parking across the street on VFW 6506 property, the VFW said no to his parking needs. My property and driveway is next to his lot his patients will park in my driveway this has been brought out at the hearing, we protested, if his patients park in the driveway how can we use it, I have a business must keep this driveway open.

2-

How can anyone get a building permit to build a two story building with parking under the building for only 5 patient cars? the lot is only 1/2 of an acre, he should have a lot big enough to supply all his parking needs, not park on his neighbors where his parking is unwanted. The location at Philadelphia Road and Rossville Blvd is very busy and dangerous, accidents occur every week. The parking case # 86-264-XA

Thank You
Henry Volz
877 Philadelphia Rd
Baltimore, Md 21237

Phone No.
686-5819

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 11, 1985

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

Dr. Vinod K. Bhalla
12 Glen Alpine Road
Phoenix, Maryland 21131

MEMBERS

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

RE: Item No. 409 - Case No. 86-264-XA
Petitioner - Dr. Vinod K. Bhalla
Special Exception Petition

Dear Dr. Bhalla:

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

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

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Mr. Al Erdi
P. O. Box 10055
Towson, Maryland 21204

Maryland Department of Transportation
State Highway Administration

William K. Hoffmann
Secretary
Hal Kassoff
Administrator

July 19, 1985

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

Att: N. Commodari

Dear Mr. Commodari:

Attached for your use and review is a copy of the CRG Comments of 4/22/85, for the "Rossville Walk in Clinic."

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

CL-GW:es
enclosure

My telephone number is 301-651-1250
Teletypewriter for Impaired Hearing or Speech
353-7553 Baltimore Metro - 565 0451 D.C. Metro - 1-800-492-5022 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



Maryland Department of Transportation
State Highway Administration

William K. Hoffman
Secretary
Hal Kassaroff
Administrator

April 22, 1985

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

Re: C.R.G. Meeting of 5-2-85
"Rossville Walk-In
Clinic" N/W Side
Philadelphia Road
Route 7 @ Rossville Blvd.

Dear Mr. Markle:

On review of the submittal of 3-4-85 and review of our files, the State Highway Administration offers the following comments.

The revised site plan shows numerous notes of reference to the State Highway Administration letter of 1-11-85 (copy attached).

The State Highway Administration first choice for access to the proposed Medical Center, is by way of an improved access from Pineneedle Lane or a in-common access centered on Pineneedle Lane.

The State Highway Administration would consider a proposed entrance within the Philadelphia Road frontage of (40.77') if the above recommendations for first choice failed to materialize.

However, the State Highway Administration strongly recommends to Baltimore County that all access be by way of the improved Pineneedle Lane.

We foresee congestion on the site with the parking layout and congestion within the entrance to Philadelphia Road if access is approved.

My telephone number is (301) 659-1350
Teletypewriter for impaired hearing or speech
303-7555 Baltimore Metro - 585-0431 D.C. Metro - 1-800-482-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calver St., Baltimore, Maryland 21203-0717

Mr. J. Markle

-2-

April 22, 1985

We have been informed by the District Traffic Office that the average daily trips for a medical center is 75 trips per 1,000 sq. ft. of floor area and by using a floor area of 2,560' sq. ft. (2.5 x 75) the center would be developing an A.D.T. of 188 trips.

The proposed five (5) spaces on site and the proposed parking agreement for five (5) spaces at the V.F.W. #6506 would not adequately serve this location.

In addition the medical office is labeled as a "Walk In Clinic". A field inspection revealed there are no sidewalks in the immediate area for patrons to use and residential communities are more than 2,000' away.

Until the numerous questions are addressed and adequate access to the site resolved, the State Highway Administration will request Baltimore County to withhold all building permits.

Very truly yours,

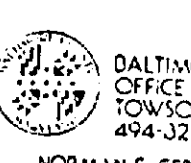
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Ogle



BALTIMORE COUNTY
DEPARTMENT OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
NORMAN E. GERSEN
DIRECTOR

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

DECEMBER 5, 1985

Re: Zoning Advisory Meeting of JULY 9, 1985
Item # 409
Property Owner: Dr. Vinod K. Bhalla
Location: N/W Side Philadelphia Road, 234' N. of Rossville Blvd.
NOR ROSVILLE 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.
- ☒ 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 22-38 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 1/14/85.
- ☒ Landscaping: Not comply with Baltimore County Landscape Manual, 8111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is re-evaluated annually by the County Council.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by 8111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is re-evaluated annually by the County Council.

cc: James Hovell

Eugene A. Boher
Chief, Current Planning and Development



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

STEPHEN E. COLLINS
DIRECTOR

August 1, 1985

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

Item No. 409 -ZAC- Meeting of July 9, 1985
Property Owner: Dr. Vinod K. Bhalla
Location: N/W side Philadelphia Road, 234' N. of Rossville Blvd.
Existing Zoning: R.O.
Proposed Zoning: Special Exception for a Class B office building.

Acres: .20 acres
District: 14th

Dear Mr. Jablon:

Item number 409 is a C.R.G. ITEM.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/cmm



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

PAUL H. RENCKE
CHIEF

August 1, 1985

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

Attention: Nick Comasari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Dr. Vinod K. Bhalla

Location: N/W side Philadelphia Road, 234' N. of Rossville Blvd.

Item No.: 409

Zoning Agenda: Meeting of 7/9/85

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 of _____ 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. Rencke* Noted and Approved: *Carol N. Markowitz*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



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

TED ZALESKI, JR.
DIRECTOR

August 19, 1985

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

Dear Mr. Jablon:

Comments on Item # 409 Zoning Advisory Committee Meeting are as follows:

Property Owner: Dr. Vinod K. Bhalla
Location: N/W Side Philadelphia Road, 234' N. of Rossville Blvd.
District: 14th.

APPLICABLE TYPES ARE CHECKED

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Building and Code (A.M.S.I. #17-1 - 1980) and other applicable Codes and Standards.

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

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.

Commercial: Three sets of construction drawings are required to file a permit application. Reproduced seals are not acceptable.

All the Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 107, Section 106.2 and Table 102. 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 construction type is provided. See Table 401 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 alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use. See Section 313 of the Building Code.

The proposed project appears to be located in a Flood Plain, Flood/Alleviation. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

Comments: Handicapped Walk - ramps; gradient shall be not more than 1:12. See Section 615. B.O.C.A. for landings, etc.

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 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

L/22/85

Carol N. Markowitz
C. N. Markowitz
Building Plans Review



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

TED ZALESKI, JR.
DIRECTOR

December 23, 1985

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

Dear Mr. Jablon:

Comments on Item #409 Revised Zoning Advisory Committee Meeting are as follows:

Property Owner: Dr. Vinod K. Bhalla
Location: N/W side Philadelphia Road, 234' N. of Rossville Blvd.
District: 14th.

APPLICABLE TYPES ARE CHECKED

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Building and Code (A.M.S.I. #17-1 - 1980) and other applicable Codes and Standards.

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

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.

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When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use. See Section 313 of the Building Code.

The proposed project appears to be located in a Flood Plain, Flood/Alleviation. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

Comments: A fire separation as per Section 313.2 appears to be required. The building would be of mixed use "R-1" and "R-2". The structure cannot be of type 5B construction unless it is sprinklered with an approved system. See Table 501, Table 401, Section 503.1.

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 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

L/22/85

Carol N. Markowitz
C. N. Markowitz
Building Plans Review

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS
FROM: Edward A. McDonough, F.E., Chief
Developers Engineering Division

DATE: April 30, 1985

PROJECT NAME: Rossville Walk-In Clinic
PROJECT NUMBER: 885052
LOCATION: 8766 Philadelphia Road
DISTRICT: 14C6

The Plan for the subject site, dated November 20, 1984, with the latest revision dated March 4, 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 road design should specifically address the channelling of storm water across the entrance of Pineneedle Lane (a private road) and conveying it to the nearest suitable outfall.

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.

HIGHWAY COMMENTS:

Improvements to Philadelphia Road (State Route 7), including the proposed entrance to the site are subject to the requirements and approval of the State Highway Administration. The contract for these improvements shall be processed through the State Highway Administration in accordance with their contract procedures. No Public Works Agreement with Baltimore County will be required.

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

Sidewalks are required across the frontage of the site. Width and location of the proposed sidewalk shall match the existing.

APR 20 1985

APR 20 1987

BALTIMORE COUNTY, MARYLAND
 SUBJECT: COUNTY REVIEW GROUP COMMENTS
 FROM: OFFICE OF PLANNING AND ZONING
 DATE: May 1, 1985

PROJECT NAME: ROSSVILLE WALK-IN CLINIC
 COUNCIL & ELECTION DISTRICT XIV-204

PLAN XXXXXXXXXXXXXXXXXXXX
 PLAN EXTENSION
 REVISED PLAN
 PLAT

The Office of Planning and Zoning has reviewed the subject plan dated March 4, 1985 and has the following comments:

The layout of the 5 parking spaces is not acceptable. Minimal area is provided for vehicle maneuvering which will cause congestion at the entrance. The parking must be redesigned.

Note #9C includes a statement regarding a parking agreement with the V.F.W. #6506, which is located at 8777 Philadelphia Road. No such parking agreement has been submitted to this office for review. It is the opinion of this office that parking provisions, particularly for a medical office building, should be accommodated on-site. Parking on the opposite side of Philadelphia Road with no provision for safe pedestrian access is not appropriate or reasonable. This proposal should be removed from the plan.

It is strongly recommended that the developer pursue the possibility of providing access to this site from Pineneedle Lane, which is a private road. Additional information is required relative to the status of Pineneedle Lane and the rights to in-common use of Pineneedle Lane.

The information required for R.O. plans includes maximum number of employees, hours of operation, location of transit facilities, exterior material of the building, lighting, etc. This information must be added to the plan.

The landscape calculations are incorrect and must be revised as follows:
 Road frontage: 338.68 LF $\div$ 40 = 8.4 or 9
 Parking spaces: 5 $\div$ 12 = 0.4 or 1
 Total = 10 trees

A minimum of 6 trees must be major deciduous. The landscape manual requires an 8' wide planting area along all property lines which abut residential zones or premises on a public street. This requirement has not been provided on the plan. The building is located 21' from the property line, the sidewalk is 0' from the property line which abuts a D.R. 16 zone. The plan does not show a planting area along Rossville Boulevard. The CRG plan must be revised to comply with these requirements. A Final Landscape Plan prepared by a registered landscape architect must be approved by this office prior to issuance of building permits.

It is recommended that this development proposal be restudied and redesigned. The possibility of providing parking under the building should be considered. Section 22-104 of the Development Regulations requires that development of property in the R.O. zone be designed to achieve four objectives: 1) compatibility of the proposed development with surrounding uses; 2) tree preservation; 3) protection of water courses and bodies of water from erosion and siltation; and 4) safety, convenience and amenity for the neighborhoods. The plan must demonstrate that the above objectives have been met.

Sharon Gifford

BALTIMORE COUNTY, MARYLAND
 SUBJECT: COUNTY REVIEW GROUP COMMENTS
 FROM: ZONING OFFICE
 DATE: May 2, 1985

PROJECT NAME: Rossville Walk-In Clinic
 LOCATION: N/E corner Philadelphia Rd. & Rossville Boulevard
 DISTRICT: 14th Election District

PLAN: 1
 DEVELOPMENT PLAN:
 PLAT:

The following comments were written on the CRG plan and accompanying elevation drawings dated, revised March 4, 1985.

A Class B Office Building in an R.O. zone requires a Special Exception Hearing. To have a petition for same has not yet been filed with the Zoning Office. If CRG approval occurs final approval of any building permits will be contingent upon the outcome of the Special Exception Hearing.

The following revisions are needed prior to CRG plan approval.

- The elevation drawings have not been drawn to scale as they should be. This is necessary in order to determine whether the average height of 15 feet has been met or whether a variance will be required. Average height must be indicated on the elevation drawings. It can be measured in either of two ways: 1) average grade to the average roof of the highest elevation or 2) highest grade at the building to the top of the roof.
- The gross site area is net area plus 1/2 of any right-of-way which the site abuts up to 30' in width. It appears that gross has been based solely upon Philadelphia Rd. frontage and not upon the Rossville Blvd. frontage. The gross site area must be corrected; this will mean a correction to the floor area ratio and amenity open space calculations as well.
- It is not possible to determine whether there is sufficient amenity open space on this site. Amenity open space must be a minimum of 10' in width unless it is adjacent to a parking lot, then a minimum of 7' is required. A plan should be submitted which indicates clearly which areas have been included as amenity open space. If there is insufficient amenity open space, a Variance will be required.
- Zoning boundaries must be plotted around the property. See the 200 scale zoning map ME 40 for information.
- The angled parking does not appear to allow parking space #2 to have adequate space to back out of the parking space.
- The parking required for medical offices is 1 parking space per 300 sq. ft. floor area as shown, however the Section indicated is incorrect in Note 9 C. Section 409.2.b.(4) is the correct section. Medical offices require parking, no matter whether they are less than 5,000 sq. ft. or greater than 5,000 sq. ft.
- The signage proposed should be indicated on the plan; in a R.O. zone one non-illuminated sign, 8 sq. ft. maximum size, is permitted on the building wall.

DI:bg

Diana Iltter
 Zoning Associate III

BALTIMORE COUNTY, MARYLAND
 SUBJECT: COUNTY REVIEW GROUP COMMENTS
 FROM: ZONING OFFICE
 DATE: May 2, 1985

PROJECT NAME: Rossville Walk-In Clinic
 LOCATION: N/E corner Philadelphia Rd. & Rossville Boulevard
 DISTRICT: 14th Election District

PLAN:
 DEVELOPMENT PLAN:
 PLAT:

ADDENDUM TO COMMENTS DATED 5/2/85; ROSSVILLE WALK-IN CLINIC

ADD:

h. No parking space may be within 8' of any street right-of-way.
 Parking space numbers seem to be too close to the right-of-way line.

DI:bg

Diana Iltter
 Zoning Associate III

BALTIMORE COUNTY, MARYLAND
 SUBJECT: COUNTY REVIEW GROUP COMMENTS
 FROM: ZONING OFFICE
 DATE: August 14, 1985
 (Continued from May 2, 1985)

PROJECT NAME: Rossville Walk-In Clinic
 LOCATION: NE/Cor. Philadelphia Road and Rossville Blvd.
 DISTRICT: 14th

PLAN: XXXXXXXX
 DEVELOPMENT PLAN:
 PLAT:

A Special Exception hearing for a class B office building has been applied for on June 6, 1985 under Item # 409. The setting of a hearing date may depend on the resolution of the following comments:

- Parking would be required to be provided for the 2nd. floor (3rd. level) as office space. A variance would have to be applied for along with the special exception petition. Where will the employees park? Space #1 should be 8 ft. from the street R/W. If the A.O.S. can be provided, the building should be moved closer to the NW property line to allow for better parking circulation.
- The Gross site area can only be calculated on the 40.77 ft. frontage on Philadelphia Road. Correct the A.O.S. and F.A.R. accordingly.
- A.O.S. Should be shaded to identify the area calculated, and the maximum allowed F.A.R. should be indicated along with what is proposed.
- The Sign detail should be shown on the elevation drawings with the site and projection from the building. Also note: NO OTHER SIGNS PROPOSED.

W. Carl Richards Jr.

BALTIMORE COUNTY, MARYLAND
 SUBJECT: COUNTY REVIEW GROUP COMMENTS
 FROM: OFFICE OF PLANNING AND ZONING
 DATE: August 13, 1985

PROJECT NAME: Rossville Walk-In Clinic
 COUNCIL & ELECTION DISTRICT XIV-204

PLAN CONTINUED XXXXXXXXXXXXXXXXXXXX
 PLAN EXTENSION
 REVISED PLAN
 PLAT

The Office of Planning has reviewed the latest revision of the subject plan dated June 24, 1985 and submits the following comments:

The plan must be revised from a two story to a one story building since 5 parking spaces is the maximum that can be situated on this site. Additional parking at a location on the opposite side of RD 7, Philadelphia Road, is not acceptable or reasonable.

This plan proposes a walk-in medical clinic in an R.O. zone. Under the provisions of Section 22-104 the development of property in the R.O. zone shall be designed to achieve four objectives: (1) compatibility of the proposed development with surrounding uses; (2) tree preservation; (3) protection of water courses and bodies of water from erosion and siltation, and (4) safety, convenience, and amenity for the neighborhoods. Therefore, it is the responsibility of the CRG to make this determination in the design of an R.O. site. To assist our evaluation of compatibility, cross sections are required to the north, west and east of the site to show the relationship of the proposed development to existing adjacent uses.

It has been stated that access from this development to Pineneedle Lane is not possible. Documentation is required of the status of Pineneedle Drive and the denial of access.

The parking for professional staff and employees must be identified on the plan.

The handicapped access as proposed on the plan involves an unreasonable distance and a fairly steep grade. This access should be redesigned.

The plan should identify the roof material.

A final landscape plan prepared by a registered landscape architect must be approved by this office prior to issuance of building permits.

Gary Kerns
 Gary Kerns

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: Sy Benson
 FROM: Charles K. Weiss (Signed) CHARLES K. WEISS
 SUBJECT: Rossville Walk In Clinic
 8766 Philadelphia Road
 CRG 5/2/85

Date: April 15, 1985

Baltimore County does not provide commercial refuse collection. Since no provision has been made on the plan for refuse collection no comment can be made. Commercial plans must have a dumpster site indicated before CRG approval by this agency.

CKW/SW/rab

BALTIMORE COUNTY, MARYLAND
 SUBJECT: SUBDIVISION REVIEW COMMENTS
 FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU
 Captain Joseph Kelly
 PROJECT NAME: Rossville Walk-In Clinic
 PROJECT NUMBER: CRG Agenda 5/2/85, 10:00 am
 LOCATION: 8766 Philadelphia Road
 DISTRICT: 14

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 as close to proposed site as possible. Test 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 #1901. 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, 1981 Edition, Section 7-8.4.3 and Section 7-8.4.4.

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: Catherine Warfield, C. R. G.
 FROM: G. E. Burthorn, Chief, Building Plans Review
 SUBJECT: Rossville Walk-In Clinic
 8766 Philadelphia Road, Baltimore, Maryland 21237

Date: April 30, 1985

1) As of January 1, 1985 the State adopted the A.N.S.I. Standard A117.1 - 1980 and the Code of Maryland Regulations 05.01.07 as the Maryland Building Code for the Handicapped.

2) The 1984 Edition of the B.O.C.A. Basic National Building, Mechanical and Energy Codes have been adopted by Council Bill #17-85 and became effective on April 22, 1985 for Baltimore County.

3) Compliance to the above Codes is required for all new structures.

CEB/vw

AL ERDI, P.E.
STRUCTURAL - CIVIL CONSULTANT
P. O. BOX 10055, TOWSON, MD. 21204
(301) 592-5153

27 June, 1985

Department of Public Works,
Baltimore County-
Towson, Md. 21204.

Att: Mrs. C. Warfield

Re: Rossville Walk-in Clinic
8766 Philadelphia Rd.,
Final S.D.P. per C.R.G.
Comments.
Project: # 85052
District: 14 C6

Enclosed are (14) copies of site development plan and elevations for the above project as revised per the C.R.G. comments of 2 May, 1985. The following revisions have been incorporated in the plans in compliance with the requests from various departments and agencies.

Please advise as soon as the site development plan is approved and signed. Thank you for your cooperation.

Very truly yours,

AL Erdi, P.E.

CERTIFIED.

Encl. s
C/Dr. V.K. Bhalla
File
AR/re.

14 SETS OF DRAWINGS DELIVERED UNDER
SEPERATE COVER. PLEASE VERIFY & CONFIRM
THE RECEIPT BY CALLING 592 5153.

p.2

Department of Public Works
(Rossville Walk-in Clinic)

A. Office of Planning and Zoning:

A petition (#429) for a special exception as required by a class B office building in an R.O. zone has been filed with the Zoning Office on 26 June, 1985.

The elevation drawings indicating the average height, drawn to scale are attached.

The gross area calculations are revised to include the 1/4 of all right-of-ways which the site abuts upto 30 feet in width; amenity open space exceeding 25% of gross area; floor area ratio calculations, shown on the plan indicating which areas have been included as A.O.S.

Zoning boundaries are plotted per map NE 4G.

The revised straight parking, based on one space per 300 S.F. floor area, minimum 8 feet away from any right-of-way, is provided under the building as recommended by The Dept. of Traffic Engineering to provide ample space to back out.

The proposed one non-illuminated 8 s.f. sign on the building wall is indicated on the plan.

Parking is redesigned and accommodated on site as required.

The developer strongly pursued the possibility of providing access to the site from private Pineneedle Lane. The owners of the private lane, however, will not consider granting the access as stated in the minutes of C.R.G. meeting of 2 May, 1985. The proposed alternative access is subject to the approval of State Highway Administration.

The plan includes information relative to the max. number of employees (4); transit bus lines #35 and #55 stop at Rossville Blvd. & Philadelphia Rd.; fluted block, beige building exterior; the parking lights.

p.3

Department of Public Works
(Rossville Walk-in Clinic)

The landscape calculations are revised to accommodate the proposed clinic with (10) trees of which (6) are major deciduous; provide 8 feet planting area along property lines abutting residential zones or premises on public street. The building is relocated to 8 feet from the property line. The revised sidewalk is 8 feet from the property line which abuts a DR-16 zone. The plan showing a planting area along Rossville Blvd. is prepared by a registered Landscape Architect.

The plan is designed to demonstrate that it achieves the objectives of compatibility with the demand and surrounding use for it; tree preservation, protection of watercourses from erosion and siltation and safety, convenience and amenity for the neighborhoods.

B. Subdivision Review:

The permit application and the appropriate bond covering the proposed entrance to the site from Philadelphia Rd., per S.H.A. Bureau of Engineering Access Permits have been submitted as required.

The proposed side walk across the front of the site matches the existing.

C. Storm drains, Sediment Control, Storm Water Mgmt.:

A storm water management exemption was granted for the site on 28 Feb., 1985.

The existing 15"x22" BCCMP drain through the front of the site has been documented for Md. S.H.A. Maintenance Office. It terminates at the existing drainage channel within Philadelphia Rd. right-of-way. All necessary drainage facilities have been provided for per Baltimore County Office of Erosion and Sediment Control directives dated 13 Dec., 1984. The grading is covered by permit #71454.

p.4

Department of Public Works
(Rossville Walk-in Clinic)

C-1742-84. The number of square feet of land disturbed (less than 5,000-s.f.) is indicated on the sediment control drawing.

The basement floor is (1) foot over the flood plain elevation.

The proposed fire hydrant is shown as recommended by the Fire Department on 1 April, 1985.

The Maryland Building Code for the handicapped has been complied with.

D. State Highway Administration:

The site is surrounded by and adjacent to DR-16 residential areas. There is an existing sidewalk on Philadelphia Rd/ Rossville Blvd. front. The A.D.T. has been calculated at 25 trips per day.

E. Bureau of Sanitation:

A dumpster site is indicated on the plan.

AL ERDI, P.E.
STRUCTURAL - CIVIL CONSULTANT
P. O. BOX 10055, TOWSON, MD. 21204
(301) 592-5153

2 AUG. '85

PLANNING & ZONING -
BALTIMORE COUNTY

ATTN: MR. N. COMMODARI

C.R.G. 2 MAY '85
Re: ROSSVILLE WALK-IN
CLINIC.
CMT. 14 AUG '85

PLEASE FIND ATTACHED THE
COMMENTS RECEIVED AT ABOVE
MEETING, THE LETTER CONFIRMING
COMPLIANCE TO ALL REQUESTS, AND
A COPY OF FINAL SITE PLAN PER
YOUR REQUEST.

THANK YOU.

VERY TRULY YOURS

AL ERDI, P.E.

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
14th Election District

LOCATION: Northwest side of Philadelphia Road, 234 feet Northeast of the centerline of Rossville Boulevard (8166 Philadelphia Road)

DATE AND TIME: Monday, January 6, 1986 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:

Petition for Special Exception for a Class B office building in and R.O. Zone, and a Variance from Section 405.2.b.(4) to permit 5 parking spaces instead of the required 10.

Being the property of Dr. Vinod K. Bhalla, as shown on plat plan filed with the Zoning Office.

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

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
NW/S Philadelphia Rd.,
234' NE of the C/L of Rossville
Blvd. (8166 Philadelphia Rd.),
14th District
DR. VINOD K. BHALLA, Petitioner : Case No. 86-264-XA

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

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

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

I HEREBY CERTIFY that on this 11th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to Dr. Vinod K. Bhalla, 12 Glen Alpine Rd., Phoenix, MD 21131, Petitioner; and Al Erdi, P.E., Engineer, P. O. Box 10055, Towson, MD 21204, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. KING
DEPUTY ZONING COMMISSIONER

January 2, 1986

Dr. Vinod K. Bhalla
12 Glen Alpine Road
Phoenix, Maryland 21131

Re: Petition for Special Exception and Variance
NW/S Philadelphia Rd., 234' NE of C/L of
Rossville Blvd. (8766 Philadelphia Rd.)
14th Election District
Dr. Vinod K. Bhalla - Petitioner
Case No. 86-264-XA

Dear Dr. Bhalla:

This is to advise you that \$17.00 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 016189
DATE 1-6-86 ACCOUNT R-01-615-C00
AMOUNT \$ 17.90
RECEIVED FROM County Contracting & Construction Co.
FOR Advertising & Posting 86-264-XA
B 011100000575015 ADDLF
VALIDATION OR SIGNATURE OF CASHIER

County, Maryland, and remit
ding, Towson, Maryland

APR 20 1987

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 19, 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 December 19, 1985

THE JEFFERSONIAN,

VB Kenton

Publisher

Cost of Advertising

24.75

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
145 Election District
LOCATION: Northwest side of Philadelphia Road, 234 feet Northeast of the centerline of Rossville Road (8166 Philadelphia Road)
DATE AND TIME: Monday, January 6, 1986 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 on the Petition for Special Exception for a Class B office building in an R.O. Zone, and a Variance from Section 409.2.3.4 (c) to permit 3 parking spaces instead of the required 10.
Being the property of Dr. Vinod K. Bhatta, as shown on the plat plan filed with the Zoning Office.
In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Dec. 19

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

86-264-XA

District: *14th* Date of Posting: *12/19/85*
Posted for: *Special Exception & Variance*
Petitioner: *Dr. Vinod K. Bhatta*
Location of property: *NW/4 Phil. Rd. 234' NE of Rossville Rd. (8766 Phil. Rd.)*
Location of Signs: *Along Phil. Rd. Approx. 10' Ex. 789 & Hwy. 234 Property NE Phil. Rd.*
Remarks:
Posted by: *M. Staley* Date of return: *12/24/85*
Number of Signs: *2*

Dr. Vinod K. Bhatta
12 Glen Alpine Road
Phoenix, Maryland 21131

November 26, 1985

NOTICE OF HEARING

Re: Petition for Special Exception and Variance
NW/S Philadelphia Rd., 234' NE of c/l of
Rossville Blvd. (8766 Philadelphia Rd.)
14th Election District
Dr. Vinod K. Bhatta - Petitioner
Case No. 86-264-XA

TIME: 10:00 a.m.

DATE: Monday, January 6, 1986

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012371

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 008535

DATE: *12/19/85* ACCOUNT: *P-01-615-000*

AMOUNT: \$ *100.00*

RECEIVED FROM: *Dr. Bhatta*

FOR: *John Lee of Howard 12/18/85*

VALIDATION OR SIGNATURE OF CASHIER

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., December 19, 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 December 19, 1985

THE JEFFERSONIAN,

VB Kenton

Publisher

Cost of Advertising

24.75

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
145 Election District
LOCATION: Northwest side of Philadelphia Road, 234 feet Northeast of the centerline of Rossville Road (8166 Philadelphia Road)
DATE AND TIME: Monday, January 6, 1986 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 on the Petition for Special Exception for a Class B office building in an R.O. Zone, and a Variance from Section 409.2.3.4 (c) to permit 3 parking spaces instead of the required 10.
Being the property of Dr. Vinod K. Bhatta, as shown on the plat plan filed with the Zoning Office.
In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Dec. 19

Petition for Special Exception and Variance

145 Election District
LOCATION: Northwest side of Philadelphia Road, 234 feet Northeast of the centerline of Rossville Road (8166 Philadelphia Road)
DATE & TIME: Monday, January 6, 1986 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 on the Petition for Special Exception for a Class B office building in an R.O. Zone, and a Variance from Section 409.2.3.4 (c) to permit 3 parking spaces instead of the required 10.
Being the property of Dr. Vinod K. Bhatta, as shown on the plat plan filed with the Zoning Office.
In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Dec. 19

The Times

Middle River, Md., Dec 19 85

This is to Certify, That the annexed

Article
Reg. 2. 84081

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of *one* successive weeks before the *19th* day of *Dec*, 1985
Spec from Publisher.

MAP 48-44
48
E.D. 14
DATE 1-28-87
200
1000
DP

86-264-XA
b040#

1-28-87
200
1000
DP

86-264-XA
b040#

86-264-XA
b040#

IN RE: PETITIONS SPECIAL EXCEPTION AND VARIANCE
NM/S of Philadelphia Road,
234' NE of the centerline
of Rossville Boulevard
(8766 Philadelphia Road) -
14th Election District -
Dr. Vinod K. Bhalla,
Petitioner
* * * * *

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 and, additionally, a variance to permit five parking spaces instead of the required ten spaces, as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared and testified and was represented by Counsel. Also testifying on behalf of the Petitioner was Al Erdi, a registered engineer. John Volz, an adjacent property owner; Frank Kozan, the president of a local democratic club; and others appeared in opposition to the parking variance. See Protestants' Exhibit 1. They were not opposed to the special exception.

Testimony indicated that the subject property, zoned R-O and containing 0.14 of an acre, is presently vacant. The Petitioner proposes to construct a two-story medical office building on the site. The site plan was approved by the County Review Group (CRG) on November 14, 1985.

Due to the small size of the lot, the Petitioner proposes to place five parking spaces under the building itself, with access from Philadelphia Road. Dr. Bhalla is a licensed physical therapist with a Ph.D. in neurophysiology and has been practicing in Maryland since 1968. He presently has five offices

ORDER RECEIVED FOR FILING

DATE 1-28-87 BY [Signature]

86-264-XA
b040#

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if instant variance were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

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 and variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of January, 1986, that the Petition for Special Exception for a Class B medical office building in a R-O Zone and, additionally, the Petition for Zoning Variance to permit five parking spaces instead of the required 10 spaces be and are 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. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

DATE 1-28-87 BY [Signature]

2. The second floor shall be used only for storage.
3. No more than two employees in addition to the Petitioner shall be permitted, and no office space may be provided to anyone else, whether associated with Dr. Bhalla or not.
4. Patients may not be scheduled on more than two afternoons and one morning or two mornings and one afternoon per week and shall be seen only by appointment. No more than one patient shall be scheduled for each time period.

MJ/srl

cc: John E. Sibrea, Esquire
Mr. John Volz
Mr. Frank Kozan
People's Counsel

[Signature]
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE 1-28-87 BY [Signature]

in the metropolitan area. The Petitioner must vacate the office located nearest the subject property because the doctors he rents from are moving. Inasmuch as the Petitioner requires permanent storage space for his patients' records and his equipment, he desires to construct his own facility. The first floor will contain 1,280 square feet and be used for his practice, and the second floor will also contain 1,280 square feet and be used only for storage. Since the second floor will not be used for offices, the Petitioner argued that the parking variance is a moot issue in that the Baltimore County Zoning Regulations (BCZR) requires five parking spaces for 1,280 square feet of medical offices, and this will be provided. There will be two permanent employees in addition to Dr. Bhalla, and there will be no other professional use. The Petitioner will see patients only by referral, two or three one-half days per week, which will average about 36 patients per week, and no treatment will be provided without an appointment. There will be no overlap of patients except for one patient following the other.

The Protestants argued that the use will create traffic problems and cause a safety hazard.

The Petitioner seeks relief from Section 203.3.B.2, pursuant to Section 502.1, and from Section 409.2.b.(4), pursuant to Section 307, BCZR.

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.

ORDER RECEIVED FOR FILING

DATE 1-28-87 BY [Signature]

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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

Class B office building in RO zone. AND A VARIANCE FROM SECTION 409.2.b.(4) to permit 5 parking spaces instead of the required 10.

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

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

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

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) Dr. Vinod K. Bhalla
Signature _____
Address _____
(Type or Print Name)
City and State _____
Signature _____
Attorney for Petitioner: _____
(Type or Print Name) 12 Glen Alpine Rd., 5922122
Address Phone No.
Signature _____
City and State _____
Name, address and phone number of legal owner, or
their representative to be contacted
Al Erdi, P.E., Engineer,
P.O. Box: 10055, Towson, Md. 21204
Address 592 5153.

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of November, 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 a public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of JANUARY, 1986, at 10:00 o'clock.

[Signature]
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING

DATE 1-28-87 BY [Signature]

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

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

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Johnson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

ORDER RECEIVED FOR FILING

DATE 1-28-87 BY [Signature]

Description

Beginning at a point on the North West side of Philadelphia (Rte-7) Road, 234 feet North-East from the centerline of Rossville Boulevard, running along the West side of Philadelphia Road;
South 52° 21' 15" West, 40.77 feet; and running on the North side of Rossville Boulevard right of way North 83° 40' 40" West, 129.33 feet; North 51° 19' 20" East, 46.16 feet; South 27° 07' 34" East, 26.26 feet; North 51° 19' 20" East, 105.00 feet to a point on the South side of Pineneedle Lane; and running along the South side of said private lane, South 27° 10' 40" East, 68.58 feet to the point of beginning; known as 8766 Philadelphia Road in the 14th Election District, saving and accepting that portion of the above property zoned DR-16.

[Seal]
AL ERDI, P.E. #9514

Case No. 86-264-XA

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this
26th day of November, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Dr. Vinod K. Bhalla
Petitioner's Attorney

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

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

December 12, 1985

SUBJECT: Zoning Petition No. 86-264-XA

The CRG plan (XIV-204) was approved on November 14, 1985.

NEG:JGH:slm

Norman E. Gerber, AICP
Director

December 27, 1985

Honorable Helen Delich Bentley
Congress of the United States
2nd District, Maryland
200 East Joppa Road
Towson, Maryland 21204

RE: NW/4 Philadelphia Rd., 234' NE of
the c/l of Milford Mill Road
(8766 Philadelphia Road)
14th Election District
Case No. 86-264-XA

Dear Congresswoman Bentley:

I am in receipt of your letter dated December 26, 1985 on behalf of Mr. Henry Volz. Please be advised that a hearing will be held on Monday, January 6, 1986 at 10:00 a.m. Involving the property to which Mr. Volz refers. If either he or the Petitioner disagree with the decision rendered, an appellate procedure exists. As an adversarial hearing is scheduled, I am sure you will understand that it would be unethical of me to comment on the merits of this case.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

AJlbjg

HELEN DELICH BENTLEY
2nd District, Maryland

WASHINGTON OFFICE
1610 LONGWORTH BUILDING
WASHINGTON, DC 20518
202-225-3081

DISTRICT OFFICES:
500 East Joppa Road
Towson, MD 21204
202-225-2122

7488 GEMMA HILL ROAD
DUMFRIES, MD 21023
202-276-2128

86-1378
86-264-XA

Congress of the United States
House of Representatives
Washington, DC 20515

December 26, 1985

Mr. Arnold Jablon, Commissioner
Baltimore Co. Office of Planning & Zoning
1111 W. Chesapeake Avenue
Baltimore, Maryland 21204

Dear Mr. Jablon:

As the Congresswoman representing the Second District of Maryland, I am often called upon to assist in areas that do not fall within the jurisdiction of the Federal Government. However, I always try to be as helpful as possible.

Therefore, I am enclosing a copy of correspondence I recently received from a concerned constituent. I believe you will find this correspondence self-explanatory, and I would appreciate your comments regarding this matter.

Your time and effort in responding to this request is greatly appreciated. Please forward your response to my Towson District Office, address listed above.

I look forward to hearing from you soon.

With warmest regards,

Sincerely,
Helen Delich Bentley
Member of Congress

MDR:VCC
Enc1.

Adequate parking
is a "must" at every
new site, I know you agree!

DEC 27 1985

December 20/85

Congresswoman Helen Bentley:

I have a problem, hope you can help me. Mr. Vinod K. Bhalla bought a lot corner of Philadelphia Rd and Rossville Blvd. The lot is about 1/2 of an acre, wants to build a three story office Building. I have attended four hearings in Towson, 2 zoning notices have been posted on his property this week for a another hearing Jan. 6th regarding parking, he must have space for 100 cars, he stated at the hearing, he has room for five for his patients only, this means he and his help must park elsewhere. He said at previous meetings he had parking across the street on VFW 6506 property, the VFW said no to his parking needs. My property and driveway is next to his lot his patients will park in my driveway this has been brought out at the hearing, we protested, if his patients park in the driveway how can we use it, I have a business must keep this driveway open.

-2-

How can anyone get a building permit to build a two story building with parking under the building for only 5 patient cars? the lot is only 1/2 of an acre, he should have a lot big enough to supply all his parking needs, not park on his neighbors where his parking is unwanted. The location at Philadelphia Road and Rossville Blvd is very busy and dangerous, accidents occur every week. The parking case # 86-264-XA

Thank You
Henry Volz
877 Philadelphia Rd
Baltimore, Md 21237

Phone No.
686-5819

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 11, 1985

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

Dr. Vinod K. Bhalla
12 Glen Alpine Road
Phoenix, Maryland 21131

MEMBERS

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

RE: Item No. 409 - Case No. 86-264-XA
Petitioner - Dr. Vinod K. Bhalla
Special Exception Petition

Dear Dr. Bhalla:

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

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

Very truly yours,
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Mr. Al Erdi
P. O. Box 10055
Towson, Maryland 21204

Maryland Department of Transportation
State Highway Administration

William K. Hoffmann
Secretary
Hal Kassaf
Administrator

July 19, 1985

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

Att: N. Commodari

Dear Mr. Commodari:

Attached for your use and review is a copy of the CRG Comments of 4/22/85, for the "Rossville Walk in Clinic."

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

CL-GW:es
enclosure

My telephone number is 301-651-1250
Teletypewriter for Impaired Hearing or Speech
353-7553 Baltimore Metro - 565 0451 D.C. Metro - 1-800-492-5022 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



April 22, 1985

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

Re: CRC Meeting of 5-2-85
"Roseville Walk-In
Clinic" N/W Side
Philadelphia Road
Route 7 @ Roseville Blvd.

Dear Mr. Markle:

On review of the submittal of 3-4-85 and review of our files, the State Highway Administration offers the following comments.

The revised site plan shows numerous notes of reference to the State Highway Administration letter of 1-11-85 (copy attached).

The State Highway Administration first choice for access to the proposed Medical Center, is by way of an improved access from Pineneedle Lane or a in-common access centered on Pineneedle Lane.

The State Highway Administration would consider a proposed entrance within the Philadelphia Road frontage of (40.77') if the above recommendations for first choice failed to materialize.

However, the State Highway Administration strongly recommends to Baltimore County that all access be by way of the improved Pineneedle Lane.

We foresee congestion on the site with the parking layout and congestion within the entrance to Philadelphia Road if access is approved.

My telephone number is (301) 659-1350
Teletypewriter for impaired hearing or speech
303-7555 Baltimore Metro - 585-0431 D.C. Metro - 1-800-482-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calver St., Baltimore, Maryland 21203-0717

William K. Hoffman
Secretary
Hal Kossoff
Administrator

Mr. J. Markle

-2-

April 22, 1985

We have been informed by the District Traffic Office that the average daily trips for a medical center is 75 trips per 1,000 sq. ft. of floor area and by using a floor area of 2,560' sq. ft. (2.5 x 75) the center would be developing an A.D.T. of 188 trips.

The proposed five (5) spaces on site and the proposed parking agreement for five (5) spaces at the V.F.W. #6506 would not adequately serve this location.

In addition the medical office is labeled as a "Walk In Clinic". A field inspection revealed there are no sidewalks in the immediate area for patrons to use and residential communities are more than 2,000' away.

Until the numerous questions are addressed and adequate access to the site resolved, the State Highway Administration will request Baltimore County to withhold all building permits.

Very truly yours,

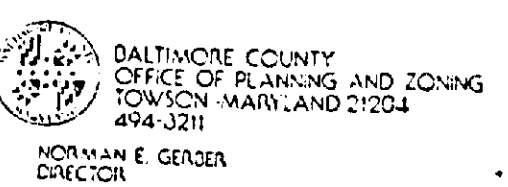
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Ogle



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

DECEMBER 5, 1985

Re: Zoning Advisory Meeting of JULY 9, 1985
Item # 409
Property Owner: Dr. Vinod K. Bhalla
Location: N/W Side Philadelphia Road, 234' N. of Roseville Blvd.
NOR ROSSVILLE 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.
- ☒ 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 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 22-38 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 11/14/85.
- ☒ Landscaping: Not comply with Baltimore County Landscape Manual, 8111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is re-evaluated annually by the County Council.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by 8111 178-79. and as conditions change are re-evaluated annually by the County Council. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ The proposed plan - XIV-204 (N/W) Roseville Walk-In Clinic was approved 11/14/85.

cc: James Hovell

Eugene A. Boher
Chief, Current Planning and Development



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

Stephen E. Collins
Director

August 1, 1985

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

Item No. 409 -ZAC- Meeting of July 9, 1985
Property Owner: Dr. Vinod K. Bhalla
Location: N/W side Philadelphia Road, 234' N. of Roseville Blvd.
Existing Zoning: R.O.
Proposed Zoning: Special Exception for a Class B office building.

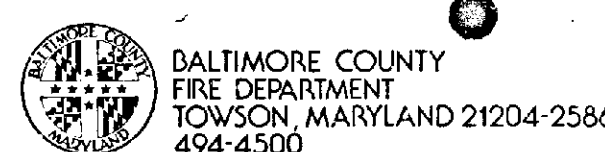
Acres: .20 acres
District: 14th

Dear Mr. Jablon:

Item number 409 is a C.R.G. ITEM.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/cem



PAUL H. RENCKE
CHIEF

August 1, 1985

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

Attention: Nick Comasari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Dr. Vinod K. Bhalla

Location: N/W side Philadelphia Road, 234' N. of Roseville Blvd.

Item No.: 409

Zoning Agenda: Meeting of 7/9/85

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 of _____ 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.

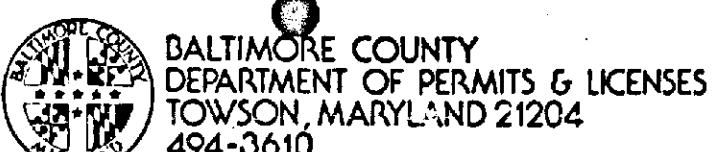
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

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

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

REVIEWER: *Paul H. Rencke* Noted and Approved: *Carol N. Markowitz*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



TED ZALESKI, JR.
DIRECTOR

August 19, 1985

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

Dear Mr. Jablon:

Comments on Item # 409 Zoning Advisory Committee Meeting are as follows:

Property Owner: Dr. Vinod K. Bhalla
Location: N/W Side Philadelphia Road, 234' N. of Roseville Blvd.
District: 14th.

APPLICABLE TYPES ARE CHECKED:

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Building and Code (A.S.D.I. #17-1 - 1980) and other applicable Codes and Standards.

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

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.

Commercial: Three sets of construction drawings are required to file a permit application. Registered seals are not acceptable.

All the Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. But the Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 107, Section 106.2 and Table 102. 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 construction type is provided. See Table 401 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 alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use. See Section 313 of the Building Code.

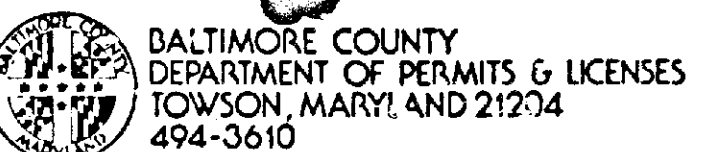
The proposed project appears to be located in a Flood Plain, Flood/Inversion. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

Comments: Handicapped Walk - ramps; gradient shall be not more than 1:12. See Section 615. B.O.C.A. for landings, etc.

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 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

L/22/85

Carol N. Markowitz
C. N. Markowitz
Building Plans Review



TED ZALESKI, JR.
DIRECTOR

December 23, 1985

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

Dear Mr. Jablon:

Comments on Item #409 Revised Zoning Advisory Committee Meeting are as follows:

Property Owner: Dr. Vinod K. Bhalla
Location: N/W side Philadelphia Road, 234' N. of Roseville Blvd.
District: 14th.

APPLICABLE TYPES ARE CHECKED:

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Building and Code (A.S.D.I. #17-1 - 1980) and other applicable Codes and Standards.

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

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.

Commercial: Three sets of construction drawings are required to file a permit application. Registered seals are not acceptable.

All the Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. But the Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 107, Section 106.2 and Table 102. 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 construction type is provided. See Table 401 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 alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use. See Section 313 of the Building Code.

The proposed project appears to be located in a Flood Plain, Flood/Inversion. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

Comments: A fire separation as per Section 313.2 appears to be required.

The building would be of mixed use "R-1" and "R-2". The structure cannot be of type 5B construction unless it is sprinklered with an approved system. See Table 501, Table 401, Section 503.1.

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 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

L/22/85

Carol N. Markowitz
C. N. Markowitz
Building Plans Review

BALTIMORE COUNTY, MARYLAND

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

DATE: April 30, 1985

PROJECT NAME: Roseville Walk-In Clinic
PROJECT NUMBER: 885052
LOCATION: 8766 Philadelphia Road
DISTRICT: 14C6

The Plan for the subject site, dated November 20, 1984, with the latest revision dated March 4, 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 road design should specifically address the channelling of storm water across the entrance of Pineneedle Lane (a private road) and conveying it to the nearest suitable outfall.

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.

HIGHWAY COMMENTS:

Improvements to Philadelphia Road (State Route 7), including the proposed entrance to the site are subject to the requirements and approval of the State Highway Administration. The contract for these improvements shall be processed through the State Highway Administration in accordance with their contract procedures. No Public Works Agreement with Baltimore County will be required.

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

Sidewalks are required across the frontage of the site. Width and location of the proposed sidewalk shall match the existing.

APR 20 1985

Project 85052
Rosville Walk-In Clinic
Page 2
April 30, 1985

HIGHWAY COMMENTS: (Cont'd)

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 corrugated metal pipe drain that exists through the front of the site must be documented as to size and depth and design computations, based on 10-year storm frequency, and must be submitted for review. If the drain is to remain in service, the Developer's engineer shall clarify the maintenance responsibilities. Before the County will accept the drain into the system for maintenance, it must be inspected by the Bureau of Highways and any corrections or repairs must be made at the Developer's expense. Further, a 10-foot drainage and utility easement must be created to contain the pipeline. In the event the required road improvements preclude the need for this drain, it should be sealed and abandoned.

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.

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

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

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

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)".

Project 85052
Rosville Walk-In Clinic
Page 3
April 30, 1985

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

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

In accordance with Bill No. 56-82, filling within a flood plain is prohibited.

No storm water management is required.

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

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

WATER AND SANITARY SEWER COMMENTS:

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

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

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

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

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

The Plan for the subject site may be approved, subject to conformance with the above comments.

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

EM:DBS:SS

cc: Fil:



Maryland Department of Transportation
State Highway Administration

William K. Heilmann
Secretary
Hal Kassoff
Administrative

April 22, 1985

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

Re: CRG Meeting of 5-2-85
"Rosville Walk-In
Clinic" W/W Side
Philadelphia Road
Route 7 & Rosville Blvd.

Dear Mr. Markle:

On review of the submittal of 3-A-85 and review of our files, the State Highway Administration offers the following comments.

The revised site plan shows numerous notes of reference to the State Highway Administration letter of 1-11-85 (copy attached).

The State Highway Administration, first choice for access to the proposed Medical Center is by way of a improved access from Pineneedle Lane or a in-common access centered on Pineneedle Lane.

The State Highway Administration would consider a proposed entrance within the Philadelphia Road frontage of (40.77') if the above recommendations for first choice failed to materialize.

However, the State Highway Administration strongly recommends to Baltimore County that all access be by way of the improved Pineneedle Lane.

We foresee congestion on the site with the parking layout and congestion within the entrance to Philadelphia Road if access is approved.

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Mr. J. Markle

-2-

April 22, 1985

We have been informed by the District Traffic Office that the average daily trips for a medical center is 75 trips per 1,000 sq. ft. of floor area and by using a floor area of 2,560' sq. ft. (2.5 x 75) the center would be developing an A.D.T. of 188 trips.

The proposed five (5) spaces on site and the proposed parking agreement for five (5) spaces at the V.F.W. #6505 would not adequately serve this location.

In addition the medical office is labeled as a "Walk In Clinic". A field inspection revealed there are no sidewalks in the immediate area for patrons to use and residential communities are more than 2,000' away.

Until the numerous questions are addressed and adequate access to the site resolved, the State Highway Administration will request Baltimore County to withhold all building permits.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Ogle

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director
TO: Environmental Support Services
FROM: South Point
SUBJECT: ENVIRONMENTAL EFFECTS REPORT ROSVILLE WALK-IN CLINIC
CRG MEETING May 2, 1985 10:00
(Date) (Time)

PLAN REVIEW NOTES

1. 0.14 acres for proposed office building
(Describe Site)
2. Public water and public sewer is proposed.
3. No streams on site
(Describe streams on-site)
4. No wetland soils on site
(Describe wetland soils on-site)
5. Storm Water Management is not required.
6. 60% 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 (soil/name & symbol) must be submitted.

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

ROSVILLE WALK-IN CLINIC
Subdivision Name, Section and/or Plat

V.K. Shella Developer and/or Engineer
Buck River Watershed
No. of Lots 2 Total Acreage 0.14
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 memo dated 4-26-85
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

SS 783R

CRG Meeting of May 2, 1985
Rosville Walk-In Clinic

1. A SWM exemption was granted for this site on February 20, 1985.
2. No grading or construction should occur below elevation 34 due to the 100 year flood plain for Gladders Run.

James F. Vaughan
4/15/85

**DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND**

TO: Mr. James A. Markle
FROM: C. Richard Moore
SUBJECT: C.R.G. Comments
DATE: May 1, 1985
PROJECT NAME: Rosville Walk-In Clinic C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: 14 C 6 DEVELOPMENT PLAN:
LOCATION: Philadelphia Road FIELD PLAN:

The building and parking need to be relocated to prevent backing onto Philadelphia Road. The access is subject to the approval of the State Highway Administration.

CRG/GU/bza

C. Richard Moore
Deputy Director of Traffic Engineering

APR 20 1987

BALTIMORE COUNTY, MARYLAND
 SUBJECT: COUNTY REVIEW GROUP COMMENTS
 FROM: OFFICE OF PLANNING AND ZONING
 DATE: May 1, 1985

PROJECT NAME: ROSSVILLE WALK-IN CLINIC
 COUNCIL & ELECTION DISTRICT XIV-204

PLAN XXXXXXXXXXXXXXXXXXXX
 PLAN EXTENSION
 REVISED PLAN
 PLAT

The Office of Planning and Zoning has reviewed the subject plan dated March 4, 1985 and has the following comments:

The layout of the 5 parking spaces is not acceptable. Minimal area is provided for vehicle maneuvering which will cause congestion at the entrance. The parking must be redesigned.

Note #9C includes a statement regarding a parking agreement with the V.F.W. #6506, which is located at 8777 Philadelphia Road. No such parking agreement has been submitted to this office for review. It is the opinion of this office that parking provisions, particularly for a medical office building, should be accommodated on-site. Parking on the opposite side of Philadelphia Road with no provision for safe pedestrian access is not appropriate or reasonable. This proposal should be removed from the plan.

It is strongly recommended that the developer pursue the possibility of providing access to this site from Pineneedle Lane, which is a private road. Additional information is required relative to the status of Pineneedle Lane and the rights to in-common use of Pineneedle Lane.

The information required for R.O. plans includes maximum number of employees, hours of operation, location of transit facilities, exterior material of the building, lighting, etc. This information must be added to the plan.

The landscape calculations are incorrect and must be revised as follows:
 Road frontage: $338.68 \text{ LF} \div 40 = 8.4 \text{ or } 9$
 Parking spaces: $5 \div 12 = 0.4 \text{ or } 1$
 Total = 10 trees

A minimum of 6 trees must be major deciduous. The landscape manual requires an 8' wide planting area along all property lines which abut residential zones or premises on a public street. This requirement has not been provided on the plan. The building is located 21' from the property line, the sidewalk is 0' from the property line which abuts a D.R.16 zone. The plan does not show a planting area along Rossville Boulevard. The CRG plan must be revised to comply with these requirements. A Final Landscape Plan prepared by a registered landscape architect must be approved by this office prior to issuance of building permits.

It is recommended that this development proposal be restudied and redesigned. The possibility of providing parking under the building should be considered. Section 22-104 of the Development Regulations requires that development of property in the R.O. zone be designed to achieve four objectives: 1) compatibility of the proposed development with surrounding uses; 2) tree preservation; 3) protection of water courses and bodies of water from erosion and siltation; and 4) safety, convenience and amenity for the neighborhoods. The plan must demonstrate that the above objectives have been met.

Sharon Gifford

BALTIMORE COUNTY, MARYLAND
 SUBJECT: COUNTY REVIEW GROUP COMMENTS
 FROM: ZONING OFFICE
 DATE: May 2, 1985

PROJECT NAME: Rossville Walk-In Clinic
 LOCATION: N/E corner Philadelphia Rd. & Rossville Boulevard
 DISTRICT: 14th Election District

PLAN: 1
 DEVELOPMENT PLAN:
 PLAT:

The following comments were written on the CRG plan and accompanying elevation drawings dated, revised March 4, 1985.

A Class B Office Building in an R.O. zone requires a Special Exception Hearing. To have a petition for same has not yet been filed with the Zoning Office. If CRG approval occurs final approval of any building permits will be contingent upon the outcome of the Special Exception Hearing.

The following revisions are needed prior to CRG plan approval.

- The elevation drawings have not been drawn to scale as they should be. This is necessary in order to determine whether the average height of 15 feet has been met or whether a variance will be required. Average height must be indicated on the elevation drawings. It can be measured in either of two ways: 1) average grade to the average roof of the highest elevation or 2) highest grade at the building to the top of the roof.
- The gross site area is net area plus 1/2 of any right-of-way which the site abuts up to 30' in width. It appears that gross has been based solely upon Philadelphia Rd. frontage and not upon the Rossville Blvd. frontage. The gross site area must be corrected; this will mean a correction to the floor area ratio and amenity open space calculations as well.
- It is not possible to determine whether there is sufficient amenity open space on this site. Amenity open space must be a minimum of 10' in width unless it is adjacent to a parking lot, then a minimum of 7' is required. A plan should be submitted which indicates clearly which areas have been included as amenity open space. If there is insufficient amenity open space, a Variance will be required.
- Zoning boundaries must be plotted around the property. See the 200 scale zoning map ME 40 for information.
- The angled parking does not appear to allow parking space #2 to have adequate space to back out of the parking space.
- The parking required for medical offices is 1 parking space per 300 sq. ft. floor area as shown, however the Section indicated is incorrect in Note 9 C. Section 409.2.b.(4) is the correct section. Medical offices require parking, no matter whether they are less than 5,000 sq. ft. or greater than 5,000 sq. ft.
- The signage proposed should be indicated on the plan; in a R.O. zone one non-illuminated sign, 8 sq. ft. maximum size, is permitted on the building wall.

DI:bg

Diana Iltter
 Zoning Associate III

BALTIMORE COUNTY, MARYLAND
 SUBJECT: COUNTY REVIEW GROUP COMMENTS
 FROM: ZONING OFFICE
 DATE: May 2, 1985

PROJECT NAME: Rossville Walk-In Clinic
 LOCATION: N/E corner Philadelphia Rd. & Rossville Boulevard
 DISTRICT: 14th Election District

PLAN:
 DEVELOPMENT PLAN:
 PLAT:

ADDENDUM TO COMMENTS DATED 5/2/85; ROSSVILLE WALK-IN CLINIC

ADD:

h. No parking space may be within 8' of any street right-of-way.
 Parking space numbers seem to be too close to the right-of-way line.

DI:bg

Diana Iltter
 Zoning Associate III

BALTIMORE COUNTY, MARYLAND
 SUBJECT: COUNTY REVIEW GROUP COMMENTS
 FROM: ZONING OFFICE
 DATE: August 14, 1985
 (Continued from May 2, 1985)

PROJECT NAME: Rossville Walk-In Clinic
 LOCATION: NE/Cor. Philadelphia Road and Rossville Blvd.
 DISTRICT: 14th

PLAN: XXXXXXXX
 DEVELOPMENT PLAN:
 PLAT:

A Special Exception hearing for a class B office building has been applied for on June 6, 1985 under Item # 409. The setting of a hearing date may depend on the resolution of the following comments:

- Parking would be required to be provided for the 2nd. floor (3rd. level) as office space. A variance would have to be applied for along with the special exception petition. Where will the employees park? Space #1 should be 8 ft. from the street R/W. If the A.O.S. can be provided, the building should be moved closer to the NW property line to allow for better parking circulation.
- The Gross site area can only be calculated on the 40.77 ft. frontage on Philadelphia Road. Correct the A.O.S. and F.A.R. accordingly.
- A.O.S. Should be shaded to identify the area calculated, and the maximum allowed F.A.R. should be indicated along with what is proposed.
- The Sign detail should be shown on the elevation drawings with the site and projection from the building. Also note: NO OTHER SIGNS PROPOSED.

W. Carl Richards Jr.

BALTIMORE COUNTY, MARYLAND
 SUBJECT: COUNTY REVIEW GROUP COMMENTS
 FROM: OFFICE OF PLANNING AND ZONING
 DATE: August 13, 1985

PROJECT NAME: Rossville Walk-In Clinic
 COUNCIL & ELECTION DISTRICT XIV-204

PLAN CONTINUED XXXXXXXXXXXXXXXXXXXX
 PLAN EXTENSION
 REVISED PLAN
 PLAT

The Office of Planning has reviewed the latest revision of the subject plan dated June 24, 1985 and submits the following comments:

The plan must be revised from a two story to a one story building since 5 parking spaces is the maximum that can be situated on this site. Additional parking at a location on the opposite side of RD 7, Philadelphia Road, is not acceptable or reasonable.

This plan proposes a walk-in medical clinic in an R.O. zone. Under the provisions of Section 22-104 the development of property in the R.O. zone shall be designed to achieve four objectives: (1) compatibility of the proposed development with surrounding uses; (2) tree preservation; (3) protection of water courses and bodies of water from erosion and siltation, and (4) safety, convenience, and amenity for the neighborhoods. Therefore, it is the responsibility of the CRG to make this determination in the design of an R.O. site. To assist our evaluation of compatibility, cross sections are required to the north, west and east of the site to show the relationship of the proposed development to existing adjacent uses.

It has been stated that access from this development to Pineneedle Lane is not possible. Documentation is required of the status of Pineneedle Drive and the denial of access.

The parking for professional staff and employees must be identified on the plan.

The handicapped access as proposed on the plan involves an unreasonable distance and a fairly steep grade. This access should be redesigned.

The plan should identify the roof material.

A final landscape plan prepared by a registered landscape architect must be approved by this office prior to issuance of building permits.

Gary Kerns

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: Sy Benson
 FROM: Charles K. Weiss (Signed) CHARLES K. WEISS
 SUBJECT: Rossville Walk In Clinic
 8766 Philadelphia Road
 CRG 5/2/85

Date: April 15, 1985

Baltimore County does not provide commercial refuse collection. Since no provision has been made on the plan for refuse collection no comment can be made. Commercial plans must have a dumpster site indicated before CRG approval by this agency.

CKW/SW/rab

BALTIMORE COUNTY, MARYLAND
 SUBJECT: SUBDIVISION REVIEW COMMENTS
 FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU
 Captain Joseph Kelly
 PROJECT NAME: Rossville Walk-In Clinic
 PROJECT NUMBER: CRG Agenda 5/2/85, 10:00 am
 LOCATION: 8766 Philadelphia Road
 DISTRICT: 14

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 as close to proposed site as possible. Test 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 #1901. 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, 1981 Edition, Section 7-8.4.3 and Section 7-8.4.4.

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: Catherine Warfield, C. R. G.
 FROM: G. E. Burthorn, Chief, Building Plans Review
 SUBJECT: Rossville Walk-In Clinic
 8766 Philadelphia Road, Baltimore, Maryland 21237

Date: April 30, 1985

1) As of January 1, 1985 the State adopted the A.N.S.I. Standard A117.1 - 1980 and the Code of Maryland Regulations 05.01.07 as the Maryland Building Code for the Handicapped.

2) The 1984 Edition of the B.O.C.A. Basic National Building, Mechanical and Energy Codes have been adopted by Council Bill #17-85 and became effective on April 22, 1985 for Baltimore County.

3) Compliance to the above Codes is required for all new structures.

CEB/vw

AL ERDI, P.E.
STRUCTURAL - CIVIL CONSULTANT
P. O. BOX 10055, TOWSON, MD. 21204
(301) 592-5153

27 June, 1985

Department of Public Works,
Baltimore County-
Towson, Md. 21204.

Att: Mrs. C. Warfield

Re: Rossville Walk-in Clinic
8766 Philadelphia Rd.,
Final S.D.P. per C.R.G.
Comments.
Project: # 85052
District: 14 C6

Enclosed are (14) copies of site development plan and elevations for the above project as revised per the C.R.G. comments of 2 May, 1985. The following revisions have been incorporated in the plans in compliance with the requests from various departments and agencies.

Please advise as soon as the site development plan is approved and signed. Thank you for your cooperation.

Very truly yours,

AL Erdi, P.E.

CERTIFIED.

Encl. s
C/Dr. V.K. Bhalla
File
AR/re.

14 SETS OF DRAWINGS DELIVERED UNDER
SEPERATE COVER. PLEASE VERIFY & CON-
FIRM THE RECEIPT BY CALLING 592 5153.

p.2

Department of Public Works
(Rossville Walk-in Clinic)

A. Office of Planning and Zoning:

A petition (#429) for a special exception as required by a class B office building in an R.O. zone has been filed with the Zoning Office on 26 June, 1985.

The elevation drawings indicating the average height, drawn to scale are attached.

The gross area calculations are revised to include the 1/4 of all right-of-ways which the site abuts upto 30 feet in width; amenity open space exceeding 25% of gross area; floor area ratio calculations, shown on the plan indicating which areas have been included as A.O.S.

Zoning boundaries are plotted per map NE 4G.

The revised straight parking, based on one space per 300 S.F. floor area, minimum 8 feet away from any right-of-way, is provided under the building as recommended by The Dept. of Traffic Engineering to provide ample space to back out.

The proposed one non-illuminated 8 s.f. sign on the building wall is indicated on the plan.

Parking is redesigned and accommodated on site as required.

The developer strongly pursued the possibility of providing access to the site from private Pineneedle Lane. The owners of the private lane, however, will not consider granting the access as stated in the minutes of C.R.G. meeting of 2 May, 1985. The proposed alternative access is subject to the approval of State Highway Administration.

The plan includes information relative to the max. number of employees (4); transit bus lines #35 and #55 stop at Rossville Blvd. & Philadelphia Rd.; fluted block, beige building exterior; the parking lights.

p.3

Department of Public Works
(Rossville Walk-in Clinic)

The landscape calculations are revised to accommodate the proposed clinic with (10) trees of which (6) are major deciduous; provide 8 feet planting area along property lines abutting residential zones or premises on public street. The building is relocated to 8 feet from the property line. The revised sidewalk is 8 feet from the property line which abuts a DR-16 zone. The plan showing a planting area along Rossville Blvd. is prepared by a registered Landscape Architect.

The plan is designed to demonstrate that it achieves the objectives of compatibility with the demand and surrounding use for it; tree preservation, protection of watercourses from erosion and siltation and safety, convenience and amenity for the neighborhoods.

B. Subdivision Review:

The permit application and the appropriate bond covering the proposed entrance to the site from Philadelphia Rd., per S.H.A. Bureau of Engineering Access Permits have been submitted as required.

The proposed side walk across the front of the site matches the existing.

C. Storm drains, Sediment Control, Storm Water Mgmt.:

A storm water management exemption was granted for the site on 28 Feb., 1985.

The existing 15"x22" BCCMP drain through the front of the site has been documented for Md. S.H.A. Maintenance Office. It terminates at the existing drainage channel within Philadelphia Rd. right-of-way. All necessary drainage facilities have been provided for per Baltimore County Office of Erosion and Sediment Control directives dated 13 Dec., 1984. The grading is covered by permit #71454.

p.4

Department of Public Works
(Rossville Walk-in Clinic)

C-1742-84. The number of square feet of land disturbed (less than 5,000-s.f.) is indicated on the sediment control drawing.

The basement floor is (1) foot over the flood plain elevation.

The proposed fire hydrant is shown as recommended by the Fire Department on 1 April, 1985.

The Maryland Building Code for the handicapped has been complied with.

D. State Highway Administration:

The site is surrounded by and adjacent to DR-16 residential areas. There is an existing sidewalk on Philadelphia Rd/ Rossville Blvd. front. The A.D.T. has been calculated at 25 trips per day.

E. Bureau of Sanitation:

A dumpster site is indicated on the plan.

AL ERDI, P.E.
STRUCTURAL - CIVIL CONSULTANT
P. O. BOX 10055, TOWSON, MD. 21204
(301) 592-5153

2 AUG. '85

PLANNING & ZONING -
BALTIMORE COUNTY

ATTN: MR. N. COMMODARI

C.R.G. 2 MAY '85
Re: ROSSVILLE WALK-IN
CLINIC.
CMT. 14 AUG '85

PLEASE FIND ATTACHED THE
COMMENTS RECEIVED AT ABOVE
MEETING, THE LETTER CONFIRMING
COMPLIANCE TO ALL REQUESTS, AND
A COPY OF FINAL SITE PLAN PER
YOUR REQUEST.

THANK YOU.

VERY TRULY YOURS

AL ERDI, P.E.

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
14th Election District

LOCATION: Northwest side of Philadelphia Road, 234 feet Northeast of the centerline of Rossville Boulevard (8166 Philadelphia Road)

DATE AND TIME: Monday, January 6, 1986 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:

Petition for Special Exception for a Class B office building in and R.O. Zone, and a Variance from Section 405.2.b.(4) to permit 5 parking spaces instead of the required 10.

Being the property of Dr. Vinod K. Bhalla, as shown on plat plan filed with the Zoning Office.

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

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
NW/S Philadelphia Rd.,
234' NE of the C/L of Rossville
Bldg. (8166 Philadelphia Rd.),
14th District
DR. VINOD K. BHALLA, Petitioner : Case No. 86-264-XA

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

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

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

I HEREBY CERTIFY that on this 11th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to Dr. Vinod K. Bhalla, 12 Glen Alpine Rd., Phoenix, MD 21131, Petitioner; and Al Erdi, P.E., Engineer, P. O. Box 10055, Towson, MD 21204, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. KING
DEPUTY ZONING COMMISSIONER

January 2, 1986

Dr. Vinod K. Bhalla
12 Glen Alpine Road
Phoenix, Maryland 21131

Re: Petition for Special Exception and Variance
NW/S Philadelphia Rd., 234' NE of C/L of
Rossville Blvd. (8766 Philadelphia Rd.)
14th Election District
Dr. Vinod K. Bhalla - Petitioner
Case No. 86-264-XA

Dear Dr. Bhalla:

This is to advise you that \$17.00 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 016189
DATE 1-6-86 ACCOUNT R-01-615-COO
AMOUNT \$ 17.90
RECEIVED FROM County Contracting & Construction Co.
FOR Advertising & Posting 86-264-XA
B 011100000575015 ADDLF
VALIDATION OR SIGNATURE OF CASHIER

County, Maryland, and remit
ding, Towson, Maryland

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 19, 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 December 19, 1985

THE JEFFERSONIAN,

VB Kenton

Publisher

Cost of Advertising

24.75

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
145 Election District
LOCATION: Northwest side of Philadelphia Road, 234 feet Northeast of the centerline of Rossville Boulevard (8166 Philadelphia Road)
DATE AND TIME: Monday, January 6, 1986 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 on the Petition for Special Exception for a Class B office building in an R.O. Zone, and a Variance from Section 409.2.3.4 (c) to permit 3 parking spaces instead of the required 10.
Being the property of Dr. Vinod K. Bhatta, as shown on the plat plan filed with the Zoning Office.
In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Dec. 19, 1985

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

86-264-XA

District: *14th* Date of Posting: *12/19/85*
Posted for: *Special Exception & Variance*
Petitioner: *Dr. Vinod K. Bhatta*
Location of property: *NW/4 Phil. Rd. 234' NE of Rossville Blvd. (8766 Phil. Rd.)*
Location of Signs: *Along Phil. Rd. Approx. 10' Ex. 789 & Hwy. 2 on property NE Phil. Rd.*
Remarks:
Posted by: *M. Staley* Date of return: *12/24/85*
Number of Signs: *2*

Dr. Vinod K. Bhatta
12 Glen Alpine Road
Phoenix, Maryland 21131

November 26, 1985

NOTICE OF HEARING

Re: Petition for Special Exception and Variance
NW/S Philadelphia Rd., 234' NE of c/l of
Rossville Blvd. (8766 Philadelphia Rd.)
14th Election District
Dr. Vinod K. Bhatta - Petitioner
Case No. 86-264-XA

TIME: 10:00 a.m.

DATE: Monday, January 6, 1986

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012371

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 008535

DATE: *12/19/85* ACCOUNT: *P-01-615-000*

AMOUNT: \$ *100.00*

RECEIVED FROM: *Dr. Bhatta*

FOR: *John Lee of Howard 12/18/85*

VALIDATION OR SIGNATURE OF CASHIER

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., December 19, 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 December 19, 1985

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PETITION FOR SPECIAL EXCEPTION AND VARIANCE
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LOCATION: Northwest side of Philadelphia Road, 234 feet Northeast of the centerline of Rossville Boulevard (8166 Philadelphia Road)
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Being the property of Dr. Vinod K. Bhatta, as shown on the plat plan filed with the Zoning Office.
In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Dec. 19, 1985

The Times

Middle River, Md., *Dec 19 85*

This is to Certify, That the annexed

Ad
Reg. 2. 84081

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each

of *one* successive weeks before the *19th* day of

Dec, 1985

Spec from Publisher.

Petition for Special Exception and Variance
145 Election District
LOCATION: Northwest side of Philadelphia Road, 234 feet Northeast of the centerline of Rossville Boulevard (8166 Philadelphia Road)
DATE & TIME: Monday, January 6, 1986 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 on the Petition for Special Exception for a Class B office building in an R.O. Zone, and a Variance from Section 409.2.3.4 (c) to permit 3 parking spaces instead of the required 10.
Being the property of Dr. Vinod K. Bhatta, as shown on the plat plan filed with the Zoning Office.
In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Dec. 19, 1985

MAP 27-44
43
E.D. 14
DATE 1-28-87
200
1000
DP

86-264-XA
b040#

1-28-87
200
1000
DP

86-264-XA
b040#

86-264-XA
b040#

IN RE: PETITIONS SPECIAL EXCEPTION AND VARIANCE
NM/S of Philadelphia Road,
234' NE of the centerline
of Rossville Boulevard
(8766 Philadelphia Road) -
14th Election District -
Dr. Vinod K. Bhalla,
Petitioner
* * * * *

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 and, additionally, a variance to permit five parking spaces instead of the required ten spaces, as more particularly described on Petitioner's Exhibit 1.
The Petitioner appeared and testified and was represented by Counsel. Also testifying on behalf of the Petitioner was Al Erdi, a registered engineer. John Volz, an adjacent property owner; Frank Kozan, the president of a local democratic club; and others appeared in opposition to the parking variance. See Protestants' Exhibit 1. They were not opposed to the special exception.

Testimony indicated that the subject property, zoned R-O and containing 0.14 of an acre, is presently vacant. The Petitioner proposes to construct a two-story medical office building on the site. The site plan was approved by the County Review Group (CRG) on November 14, 1985.
Due to the small size of the lot, the Petitioner proposes to place five parking spaces under the building itself, with access from Philadelphia Road. Dr. Bhalla is a licensed physical therapist with a Ph.D. in neuropsychology and has been practicing in Maryland since 1968. He presently has five offices

ORDER RECEIVED FOR FILING
DATE 1-28-87
BY [Signature]

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if instant variance were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

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 and variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of January, 1986, that the Petition for Special Exception for a Class B medical office building in a R-O Zone and, additionally, the Petition for Zoning Variance to permit five parking spaces instead of the required 10 spaces be and are 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. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING
DATE 1-28-87
BY [Signature]

2. The second floor shall be used only for storage.
3. No more than two employees in addition to the Petitioner shall be permitted, and no office space may be provided to anyone else, whether associated with Dr. Bhalla or not.
4. Patients may not be scheduled on more than two afternoons and one morning or two mornings and one afternoon per week and shall be seen only by appointment. No more than one patient shall be scheduled for each time period.

MJ/srl
cc: John E. Sibrea, Esquire
Mr. John Volz
Mr. Frank Kozan
People's Counsel

[Signature]
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE 1-28-87
BY [Signature]

in the metropolitan area. The Petitioner must vacate the office located nearest the subject property because the doctors he rents from are moving. Inasmuch as the Petitioner requires permanent storage space for his patients' records and his equipment, he desires to construct his own facility. The first floor will contain 1,280 square feet and be used for his practice, and the second floor will also contain 1,280 square feet and be used only for storage. Since the second floor will not be used for offices, the Petitioner argued that the parking variance is a moot issue in that the Baltimore County Zoning Regulations (BCZR) requires five parking spaces for 1,280 square feet of medical offices, and this will be provided. There will be two permanent employees in addition to Dr. Bhalla, and there will be no other professional use. The Petitioner will see patients only by referral, two or three one-half days per week, which will average about 36 patients per week, and no treatment will be provided without an appointment. There will be no overlap of patients except for one patient following the other.

The Protestants argued that the use will create traffic problems and cause a safety hazard.

The Petitioner seeks relief from Section 203.3.B.2, pursuant to Section 502.1, and from Section 409.2.b.(4), pursuant to Section 307, BCZR.

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.

ORDER RECEIVED FOR FILING
DATE 1-28-87
BY [Signature]

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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

Class B office building in RO zone. AND A VARIANCE FROM SECTION 409.2.b.(4) to permit 5 parking spaces instead of the required 10.

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

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

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

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) Dr. Vinod K. Bhalla
Signature _____
Address _____
(Type or Print Name)
City and State _____
Signature _____
Attorney for Petitioner: _____
(Type or Print Name) 12 Glen Alpine Rd., 5922122
Address Phone No.
Signature _____
City and State _____
Name, address and phone number of legal owner, or
their representative to be contacted
Al Erdi, P.E., Engineer,
P.O. Box: 10055, Towson, Md. 21204
Address 592 5153.

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of November, 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 a public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of JANUARY, 1986, at 10:00 o'clock.

[Signature]
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
DATE 1-28-87
BY [Signature]

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

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

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Johnson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

ORDER RECEIVED FOR FILING
DATE 1-28-87
BY [Signature]

Description

Beginning at a point on the North West side of Philadelphia (Rte-7) Road, 234 feet North-East from the centerline of Rossville Boulevard, running along the West side of Philadelphia Road;
South 52° 21' 15" West, 40.77 feet; and running on the North side of Rossville Boulevard right of way North 83° 40' 40" West, 129.33 feet; North 51° 19' 20" East, 46.16 feet; South 27° 07' 34" East, 26.26 feet; North 51° 19' 20" East, 105.00 feet to a point on the South side of Pineneedle Lane; and running along the South side of said private lane, South 27° 10' 40" East, 68.58 feet to the point of beginning; known as 8766 Philadelphia Road in the 14th Election District, saving and accepting that portion of the above property zoned DR-16.



Case No. 86-264-XA

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this
26th day of November, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Dr. Vinod K. Bhalla
Petitioner's Attorney

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

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

December 12, 1985

SUBJECT: Zoning Petition No. 86-264-XA

The CRG plan (XIV-204) was approved on November 14, 1985.

NEG:JGH:slm

Norman E. Gerber, AICP
Director

December 27, 1985

Honorable Helen Delich Bentley
Congress of the United States
2nd District, Maryland
200 East Joppa Road
Towson, Maryland 21204

RE: NW/8 Philadelphia Rd., 234' NE of
the c/l of Milford Mill Road
(8766 Philadelphia Road)
14th Election District
Case No. 86-264-XA

Dear Congresswoman Bentley:

I am in receipt of your letter dated December 26, 1985 on behalf of Mr. Henry Volz. Please be advised that a hearing will be held on Monday, January 6, 1986 at 10:00 a.m. Involving the property to which Mr. Volz refers. If either he or the Petitioner disagree with the decision rendered, an appellate procedure exists. As an adversarial hearing is scheduled, I am sure you will understand that it would be unethical of me to comment on the merits of this case.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

AJ:gbg

HELEN DELICH BENTLEY
2nd District, Maryland

WASHINGTON OFFICE
1610 LONGWORTH BUILDING
WASHINGTON, DC 20518
205-225-3081

DISTRICT OFFICES:
500 East Joppa Road
Towson, MD 21204
202-225-2122

7488 GERMANTOWN ROAD
DUMFRIES, MD 21022
301-276-2128

86-1378
86-264-XA

Congress of the United States
House of Representatives
Washington, DC 20515

December 26, 1985

Mr. Arnold Jablon, Commissioner
Baltimore Co. Office of Planning & Zoning
1111 W. Chesapeake Avenue
Baltimore, Maryland 21204

Dear Mr. Jablon:

As the Congresswoman representing the Second District of Maryland, I am often called upon to assist in areas that do not fall within the jurisdiction of the Federal Government. However, I always try to be as helpful as possible.

Therefore, I am enclosing a copy of correspondence I recently received from a concerned constituent. I believe you will find this correspondence self-explanatory, and I would appreciate your comments regarding this matter.

Your time and effort in responding to this request is greatly appreciated. Please forward your response to my Towson District Office, address listed above.

I look forward to hearing from you soon.

With warmest regards,

Sincerely,
Helen Delich Bentley
Member of Congress

MDR:VCC
Enc1.

Adequate parking
is a "must" at every
new site, I know you agree!

DEC 27 1985

December 20/85

Congresswoman Helen Bentley:

I have a problem, hope you can help me. Mr. Vinod K. Bhalla bought a lot corner of Philadelphia Rd and Rossville Blvd. The lot is about 1/2 of an acre, wants to build a three story office building. I have attended four hearings in Towson, 2 zoning notices have been posted on his property this week for a another hearing Jan. 6th regarding parking. He must have space for 100 cars, he stated at the hearing, he has room for five for his patients only, this means he and his help must park elsewhere. He said at previous meetings he had parking across the street on VFW 6506 property, the VFW said no to his parking needs. My property and driveway is next to his lot his patients will park in my driveway this has been brought out at the hearing, we protested, if his patients park in the driveway how can we use it, I have a business must keep this driveway open.

2-

How can anyone get a building permit to build a two story building with parking under the building for only 5 patient cars? the lot is only 1/2 of an acre, he should have a lot big enough to supply all his parking needs, not park on his neighbors where his parking is unwanted. The location at Philadelphia Road and Rossville Blvd is very busy and dangerous, accidents occur every week. The parking case # 86-264-XA

Thank you
Henry Volz
8711 Philadelphia Rd
Baltimore, Md 21237

Phone No.
686-5819

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 11, 1985

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

Dr. Vinod K. Bhalla
12 Glen Alpine Road
Phoenix, Maryland 21131

MEMBERS

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

RE: Item No. 409 - Case No. 86-264-XA
Petitioner - Dr. Vinod K. Bhalla
Special Exception Petition

Dear Dr. Bhalla:

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

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

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Mr. Al Erdi
P. O. Box 10055
Towson, Maryland 21204

Maryland Department of Transportation
State Highway Administration

William K. Hoffmann
Secretary
Hal Kassaf
Administrator

July 19, 1985

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

Att: N. Commodari

Dear Mr. Commodari:

Attached for your use and review is a copy of the CRG Comments of 4/22/85, for the "Rossville Walk in Clinic."

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

CL-GW:es
enclosure

My telephone number is 301-651-1250
Teletypewriter for Impaired Hearing or Speech
353-7553 Baltimore Metro - 565 0451 D.C. Metro - 1-800-492-5022 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



Maryland Department of Transportation
State Highway Administration

William K. Hoffman
Secretary
Hal Kassaroff
Administrator

April 22, 1985

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

Re: CRC Meeting of 5-2-85
"Rossville Walk-In
Clinic" N/W Side
Philadelphia Road
Route 7 @ Rossville Blvd.

Dear Mr. Markle:

On review of the submittal of 3-4-85 and review of our files, the State Highway Administration offers the following comments.

The revised site plan shows numerous notes of reference to the State Highway Administration letter of 1-11-85 (copy attached).

The State Highway Administration first choice for access to the proposed Medical Center, is by way of an improved access from Pineneedle Lane or a in-common access centered on Pineneedle Lane.

The State Highway Administration would consider a proposed entrance within the Philadelphia Road frontage of (40.77') if the above recommendations for first choice failed to materialize.

However, the State Highway Administration strongly recommends to Baltimore County that all access be by way of the improved Pineneedle Lane.

We foresee congestion on the site with the parking layout and congestion within the entrance to Philadelphia Road if access is approved.

My telephone number is (301) 659-1350
Teletypewriter for impaired hearing or speech
303-7555 Baltimore Metro - 585-0431 D.C. Metro - 1-800-482-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calver St., Baltimore, Maryland 21203-0717

Mr. J. Markle

-2-

April 22, 1985

We have been informed by the District Traffic Office that the average daily trips for a medical center is 75 trips per 1,000 sq. ft. of floor area and by using a floor area of 2,560' sq. ft. (2.5 x 75) the center would be developing an A.D.T. of 188 trips.

The proposed five (5) spaces on site and the proposed parking agreement for five (5) spaces at the V.F.W. #6506 would not adequately serve this location.

In addition the medical office is labeled as a "Walk In Clinic". A field inspection revealed there are no sidewalks in the immediate area for patrons to use and residential communities are more than 2,000' away.

Until the numerous questions are addressed and adequate access to the site resolved, the State Highway Administration will request Baltimore County to withhold all building permits.

Very truly yours,

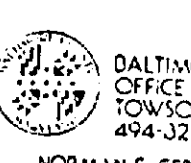
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Ogle



BALTIMORE COUNTY
DEPARTMENT OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
NORMAN E. GERSEN
DIRECTOR

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

DECEMBER 5, 1985

Re: Zoning Advisory Meeting of JULY 9, 1985
Item # 409
Property Owner: Dr. Vinod K. Bhalla
Location: N/W Side Philadelphia Road, 234' N. of Rossville Blvd.
NOR ROSVILLE 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.
- ☒ 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 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 22-38 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 11/14/85.
- ☒ Landscaping: Not comply with Baltimore County Landscape Manual, 8111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is re-evaluated annually by the County Council.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by 8111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is re-evaluated annually by the County Council.
- ☒ The proposed plan - XIV-204 (N/W Rossville Walk-In Clinic) was approved 11/14/85.

cc: James Hovell

Eunice A. Baker
Chief, Current Planning and Development



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

STEPHEN E. COLLINS
DIRECTOR

August 1, 1985

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

Item No. 409 -ZAC- Meeting of July 9, 1985
Property Owner: Dr. Vinod K. Bhalla
Location: N/W side Philadelphia Road, 234' N. of Rossville Blvd.
Existing Zoning: R.O.
Proposed Zoning: Special Exception for a Class B office building.

Acres: .20 acres
District: 14th

Dear Mr. Jablon:

Item number 409 is a C.R.G. ITEM.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/cem



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

PAUL H. RENCKE
CHIEF

August 1, 1985

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

Attention: Nick Comasari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Dr. Vinod K. Bhalla

Location: N/W side Philadelphia Road, 234' N. of Rossville Blvd.

Item No.: 409

Zoning Agenda: Meeting of 7/9/85

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 of _____ 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. Rencke* Noted and Approved: *Carol N. Markowitz*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



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

TED ZALESKI, JR.
DIRECTOR

August 19, 1985

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

Dear Mr. Jablon:

Comments on Item # 409 Zoning Advisory Committee Meeting are as follows:

Property Owner: Dr. Vinod K. Bhalla
Location: N/W Side Philadelphia Road, 234' N. of Rossville Blvd.
District: 14th.

APPLICABLE TYPES ARE CHECKED

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Building and Code (A.M.S.I. #17-1 - 1980) and other applicable Codes and Standards.

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

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.

Commercial: Three sets of construction drawings are required to file a permit application. Reproduced seals are not acceptable.

All the Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. But the Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 107, Section 106.2 and Table 102. 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 construction type is provided. See Table 401 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 alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use. See Section 313 of the Building Code.

The proposed project appears to be located in a Flood Plain, Flood/Alleviation. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

Comments: Handicapped Walk - ramps; gradient shall be not more than 1:12. See Section 815. B.O.C.A. for landings, etc.

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 115 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Michael S. Flanagan
C. S. Flanagan, III
Building Plans Review

L/22/85



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

TED ZALESKI, JR.
DIRECTOR

December 23, 1985

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

Dear Mr. Jablon:

Comments on Item #409 Revised Zoning Advisory Committee Meeting are as follows:

Property Owner: Dr. Vinod K. Bhalla
Location: N/W side Philadelphia Road, 234' N. of Rossville Blvd.
District: 14th.

APPLICABLE TYPES ARE CHECKED

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Building and Code (A.M.S.I. #17-1 - 1980) and other applicable Codes and Standards.

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

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.

Commercial: Three sets of construction drawings are required to file a permit application. Reproduced seals are not acceptable.

All the Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. But the Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 107, Section 106.2 and Table 102. 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 construction type is provided. See Table 401 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 alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use. See Section 313 of the Building Code.

The proposed project appears to be located in a Flood Plain, Flood/Alleviation. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

Comments: A fire separation as per Section 313.2 appears to be required. The building would be of mixed use "R-1" and "R-2". The structure cannot be of type 5B construction unless it is sprinklered with an approved system. See Table 501, Table 401, Section 503.1.

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 115 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Michael S. Flanagan
C. S. Flanagan, III
Building Plans Review

L/22/85

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS
FROM: Edward A. McDonough, F.E., Chief
Developers Engineering Division

DATE: April 30, 1985

PROJECT NAME: Rossville Walk-In Clinic
PROJECT NUMBER: 885052
LOCATION: 8766 Philadelphia Road
DISTRICT: 14C6

The Plan for the subject site, dated November 20, 1984, with the latest revision dated March 4, 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 road design should specifically address the channelling of storm water across the entrance of Pineneedle Lane (a private road) and conveying it to the nearest suitable outfall.

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.

HIGHWAY COMMENTS:

Improvements to Philadelphia Road (State Route 7), including the proposed entrance to the site are subject to the requirements and approval of the State Highway Administration. The contract for these improvements shall be processed through the State Highway Administration in accordance with their contract procedures. No Public Works Agreement with Baltimore County will be required.

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

Sidewalks are required across the frontage of the site. Width and location of the proposed sidewalk shall match the existing.

APR 20 1987

Project 85052
Rosville Walk-In Clinic
Page 2
April 30, 1985

HIGHWAY COMMENTS: (Cont'd)

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 corrugated metal pipe drain that exists through the front of the site must be documented as to size and depth and design computations, based on 10-year storm frequency, and must be submitted for review. If the drain is to remain in service, the Developer's engineer shall clarify the maintenance responsibilities. Before the County will accept the drain into the system for maintenance, it must be inspected by the Bureau of Highways and any corrections or repairs must be made at the Developer's expense. Further, a 10-foot drainage and utility easement must be created to contain the pipeline. In the event the required road improvements preclude the need for this drain, it should be sealed and abandoned.

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.

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

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

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

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)".

Project 85052
Rosville Walk-In Clinic
Page 3
April 30, 1985

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

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

In accordance with Bill No. 56-82, filling within a flood plain is prohibited.

No storm water management is required.

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

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

WATER AND SANITARY SEWER COMMENTS:

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

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

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

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

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

The Plan for the subject site may be approved, subject to conformance with the above comments.

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

EM:DBS:SS

cc: Fil:



Maryland Department of Transportation
State Highway Administration

William K. Heilmann
Secretary
Hal Kassoff
Administrative

April 22, 1985

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

Re: CRG Meeting of 5-2-85
"Rosville Walk-In
Clinic" W/W Side
Philadelphia Road
Route 7 & Rosville Blvd.

Dear Mr. Markle:

On review of the submittal of 3-A-85 and review of our files, the State Highway Administration offers the following comments.

The revised site plan shows numerous notes of reference to the State Highway Administration letter of 1-11-85 (copy attached).

The State Highway Administration, first choice for access to the proposed Medical Center is by way of a improved access from Pineneedle Lane or a in-common access centered on Pineneedle Lane.

The State Highway Administration would consider a proposed entrance within the Philadelphia Road frontage of (40.77') if the above recommendations for first choice failed to materialize.

However, the State Highway Administration strongly recommends to Baltimore County that all access be by way of the improved Pineneedle Lane.

We foresee congestion on the site with the parking layout and congestion within the entrance to Philadelphia Road if access is approved.

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Mr. J. Markle

-2-

April 22, 1985

We have been informed by the District Traffic Office that the average daily trips for a medical center is 75 trips per 1,000 sq. ft. of floor area and by using a floor area of 2,560' sq. ft. (2.5 x 75) the center would be developing an A.D.T. of 188 trips.

The proposed five (5) spaces on site and the proposed parking agreement for five (5) spaces at the V.F.W. #6505 would not adequately serve this location.

In addition the medical office is labeled as a "Walk In Clinic". A field inspection revealed there are no sidewalks in the immediate area for patrons to use and residential communities are more than 2,000' away.

Until the numerous questions are addressed and adequate access to the site resolved, the State Highway Administration will request Baltimore County to withhold all building permits.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Ogle

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director
Environmental Support Services
TO: _____ Date: April 24, 1985
FROM: Smith Platt
Waste and Water Quality Management
SUBJECT: ENVIRONMENTAL EFFECTS REPORT ROSVILLE WALK-IN CLINIC
CRG MEETING May 2, 1985 10:00
(Date) (Time)

PLAN REVIEW NOTES

1. CRG action for proposed office building.
(Describe Site)
2. Public water and public sewer is proposed.
3. No streams on site.
(Describe streams on-site)
4. No wetland soils on site.
(Describe wetland soils on-site)
5. Storm Water Management is not required.
6. 60% 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.

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

ROSVILLE WALK-IN CLINIC
Subdivision Name, Section and/or Plat

V.K. Shella Developer and/or Engineer
Buck River Watershed
No. of Lots 2 Total Acreage 0.14
or Units 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: on the attached memo dated 4-26-85
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

SS 783R

CRG Meeting of May 2, 1985
Rosville Walk-In Clinic

1. A SWM exemption was granted for this site on February 20, 1985.
2. No grading or construction should occur below elevation 34 due to the 100 year flood plain for Gladders Run.

James F. Vaughan
4/15/85

**DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND**

TO: Mr. James A. Markle
FROM: C. Richard Moore
SUBJECT: C.R.G. Comments
DATE: May 1, 1985
PROJECT NAME: Rosville Walk-In Clinic C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: 14 C 6 DEVELOPMENT PLAN:
LOCATION: Philadelphia Road FIELD PLAN:

The building and parking need to be relocated to prevent backing onto Philadelphia Road. The access is subject to the approval of the State Highway Administration.

CRG/GU/bza

C. Richard Moore
Deputy Director of Traffic Engineering

APR 20 1985

BALTIMORE COUNTY, MARYLAND
 SUBJECT: COUNTY REVIEW GROUP COMMENTS
 FROM: OFFICE OF PLANNING AND ZONING
 DATE: May 1, 1985

PROJECT NAME: ROSSVILLE WALK-IN CLINIC
 COUNCIL & ELECTION DISTRICT XIV-204

PLAN XXXXXXXXXXXXXXXXXXXX
 PLAN EXTENSION
 REVISED PLAN
 PLAT

The Office of Planning and Zoning has reviewed the subject plan dated March 4, 1985 and has the following comments:

The layout of the 5 parking spaces is not acceptable. Minimal area is provided for vehicle maneuvering which will cause congestion at the entrance. The parking must be redesigned.

Note #9C includes a statement regarding a parking agreement with the V.F.W. #6506, which is located at 8777 Philadelphia Road. No such parking agreement has been submitted to this office for review. It is the opinion of this office that parking provisions, particularly for a medical office building, should be accommodated on-site. Parking on the opposite side of Philadelphia Road with no provision for safe pedestrian access is not appropriate or reasonable. This proposal should be removed from the plan.

It is strongly recommended that the developer pursue the possibility of providing access to this site from Pineneedle Lane, which is a private road. Additional information is required relative to the status of Pineneedle Lane and the rights to in-common use of Pineneedle Lane.

The information required for R.O. plans includes maximum number of employees, hours of operation, location of transit facilities, exterior material of the building, lighting, etc. This information must be added to the plan.

The landscape calculations are incorrect and must be revised as follows:
 Road frontage: 338.68 LF $\div$ 40 = 8.4 or 9
 Parking spaces: 5 $\div$ 12 = 0.4 or 1
 Total = 10 trees

A minimum of 6 trees must be major deciduous. The landscape manual requires an 8' wide planting area along all property lines which abut residential zones or premises on a public street. This requirement has not been provided on the plan. The building is located 21' from the property line, the sidewalk is 0' from the property line which abuts a D.R.16 zone. The plan does not show a planting area along Rossville Boulevard. The CRG plan must be revised to comply with these requirements. A Final Landscape Plan prepared by a registered landscape architect must be approved by this office prior to issuance of building permits.

It is recommended that this development proposal be restudied and redesigned. The possibility of providing parking under the building should be considered. Section 22-104 of the Development Regulations requires that development of property in the R.O. zone be designed to achieve four objectives: 1) compatibility of the proposed development with surrounding uses; 2) tree preservation; 3) protection of water courses and bodies of water from erosion and siltation; and 4) safety, convenience and amenity for the neighborhoods. The plan must demonstrate that the above objectives have been met.

Sharon Gifford

BALTIMORE COUNTY, MARYLAND
 SUBJECT: COUNTY REVIEW GROUP COMMENTS
 FROM: ZONING OFFICE
 DATE: May 2, 1985

PROJECT NAME: Rossville Walk-In Clinic
 LOCATION: N/E corner Philadelphia Rd. & Rossville Boulevard
 DISTRICT: 14th Election District

PLAN: 1
 DEVELOPMENT PLAN:
 PLAT:

The following comments were written on the CRG plan and accompanying elevation drawings dated, revised March 4, 1985.

A Class B Office Building in an R.O. zone requires a Special Exception Hearing. To have a petition for same has not yet been filed with the Zoning Office. If CRG approval occurs final approval of any building permits will be contingent upon the outcome of the Special Exception Hearing.

The following revisions are needed prior to CRG plan approval.

- The elevation drawings have not been drawn to scale as they should be. This is necessary in order to determine whether the average height of 15 feet has been met or whether a variance will be required. Average height must be indicated on the elevation drawings. It can be measured in either of two ways: 1) average grade to the average roof of the highest elevation or 2) highest grade at the building to the top of the roof.
- The gross site area is net area plus 1/2 of any right-of-way which the site abuts up to 30' in width. It appears that gross has been based solely upon Philadelphia Rd. frontage and not upon the Rossville Blvd. frontage. The gross site area must be corrected; this will mean a correction to the floor area ratio and amenity open space calculations as well.
- It is not possible to determine whether there is sufficient amenity open space on this site. Amenity open space must be a minimum of 10' in width unless it is adjacent to a parking lot, then a minimum of 7' is required. A plan should be submitted which indicates clearly which areas have been included as amenity open space. If there is insufficient amenity open space, a Variance will be required.
- Zoning boundaries must be plotted around the property. See the 200 scale zoning map ME 40 for information.
- The angled parking does not appear to allow parking space #2 to have adequate space to back out of the parking space.
- The parking required for medical offices is 1 parking space per 300 sq. ft. floor area as shown, however the Section indicated is incorrect in Note 9 C. Section 409.2.b.(4) is the correct section. Medical offices require parking, no matter whether they are less than 5,000 sq. ft. or greater than 5,000 sq. ft.
- The signage proposed should be indicated on the plan; in a R.O. zone one non-illuminated sign, 8 sq. ft. maximum size, is permitted on the building wall.

DI:bg

Diana Iltter
 Zoning Associate III

BALTIMORE COUNTY, MARYLAND
 SUBJECT: COUNTY REVIEW GROUP COMMENTS
 FROM: ZONING OFFICE
 DATE: May 2, 1985

PROJECT NAME: Rossville Walk-In Clinic
 LOCATION: N/E corner Philadelphia Rd. & Rossville Boulevard
 DISTRICT: 14th Election District

PLAN:
 DEVELOPMENT PLAN:
 PLAT:

ADDENDUM TO COMMENTS DATED 5/2/85; ROSSVILLE WALK-IN CLINIC

ADD:

h. No parking space may be within 8' of any street right-of-way.
 Parking space numbers seem to be too close to the right-of-way line.

DI:bg

Diana Iltter
 Zoning Associate III

BALTIMORE COUNTY, MARYLAND
 SUBJECT: COUNTY REVIEW GROUP COMMENTS
 FROM: ZONING OFFICE
 DATE: August 14, 1985
 (Continued from May 2, 1985)

PROJECT NAME: Rossville Walk-In Clinic
 LOCATION: NE/Cor. Philadelphia Road and Rossville Blvd.
 DISTRICT: 14th

PLAN: XXXXXXXX
 DEVELOPMENT PLAN:
 PLAT:

A Special Exception hearing for a class B office building has been applied for on June 6, 1985 under Item # 409. The setting of a hearing date may depend on the resolution of the following comments:

- Parking would be required to be provided for the 2nd. floor (3rd. level) as office space. A variance would have to be applied for along with the special exception petition. Where will the employees park? Space #1 should be 8 ft. from the street R/W. If the A.O.S. can be provided, the building should be moved closer to the NW property line to allow for better parking circulation.
- The Gross site area can only be calculated on the 40.77 ft. frontage on Philadelphia Road. Correct the A.O.S. and F.A.R. accordingly.
- A.O.S. Should be shaded to identify the area calculated, and the maximum allowed F.A.R. should be indicated along with what is proposed.
- The Sign detail should be shown on the elevation drawings with the site and projection from the building. Also note: NO OTHER SIGNS PROPOSED.

W. Carl Richards Jr.

BALTIMORE COUNTY, MARYLAND
 SUBJECT: COUNTY REVIEW GROUP COMMENTS
 FROM: OFFICE OF PLANNING AND ZONING
 DATE: August 13, 1985

PROJECT NAME: Rossville Walk-In Clinic
 COUNCIL & ELECTION DISTRICT XIV-204

PLAN CONTINUED XXXXXXXXXXXXXXXXXXXX
 PLAN EXTENSION
 REVISED PLAN
 PLAT

The Office of Planning has reviewed the latest revision of the subject plan dated June 24, 1985 and submits the following comments:

The plan must be revised from a two story to a one story building since 5 parking spaces is the maximum that can be situated on this site. Additional parking at a location on the opposite side of RD 7, Philadelphia Road, is not acceptable or reasonable.

This plan proposes a walk-in medical clinic in an R.O. zone. Under the provisions of Section 22-104 the development of property in the R.O. zone shall be designed to achieve four objectives: (1) compatibility of the proposed development with surrounding uses; (2) tree preservation; (3) protection of water courses and bodies of water from erosion and siltation, and (4) safety, convenience, and amenity for the neighborhoods. Therefore, it is the responsibility of the CRG to make this determination in the design of an R.O. site. To assist our evaluation of compatibility, cross sections are required to the north, west and east of the site to show the relationship of the proposed development to existing adjacent uses.

It has been stated that access from this development to Pineneedle Lane is not possible. Documentation is required of the status of Pineneedle Drive and the denial of access.

The parking for professional staff and employees must be identified on the plan.

The handicapped access as proposed on the plan involves an unreasonable distance and a fairly steep grade. This access should be redesigned.

The plan should identify the roof material.

A final landscape plan prepared by a registered landscape architect must be approved by this office prior to issuance of building permits.

Gary Kerns
 Gary Kerns

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE
 TO: Sy Benson
 FROM: Charles K. Weiss (Signed) CHARLES K. WEISS
 SUBJECT: Rossville Walk In Clinic
 8766 Philadelphia Road
 CRG 5/2/85

Date: April 15, 1985

Baltimore County does not provide commercial refuse collection. Since no provision has been made on the plan for refuse collection no comment can be made. Commercial plans must have a dumpster site indicated before CRG approval by this agency.

CKW/SW/rab

BALTIMORE COUNTY, MARYLAND
 SUBJECT: SUBDIVISION REVIEW COMMENTS
 FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU
 Captain Joseph Kelly
 PROJECT NAME: Rossville Walk-In Clinic
 PROJECT NUMBER: CRG Agenda 5/2/85, 10:00 am
 LOCATION: 8766 Philadelphia Road
 DISTRICT: 14

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 as close to proposed site as possible. Test 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 #1901. 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, 1981 Edition, Section 7-8.4.3 and Section 7-8.4.4.

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE
 TO: Catherine Warfield, C. R. G.
 FROM: G. E. Burthorn, Chief, Building Plans Review
 SUBJECT: Rossville Walk-In Clinic
 8766 Philadelphia Road, Baltimore, Maryland 21237

Date: April 30, 1985

C. E. B.

- As of January 1, 1985 the State adopted the A.N.S.I. Standard A117.1 - 1980 and the Code of Maryland Regulations 05.01.07 as the Maryland Building Code for the Handicapped.
- The 1984 Edition of the B.O.C.A. Basic National Building, Mechanical and Energy Codes have been adopted by Council Bill #17-85 and became effective on April 22, 1985 for Baltimore County.
- Compliance to the above Codes is required for all new structures.

CEB/vw

AL ERDI, P.E.
STRUCTURAL - CIVIL CONSULTANT
P. O. BOX 10055, TOWSON, MD. 21204
(301) 592-5153

27 June, 1985

Department of Public Works,
Baltimore County-
Towson, Md. 21204.

Att: Mrs. C. Warfield

Re: Rossville Walk-in Clinic
8766 Philadelphia Rd.,
Final S.D.P. per C.R.G.
Comments.
Project: # 85052
District: 14 C6

Enclosed are (14) copies of site development plan and elevations for the above project as revised per the C.R.G. comments of 2 May, 1985. The following revisions have been incorporated in the plans in compliance with the requests from various departments and agencies.

Please advise as soon as the site development plan is approved and signed. Thank you for your cooperation.

Very truly yours,

AL Erdi, P.E.

CERTIFIED.

Encl. s
C/Dr. V.K. Bhalla
File
AR/re.

14 SETS OF DRAWINGS DELIVERED UNDER
SEPERATE COVER. PLEASE VERIFY & CONFIRM
THE RECEIPT BY CALLING 592 5153.

p.2

Department of Public Works
(Rossville Walk-in Clinic)

A. Office of Planning and Zoning:

A petition (#429) for a special exception as required by a class B office building in an R.O. zone has been filed with the Zoning Office on 26 June, 1985.

The elevation drawings indicating the average height, drawn to scale are attached.

The gross area calculations are revised to include the 1/4 of all right-of-ways which the site abuts upto 30 feet in width; amenity open space exceeding 25% of gross area; floor area ratio calculations, shown on the plan indicating which areas have been included as A.O.S.

Zoning boundaries are plotted per map NE 4G.

The revised straight parking, based on one space per 300 S.F. floor area, minimum 8 feet away from any right-of-way, is provided under the building as recommended by The Dept. of Traffic Engineering to provide ample space to back out.

The proposed one non-illuminated 8 s.f. sign on the building wall is indicated on the plan.

Parking is redesigned and accommodated on site as required.

The developer strongly pursued the possibility of providing access to the site from private Pineneedle Lane. The owners of the private lane, however, will not consider granting the access as stated in the minutes of C.R.G. meeting of 2 May, 1985. The proposed alternative access is subject to the approval of State Highway Administration.

The plan includes information relative to the max. number of employees (4); transit bus lines #35 and #55 stop at Rossville Blvd. & Philadelphia Rd.; fluted block, beige building exterior; the parking lights.

p.3

Department of Public Works
(Rossville Walk-in Clinic)

The landscape calculations are revised to accommodate the proposed clinic with (10) trees of which (6) are major deciduous; provide 8 feet planting area along property lines abutting residential zones or premises on public street. The building is relocated to 8 feet from the property line. The revised sidewalk is 8 feet from the property line which abuts a DR-16 zone. The plan showing a planting area along Rossville Blvd. is prepared by a registered Landscape Architect.

The plan is designed to demonstrate that it achieves the objectives of compatibility with the demand and surrounding use for it; tree preservation, protection of watercourses from erosion and siltation and safety, convenience and amenity for the neighborhoods.

B. Subdivision Review:

The permit application and the appropriate bond covering the proposed entrance to the site from Philadelphia Rd., per S.H.A. Bureau of Engineering Access Permits have been submitted as required.

The proposed side walk across the front of the site matches the existing.

C. Storm drains, Sediment Control, Storm Water Mgmt.:

A storm water management exemption was granted for the site on 28 Feb., 1985.

The existing 15"x22" BCCMP drain through the front of the site has been documented for Md. S.H.A. Maintenance Office. It terminates at the existing drainage channel within Philadelphia Rd. right-of-way. All necessary drainage facilities have been provided for per Baltimore County Office of Erosion and Sediment Control directives dated 13 Dec., 1984. The grading is covered by permit #71454.

p.4

Department of Public Works
(Rossville Walk-in Clinic)

C-1742-84. The number of square feet of land disturbed (less than 5,000-s.f.) is indicated on the sediment control drawing.

The basement floor is (1) foot over the flood plain elevation.

The proposed fire hydrant is shown as recommended by the Fire Department on 1 April, 1985.

The Maryland Building Code for the handicapped has been complied with.

D. State Highway Administration:

The site is surrounded by and adjacent to DR-16 residential areas. There is an existing sidewalk on Philadelphia Rd/ Rossville Blvd. front. The A.D.T. has been calculated at 25 trips per day.

E. Bureau of Sanitation:

A dumpster site is indicated on the plan.

AL ERDI, P.E.
STRUCTURAL - CIVIL CONSULTANT
P. O. BOX 10055, TOWSON, MD. 21204
(301) 592-5153

2 AUG. '85

PLANNING & ZONING -
BALTIMORE COUNTY

ATTN: MR. N. COMMODARI

C.R.G. 2 MAY '85
Re: ROSSVILLE WALK-IN
CLINIC.
CMT. 14 AUG '85

PLEASE FIND ATTACHED THE
COMMENTS RECEIVED AT ABOVE
MEETING, THE LETTER CONFIRMING
COMPLIANCE TO ALL REQUESTS, AND
A COPY OF FINAL SITE PLAN PER
YOUR REQUEST.

THANK YOU.

VERY TRULY YOURS

AL ERDI, P.E.

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
14th Election District

LOCATION: Northwest side of Philadelphia Road, 234 feet Northeast of the centerline of Rossville Boulevard (8166 Philadelphia Road)

DATE AND TIME: Monday, January 6, 1986 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:

Petition for Special Exception for a Class B office building in and R.O. Zone, and a Variance from Section 405.2.b.(4) to permit 5 parking spaces instead of the required 10.

Being the property of Dr. Vinod K. Bhalla, as shown on plat plan filed with the Zoning Office.

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

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
NW/S Philadelphia Rd.,
234' NE of the C/L of Rossville
Bldg. (8166 Philadelphia Rd.),
14th District
DR. VINOD K. BHALLA, Petitioner : Case No. 86-264-XA

ENTRY OF APPEARANCE
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

I HEREBY CERTIFY that on this 11th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to Dr. Vinod K. Bhalla, 12 Glen Alpine Rd., Phoenix, MD 21131, Petitioner; and Al Erdi, P.E., Engineer, P. O. Box 10055, Towson, MD 21204, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. KING
DEPUTY ZONING COMMISSIONER

January 2, 1986

Dr. Vinod K. Bhalla
12 Glen Alpine Road
Phoenix, Maryland 21131

Re: Petition for Special Exception and Variance
NW/S Philadelphia Rd., 234' NE of C/L of
Rossville Blvd. (8766 Philadelphia Rd.)
14th Election District
Dr. Vinod K. Bhalla - Petitioner
Case No. 86-264-XA

Dear Dr. Bhalla:

This is to advise you that \$17.00 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 016189
DATE 1-6-86 ACCOUNT R-01-615-C00
AMOUNT \$ 17.90
RECEIVED FROM County Contracting & Construction Co.
FOR Advertising & Posting 86-264-XA
B 011100000575015 8001F
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 19, 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 December 19, 1985

THE JEFFERSONIAN,

VB Kenton

Publisher

Cost of Advertising

24.75

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
145 Election District
LOCATION: Northwest side of Philadelphia Road, 234 feet Northeast of the centerline of Rossville Road (8766 Philadelphia Road)
DATE AND TIME: Monday, January 6, 1986 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 on the Petition for Special Exception for a Class B office building in an R.O. Zone, and a Variance from Section 409.2.3.4 (c) to permit 3 parking spaces instead of the required 10.
Being the property of Dr. Vinod K. Bhatta, as shown on the plat plan filed with the Zoning Office.
In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Dec. 19, 1985

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

86-264-XA

District: *14th* Date of Posting: *12/19/85*
Posted for: *Special Exception & Variance*
Petitioner: *Dr. Vinod K. Bhatta*
Location of property: *NW/4 Phil. Rd. 234' NE of Rossville Rd. (8766 Phil. Rd.)*
Location of Signs: *Along Phil. Rd. Approx. 10' Ex. 729 & Hwy. 234 Property NE Phil. Rd.*
Remarks:
Posted by: *M. Staley* Date of return: *12/24/85*
Number of Signs: *2*

Dr. Vinod K. Bhatta
12 Glen Alpine Road
Phoenix, Maryland 21131

November 26, 1985

NOTICE OF HEARING

Re: Petition for Special Exception and Variance
NW/S Philadelphia Rd., 234' NE of c/l of
Rossville Blvd. (8766 Philadelphia Rd.)
14th Election District
Dr. Vinod K. Bhatta - Petitioner
Case No. 86-264-XA

TIME: 10:00 a.m.

DATE: Monday, January 6, 1986

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012371

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 008535

DATE: *12/19/85* ACCOUNT: *P-01-615-000*

AMOUNT: \$ *100.00*

RECEIVED FROM: *Dr. Bhatta*

FOR: *John Lee of Howard 12/19*
Dr. Bhatta's Supplement

VALIDATION OR SIGNATURE OF CASHIER

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., December 19, 1985

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By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Dec. 19, 1985

The Times

Middle River, Md., *Dec 19 85*

This is to Certify, That the annexed

Ad
Reg. 2. 84081

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of *one* successive weeks before the *19th* day of *Dec*, 1985
Spec from Publisher.

Petition for Special Exception and Variance
145 Election District
LOCATION: Northwest side of Philadelphia Road, 234 feet Northeast of the centerline of Rossville Road (8766 Philadelphia Road)
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By Order Of
ARNOLD JABLON,
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of Baltimore County
Dec. 19, 1985

