

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
W/S Craddock (existing) La., : OF BALTIMORE COUNTY
285' N of Centerline of :
Reisterstown Rd., 3rd District :
HOWARD S. BROWN, et al., : Case No. 86-287-X
Petitioners :

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 27th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to Julius W. Lichter, Esquire, 113 Chesapeake Bldg., 305 W. Chesapeake Ave., Towson, MD 21204, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: January 17, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-287-X

The CRG plan (File # III-284) was approved on September 18, 1985.

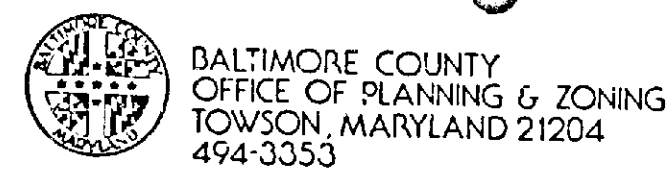
Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slm

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-287-X

District: 3rd Date of Posting: Jan 18-86
Posted for: *Special Exemption*
Petitioner: *Howard S. Brown, et al.*
Location of property: *W/S of Craddock Lane (existing La.)*
285' N of Centerline of Reisterstown Rd.
Location of Sign: *Sign posted on Craddock Lane approx. 325'*
north of the CRP of Reisterstown Rd. and 1 sign on Craddock Lane
Remarks: *Craddock Lane approx. 1000' north of the CRP of Reisterstown Rd.*
Posted by: *J. G. Galt* Date of return: Jan 18-86
Number of Signs: 2



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3553

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 16, 1986

Julius W. Lichter, Esquire
113 Chesapeake Building
305 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception
W/S Craddock (existing) Lane, 285' N of
c/l of Reisterstown Rd. - 3rd Election District
Petitioners: Howard S. Brown, et al
Case No. 86-287-X

Dear Mr. Lichter:

This is to advise you that \$57.62 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING 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.

Enclosed is the check payable to Baltimore County, Maryland, and remit to the Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. C18410

DATE: 1-16-86 ACCOUNT: 86-287-X

AMOUNT: \$ 57.62

RECEIVED FROM: *Julius W. Lichter*

FOR: *Advertising and Posting*

VALIDATION OR SIGNATURE OF CASHIER

THE LAW OFFICES OF
STEINBERG, LICHTER, COLEMAN & ROGERS
305 W. CHESAPEAKE AVENUE, TOWSON, MD. 21204 (410) 321-0100

January 29, 1986

MELVIN A. STEINBERG, P.A.
JULIUS W. LICHTER
DONALD F. ROGERS
MURRAY L. SHERMAN

Mrs. Judith Baer
Executive Director
Valleys Planning Council, Inc.
212 Washington Avenue
Towson, Maryland 21204

RE: The Brown Property - HOWARD S. BROWN, ET AL
Case No. 86-287-X

Dear Mrs. Baer:

In accordance with the request of Arnold Jablon, Baltimore County Zoning Commissioner, at the time of the hearing regarding my client's Petition for Special Exception for a Class B office building on the above property, I hereby confirm my client's agreement to do the following:

1. To perform all planting shown on the submitted landscape plan during the appropriate planting season following the completion of construction on the site, together with the completion of all road improvements to be made to the existing Craddock Lane, the new Craddock Lane and Countess Drive;
2. To promptly replace, during the appropriate planting season, all dead planting material;
3. To meet the standards of the Baltimore County Landscape Manual as to all landscape work where the submitted plan may not meet such standards; and
4. The aforesaid agreements are made subject to the final approval by Baltimore County which may vary landscape requirements to meet other standards, (i.e., site distance along roadways, etc.).

* Petitioner's Exhibit #2 (JLL)

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 9, 1986

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 January 9, 1986.

THE JEFFERSONIAN,

JB Venetian
Publisher

Cost of Advertising

22.00

86287

PETITION FOR SPECIAL EXCEPTION
3rd Election District
LOCATION: West side of Craddock Lane, 285' North of the centerline of Reisterstown Road.
DATE AND TIME: Monday, January 27, 1986 at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.
Being the property of Howard S. Brown, et al as shown on the plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day period. The Zoning Commissioner will, however, reserve the right to 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, or above or made at the hearing.
By Order of:
ARNOLD JABLON,
Zoning Commissioner
Jm. of Baltimore County

PETITION FOR SPECIAL EXCEPTION
3rd Election District
LOCATION: West side of Craddock Lane, 285' North of the centerline of Reisterstown Road.
DATE AND TIME: Monday, January 27, 1986 at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.
Being the property of Howard S. Brown, et al as shown on the plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day period. The Zoning Commissioner will, however, reserve the right to 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, or above or made at the hearing.
By Order of:
ARNOLD JABLON,
Zoning Commissioner
Jm. of Baltimore County

UNITY NEWSPAPERS OF MARYLAND, INC. 86-287

Westminster, Md., Jan. 9, 1986

CERTIFY that the annexed Petition for Special Exception for a Class B office building on the above property, was published in the County Times, a daily newspaper published in Westminster, Carroll County, Maryland.

ston News, a weekly newspaper published in Baltimore County, Maryland.

unity Times, a weekly newspaper published in Baltimore County, Maryland.

MUNITY NEWSPAPERS OF MARYLAND, INC.

Per *James Baer*

Mrs. Judith Baer
Executive Director
Valleys Planning Council, Inc.

Page 2
January 29, 1986

Re: The Brown Property
Case No. 86-287-X

This letter is being written to you with the understanding that upon your verification of the agreement, it will be incorporated in the Order to be issued by the Zoning Commissioner in this case.

Sincerely,
Julius W. Lichter
Julius W. Lichter

JWL:slp

ACCEPTED AND AGREED:

Judith Baer
Judith Baer
Executive Director
Valleys Planning Council, Inc.

2/7/86
(date)

cc: Richard L. Gershberg, Esquire
Mr. Howard Brown

Julius W. Lichter, Esquire
113 Chesapeake Building
305 W. Chesapeake Avenue
Towson, Maryland 21204

December 27, 1985

NOTICE OF HEARING

PETITION FOR SPECIAL EXCEPTION
W/S Craddock (existing) Lane, 285' N of
c/l of Reisterstown Rd. - 3rd Elec. Dist.
Howard S. Brown, et al - Petitioners
Case No. 86-287-X

TIME: 11:00 a.m.

DATE: Monday, January 27, 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. C12351

DATE: 1/24/86 ACCOUNT: 86-287-X

AMOUNT: \$ 100.00

RECEIVED FROM: *Julius W. Lichter*

FOR: *Advertising and Posting #169*

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 31, 1985

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

Julius W. Lichter, Esquire
113 Chesapeake Building
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 169 - Case No. 86-287-X
Petitioners - Howard S. Brown, et al
Special Exemption Petition

Dear Mr. Lichter:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments 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.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

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

JED:mr

Enclosures

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



Maryland Department of Transportation
State Highway Administration

William K. Heilmann
Secretary
Hal Kasso
Administrator

November 26, 1985

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

Att: James Dyer

Re: Baltimore County
Item No. 169
Property Owner: Howard
S. Brown, et al
Location: W/S Craddock
Lane, 285' NW centerline
of Reisterstown Road
(Route 140)
Existing Zoning: L.O.
Proposed Zoning: Class
B Office Building
Special Exception
Acres: 2.6
District 3rd

Dear Mr. Dyer:

On review of the submittal of 8/15/85, for Special
Exception, the State Highway Administration finds the
concept for highway improvements to Reisterstown Road
generally acceptable.

Very truly yours,

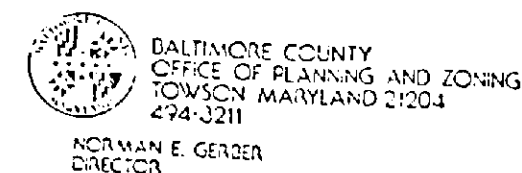
Charles Lee, Chief
Bureau of Zoning Permits
by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350

Telewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 580-0451 D.C. Metro - 1-800-492-5982 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717



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

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

January 13, 1986

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.

- Re: Zoning Advisory Meeting of November 19, 1985
Item # 169
Property Owner: Howard S. Brown, et al
Location: W/S Craddock Lane, 285' NW centerline of Reisterstown Road
- ☐ There are no site planning factors requiring comment.
 - ☒ A County Review Group Meeting is required.
 - ☒ 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.
 - ☒ Development on these soils is prohibited.
 - ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 62-28 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 11/19/85.
 - ☒ The property is located in a deficient service area as defined by the Baltimore County Land Use Manual. The deficient service is defined by 2111.123-27, and is a deficient service area as defined by 2111.123-29. To building permit may be issued until a Retiree is reevaluated annually by the County Council.
 - ☒ The property is located in a deficient service area as defined by the Baltimore County Land Use Manual. The deficient service is defined by 2111.123-27, and is a deficient service area as defined by 2111.123-29. To building permit may be issued until a Retiree is reevaluated annually by the County Council.
 - ☒ The property is located in a deficient service area as defined by the Baltimore County Land Use Manual. The deficient service is defined by 2111.123-27, and is a deficient service area as defined by 2111.123-29. To building permit may be issued until a Retiree is reevaluated annually by the County Council.
- THE SRO PLAN III - 284 (Brown Property)
was approved 9/18/85

cc: James Howell

George A. Jablon
Chief, Current Planning and Development



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

PAUL H. REINCKE
CHIEF

November 22, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Howard S. Brown

Location: W/S Craddock Lane, 285' NW centerline Reisterstown Rd.

Item No.: 169 Zoning Agenda: Meeting of November 19, 1985

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be
located at intervals or 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: [Signature] Noted and
Planning Group Approved: Fire Prevention Bureau
Special Inspection Division

/mb



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

December 6, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item #169 Zoning Advisory Committee Meeting are as follows:

Property Owner: Howard S. Brown, et al
Location: W/S Craddock Lane, 285' NW c/l of Reisterstown Road
District: 3rd.

APPLICABLE ITEMS ARE CHECKED:

- () All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 417-85,
The Maryland Code for the Handicapped and Aged (A.S.S. 21-11-1) 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 not required on plans and technical data.

- () Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect
or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
R. All the Groups except the Single Family Detached Buildings require a minimum of 1 hour fire rating for
exterior walls closer than 6' to an interior lot line. All the Groups require a one hour wall if closer
than 3' to an interior lot line. Any wall built on an interior lot line shall require a fire or party
wall. See Table 401, Section 1077, Section 1003.2 and Table 1003.2. No openings are permitted in an
exterior wall within 3' of an interior lot line.

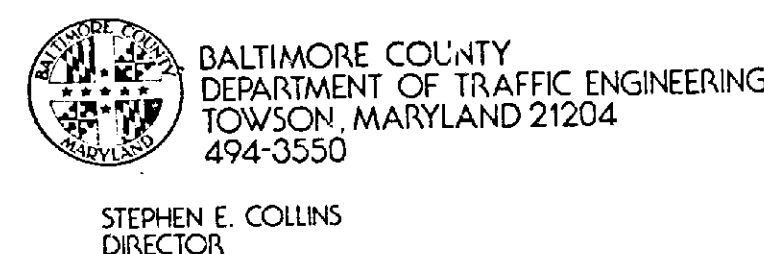
- () The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested
variance by this office cannot be considered until the necessary data pertaining to height/area and
construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
G. The requested variance appears to conflict with Section(s) of the Baltimore
County Building Code.

- () When filing for a required Change of Use/Conversion 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 the Groups are from the Maryland Building Code
to the new use. See Section 312 of the Building Code.

NOTE:

- () Comments: Comply with Section 101.1, 501.1, 313.2 to help determine if fire
suppression system is required. The height or number of stories of the structure
is not shown. Provide handicapped access and usability as required by State
Handicapped Code. A full review of structure for Code compliance will be
performed when the final construction plans are submitted with construction plans under
the Maryland registered architect or engineer for a building permit.
The applicant may obtain additional information by visiting from 100 of the County Office Building at 111
Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burrows, Jr.
Building Plans Reviewer



STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

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

Item No. 169 -ZAC- Meeting of November 16, 1985
Property Owner: Howard S. Brown, et al
Location: W/S Craddock Lane, 285' NW centerline of Reisterstown Rd.
Existing Zoning: R.O.
Proposed Zoning: Class B Office Building Special Exception

Acres: 2.6
District: 3rd

Dear Mr. Jablon:

This item is a C.R.G. item, please see attached comments.

Michael S. Flanigan
Traffic Engineer Associate II

MSF/bld

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO : Mr. James A. Markle
FROM : C. Richard Moore
SUBJECT: C.R.G. Comments

DATE: September 18, 1985

PROJECT NAME: Brown Property C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: 3 C 3 DEVELOPMENT PLAN:
LOCATION: Reisterstown Road & Craddock Lane RECORD PLAN:

The following comments are offered:

- 1) The existing section of Countess Lane between
proposed Craddock Lane and existing Craddock Lane needs to be
50-ft. wide on a 70-ft. right-of-way. This could affect the
proposed parking at the north property corner. (see attached
sketch).

- 2) The existing northernmost access point on
Reisterstown Road needs to be eliminated. Also, the northernmost
proposed access on Craddock Lane needs to be relocated 40-ft. to
the south.

- 3) The access points on existing Craddock Lane need
to intersect at a 90 degree angle and conform to County standards.

- 4) The sight distance needs to be improved at the
two existing entrances on Craddock Lane by trimming the existing
hedges.

- 5) The design of the channelization at existing
Craddock Lane and Reisterstown Road is subject to the approval of
the State Highway Administration.

- 6) If existing Craddock Lane is to remain two-way
the following changes will be needed:

- a) The existing section of Countess Lane needs to be
widened to 50-ft., as described above, before occupancy of the
proposed office building.

- b) Existing Craddock Lane will need to be widened for an
ultimate 30-ft. of paving on a 50-ft. right-of-way.

- c) The proposed internal one-way access drive shown
parallel to existing Craddock Lane will need to be eliminated.

- d) The sight distance for the northernmost proposed access
will need to be improved by relocating proposed parking and land-
scaping.

Page Two
September 18, 1985

To: Mr. James A. Markle
re: Brown Property
3 C 3
Reisterstown Road & Craddock Lane

- e) The three northernmost accesses on existing
Craddock Lane will need to be 35 ft. wide.

- 7) If the above items cannot be accomplished,
then existing Craddock Lane will be made one-way away from
Reisterstown Road, except the short section between Reisters-
town Road on the existing southernmost access point would
remain two-way. Also, existing Craddock Lane, immediately
to the north of the access, would need to be narrowed to
16 ft. for approximately 100 ft.

C. Richard Moore (C.R.M.)

Deputy Director of Traffic Engineering

CRM/GMJ/bza

Case No. 86-287-X

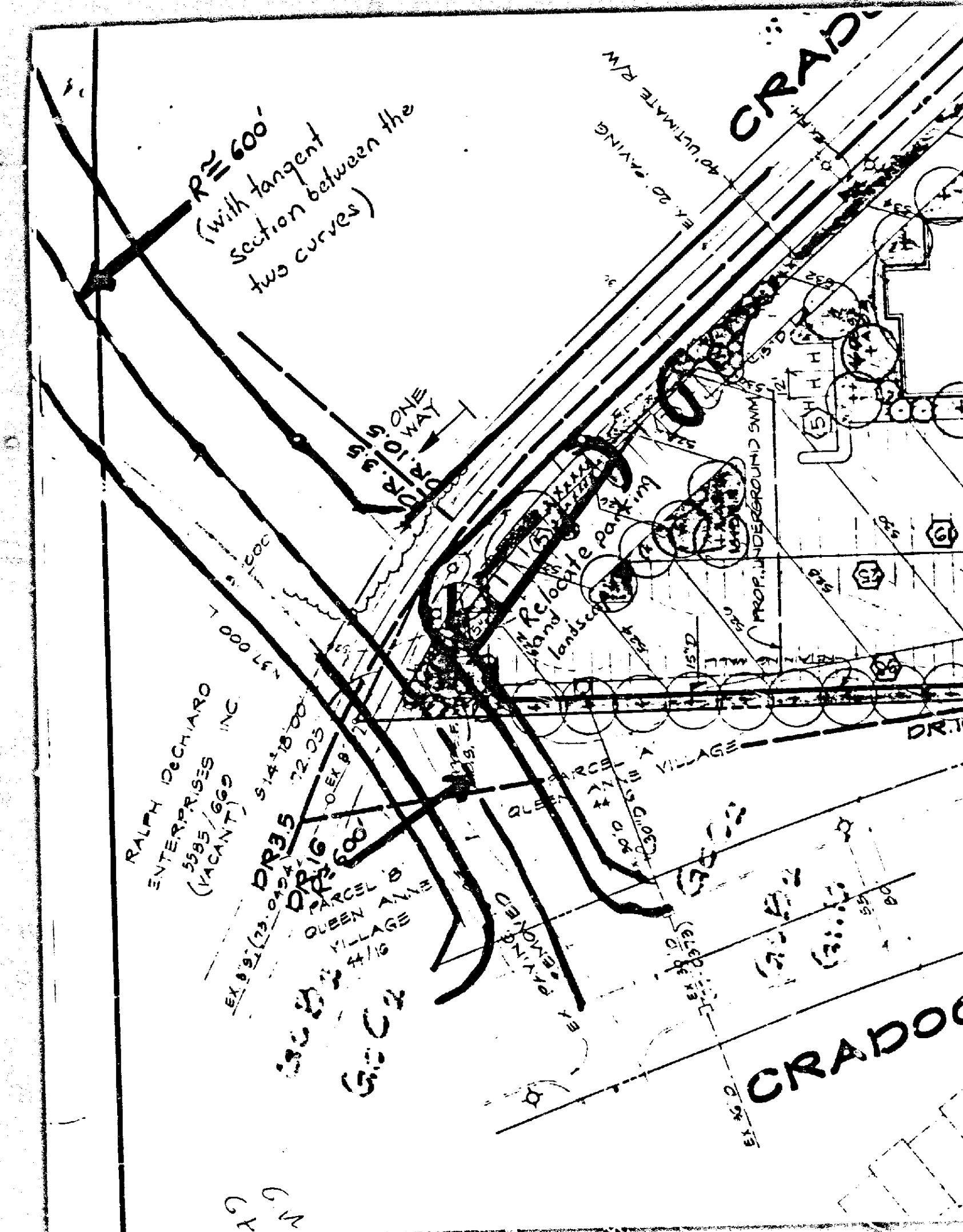
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

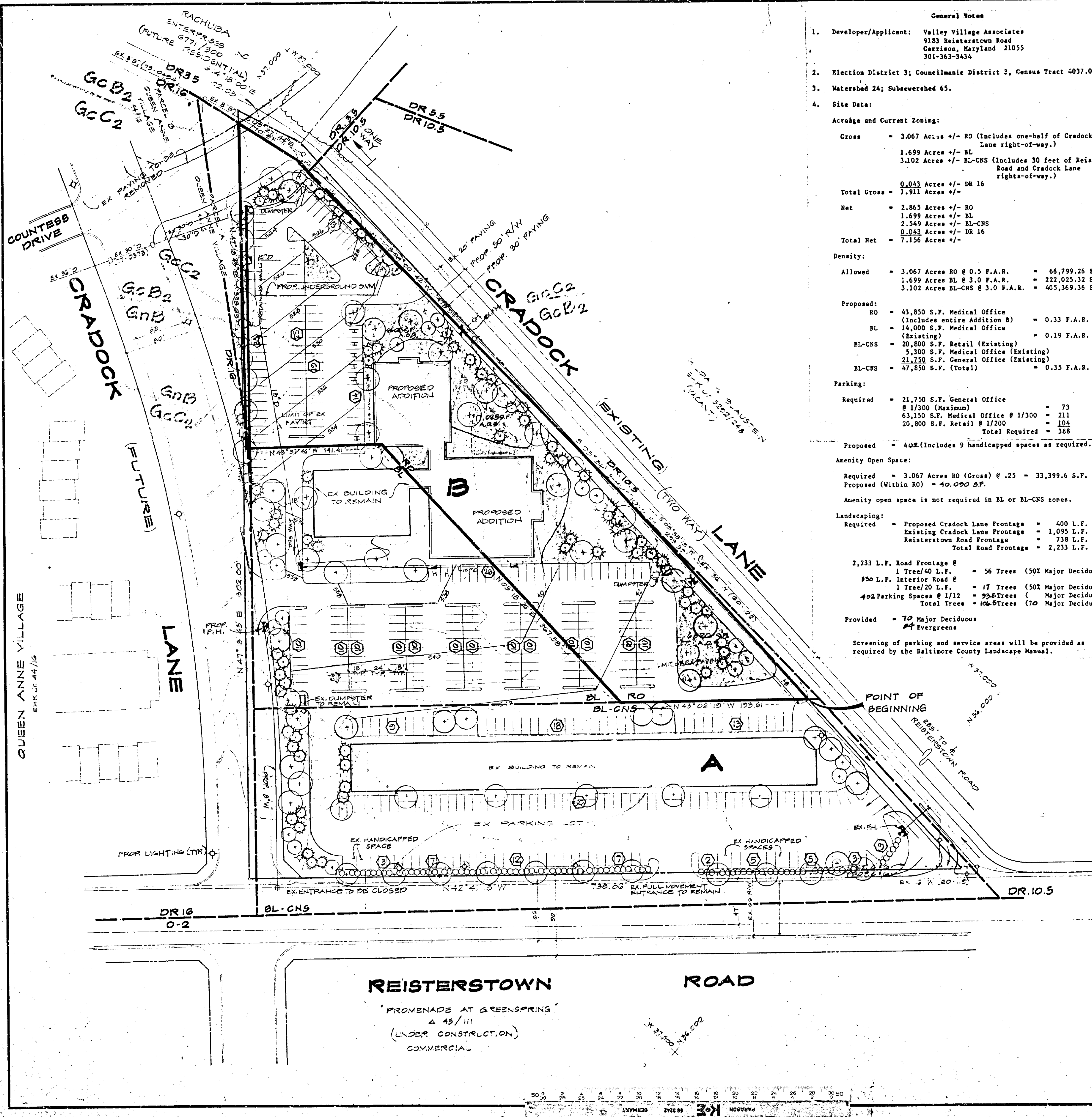
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
12th day of December, 1985.

Petitioner: Howard S. Brown, et al
Petitioner's Attorney: Julius W. Lichter, Esquire

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





General Notes

- Developer/Applicant: Valley Village Associates
9183 Reisterstown Road
Garrison, Maryland 21055
301-363-3434
- Election District 3; Councilmanic District 3, Census Tract 4037.01.
- Watershed 24; Subwatershed 65.
- Site Data:

Acres and Current Zoning:

Gross = 3.067 Acres +/- RO (Includes one-half of Craddock Lane right-of-way.)
1.699 Acres +/- BL
3.102 Acres +/- BL-CNS (Includes 30 feet of Reisterstown Road and Craddock Lane right-of-way.)

Total Gross = 0.043 Acres +/- DR 16
7.911 Acres +/-

Net = 2.865 Acres +/- RO
1.699 Acres +/- BL
2.549 Acres +/- BL-CNS
0.043 Acres +/- DR 16
7.156 Acres +/-

Total Net = 7.156 Acres +/-

Density:

Allowed = 3.067 Acres RO @ 0.5 F.A.R. = 66,799.26 S.F.
1.699 Acres BL @ 3.0 F.A.R. = 222,025.32 S.F.
3.102 Acres BL-CNS @ 3.0 F.A.R. = 405,369.36 S.F.

Proposed:

RO = 43,850 S.F. Medical Office (Includes entire Addition B) = 0.33 F.A.R.
BL = 14,000 S.F. Medical Office (Existing) = 0.19 F.A.R.
BL-CNS = 20,800 S.F. Retail (Existing)
21,750 S.F. General Office (Existing)
BL-CNS = 47,850 S.F. (Total) = 0.35 F.A.R.

Parking:

Required = 21,750 S.F. General Office @ 1/300 (Maximum) = 73
63,150 S.F. Medical Office @ 1/300 = 211
20,800 S.F. Retail @ 1/200 = 104
Total Required = 388

Proposed = 40% (Includes 9 handicapped spaces as required.)

Amenity Open Space:

Required = 3.067 Acres RO (Gross) @ .25 = 33,399.6 S.F.
Proposed (Within RO) = 40,020 S.F.

Amenity open space is not required in BL or BL-CNS zones.

Landscaping:

Required = Proposed Craddock Lane Frontage = 400 L.F.
Existing Craddock Lane Frontage = 1,095 L.F.
Reisterstown Road Frontage = 738 L.F.
Total Road Frontage = 2,233 L.F.

2,233 L.F. Road Frontage @ 1 Tree/40 L.F. = 56 Trees (50% Major Deciduous)
950 L.F. Interior Road @ 1 Tree/20 L.F. = 47 Trees (50% Major Deciduous)
402 Parking Spaces @ 1/12 = 335 Trees (Major Deciduous)
Total Trees = 1065 Trees (70 Major Deciduous)

Provided = 70 Major Deciduous
#4 Evergreens

Screening of parking and service areas will be provided as required by the Baltimore County Landscape Manual.

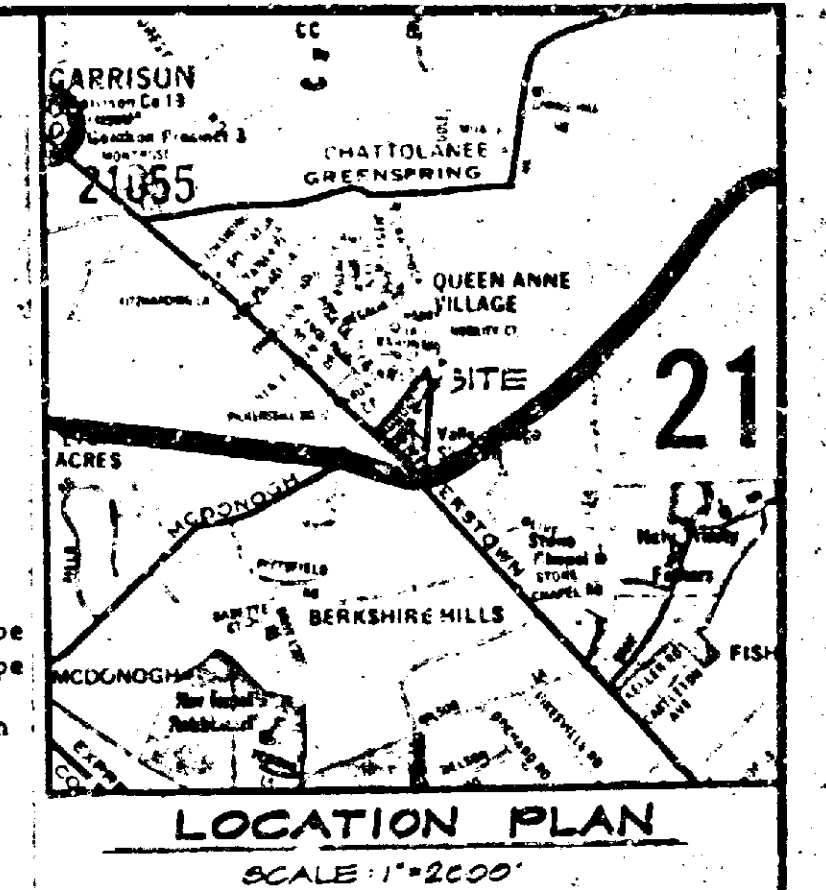
Class 1 Building in an RO Zone:

Hours of operation are anticipated to be 8:00 a.m. to 8:00 p.m. The number of additional employees is anticipated to be approximately 75. Buildings will be two stories and will not exceed 35 feet in height. Character and materials of the addition will be similar to those of the existing medical office building.

- There are no existing or proposed wells or septic areas.
- Soils:

Soil Series & Symbol	Hydro Class	With Basements	Without Basements	Street & Parking
Glennel (GcB2) (GcC2)	B	Slight Moderate: Slope	Slight Moderate: Slope	Moderate: Slope Severe: Slope
Glennville (GnB)	C	Severe: High Water Table	Moderate: High Water Table	Severe: High Water Table

- There are no slopes in excess of 25%.
- There are no known streams, springs, bodies of water or flood plains on the site.
- The existing buildings are not historically significant and will remain.
- Current Ownership: David S. Brown, et al
9183 Reisterstown Road
Garrison, Maryland 21055
Deed Reference: Liber 5198 Folio 912
Property Number: 03-02-071450
- Estimated Average Daily Trips:
21,750 S.F. General Office @ 12.3/1,000 = 267.5
63,150 S.F. Medical Office @ 75/1,000 = 4,736.3
20,800 S.F. Retail @ 115.8/1,000 = 2,408.6
Total Estimated A.D.T.'s = 7,412.4
- Stormwater will be managed in an underground facility in the location shown on the plan.
- There are no known wetlands, critical areas, archeological sites, endangered species habitats or hazardous materials on the site.
- Estimated Sanitary Sewer Flows:
21,750 S.F. General Office @ 0.09 G.P.D./S.F. = 1,957.5
63,150 S.F. Medical Office @ 0.62 G.P.D./S.F. = 39,133.0
20,800 S.F. Retail @ 0.05 G.P.D./S.F. = 1,040.0
Total Estimated G.P.D. = 42,130.5
- A petition for special exception to permit a Class B Building in an RO zone has been filed.
- Existing sanitary sewer and water services will remain.
- A sign in the R-O zone is limited to 8 square feet on the building



Plat to Accompany Petition for Special Exception

DAFT-McCUNE-WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 EAST JOPPA ROAD
TOWSON, MD 21204
TELEPHONE: 301-296-3333

C.R.G.

BROWN PROPERTY

PUBLIC WORKS PROJECT NO. 85227

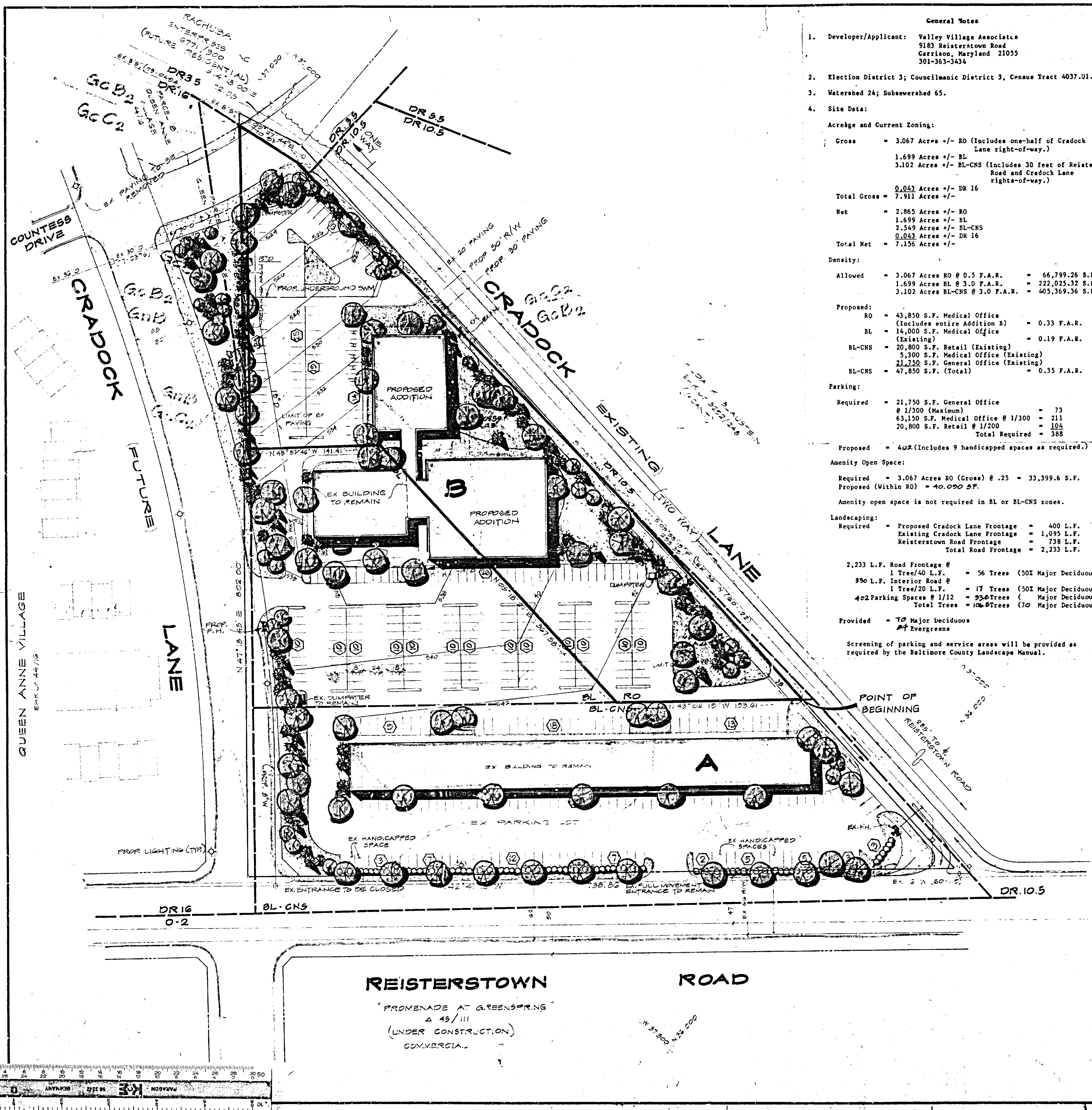
DATE	REVISIONS
8-28-85	HYDRANT LIGHTING, EX. CRADDOCK
10-7-85	R/W, DUMPSTER
10-14-85	Entrances, Open Space, Parking
	Planting, Hydrants

SCALE: 1"=50'

JOB ORDER NO. 85067

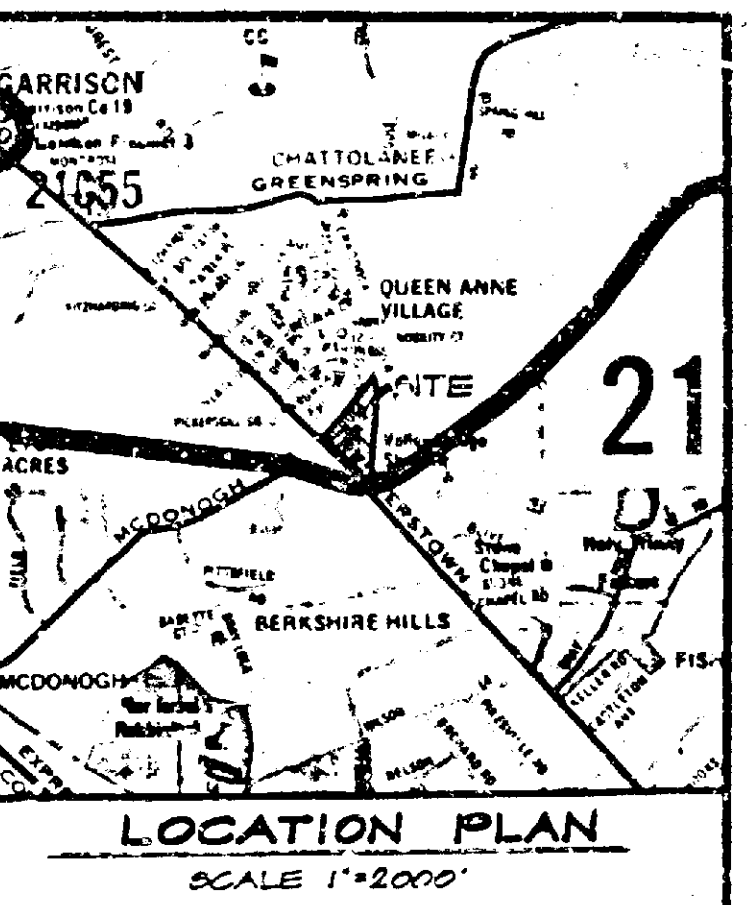
ISSUE DATE 8-15-85

PRINTED
OCT 15 1985
DAFT-McCUNE-WALKER, INC.



- General Notes
- Developer/Applicant: Valley Village Associates
9183 Reisterstown Road
Garrison, Maryland 21055
301-363-3434
 - Election District 3; Councilmanic District 3, Census Tract 4037.01.
 - Watershed 24; Subwatershed 65.
 - Site Data:
- Acreage and Current Zoning:
- Gross = 3.067 Acres +/- RO (Includes one-half of Craddock Lane right-of-way.)
1.699 Acres +/- BL
3.102 Acres +/- BL-CNS (Includes 30 feet of Reisterstown Road and Craddock Lane right-of-way.)
- Total Gross = 0.043 Acres +/- DR 16
7.911 Acres +/-
- Net = 2.865 Acres +/- RO
1.699 Acres +/- BL
2.549 Acres +/- BL-CNS
0.043 Acres +/- DR 16
- Total Net = 7.156 Acres +/-
- Density:
- Allowed = 3.067 Acres RO @ 0.5 F.A.R. = 66,799.26 S.F.
1.699 Acres BL @ 3.0 F.A.R. = 222,025.32 S.F.
3.102 Acres BL-CNS @ 3.0 F.A.R. = 405,369.36 S.F.
- Proposed:
- RO = 43,850 S.F. Medical Office (Includes entire Addition B) = 0.33 F.A.R.
BL = 14,000 S.F. Medical Office (Existing) = 0.19 F.A.R.
BL-CNS = 20,800 S.F. Retail (Existing)
5,300 S.F. Medical Office (Existing)
21,250 S.F. General Office (Existing)
47,850 S.F. (Total) = 0.35 F.A.R.
- Parking:
- Required = 21,750 S.F. General Office @ 1/300 (Maximum) = 73
63,150 S.F. Medical Office @ 1/300 = 211
20,800 S.F. Retail @ 1/200 = 104
Total Required = 388
- Proposed = 402 (Includes 9 handicapped spaces as required.)
- Amenity Open Space:
- Required = 3.067 Acres RO (Gross) @ .25 = 33,399.6 S.F.
Proposed (Within RO) = 40,090 S.F.
- Amenity open space is not required in BL or BL-CNS zones.
- Landscaping:
- Required = Proposed Craddock Lane Frontage = 400 L.F.
Existing Craddock Lane Frontage = 1,095 L.F.
Reisterstown Road Frontage = 738 L.F.
Total Road Frontage = 2,233 L.F.
- 2,233 L.F. Road Frontage @ 1 Tree/40 L.F. = 56 Trees (50% Major Deciduous)
990 L.F. Interior Road @ 1 Tree/20 L.F. = 17 Trees (50% Major Deciduous)
402 Parking Spaces @ 1/12 = 936 Trees (Major Deciduous)
Total Trees = 1066 Trees (70 Major Deciduous)
- Provided = 10 Major deciduous
47 Evergreens
- Screening of parking and service areas will be provided as required by the Baltimore County Landscape Manual.

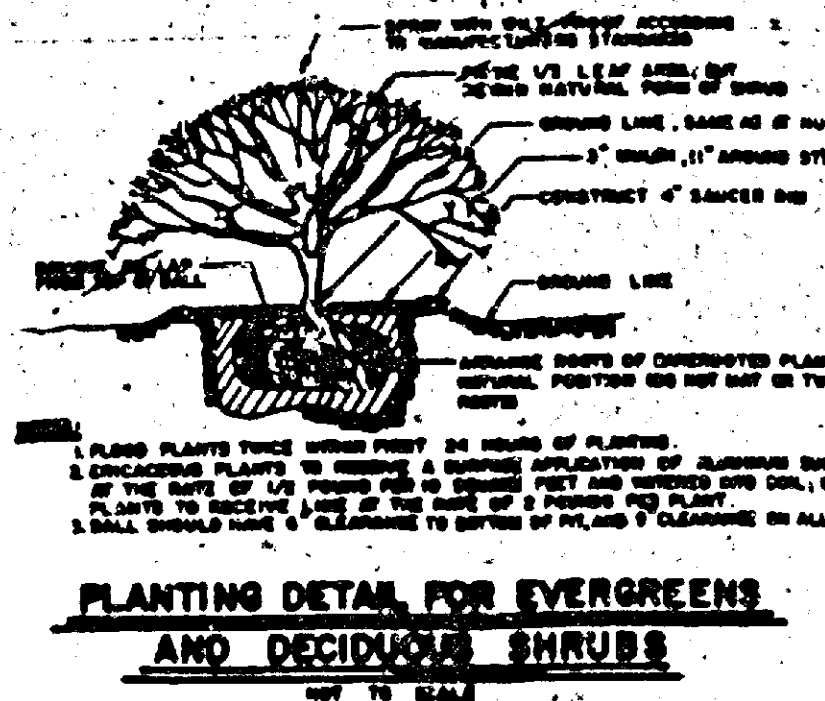
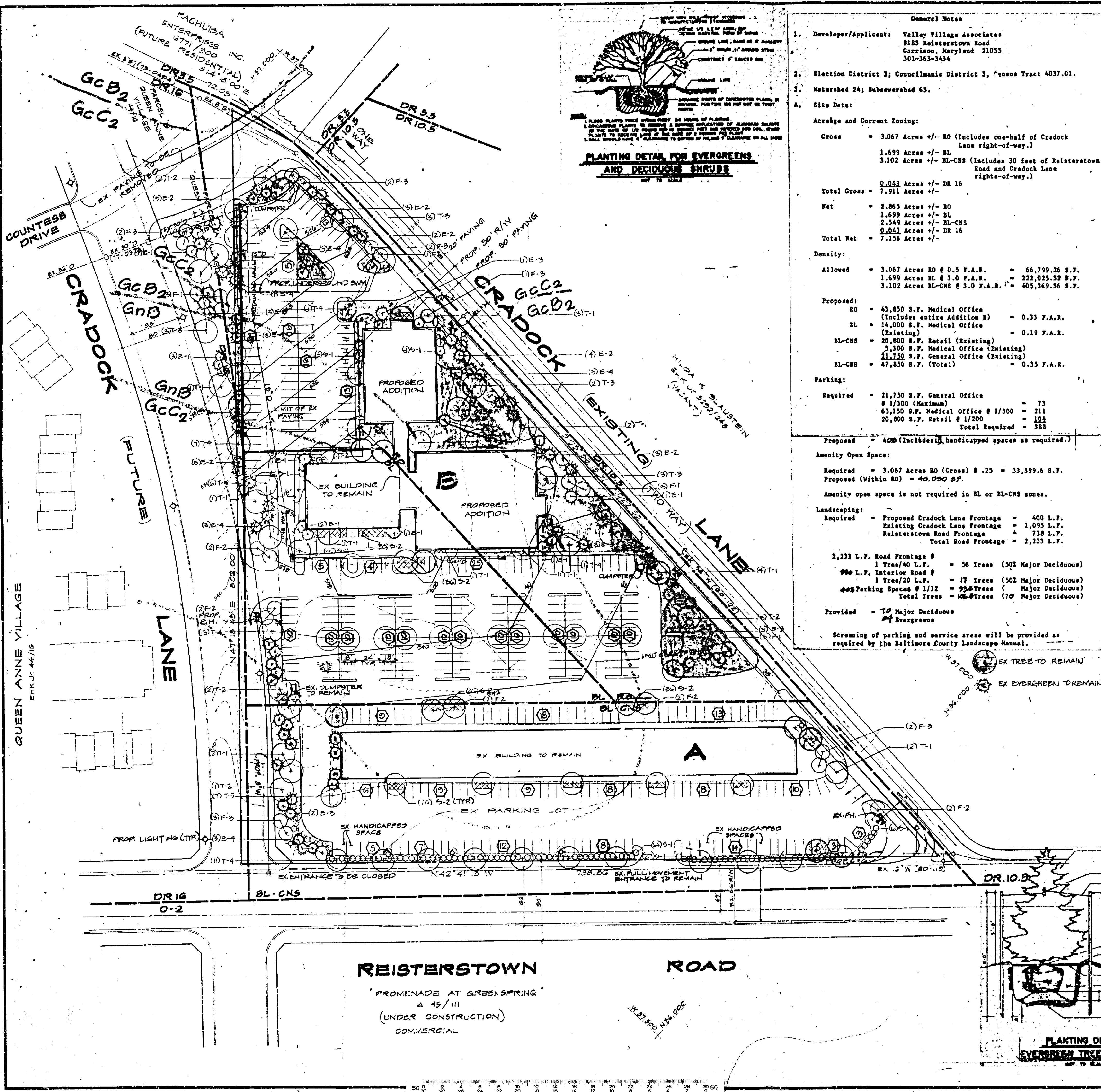
- Class F Building in an RO Zone:
- Hours of operation are anticipated to be 8:00 a.m. to 8:00 p.m. The number of additional employees is anticipated to be approximately 75. Buildings will be two stories and will not exceed 35 feet in height. Character and materials of the addition will be similar to those of the existing medical office building.
- There are no existing or proposed wells or septic areas.
 - Soils:
- | Soil Series & Symbol | Hydro Class | With Basements | Without Basements | Street & Parking |
|-----------------------|-------------|--------------------------|----------------------------|--------------------------|
| Glenelg (GcB2) (GcC2) | B | Slight Moderate: Slope | Slight Moderate: Slope | Moderate: Slope |
| Glenville (GnB) | C | Severe: High Water Table | Moderate: High Water Table | Severe: High Water Table |
- There are no slopes in excess of 25%.
 - There are no known streams, springs, bodies of water or flood plains on the site.
 - The existing buildings are not historically significant and will remain.
 - Current Ownership: David S. Brown, et al
9183 Reisterstown Road
Garrison, Maryland 21055
- Deed Reference: Liber 5198 Folio 912
- Property Number: 03-02-071450
- Estimated Average Daily Trips:
- | | | |
|---|---|---------|
| 21,750 S.F. General Office @ 12.3/1,000 | = | 267.5 |
| 63,150 S.F. Medical Office @ 75/1,000 | = | 4,736.3 |
| 20,800 S.F. Retail @ 115.8/1,000 | = | 2,408.6 |
| Total Estimated A.D.T.'s | = | 7,412.4 |
- Stormwater will be managed in an underground facility in the location shown on the plan.
 - There are no known wetlands, critical areas, archeological sites, endangered species habitats or hazardous materials on the site.
 - Estimated Sanitary Sewer Flows:
- | | | |
|---|---|----------|
| 21,750 S.F. General Office @ 0.09 G.P.D./S.F. | = | 1,957.5 |
| 63,150 S.F. Medical Office @ 0.62 G.P.D./S.F. | = | 39,153.0 |
| 20,800 S.F. Retail @ 0.05 G.P.D./S.F. | = | 1,040.0 |
| Total Estimated G.P.D. | = | 42,150.5 |
- A petition for special exception to permit a Class B Building in an RO zone has been filed.
 - Existing sanitary sewer and water services will remain.
 - A sign in the R-O zone is limited to 8 square feet on the building



Plat to Accompany Petition
for Special Exception

DAFT McCune Walker Inc. LAND PLANNING CONSULTANTS LANDSCAPE ARCHITECTS ENGINEERS 550 EAST JOPPA ROAD TOWSON, MD 21204 TELEPHONE: 301-296-2333											
C.R.G. BROWN PROPERTY PUBLIC WORKS PROJECT NO. 85227											
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SCALE: 1"=50'											
JOB ORDER NO. 85067											
ISSUE DATE 8-15-85											

PETITIONER'S
EXHIBIT 1



General Notes

- Developer/Applicant: Valley Village Associates
9183 Reisterstown Road
Garrison, Maryland 21055
301-363-3434
- Election District 3; Councilmanic District 3, Census Tract 4037.01.
- Watershed 24; Subwatershed 65.
- Site Data:

Acreage and Current Zoning:

Gross	= 3.067 Acres +/- RO (Includes one-half of Cradock Lane right-of-way.)
	1.699 Acres +/- BL
	3.102 Acres +/- BL-CNS (Includes 30 feet of Reisterstown Road and Cradock Lane rights-of-way.)
Total Gross	= 0.043 Acres +/- DR 16
	7.911 Acres +/-
Net	= 2.865 Acres +/- RO
	1.699 Acres +/- BL
	2.349 Acres +/- BL-CNS
Total Net	= 0.043 Acres +/- DR 16
	7.156 Acres +/-

Density:

Allowed	= 3.067 Acres RO @ 0.5 F.A.R. = 66,799.26 S.F.
	1.699 Acres BL @ 3.0 F.A.R. = 222,025.32 S.F.
	3.102 Acres BL-CNS @ 3.0 F.A.R. = 405,369.36 S.F.

Proposed:

RO	= 43,850 S.F. Medical Office (Includes entire Addition B) = 0.33 F.A.R.
BL	= 14,000 S.F. Medical Office (Existing) = 0.19 F.A.R.
BL-CNS	= 20,800 S.F. Retail (Existing) = 0.35 F.A.R.
	5,300 S.F. Medical Office (Existing)
	21,730 S.F. General Office (Existing)
BL-CNS	= 47,830 S.F. (Total)

Parking:

Required	= 21,730 S.F. General Office = 73
	@ 1/300 (Maximum)
	63,150 S.F. Medical Office @ 1/300 = 211
	20,800 S.F. Retail @ 1/200 = 104
	Total Required = 388

Proposed = 400 (Includes handicapped spaces as required.)

Amenity Open Space:

Required	= 3.067 Acres RO (Gross) @ .25 = 33,399.6 S.F.
Proposed (Within RO)	= 40,090 S.F.

Amenity open space is not required in BL or BL-CNS zones.

Landscaping:

Required	= Proposed Cradock Lane Frontage = 400 L.F.
	Existing Cradock Lane Frontage = 1,095 L.F.
	Reisterstown Road Frontage = 738 L.F.
	Total Road Frontage = 2,233 L.F.

2,233 L.F. Road Frontage @ 1 Tree/40 L.F. = 56 Trees (50% Major Deciduous)

980 L.F. Interior Road @ 1 Tree/20 L.F. = 49 Trees (50% Major Deciduous)

400 Parking Spaces @ 1/12 = 33.3 Trees (Major Deciduous)

Total Trees = 105.3 Trees (70% Major Deciduous)

Provided = 10 Major Deciduous
1 Evergreen

Screening of parking and service areas will be provided as required by the Baltimore County Landscaping Manual.

Class B Building in an RO Zone:

Hours of operation are anticipated to be 8:00 a.m. to 8:00 p.m. The number of additional employees is anticipated to be approximately 75. Buildings will be two stories and will not exceed 35 feet in height. Character and materials of the addition will be similar to those of the existing medical office building.

5. There are no existing or proposed wells or septic areas.

6. Soils:

Soil Series & Symbol	Hydro Class	With Basements	Without Basements	Street & Parking
Glenelg (Gc2)	B	Slight	Slight	Moderate: Slope
Glenelg (Gc2)	B	Moderate: Slope	Moderate: Slope	Severe: Slope
Glenville (GnB)	C	Severe: High Water Table	Moderate: High Water Table	Severe: High Water Table

7. There are no slopes in excess of 25%.

8. There are no known streams, springs, bodies of water or flood plains on the site.

9. The existing buildings are not historically significant and will remain.

10. Current Ownership: David S. Brown, et al
9183 Reisterstown Road
Garrison, Maryland 21055

Dead Reference: Libby 5198 Folio 912

Property Number: 03-02-071450

11. Estimated Average Daily Trips:

21,730 S.F. General Office @ 12.3/1,000	= 267.5
63,150 S.F. Medical Office @ 75/1,000	= 4,736.3
20,800 S.F. Retail @ 115.8/1,000	= 2,408.6
Total Estimated A.D.T.'s	= 7,412.4

12. Stormwater will be managed in an underground facility in the location shown on the plan.

13. There are no known wetlands, critical areas, archeological sites, endangered species habitats or hazardous materials on the site.

14. Estimated Sanitary Sewer Flows:

21,730 S.F. General Office @ 0.09 G.P.D./S.F.	= 1,957.5
63,150 S.F. Medical Office @ 0.62 G.P.D./S.F.	= 39,153.0
20,800 S.F. Retail @ 0.05 G.P.D./S.F.	= 1,040.0
Total Estimated G.P.D.	= 42,150.5

15. A petition for special exception to permit a Class B Building in an RO zone has been filed.

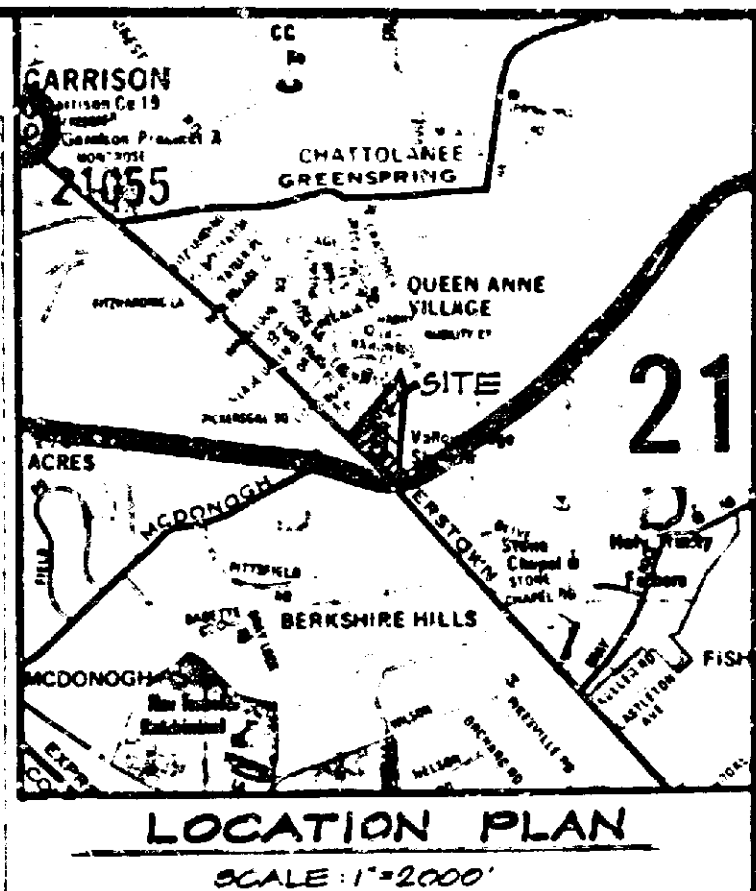
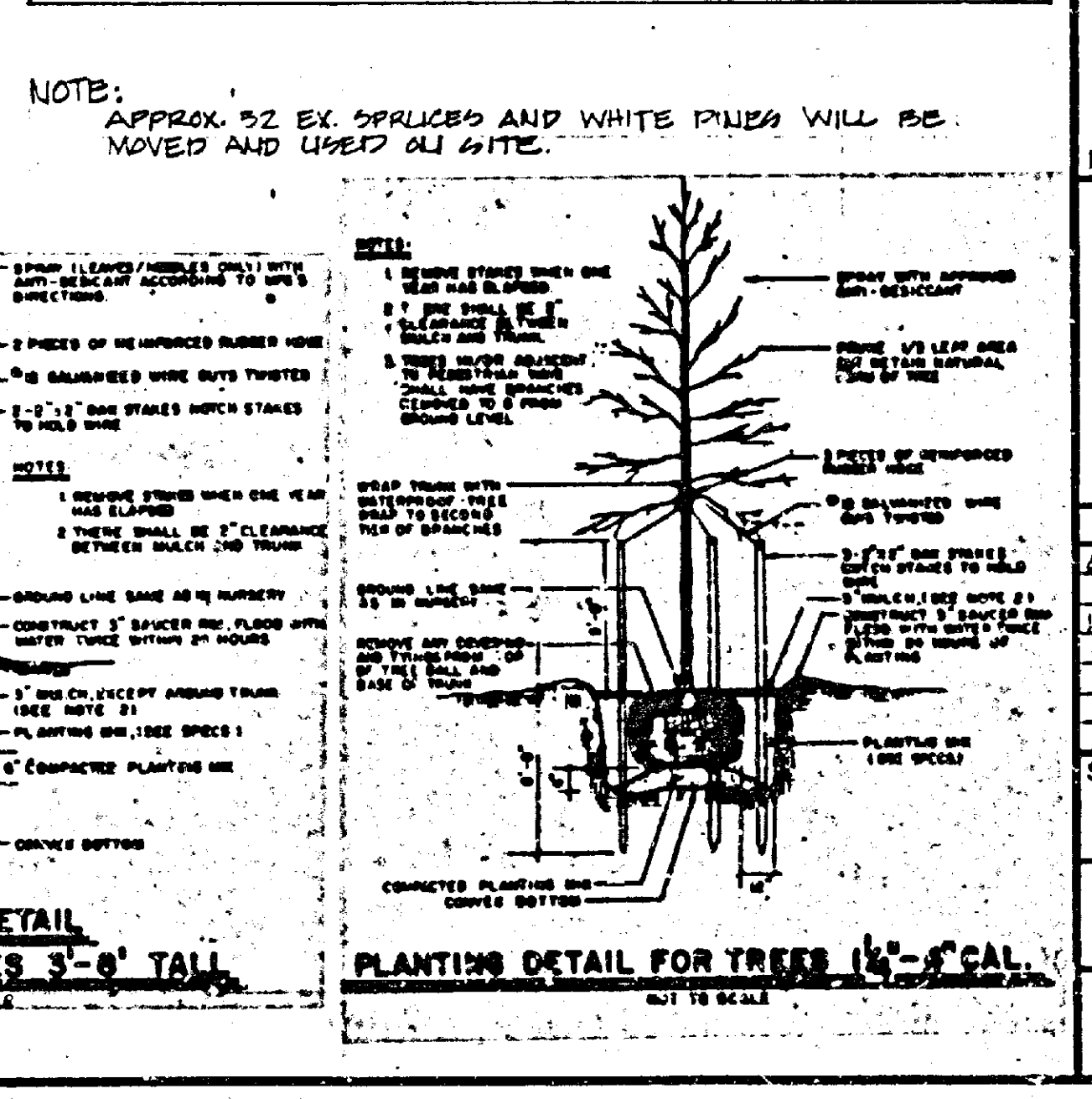
16. Existing sanitary sewer and water services will remain.

17. A sign in the R-O zone is limited to 8 square feet on the building.

PLANT LIST:

APPROX QUANT BOTANICAL NAME COMMON NAME STE. (COND) REMARKS

SHADE TREES				
T-1	10 LARIX KUBILIKI	RED MAPLE	25'-30'	DBB
T-2	10 FRAXINUS LANCEOLATA	REDLEAFED ASH	22'-25'	DBB
T-3	11 QUERCUS STROBILIFERA	SWIFTER	22'-25'	DBB
T-4	52 PLATANUS X ACEROLIA	LONDON PLANETREE	25'-30'	DBB
T-5	10 ZELKOVA SERATA	ZELKOVA	25'-30'	DBB
FLOWERING TREES				
F-1	10 MALUS RADIALIS	RADIANT GUINNESS	22'-25'	DBB
F-2	11 PRUNUS PENSILVANICA	PENNSYLVANIA CHERRY	22'-25'	DBB
F-3	10 PRUNUS CUCULIATA	SHADY PEAR	22'-25'	DBB
EVERGREEN TREES				
E-1	10 LARIX KUBILIKI	RED MAPLE	25'-30'	DBB
E-2	10 PRUNUS PENSILVANICA	PENNSYLVANIA CHERRY	22'-25'	DBB
E-3	10 PRUNUS CUCULIATA	SHADY PEAR	22'-25'	DBB
E-4	10 PRUNUS PENSILVANICA	PENNSYLVANIA CHERRY	22'-25'	DBB
SHRUBS				
S-1	10 PRUNUS PENSILVANICA	PENNSYLVANIA CHERRY	22'-25'	DBB
S-2	10 PRUNUS PENSILVANICA	PENNSYLVANIA CHERRY	22'-25'	DBB



PRINTED

JAN 17 1986

DAFT-MCCUNE-WALKER, INC.

PETITIONER'S EXHIBIT 1

DAFT - MCCUNE - WALKER, INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 EAST JORDAN ROAD
TOWSON, MD 21204
TELEPHONE 301-296-2333

PLANTING PLAN: BROWN PROPERTY

PUBLIC WORKS PROJECT NO. 85227

DATE	REVISIONS
8-28-85	HYDRANTS, LIGHTING, EX. CRADOCK
10-7-85	R/W, CUMPUTER
10-14-85	Entrances, Open Space, Parking
1-16-86	Planting, Hydrants
	PLANTING PLAN

SCALE: 1\"/>

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated 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

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) Howard S. Brown, et al

Signature: *Howard S. Brown*
(Type or Print Name)

Address: c/o Valley Village Associates
City and State: 9183 Reisterstown Road 363-3434

Attorney for Petitioner: Julius W. Lichter

(Type or Print Name)

Signature: *Julius W. Lichter*

Address: 113 Chesapeake Building

City and State: 305 W. Chesapeake Avenue

Towson, Maryland 21204

Attorney's Telephone No.: (301) 321-0600

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

Julius W. Lichter, Esquire

113 Chesapeake Building

305 W. Chesapeake Avenue

Towson, Maryland 21204

Phone No. (301) 321-0600

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day

of December, 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 through-

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 27th day of January, 1986, at 11:00 o'clock

Arnold Jablon

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING

DATE January 13, 1986

BY *Arnold Jablon*

ADMINISTRATIVE ASSISTANT

for a Class B office building in an R-O Zone be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The letter from Counsel for the Petitioner to the Valleys Planning Council, Inc., dated January 29, 1986, shall be adopted herein and made a part of this Order.
3. The hours of operation shall be reasonable office hours.

Arnold Jablon
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Julius W. Lichter, Esquire

Mr. Richard Gershberg

People's Counsel

ORDER RECEIVED FOR FILING

DATE January 14, 1986

BY *Arnold Jablon*

ADMINISTRATIVE ASSISTANT

IN RE: PETITION SPECIAL EXCEPTION * BEFORE THE
W/S of Cradock Lane (exist- * ZONING COMMISSIONER
ing), 285' N of the center- * OF BALTIMORE COUNTY
line of Reisterstown Road - *
3rd Election District *
Howard S. Brown, et al, * Case No. 86-287-X
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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

The Petitioner appeared and testified and was represented by Counsel. George E. Gavrelis, a professional planner, and Judith Baer, Executive Director of Valleys Planning Council, Inc., also appeared on behalf of the Petitioner. Richard Gershberg, of Queen Anne's Village, appeared, not to oppose the project but to learn more about it. There were no Protestants.

Testimony indicated that the subject property, located on Cradock Lane and Reisterstown Road, is part of a tract that has one portion zoned B.L. which is improved with a shopping center and existing office building. The tract is bifurcated by a zoning line which created R-O zoning for that portion adjacent to Cradock Lane. The site, consisting of approximately three acres, will be improved with two new two-story medical office building, each added to the existing building by a lobby and stairway core. The additions will add approximately 44,000 square feet of medical office space. The surrounding area is commercial with some proposed residential development to the rear.

Mr. Gavrelis testified that, in his opinion, there would be no adverse impact on the health, safety, and general welfare of the community and that

the conditions precedent as delineated in Section 502.1, Baltimore County Zoning Regulations (BCZR), would be satisfied. The County Review Group (CRG) approved the site plan on September 18, 1985.

Ms. Baer testified that her organization was not opposed to the additions as long as an agreement as to landscaping was entered into with the Petitioners and was incorporated into this decision. Mr. Gershberg agreed.

The Petitioners seek relief from Section 203.3.2, pursuant to Section 502.1, BCZR.

Section 203.2 - Statement of Legislative Policy, BCZR, directs attention to the compatibility of the proposed use to the present or prospective uses of nearby residential property. It also directs attention when defining such compatibility to other uses nearby, i.e., adjacent commercial activity, heavy commercial traffic, or other similar factors. In fact, although the instant site is zoned R-O, there are commercial and office uses which must impact on any decision to grant a special exception for a Class B office building. There can be no decision made in a vacuum. When the Baltimore County Council zoned the site R-O, it intended that Class B office buildings would be constructed thereon. The cardinal rule in the construction of statutes is to effectuate the real and actual intention of the Council. *Purifoy v. Mercantile-Safe Deposit & Trust*, 273 Md. 58 (1974). The brot that is "compatibility" must, by necessity, include the effect on present or future uses of nearby residential zones but must also include any other adjacent commercial uses in order to determine the impact of the proposed use. The shopping center and office building to which the additions will be attached are adjacent and cannot be ignored.

It is clear that the BCZR permits the use requested by the Petitioners in an 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 Petitioners.

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

The Petitioners 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 Petitioners have 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 Petitioners' 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.

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of February, 1986, that the Petition for Special Exception

- 3 -

ORDER RECEIVED FOR FILING

DATE January 13, 1986

BY *Arnold Jablon*

ADMINISTRATIVE ASSISTANT

DAFT-MCCLINE-WALKER, INC.

200 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: 301-296-3333
Land Planning Consultants
Landscape Architects
Engineers & Surveyors

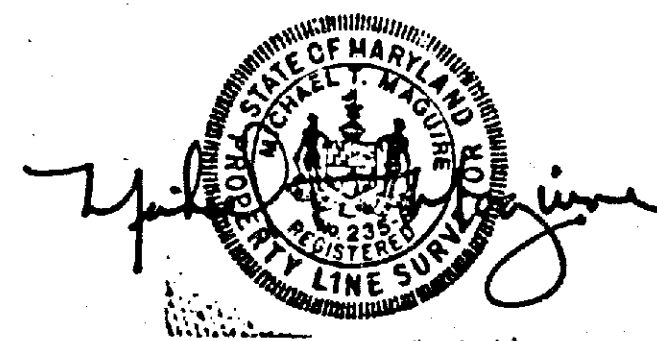
Description To Accompany Petition For Special Exception
For A Class B Office Building West Side Of Cradock Lane,
Northeast Of Reisterstown Road, Third Election District,
Baltimore County, Maryland.

Beginning for the same at a point in Cradock Lane and in the dividing line between the land zoned R-O and the land zoned BL-CNS as shown on the 1984 Comprehensive Zoning Map adopted by the Baltimore County Council, said place of beginning being distant 285 feet, more or less, measured along Cradock Lane in a northerly direction from the centerline of Reisterstown Road, thence leaving said place of beginning and Cradock Lane and running and binding on said dividing line, (1) North 43 degrees 02 minutes 19 seconds West 193.61 feet, thence running and binding on the dividing line between the land zoned R-O and the land zoned BL as shown on said Zoning Map, the two following courses and distances, viz: (2) North 05 degrees 18 minutes 26 seconds East 367.58 feet, and thence (3) North 43 degrees 37 minutes 46 seconds West 141.41 feet, thence running (4) North 47 degrees 18 minutes 45 seconds East 338.63 feet to intersect the dividing line between the land zoned R-O and the land zoned D.R.-3.5 as shown on the aforesaid Zoning Map, thence running and binding thereon (5) South 09 degrees 27 minutes 44 seconds East 70.91 feet, thence running and binding on the dividing line between the land

zoned R-O and the land zoned D.R. 10.5 as shown on said Zoning Map, (6) South 04 degrees 06 minutes 42 seconds West 478.94 feet, thence running (7) South 05 degrees 58 minutes 15 seconds West 293.39 feet to the place of beginning.

Containing 2.6 acres of land, more or less.

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



September 23, 1985

Our File No. 85067 (10: 185067)

Page 2 of 2

PETITION FOR SPECIAL EXCEPTION 3rd Election District

LOCATION: West side of Cradock (existing) Lane, 285' North of the centerline of Reisterstown Road

DATE AND TIME: Monday, January 27, 1986 at 11:00 a.m.

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

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

Petition for Special Exception for a Class B Office Building.

Being the property of Howard S. Brown, et al as shown on the plat filed with the Zoning Office.

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

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

JAN 28 1986

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
W/S Craddock (existing) La., : OF BALTIMORE COUNTY
285' N of Centerline of :
Reisterstown Rd., 3rd District :
HOWARD S. BROWN, et al., : Case No. 86-287-X
Petitioners :

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 27th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to Julius W. Lichter, Esquire, 113 Chesapeake Bldg., 305 W. Chesapeake Ave., Towson, MD 21204, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: January 17, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-287-X

The CRG plan (File # III-284) was approved on September 18, 1985.

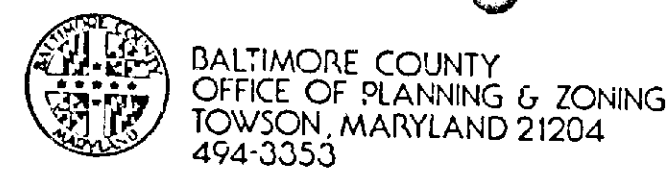
Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slm

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-287-X

District: 3rd Date of Posting: Jan 18-86
Posted for: *Special Exemption*
Petitioner: *Howard S. Brown, et al.*
Location of property: *W/S of Craddock Lane (existing La.)*
285' N of Centerline of Reisterstown Rd.
Location of Signs: *1 sign at each end of Craddock Lane approx. 325'*
north of the CRG Plan Reisterstown Road and 1 sign at each end of
Remarks: *CRG Plan approx. 1000' north of the CRG of Reisterstown*
Posted by: *J. G. Smith* Date of return: *Jan 18-86*
Number of Signs: 2



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3553

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 16, 1986

Julius W. Lichter, Esquire
113 Chesapeake Building
305 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception
W/S Craddock (existing) Lane, 285' N of
c/l of Reisterstown Rd. - 3rd Election District
Petitioners: Howard S. Brown, et al
Case No. 86-287-X

Dear Mr. Lichter:

This is to advise you that \$57.62 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING 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.

Enclosed is the check payable to Baltimore County, Maryland, and remit to the Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. C10410

DATE: 1-16-86 ACCOUNT: 86-287-X

AMOUNT: \$ 57.62

RECEIVED FROM: *Julius W. Lichter*

FOR: *Advertising and Posting*

VALIDATION OR SIGNATURE OF CASHIER

THE LAW OFFICES OF
STEINBERG, LICHTER, COLEMAN & ROGERS
305 W. CHESAPEAKE AVENUE, TOWSON, MD. 21204 (410) 321-0100

January 29, 1986

MELVIN A. STEINBERG, P.A.
JULIUS W. LICHTER
DONALD F. ROGERS
MURRAY L. SHERMAN

Mrs. Judith Baer
Executive Director
Valleys Planning Council, Inc.
212 Washington Avenue
Towson, Maryland 21204

RE: The Brown Property - HOWARD S. BROWN, ET AL
Case No. 86-287-X

Dear Mrs. Baer:

In accordance with the request of Arnold Jablon, Baltimore County Zoning Commissioner, at the time of the hearing regarding my client's Petition for Special Exception for a Class B office building on the above property, I hereby confirm my client's agreement to do the following:

1. To perform all planting shown on the submitted landscape plan during the appropriate planting season following the completion of construction on the site, together with the completion of all road improvements to be made to the existing Craddock Lane, the new Craddock Lane and Countess Drive;
2. To promptly replace, during the appropriate planting season, all dead planting material;
3. To meet the standards of the Baltimore County Landscape Manual as to all landscape work where the submitted plan may not meet such standards; and
4. The aforesaid agreements are made subject to the final approval by Baltimore County which may vary landscape requirements to meet other standards, (i.e., site distance along roadways, etc.).

* Petitioner's Exhibit #2 (JLL)

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 9, 1986

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 January 9, 1986.

THE JEFFERSONIAN,

JB Venetian
Publisher

Cost of Advertising

22.00

86287

PETITION FOR SPECIAL EXCEPTION
3rd Election District
LOCATION: West side of Craddock Lane, 285' North of the centerline of Reisterstown Road.
DATE AND TIME: Monday, January 27, 1986 at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.
Being the property of Howard S. Brown, et al as shown on the plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day period. The Zoning Commissioner will, however, reserve the right to 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, above or made at the hearing.
By Order of:
ARNOLD JABLON,
Zoning Commissioner
Jm. of Baltimore County

PETITION FOR SPECIAL EXCEPTION
3rd Election District
LOCATION: West side of Craddock Lane, 285' North of the centerline of Reisterstown Road.
DATE AND TIME: Monday, January 27, 1986 at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.
Being the property of Howard S. Brown, et al as shown on the plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day period. The Zoning Commissioner will, however, reserve the right to 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, above or made at the hearing.
By Order of:
ARNOLD JABLON,
Zoning Commissioner
Jm. of Baltimore County

UNITY NEWSPAPERS OF MARYLAND, INC. 86-287
Westminster, Md., Jan. 9, 1986

CERTIFY that the annexed Pet. No. 86-287-X, P.C. #72462 was, (1) published for weeks/days previous day of January, 1986, in the

County Times, a daily newspaper published in Westminster, Carroll County, Maryland.
stown News, a weekly newspaper published in Baltimore County, Maryland.
unity Times, a weekly newspaper published in Baltimore County, Maryland.
MUNY NEWSPAPERS OF MARYLAND, INC.

Per *James Hughes*

Mrs. Judith Baer
Executive Director
Valleys Planning Council, Inc.

Page 2
January 29, 1986

Re: The Brown Property
Case No. 86-287-X

This letter is being written to you with the understanding that upon your verification of the agreement, it will be incorporated in the Order to be issued by the Zoning Commissioner in this case.

Sincerely,

Julius W. Lichter
Julius W. Lichter

JWL:slp

ACCEPTED AND AGREED:

Judith Baer
Judith Baer
Executive Director
Valleys Planning Council, Inc.

2/7/86
(date)

cc: Richard L. Gershberg, Esquire
Mr. Howard Brown

Julius W. Lichter, Esquire
113 Chesapeake Building
305 W. Chesapeake Avenue
Towson, Maryland 21204

December 27, 1985

NOTICE OF HEARING

PETITION FOR SPECIAL EXCEPTION
W/S Craddock (existing) Lane, 285' N of
c/l of Reisterstown Rd. - 3rd Elec. Dist.
Howard S. Brown, et al - Petitioners
Case No. 86-287-X

TIME: 11:00 a.m.

DATE: Monday, January 27, 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. 012351

DATE: 1/24/86 ACCOUNT: 86-287-X

AMOUNT: \$ 100.00

RECEIVED FROM: *Julius W. Lichter*

FOR: *Advertising and Posting #169*

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 31, 1985

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

Julius W. Lichter, Esquire
113 Chesapeake Building
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 169 - Case No. 86-287-X
Petitioners - Howard S. Brown, et al
Special Exemption Petition

Dear Mr. Lichter:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments 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.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

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

JED:mr

Enclosures

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



Maryland Department of Transportation
State Highway Administration

William K. Heilmann
Secretary
Hal Kasso
Administrator

November 26, 1985

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

Att: James Dyer

Re: Baltimore County
Item No. 169
Property Owner: Howard
S. Brown, et al
Location: W/S Craddock
Lane, 285' NW centerline
of Reisterstown Road
(Route 140)
Existing Zoning: L.O.
Proposed Zoning: Class
B Office Building
Special Exception
Acres: 2.6
District 3rd

Dear Mr. Dyer:

On review of the submittal of 8/15/85, for Special
Exception, the State Highway Administration finds the
concept for highway improvements to Reisterstown Road
generally acceptable.

Very truly yours,

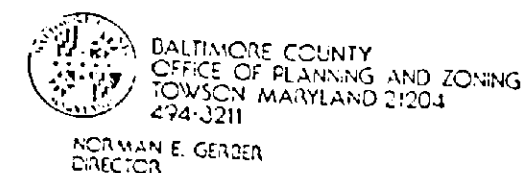
Charles Lee, Chief
Bureau of Zoning Permits
by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350

Telewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 580-0451 D.C. Metro - 1-800-492-5982 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717



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

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

January 13, 1986

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.

- Re: Zoning Advisory Meeting of November 19, 1985
Item # 169
Property Owner: Howard S. Brown, et al
Location: W/S Craddock Lane, 285' NW centerline of Reisterstown Road
- ☐ There are no site planning factors requiring comment.
 - ☒ A County Review Group Meeting is required.
 - ☒ 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.
 - ☒ Development on these soils is prohibited.
 - ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 62-28 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 11/19/85.
 - ☒ The property is located in a deficient service area as defined by the Baltimore County Land Use Manual. The deficient service is defined by 2111.123-27, and is a deficient service area as defined by 2111.123-29. To building permit may be issued until a Retiree is reevaluated annually by the County Council.
 - ☒ The property is located in a deficient service area as defined by the Baltimore County Land Use Manual. The deficient service is defined by 2111.123-27, and is a deficient service area as defined by 2111.123-29. To building permit may be issued until a Retiree is reevaluated annually by the County Council.
 - ☒ The property is located in a deficient service area as defined by the Baltimore County Land Use Manual. The deficient service is defined by 2111.123-27, and is a deficient service area as defined by 2111.123-29. To building permit may be issued until a Retiree is reevaluated annually by the County Council.
- THE S.R.G. PLAN III - 284 (Brown Property)
was approved 9/18/85

cc: James Howell

George A. Jablon
Chief, Current Planning and Development



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

PAUL H. REINCKE
CHIEF

November 22, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Howard S. Brown

Location: W/S Craddock Lane, 285' NW centerline Reisterstown Rd.

Item No.: 169 Zoning Agenda: Meeting of November 19, 1985

Gentlemen:

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

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals or 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.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ☒ 6. Site plans are approved, as drawn.
- ☒ 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and
Planning Group Approved: Fire Prevention Bureau
Special Inspection Division

/mb



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

December 6, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item #169 Zoning Advisory Committee Meeting are as follows:

Property Owner: Howard S. Brown, et al
Location: W/S Craddock Lane, 285' NW c/l of Reisterstown Road
District: 3rd.

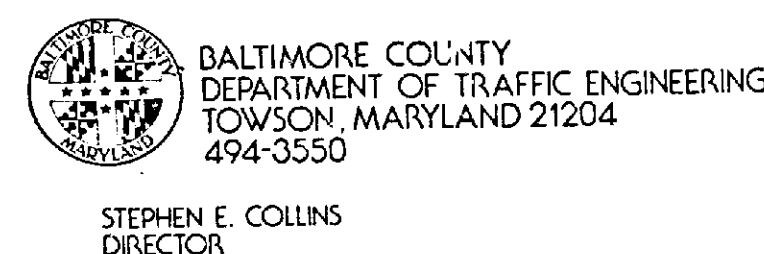
APPLICABLE ITEMS ARE CHECKED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 417-85, The Maryland Code for the Handicapped and Aged (A.S.D. 411-1-1-1980) 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 not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Rejected seals are not acceptable.
- ☒ All the Groups except the Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 6' to an interior lot line. All the Groups require a one hour wall if closer than 3' to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1077, Section 1003.2 and Table 1003.2. No openings are permitted in an exterior wall within 3' 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/Conversion 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 the Groups are from the Maryland Building Code or to Handicapped Code. See Section 312 of the Building Code.

NOTE:

- ☒ Comments: Comply with Section 101.1, 501.1, 313.2 to help determine if fire suppression system is required. The height or number of stories of the structure is not shown. Provide handicapped access and usability as required by State Handicapped Code. A full review of structure for Code compliance will be performed when the final construction plans are submitted for a building permit.
- ☒ The referenced property is located in a deficient service area as defined by the Baltimore County Land Use Manual. The deficient service is defined by 2111.123-27, and is a deficient service area as defined by 2111.123-29. To building permit may be issued until a Retiree is reevaluated annually by the County Council.
- ☒ The property is located in a deficient service area as defined by the Baltimore County Land Use Manual. The deficient service is defined by 2111.123-27, and is a deficient service area as defined by 2111.123-29. To building permit may be issued until a Retiree is reevaluated annually by the County Council.

Charles S. [Signature]
Building Plans Section



STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

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

Item No. 169 -ZAC- Meeting of November 16, 1985
Property Owner: Howard S. Brown, et al
Location: W/S Craddock Lane, 285' NW centerline of Reisterstown Rd.
Existing Zoning: R.O.
Proposed Zoning: Class B Office Building Special Exception

Acres: 2.6
District: 3rd

Dear Mr. Jablon:

This item is a C.R.G. item, please see attached comments.

Michael S. Flanigan
Traffic Engineer Associate II

MSF/bld

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO : Mr. James A. Markle
FROM : C. Richard Moore
SUBJECT: C.R.G. Comments

PROJECT NAME: Brown Property C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: 3 C 3 DEVELOPMENT PLAN:
LOCATION: Reisterstown Road & Craddock Lane RECORD PLAN:

The following comments are offered:

- 1) The existing section of Countess Lane between proposed Craddock Lane and existing Craddock Lane needs to be 50-ft. wide on a 70-ft. right-of-way. This could affect the proposed parking at the north property corner. (see attached sketch).
- 2) The existing northernmost access point on Reisterstown Road needs to be eliminated. Also, the northernmost proposed access on Craddock Lane needs to be relocated 40-ft. to the south.
- 3) The access points on existing Craddock Lane need to intersect at a 90 degree angle and conform to County standards.
- 4) The sight distance needs to be improved at the two existing entrances on Craddock Lane by trimming the existing hedges.
- 5) The design of the channelization at existing Craddock Lane and Reisterstown Road is subject to the approval of the State Highway Administration.
- 6) If existing Craddock Lane is to remain two-way the following changes will be needed:
 - a) The existing section of Countess Lane needs to be widened to 50-ft., as described above, before occupancy of the proposed office building.
 - b) Existing Craddock Lane will need to be widened for an ultimate 30-ft. of paving on a 50-ft. right-of-way.
 - c) The proposed internal one-way access drive shown parallel to existing Craddock Lane will need to be eliminated.
 - d) The sight distance for the northernmost proposed access will need to be improved by relocating proposed parking and landscaping.

Page Two
September 18, 1985
To: Mr. James A. Markle
re: Brown Property
3 C 3
Reisterstown Road & Craddock Lane

- e) The three northernmost accesses on existing Craddock Lane will need to be 35 ft. wide.
- 7) If the above items cannot be accomplished, then existing Craddock Lane will be made one-way away from Reisterstown Road, except the short section between Reisterstown Road on the existing southernmost access point would remain two-way. Also, existing Craddock Lane, immediately to the north of the access, would need to be narrowed to 16 ft. for approximately 100 ft.

C. Richard Moore (C.R.M.)
Deputy Director of Traffic Engineering

CRM/GMJ/bza

Case No. 86-287-X

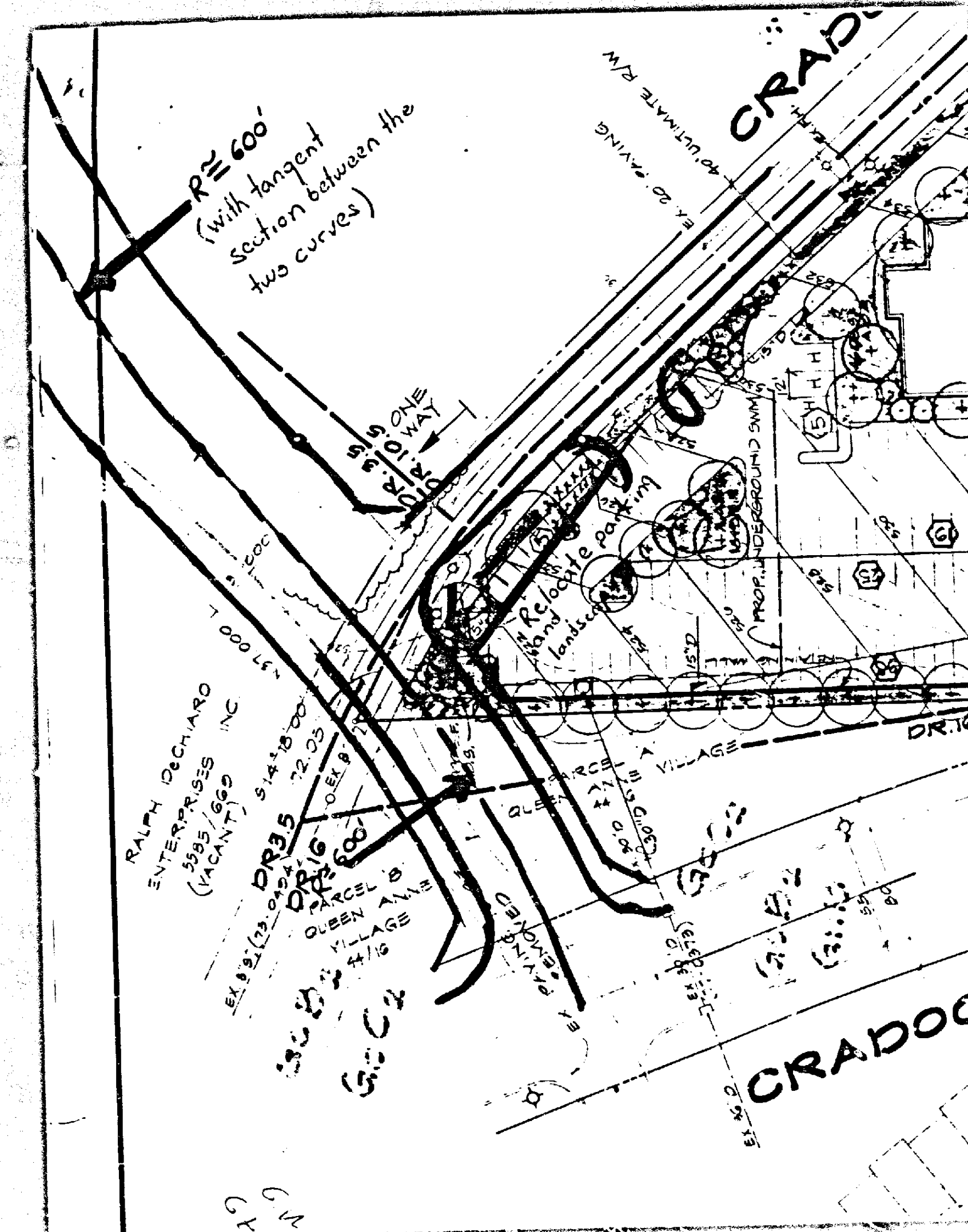
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

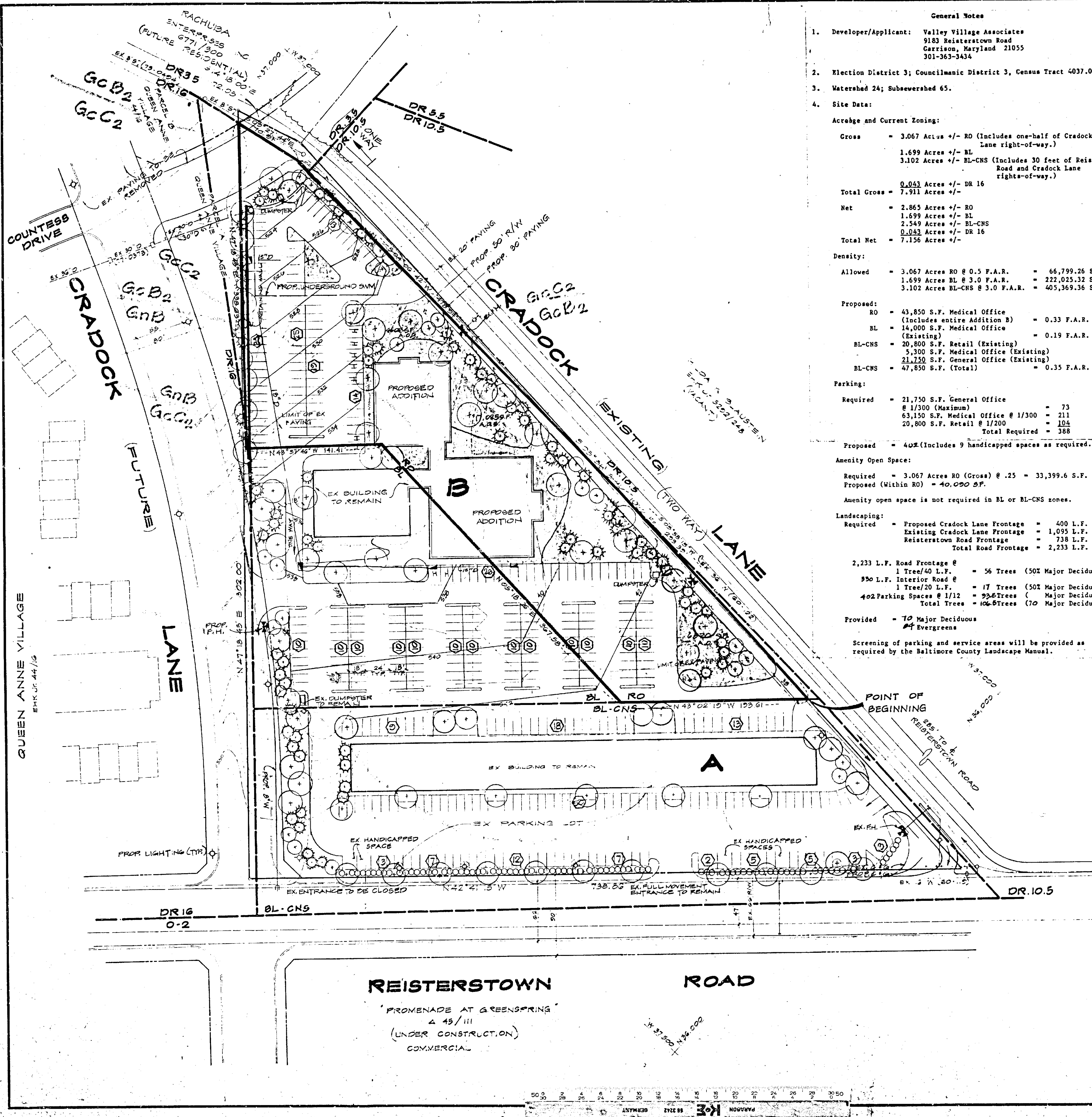
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
12th day of December, 1985.

Petitioner: Howard S. Brown, et al
Petitioner's Attorney: Julius W. Lichter, Esquire

Received by: [Signature]
Arnold Jablon
Zoning Commissioner
Chairman, Zoning Plans
Advisory Committee





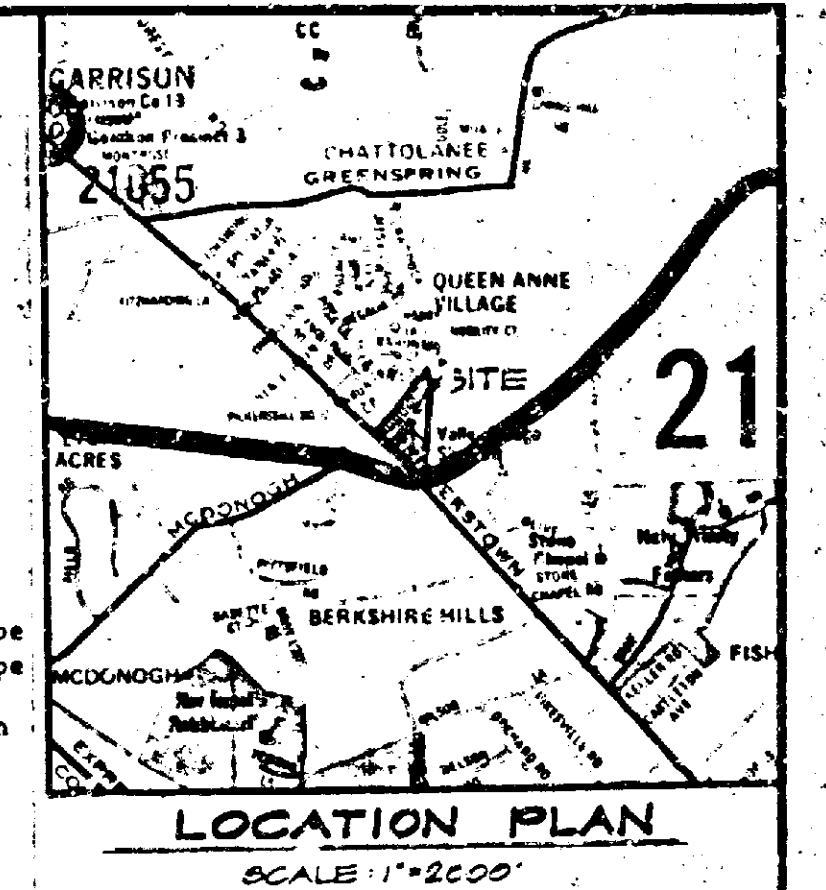
- General Notes**
- Developer/Applicant: Valley Village Associates
9183 Reisterstown Road
Garrison, Maryland 21055
301-363-3434
 - Election District 3; Councilmanic District 3, Census Tract 4037.01.
 - Watershed 24; Subwatershed 65.
 - Site Data:
- Acres and Current Zoning:**
- | | |
|-------------|--|
| Gross | = 3.067 Acres +/- RO (Includes one-half of Craddock Lane right-of-way.) |
| | 1.699 Acres +/- BL |
| | 3.102 Acres +/- BL-CNS (Includes 30 feet of Reisterstown Road and Craddock Lane right-of-way.) |
| Total Gross | = 0.043 Acres +/- DR 16 |
| | 7.911 Acres +/- |
| Net | = 2.865 Acres +/- RO |
| | 1.699 Acres +/- BL |
| | 2.549 Acres +/- BL-CNS |
| Total Net | = 0.043 Acres +/- DR 16 |
| | 7.156 Acres +/- |
- Density:**
- | | | |
|---------|---------------------------------|-------------------|
| Allowed | = 3.067 Acres RO @ 0.5 F.A.R. | = 66,799.26 S.F. |
| | 1.699 Acres BL @ 3.0 F.A.R. | = 222,025.32 S.F. |
| | 3.102 Acres BL-CNS @ 3.0 F.A.R. | = 405,369.36 S.F. |
- Proposed:**
- | | | |
|--------|---|---------------|
| RO | = 43,850 S.F. Medical Office (Includes entire Addition B) | = 0.33 F.A.R. |
| BL | = 14,000 S.F. Medical Office (Existing) | = 0.19 F.A.R. |
| BL-CNS | = 20,800 S.F. Retail (Existing) | |
| | 5,300 S.F. Medical Office (Existing) | |
| | 21,750 S.F. General Office (Existing) | |
| BL-CNS | = 47,850 S.F. (Total) | = 0.35 F.A.R. |
- Parking:**
- | | | |
|----------|--|-------|
| Required | = 21,750 S.F. General Office @ 1/300 (Maximum) | = 73 |
| | 63,150 S.F. Medical Office @ 1/300 | = 211 |
| | 20,800 S.F. Retail @ 1/200 | = 104 |
| | Total Required | = 388 |
| Proposed | = 40% (Includes 9 handicapped spaces as required.) | |
- Amenity Open Space:**
- | | | |
|----------------------|--------------------------------|-----------------|
| Required | = 3.067 Acres RO (Gross) @ .25 | = 33,399.6 S.F. |
| Proposed (Within RO) | = 40,020 S.F. | |
- Amenity open space is not required in BL or BL-CNS zones.
- Landscaping:**
- | | | |
|----------|---|------------------------------------|
| Required | = Proposed Craddock Lane Frontage | = 400 L.F. |
| | Existing Craddock Lane Frontage | = 1,095 L.F. |
| | Reisterstown Road Frontage | = 738 L.F. |
| | Total Road Frontage | = 2,233 L.F. |
| | 2,233 L.F. Road Frontage @ 1 Tree/40 L.F. | = 56 Trees (50% Major Deciduous) |
| | 950 L.F. Interior Road @ 1 Tree/20 L.F. | = 47 Trees (50% Major Deciduous) |
| | 402 Parking Spaces @ 1/12 | = 33.5 Trees (Major Deciduous) |
| | Total Trees | = 136.5 Trees (70 Major Deciduous) |
| Provided | = 70 Major Deciduous | |
| | 44 Evergreens | |
- Screening of parking and service areas will be provided as required by the Baltimore County Landscape Manual.

- Class 1 Building in an RO Zone:**
- Hours of operation are anticipated to be 8:00 a.m. to 8:00 p.m. The number of additional employees is anticipated to be approximately 75. Buildings will be two stories and will not exceed 35 feet in height. Character and materials of the addition will be similar to those of the existing medical office building.
- There are no existing or proposed wells or septic areas.
 - Soils:

Soil Series & Symbol	Hydro Class	With Basements	Without Basements	Street & Parking
Glennel (GcB2) (GcC2)	B	Slight Moderate: Slope	Slight Moderate: Slope	Moderate: Slope Severe: Slope
Glennville (GnB)	C	Severe: High Water Table	Moderate: High Water Table	Severe: High Water Table
 - There are no slopes in excess of 25%.
 - There are no known streams, springs, bodies of water or flood plains on the site.
 - The existing buildings are not historically significant and will remain.
 - Current Ownership: David S. Brown, et al
9183 Reisterstown Road
Garrison, Maryland 21055
Deed Reference: Liber 5198 Folio 912
Property Number: 03-02-071450
 - Estimated Average Daily Trips:

21,750 S.F. General Office @ 12.3/1,000	= 267.5
63,150 S.F. Medical Office @ 75/1,000	= 4,736.3
20,800 S.F. Retail @ 115.8/1,000	= 2,408.6
Total Estimated A.D.T.'s	= 7,412.4
 - Stormwater will be managed in an underground facility in the location shown on the plan.
 - There are no known wetlands, critical areas, archeological sites, endangered species habitats or hazardous materials on the site.
 - Estimated Sanitary Sewer Flows:

21,750 S.F. General Office @ 0.09 G.P.D./S.F.	= 1,957.5
63,150 S.F. Medical Office @ 0.62 G.P.D./S.F.	= 39,133.0
20,800 S.F. Retail @ 0.05 G.P.D./S.F.	= 1,040.0
Total Estimated G.P.D.	= 42,130.5
 - A petition for special exception to permit a Class B Building in an RO zone has been filed.
 - Existing sanitary sewer and water services will remain.
 - A sign in the R-O zone is limited to 8 square feet on the building.



Plat to Accompany Petition for Special Exception

DAFT-McCUNE-WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 EAST JOPPA ROAD
TOWSON, MD 21204
TELEPHONE: 301-296-3333

C.R.G.

BROWN PROPERTY

PUBLIC WORKS PROJECT NO. 85227

DATE	REVISIONS
8-28-85	HYDRANT LIGHTING, EX. CRADDOCK
10-7-85	R/W DUMPSTER
10-14-85	Entrances, Open Space, Parking
	Planting, Hydrants

SCALE: 1"=50'

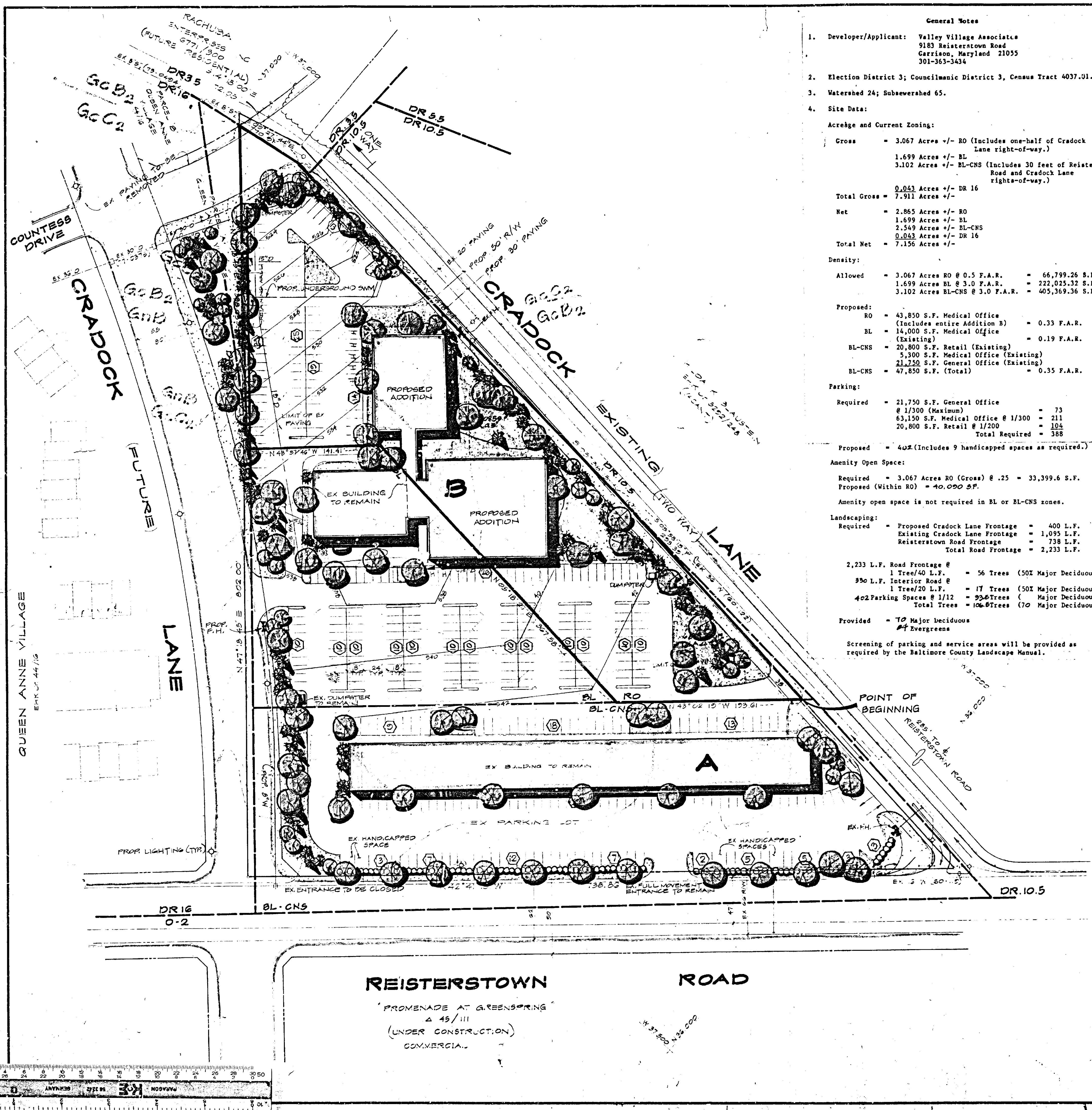
JOB ORDER NO. 85067

ISSUE DATE 8-15-85

#169

PRINTED OCT 15 1985

DAFT-McCUNE-WALKER, INC.



General Notes

- Developer/Applicant: Valley Village Associates
9183 Reisterstown Road
Garrison, Maryland 21055
301-363-3434
- Election District 3; Councilmanic District 3, Census Tract 4037.01.
- Watershed 24; Subwatershed 65.
- Site Data:
Acreage and Current Zoning:
Gross = 3.067 Acres +/- RO (Includes one-half of Craddock Lane right-of-way.)
1.699 Acres +/- BL
3.102 Acres +/- BL-CNS (Includes 30 feet of Reisterstown Road and Craddock Lane rights-of-way.)
Total Gross = 0.043 Acres +/- DR 16
7.911 Acres +/-
Net = 2.865 Acres +/- RO
1.699 Acres +/- BL
2.549 Acres +/- BL-CNS
0.043 Acres +/- DR 16
Total Net = 7.156 Acres +/-
Density:
Allowed = 3.067 Acres RO @ 0.5 F.A.R. = 66,799.26 S.F.
1.699 Acres BL @ 3.0 F.A.R. = 222,025.32 S.F.
3.102 Acres BL-CNS @ 3.0 F.A.R. = 405,369.36 S.F.
Proposed:
RO = 43,850 S.F. Medical Office (Includes entire Addition B) = 0.33 F.A.R.
BL = 14,000 S.F. Medical Office (Existing) = 0.19 F.A.R.
BL-CNS = 20,800 S.F. Retail (Existing)
5,300 S.F. Medical Office (Existing)
21,250 S.F. General Office (Existing)
47,850 S.F. (Total) = 0.35 F.A.R.
Parking:
Required = 21,750 S.F. General Office @ 1/300 (Maximum) = 73
63,150 S.F. Medical Office @ 1/300 = 211
20,800 S.F. Retail @ 1/200 = 104
Total Required = 388
Proposed = 402 (Includes 9 handicapped spaces as required.)
Amenity Open Space:
Required = 3.067 Acres RO (Gross) @ .25 = 33,399.6 S.F.
Proposed (Within RO) = 40,090 S.F.
Amenity open space is not required in BL or BL-CNS zones.
Landscaping:
Required = Proposed Craddock Lane Frontage = 400 L.F.
Existing Craddock Lane Frontage = 1,095 L.F.
Reisterstown Road Frontage = 738 L.F.
Total Road Frontage = 2,233 L.F.
2,233 L.F. Road Frontage @ 1 Tree/40 L.F. = 56 Trees (50% Major Deciduous)
950 L.F. Interior Road @ 1 Tree/20 L.F. = 47 Trees (50% Major Deciduous)
402 Parking Spaces @ 1/12 = 936 Trees (Major Deciduous)
Total Trees = 1068 Trees (70 Major Deciduous)
Provided = 10 Major deciduous
47 Evergreens
Screening of parking and service areas will be provided as required by the Baltimore County Landscape Manual.

Class F Building in an RO Zone:

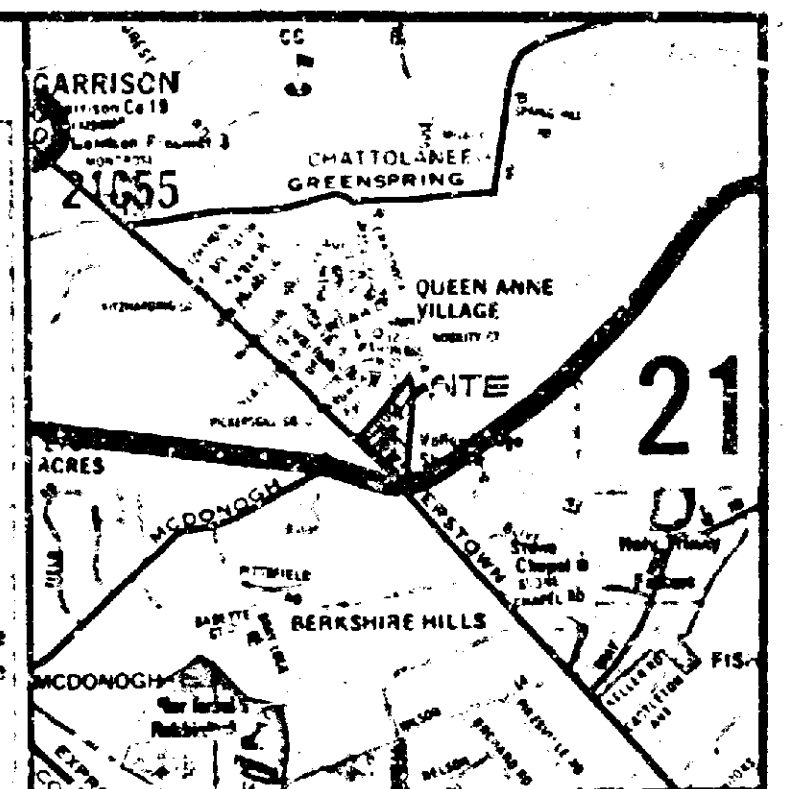
Hours of operation are anticipated to be 8:00 a.m. to 8:00 p.m. The number of additional employees is anticipated to be approximately 75. Buildings will be two stories and will not exceed 35 feet in height. Character and materials of the addition will be similar to those of the existing medical office building.

- There are no existing or proposed wells or septic areas.
- Soils:

Soil Series & Symbol	Hydro Class	With Basements	Without Basements	Street & Parking
Glenelg (GcB2) (GcC2)	B	Slight Moderate: Slope	Slight Moderate: Slope	Moderate: Slope
Glenville (GnB)	C	Severe: High Water Table	Moderate: High Water Table	Severe: High Water Table
- There are no slopes in excess of 25%.
- There are no known streams, springs, bodies of water or flood plains on the site.
- The existing buildings are not historically significant and will remain.
- Current Ownership: David S. Brown, et al
9183 Reisterstown Road
Garrison, Maryland 21055
Deed Reference: Liber 5198 Folio 912
Property Number: 03-02-071450
- Estimated Average Daily Trips:

21,750 S.F. General Office @ 12.3/1,000	=	267.5
63,150 S.F. Medical Office @ 75/1,000	=	4,736.3
20,800 S.F. Retail @ 115.8/1,000	=	2,408.6
Total Estimated A.D.T.'s	=	7,412.4
- Stormwater will be managed in an underground facility in the location shown on the plan.
- There are no known wetlands, critical areas, archeological sites, endangered species habitats or hazardous materials on the site.
- Estimated Sanitary Sewer Flows:

21,750 S.F. General Office @ 0.09 G.P.D./S.F.	=	1,957.5
63,150 S.F. Medical Office @ 0.62 G.P.D./S.F.	=	39,153.0
20,800 S.F. Retail @ 0.05 G.P.D./S.F.	=	1,040.0
Total Estimated G.P.D.	=	42,150.5
- A petition for special exception to permit a Class B Building in an RO zone has been filed.
- Existing sanitary sewer and water services will remain.
- A sign in the R-O zone is limited to 8 square feet on the building



LOCATION PLAN
SCALE 1"=2000'

Plat to Accompany Petition
for Special Exception

DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
550 EAST JOPPA ROAD
TOWSON, MD 21204
TELEPHONE: 301-296-2333

C.R.G.
**BROWN
PROPERTY**

PUBLIC WORKS PROJECT NO. 85227

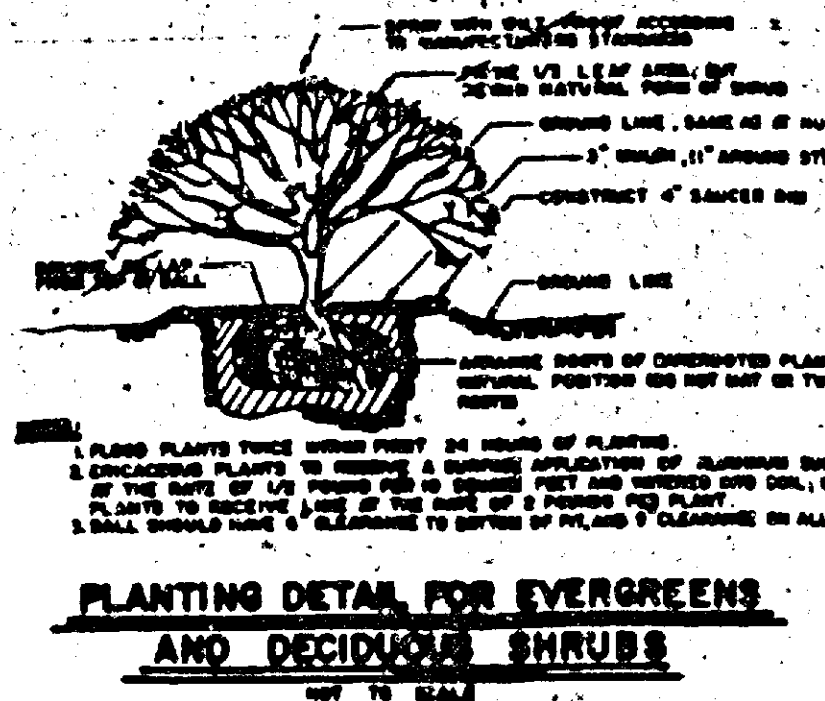
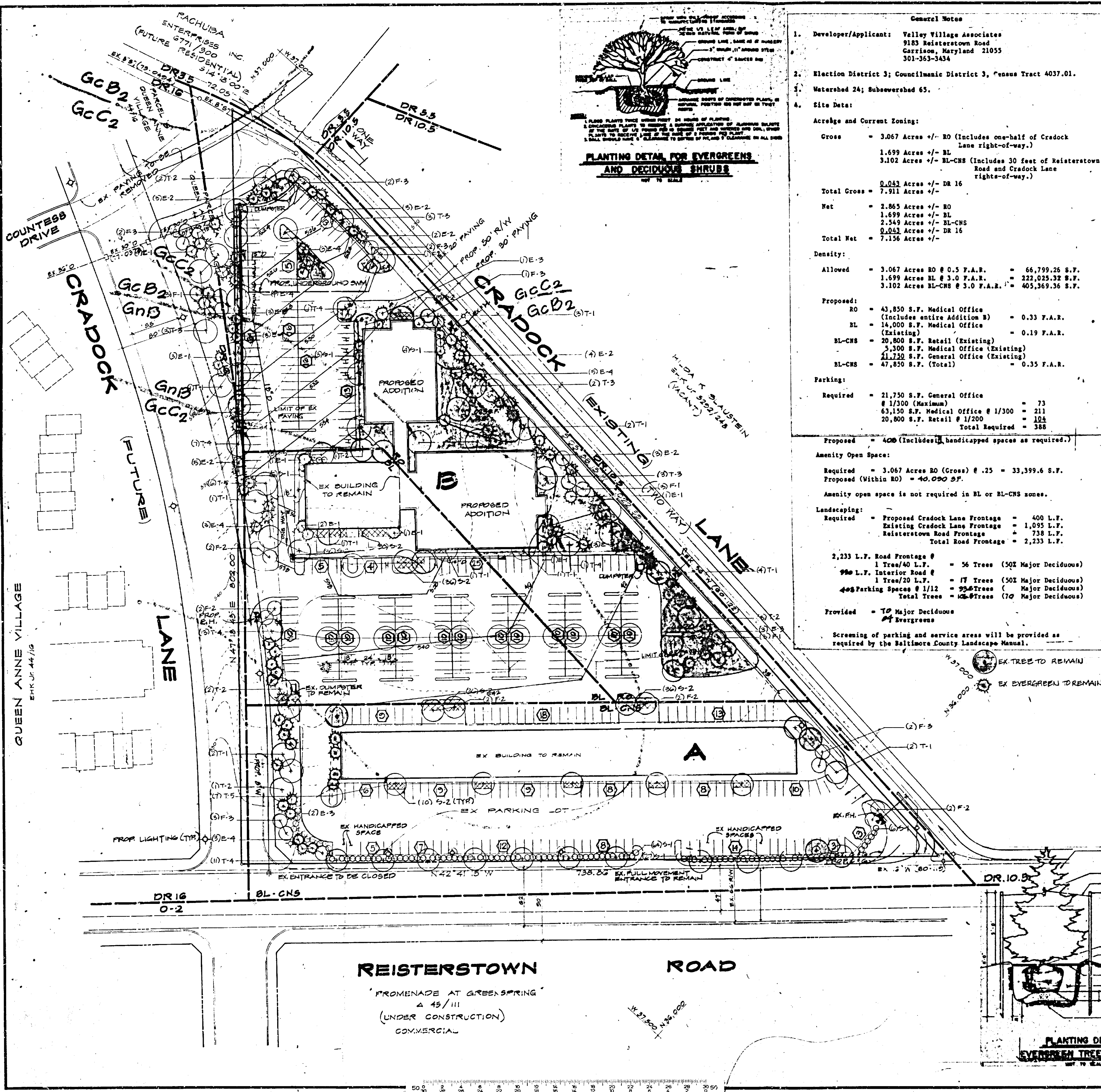
DATE	REVISIONS
8-28-85	HYDRANTS, LIGHTING, EX. CRADOCK R/W, DUMPSTER
10-7-85	Entrances, Open Space, Parking
10-14-85	Planting, Hydrants
1-24-86	Pav. Building Footprint

SCALE: 1"=50'

JOB ORDER NO. 85067

ISSUE DATE 8-15-85

PETITIONER'S
EXHIBIT 1



General Notes

- Developer/Applicant: Valley Village Associates
9183 Reisterstown Road
Garrison, Maryland 21055
301-363-3434
- Election District 3; Councilmanic District 3, Census Tract 4037.01.
- Watershed 24; Subwatershed 65.
- Site Data:

Acreage and Current Zoning:

Gross	3.067 Acres +/- RO (Includes one-half of Cradock Lane right-of-way.)	
	1.699 Acres +/- BL	
	3.102 Acres +/- BL-CNS (Includes 30 feet of Reisterstown Road and Cradock Lane rights-of-way.)	
Total Gross	0.043 Acres +/- DR 16	
	7.911 Acres +/-	
Net	2.865 Acres +/- RO	
	1.699 Acres +/- BL	
	2.349 Acres +/- BL-CNS	
Total Net	0.043 Acres +/- DR 16	
	7.156 Acres +/-	

Density:

Allowed	3.067 Acres RO @ 0.5 F.A.R. =	66,799.26 S.F.
	1.699 Acres BL @ 3.0 F.A.R. =	222,025.32 S.F.
	3.102 Acres BL-CNS @ 3.0 F.A.R. =	405,369.36 S.F.

Proposed:

RO	43,850 S.F. Medical Office (Includes entire Addition B)	0.33 F.A.R.
BL	14,000 S.F. Medical Office (Existing)	0.19 F.A.R.
BL-CNS	20,800 S.F. Retail (Existing)	
	5,300 S.F. Medical Office (Existing)	
	21,730 S.F. General Office (Existing)	
BL-CNS	47,850 S.F. (Total)	0.35 F.A.R.

Parking:

Required	21,730 S.F. General Office @ 1/300 (Maximum)	73
	63,150 S.F. Medical Office @ 1/300	211
	20,800 S.F. Retail @ 1/200	104
	Total Required	388

Proposed = 400 (Includes handicapped spaces as required.)

Amenity Open Space:

Required	3.067 Acres RO (Gross) @ .25 =	33,399.6 S.F.
Proposed (Within RO)		40,090 S.F.

Amenity open space is not required in BL or BL-CNS zones.

Landscaping:

Required	Proposed Cradock Lane Frontage	400 L.F.
	Existing Cradock Lane Frontage	1,095 L.F.
	Reisterstown Road Frontage	738 L.F.
	Total Road Frontage	2,233 L.F.

2,233 L.F. Road Frontage @ 1 Tree/40 L.F. = 56 Trees (50% Major Deciduous)

980 L.F. Interior Road @ 1 Tree/20 L.F. = 49 Trees (50% Major Deciduous)

400 Parking Spaces @ 1/12 = 33.3 Trees (Major Deciduous)

Total Trees = 104.3 Trees (70% Major Deciduous)

Provided = 10 Major Deciduous
14 Evergreens

Screening of parking and service areas will be provided as required by the Baltimore County Landscaping Manual.

Class B Building in an RO Zone:

Hours of operation are anticipated to be 8:00 a.m. to 8:00 p.m. The number of additional employees is anticipated to be approximately 75. Buildings will be two stories and will not exceed 35 feet in height. Character and materials of the addition will be similar to those of the existing medical office building.

5. There are no existing or proposed wells or septic areas.

6. Soils:

Soil Series & Symbol	Hydro Class	With Basements	Without Basements	Street & Parking
Glenelg (Gc2)	B	Slight	Slight	Moderate: Slope
Glenelg (Gc2)	B	Moderate: Slope	Moderate: Slope	Severe: Slope
Glenville (GnB)	C	Severe: High Water Table	Moderate: High Water Table	Severe: High Water Table

7. There are no slopes in excess of 25%.

8. There are no known streams, springs, bodies of water or flood plains on the site.

9. The existing buildings are not historically significant and will remain.

10. Current Ownership: David S. Brown, et al
9183 Reisterstown Road
Garrison, Maryland 21055

Dead Reference: Libby 5198 Folio 912

Property Number: 03-02-071450

11. Estimated Average Daily Trips:

21,730 S.F. General Office @ 12.3/1,000	=	267.5
63,150 S.F. Medical Office @ 75/1,000	=	4,736.3
20,800 S.F. Retail @ 115.8/1,000	=	2,408.6
Total Estimated A.D.T.'s	=	7,412.4

12. Stormwater will be managed in an underground facility in the location shown on the plan.

13. There are no known wetlands, critical areas, archeological sites, endangered species habitats or hazardous materials on the site.

14. Estimated Sanitary Sewer Flows:

21,730 S.F. General Office @ 0.09 G.P.D./S.F.	=	1,957.5
63,150 S.F. Medical Office @ 0.62 G.P.D./S.F.	=	39,153.0
20,800 S.F. Retail @ 0.05 G.P.D./S.F.	=	1,040.0
Total Estimated G.P.D.	=	42,150.5

15. A petition for special exception to permit a Class B Building in an RO zone has been filed.

16. Existing sanitary sewer and water services will remain.

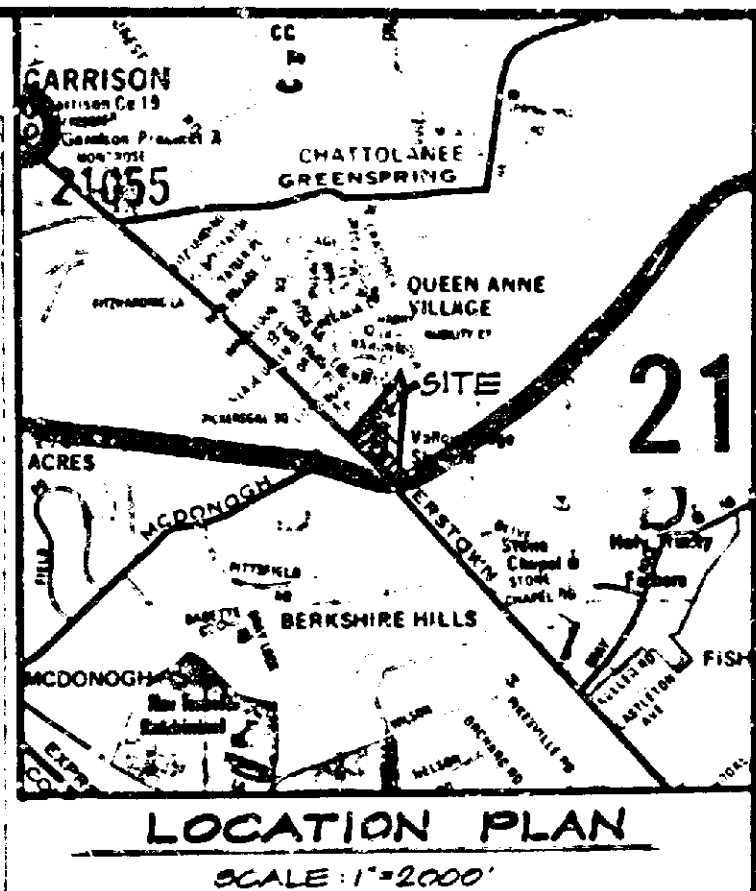
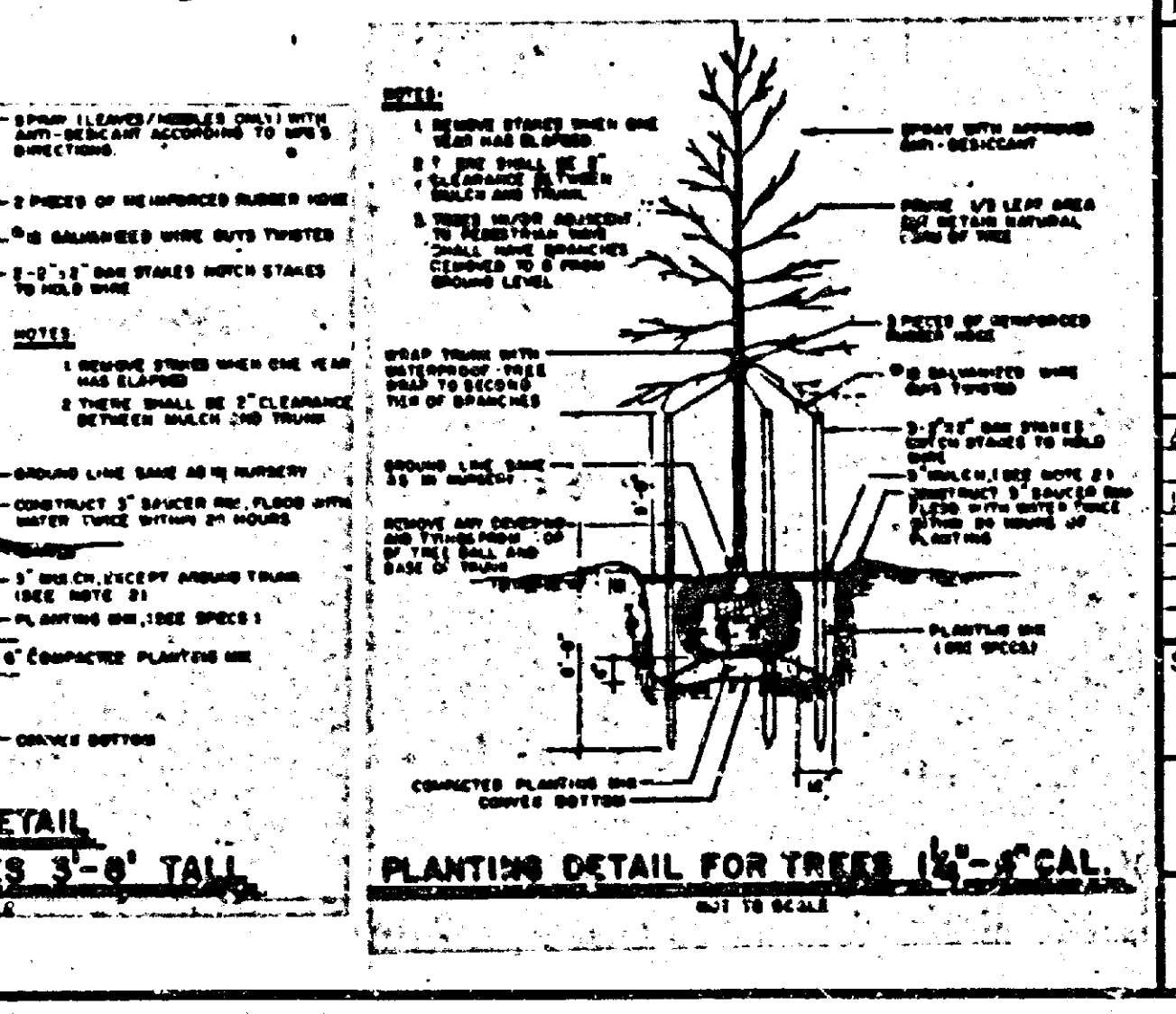
17. A sign in the R-O zone is limited to 8 square feet on the building.

PLANT LIST:

APPROX QUANT BOTANICAL NAME COMMON NAME STE. (COND) REMARKS

SHADE TREES				
T-1	10	FRAXINUS RUBRUM	RED MAPLE	25'-30' DBB
T-2	2	TRILIUM LANCEOLATA	SEEDLING AM	22'-5" DBB
T-3	11	QUERCUS STROBILIFERA	SWERTHEUM	22'-6" DBB
T-4	53	PLATANUS X ACEROLIA	LOHMAN PLANTHREE	2'-25" DBB
T-5	16	ZELKOVA SERATA	ZELKOVA	3'-25" DBB
FLOWERING TREES				
F-1	9	MALUS RADIALT	KADANT GUMMABLE	2'-25" DBB
F-2	11	PRUNUS PENSILVANICA	KWAZIAN CHERRY	2'-25" DBB
F-3	12	PRUNUS GALEATA	SHADDOED PEAR	2'-25" DBB
EVERGREEN TREES				
E-1	19	LARIX LARicina	AMERICAN HOLY	6'-7" DBB
E-2	17	PICEA ABIES	NORWAY SPRUCE	6'-7" DBB
E-3	10	PINUS STROBUS	WHITE PINE	7'-8" DBB
E-4	20	PINUS THUNBERGII	JAP. BLACK PINE	6'-7" DBB
SHRUBS				
S-1	100	UNIFOLIUM ALBIFLORUM	WHITE UNIFOLIUM	3'-34" DBB
S-2	219	UNIFOLIUM ALBIFLORUM	WHITE UNIFOLIUM	3'-34" DBB

NOTE: APPROX. 52 EX. SPRUCES AND WHITE PINES WILL BE MOVED AND USED ON SITE.



PETITIONER'S EXHIBIT 1

PRINTED
JAN 17 1986
DAFT-MCCUNE-WALKER, INC.

DAFT · MCCUNE · WALKER, INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 EAST JORDAN ROAD
TOWSON, MD 21204
TELEPHONE 301-296-2333

**PLANTING PLAN:
BROWN
PROPERTY**

PUBLIC WORKS PROJECT NO. 85227



DATE	REVISIONS
8-28-85	HYDRANTS, LIGHTING, EX. CRADOCK
10-7-85	R/W, DUMPSTER
10-14-85	Entrances, Open Space, Parking
1-16-86	Planting, Hydrants, PLANTING PLAN

SCALE: 1"=50'

JOB ORDER NO. 85067

ISSUE DATE 8-15-85

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
W/S Craddock (existing) La., : OF BALTIMORE COUNTY
285' N of Centerline of :
Reisterstown Rd., 3rd District :
HOWARD S. BROWN, et al., : Case No. 86-287-X
Petitioners :

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 27th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to Julius W. Lichter, Esquire, 113 Chesapeake Bldg., 305 W. Chesapeake Ave., Towson, MD 21204, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: January 17, 1986
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-287-X

The CRG plan (File # III-284) was approved on September 18, 1985.

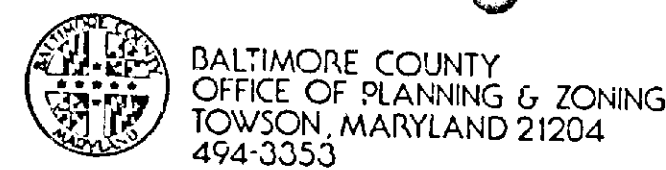
Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slm

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-287-X

District: 3rd Date of Posting: Jan 18-86
Posted for: *Special Exemption*
Petitioner: *Howard S. Brown, et al.*
Location of property: *W/S of Craddock Lane (existing La.)*
285' N of Centerline of Reisterstown Rd.
Location of Signs: *1 sign at each end of Craddock Lane approx. 325'*
north of the CRG Plan Reisterstown Road and 1 sign at each end of
Remarks: *CRG Plan approx. 1000' north of the CRG of Reisterstown*
Posted by: *J. G. Smith* Date of return: *Jan 18-86*
Number of Signs: 2



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 16, 1986

Julius W. Lichter, Esquire
113 Chesapeake Building
305 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception
W/S Craddock (existing) Lane, 285' N of
c/l of Reisterstown Rd. - 3rd Election District
Petitioners: Howard S. Brown, et al
Case No. 86-287-X

Dear Mr. Lichter:

This is to advise you that \$57.62 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING 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.

Enclosed is the check payable to Baltimore County, Maryland, and remit to the Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. C18410

DATE: 1-16-86 ACCOUNT: 86-287-X

AMOUNT: \$ 57.62

RECEIVED FROM: *Julius W. Lichter*

FOR: *Advertising and Posting*

VALIDATION OR SIGNATURE OF CASHIER

THE LAW OFFICES OF
STEINBERG, LICHTER, COLEMAN & ROGERS
305 W. CHESAPEAKE AVENUE, TOWSON, MD. 21204 (410) 321-0100

January 29, 1986

MELVIN A. STEINBERG, P.A.
JULIUS W. LICHTER
DONALD F. ROGERS
MURRAY L. SHERMAN

Mrs. Judith Baer
Executive Director
Valleys Planning Council, Inc.
212 Washington Avenue
Towson, Maryland 21204

RE: The Brown Property - HOWARD S. BROWN, ET AL
Case No. 86-287-X

Dear Mrs. Baer:

In accordance with the request of Arnold Jablon, Baltimore County Zoning Commissioner, at the time of the hearing regarding my client's Petition for Special Exception for a Class B office building on the above property, I hereby confirm my client's agreement to do the following:

1. To perform all planting shown on the submitted landscape plan during the appropriate planting season following the completion of construction on the site, together with the completion of all road improvements to be made to the existing Craddock Lane, the new Craddock Lane and Countess Drive;
2. To promptly replace, during the appropriate planting season, all dead planting material;
3. To meet the standards of the Baltimore County Landscape Manual as to all landscape work where the submitted plan may not meet such standards; and
4. The aforesaid agreements are made subject to the final approval by Baltimore County which may vary landscape requirements to meet other standards, (i.e., site distance along roadways, etc.).

* Petitioner's Exhibit #2 (JGL)

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 9, 1986

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 January 9, 1986.

THE JEFFERSONIAN,

JB Venetian
Publisher

Cost of Advertising

22.00

86287

PETITION FOR SPECIAL EXCEPTION
3rd Election District
LOCATION: West side of Craddock Lane, 285' North of the centerline of Reisterstown Road.
DATE AND TIME: Monday, January 27, 1986 at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.
Being the property of Howard S. Brown, et al. as shown on the plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day period. The Zoning Commissioner will, however, reserve the right to 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, above or made at the hearing.
By Order of:
ARNOLD JABLON,
Zoning Commissioner
Jm. of Baltimore County

UNITY NEWSPAPERS OF MARYLAND, INC. 86-287
Westminster, Md., Jan. 9, 1986
RTIFY that the annexed Reg. ALP&127, P.C.#72462 no. (1) success weeks/days previous day of January, 1986, in the County Times, a daily newspaper published in Westminster, Carroll County, Maryland. stown News, a weekly newspaper published in Baltimore County, Maryland. unity Times, a weekly newspaper published in Baltimore County, Maryland. MUNITY NEWSPAPERS OF MARYLAND, INC.
Per *James Hughes*

Julius W. Lichter, Esquire
113 Chesapeake Building
305 W. Chesapeake Avenue
Towson, Maryland 21204

December 27, 1985

NOTICE OF HEARING

PETITION FOR SPECIAL EXCEPTION
W/S Craddock (existing) Lane, 285' N of
c/l of Reisterstown Rd. - 3rd Elec. Dist.
Howard S. Brown, et al - Petitioners
Case No. 86-287-X

TIME: 11:00 a.m.

DATE: Monday, January 27, 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. 012351

DATE: 1/16/86 ACCOUNT: 86-287-X

AMOUNT: \$ 100.00

RECEIVED FROM: *Julius W. Lichter*

FOR: *Advertising and Posting #169*

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 31, 1985

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

Julius W. Lichter, Esquire
113 Chesapeake Building
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 169 - Case No. 86-287-X
Petitioners - Howard S. Brown, et al
Special Exemption Petition

Dear Mr. Lichter:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments 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.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

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

JED:mr

Enclosures

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



Maryland Department of Transportation
State Highway Administration

William K. Heilmann
Secretary
Hal Kasso
Administrator

November 26, 1985

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

Att: James Dyer

Re: Baltimore County
Item No. 169
Property Owner: Howard
S. Brown, et al
Location: W/S Craddock
Lane, 285' NW centerline
of Reisterstown Road
(Route 140)
Existing Zoning: L.O.
Proposed Zoning: Class
B Office Building
Special Exception
Acres: 2.6
District 3rd

Dear Mr. Dyer:

On review of the submittal of 8/15/85, for Special
Exception, the State Highway Administration finds the
concept for highway improvements to Reisterstown Road
generally acceptable.

Very truly yours,

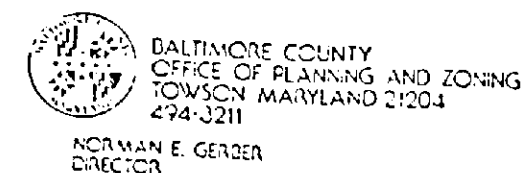
Charles Lee, Chief
Bureau of Zoning Permits
by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350

Telewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 580-0451 D.C. Metro - 1-800-492-5982 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717



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

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

January 13, 1986

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.

- Re: Zoning Advisory Meeting of November 19, 1985
Item # 169
Property Owner: Howard S. Brown, et al
Location: W/S Craddock Lane, 285'
NW Centerline of Reisterstown
Road
- ☐ There are no site planning factors requiring comment.
 - ☒ A County Review Group Meeting is required.
 - ☐ 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.
 - ☐ 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 62-28 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 11/19/85.
 - ☒ The property is located in a deficient service area as defined by
Baltimore County Public Works Department. The Public Services Areas
are re-evaluated annually by the County Council.
 - ☒ The property is located in a deficient service area as defined by
Baltimore County Public Works Department. The Public Services Areas
are re-evaluated annually by the County Council.
 - ☒ The property is located in a deficient service area as defined by
Baltimore County Public Works Department. The Public Services Areas
are re-evaluated annually by the County Council.
- THE S.R.G. PLAN III - 284 (Brown Property)
was approved 9/10/85

cc: James Hovell

James A. Jablon
Chief, Current Planning and Development



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

PAUL H. REINCKE
CHIEF

November 22, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Howard S. Brown

Location: W/S Craddock Lane, 285' NW centerline Reisterstown Rd.

Item No.: 169 Zoning Agenda: Meeting of November 19, 1985

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be
located at intervals or 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: *James A. Jablon* Noted and
Planning Group Approved: Fire Prevention Bureau
Special Inspection Division

/mb



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

December 6, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item #169 Zoning Advisory Committee Meeting are as follows:

Property Owner: Howard S. Brown, et al
Location: W/S Craddock Lane, 285' NW c/l of Reisterstown Road
District: 3rd.

APPLICABLE ITEMS ARE CHECKED:

() All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 417-85,
The Maryland Code for the Handicapped and Aged (A.S.S. 21-1-1) 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 not required on plans and technical data.

() Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect
or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
R. All the Groups except the Single Family Detached Buildings require a minimum of 1 hour fire rating for
exterior walls closer than 6' to an interior lot line. All the Groups require a one hour wall if closer
than 3' to an interior lot line. Any wall built on an interior lot line shall require a fire or party
wall. See Table 401, Section 1077, Section 1003.2 and Table 1003.2. No openings are permitted in an
exterior wall within 3' 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.

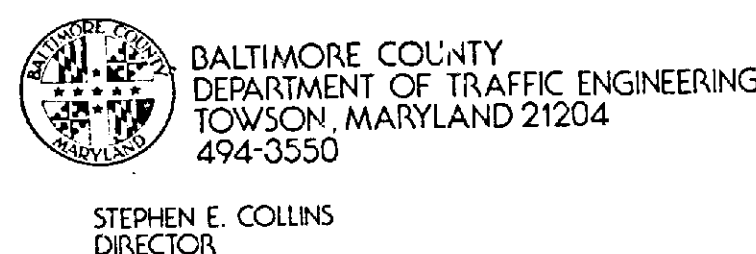
() The requested variance appears to conflict with Section(s) of the Baltimore
County Building Code.

() When filing for a required Change of Use/Conversion 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 the Groups are from the Maryland Building Code
to the new use. See Section 312 of the Building Code.

() The proposed project appears to be located in a Flood Plain, Flood Hazard Area. Please see the attached
copy of Section 2100 of the Building Code as adopted by Bill 417-85. Site plans shall show the current
elevations above sea level for the lot and the finished floor levels including basement.

NOTE: () Comments: Comply with Section 101.1, 501.1, 313.2 to help determine if fire
suppression system is required. The height or number of stories of the structure
is not shown. Provide handicapped access and usability as required by State
Handicapped Code. A full review of structure for Code compliance will be
performed when the final plans are submitted with construction plans under
the Maryland registered architect or engineer for a building permit.
() The applicant must submit additional information by retaining from 100 of the Building Code at 111
Chesapeake Avenue, Towson, Maryland 21204.
By: C. E. Burrows,
Building Plans Reviewer.

/TJZ



STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

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

Item No. 169 -ZAC- Meeting of November 16, 1985
Property Owner: Howard S. Brown, et al
Location: W/S Craddock Lane, 285' NW centerline of Reisterstown Rd.
Existing Zoning: R.O.
Proposed Zoning: Class B Office Building Special Exception

Acres: 2.6
District: 3rd

Dear Mr. Jablon:

This item is a C.R.G. item, please see attached comments.

Michael S. Flanigan
Traffic Engineer Associate II

MSF/bld

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO : Mr. James A. Markle DATE: September 18, 1985
FROM : C. Richard Moore
SUBJECT: C.R.G. Comments

PROJECT NAME: Brown Property C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: 3 C 3 DEVELOPMENT PLAN:
LOCATION: Reisterstown Road & Craddock Lane RECORD PLAN:

The following comments are offered:

- 1) The existing section of Countess Lane between
proposed Craddock Lane and existing Craddock Lane needs to be
50-ft. wide on a 70-ft. right-of-way. This could affect the
proposed parking at the north property corner. (see attached
sketch).
- 2) The existing northernmost access point on
Reisterstown Road needs to be eliminated. Also, the northernmost
proposed access on Craddock Lane needs to be relocated 40-ft. to
the south.
- 3) The access points on existing Craddock Lane need
to intersect at a 90 degree angle and conform to County standards.
- 4) The sight distance needs to be improved at the
two existing entrances on Craddock Lane by trimming the existing
hedges.
- 5) The design of the channelization at existing
Craddock Lane and Reisterstown Road is subject to the approval of
the State Highway Administration.
- 6) If existing Craddock Lane is to remain two-way
the following changes will be needed:
 - a) The existing section of Countess Lane needs to be
widened to 50-ft., as described above, before occupancy of the
proposed office building.
 - b) Existing Craddock Lane will need to be widened for an
ultimate 30-ft. of paving on a 50-ft. right-of-way.
 - c) The proposed internal one-way access drive shown
parallel to existing Craddock Lane will need to be eliminated.
 - d) The sight distance for the northernmost proposed access
will need to be improved by relocating proposed parking and land-
scaping.

Page Two
September 18, 1985
To: Mr. James A. Markle
re: Brown Property
3 C 3
Reisterstown Road & Craddock Lane

- e) The three northernmost accesses on existing
Craddock Lane will need to be 35 ft. wide.
- 7) If the above items cannot be accomplished,
then existing Craddock Lane will be made one-way away from
Reisterstown Road, except the short section between Reister-
stown Road on the existing southernmost access point would
remain two-way. Also, existing Craddock Lane, immediately
to the north of the access, would need to be narrowed to
16 ft. for approximately 100 ft.

C. Richard Moore (C.R.M.)
Deputy Director of Traffic Engineering

CRM/GMJ/bza

Case No. 86-287-X

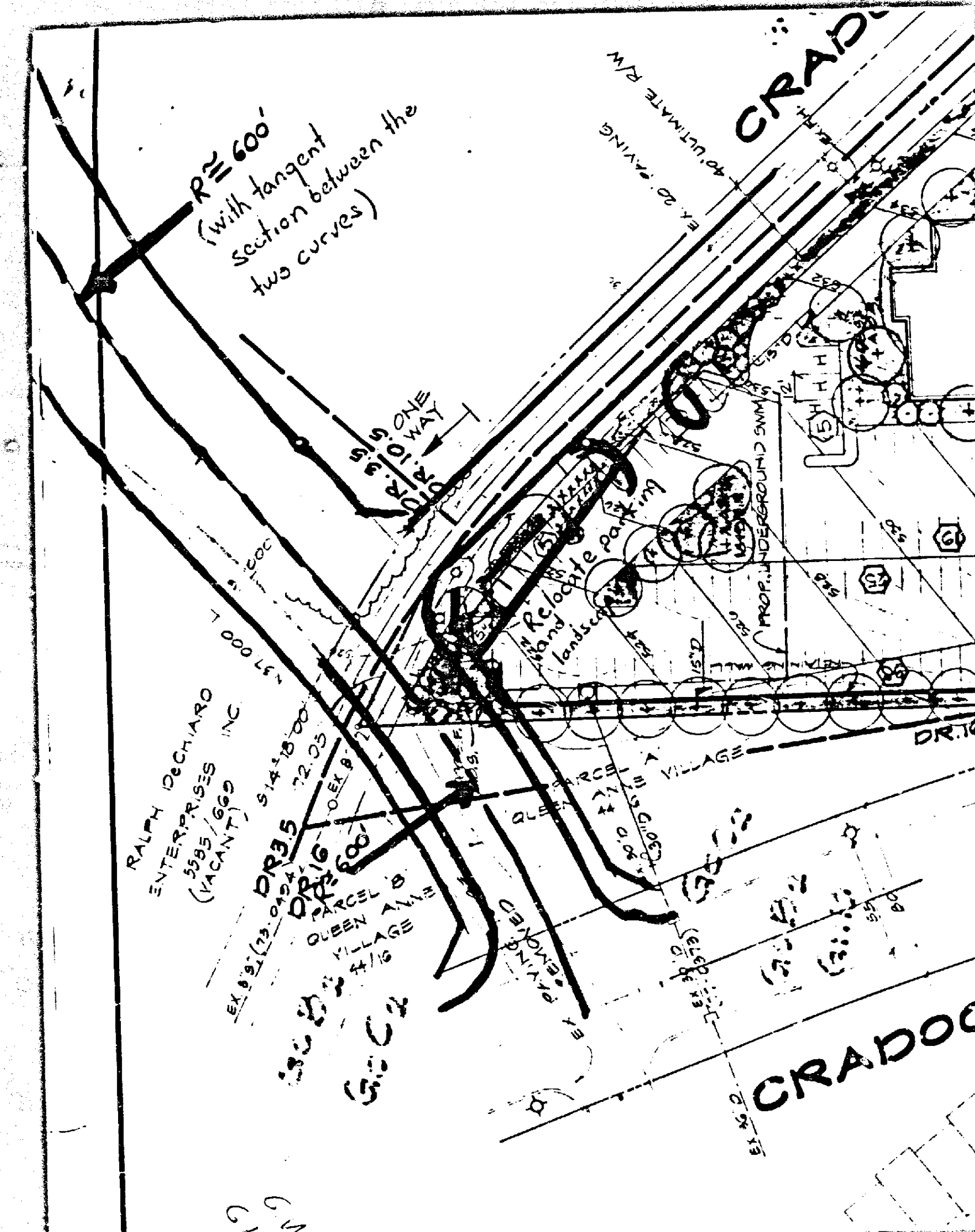
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

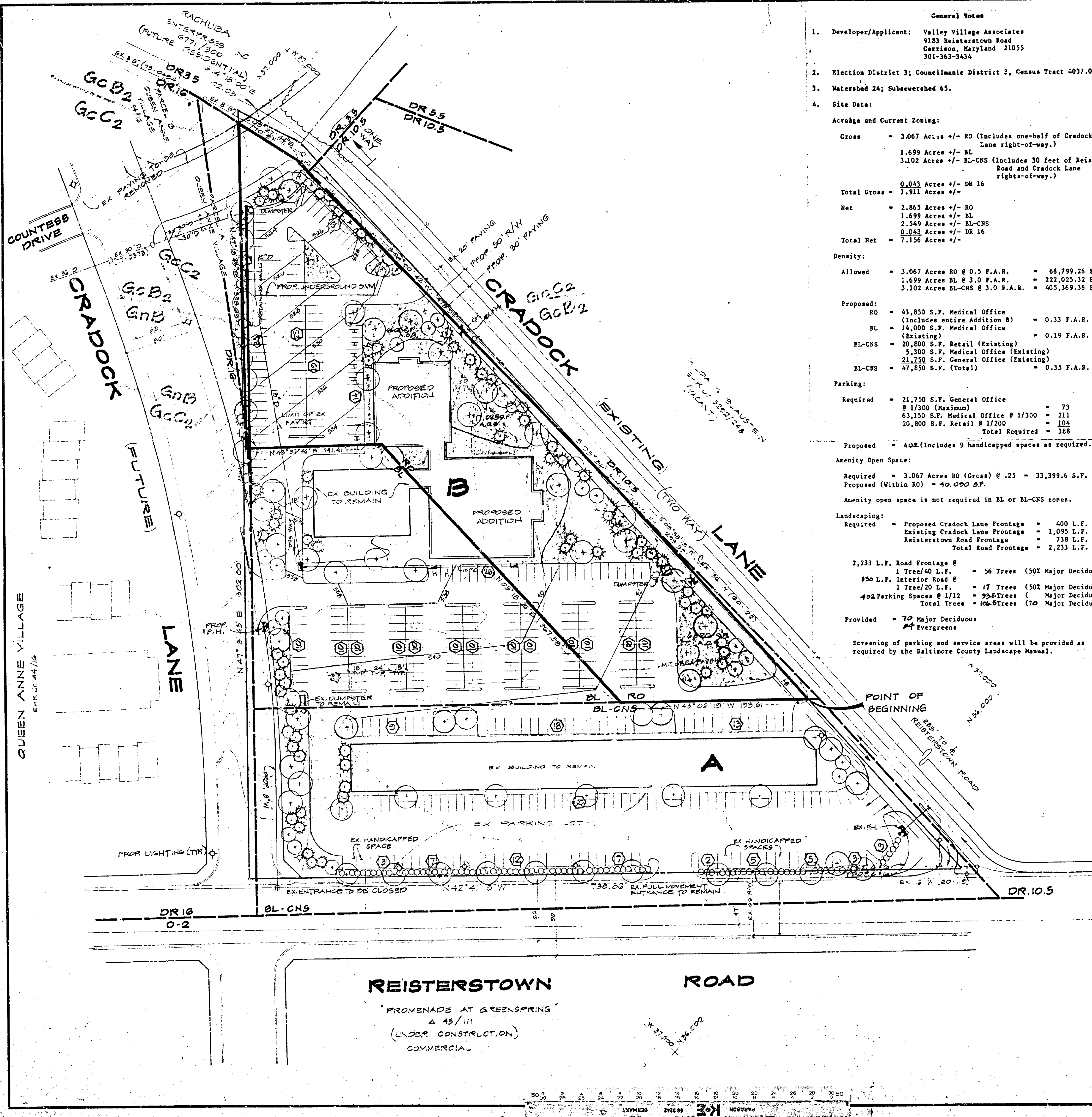
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
12th day of December, 1985.

Petitioner: Howard S. Brown, et al
Petitioner's Attorney: Julius W. Lichter, Esquire

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





General Notes

- Developer/Applicant: Valley Village Associates
9183 Reisterstown Road
Garrison, Maryland 21055
301-363-3434
- Election District 3; Councilmanic District 3, Census Tract 4037.01.
- Watershed 24; Subwatershed 65.
- Site Data:

Acres and Current Zoning:

Gross	= 3.067 Acres +/- RO (Includes one-half of Craddock Lane right-of-way.)
	1.699 Acres +/- BL
	3.102 Acres +/- BL-CNS (Includes 30 feet of Reisterstown Road and Craddock Lane right-of-way.)
Total Gross	= 0.043 Acres +/- DR 16
	7.911 Acres +/-
Net	= 2.865 Acres +/- RO
	1.699 Acres +/- BL
	2.549 Acres +/- BL-CNS
Total Net	= 0.043 Acres +/- DR 16
	7.156 Acres +/-

Density:

Allowed	= 3.067 Acres RO @ 0.5 F.A.R.	= 66,799.26 S.F.
	1.699 Acres BL @ 3.0 F.A.R.	= 222,025.32 S.F.
	3.102 Acres BL-CNS @ 3.0 F.A.R.	= 405,369.36 S.F.

Proposed:

RO	= 43,850 S.F. Medical Office (Includes entire Addition B)	= 0.33 F.A.R.
BL	= 14,000 S.F. Medical Office (Existing)	= 0.19 F.A.R.
BL-CNS	= 20,800 S.F. Retail (Existing)	
	5,300 S.F. Medical Office (Existing)	
	21,750 S.F. General Office (Existing)	
BL-CNS	= 47,850 S.F. (Total)	= 0.35 F.A.R.

Parking:

Required	= 21,750 S.F. General Office @ 1/300 (Maximum)	= 73
	63,150 S.F. Medical Office @ 1/300	= 211
	20,800 S.F. Retail @ 1/200	= 104
	Total Required	= 388
Proposed	= 40% (Includes 9 handicapped spaces as required.)	

Amenity Open Space:

Required	= 3.067 Acres RO (Gross) @ .25	= 33,399.6 S.F.
Proposed (Within RO)	= 40,090 S.F.	

Amenity open space is not required in BL or BL-CNS zones.

Landscaping:

Required	= Proposed Craddock Lane Frontage	= 400 L.F.
	Existing Craddock Lane Frontage	= 1,095 L.F.
	Reisterstown Road Frontage	= 738 L.F.
	Total Road Frontage	= 2,233 L.F.
	2,233 L.F. Road Frontage @ 1 Tree/40 L.F.	= 56 Trees (50% Major Deciduous)
	950 L.F. Interior Road @ 1 Tree/20 L.F.	= 47 Trees (50% Major Deciduous)
	402 Parking Spaces @ 1/12	= 33.5 Trees (Major Deciduous)
	Total Trees	= 136.5 Trees (70 Major Deciduous)
Provided	= 70 Major Deciduous	
	44 Evergreens	

Screening of parking and service areas will be provided as required by the Baltimore County Landscape Manual.

Class 1 Building in an RO Zone:

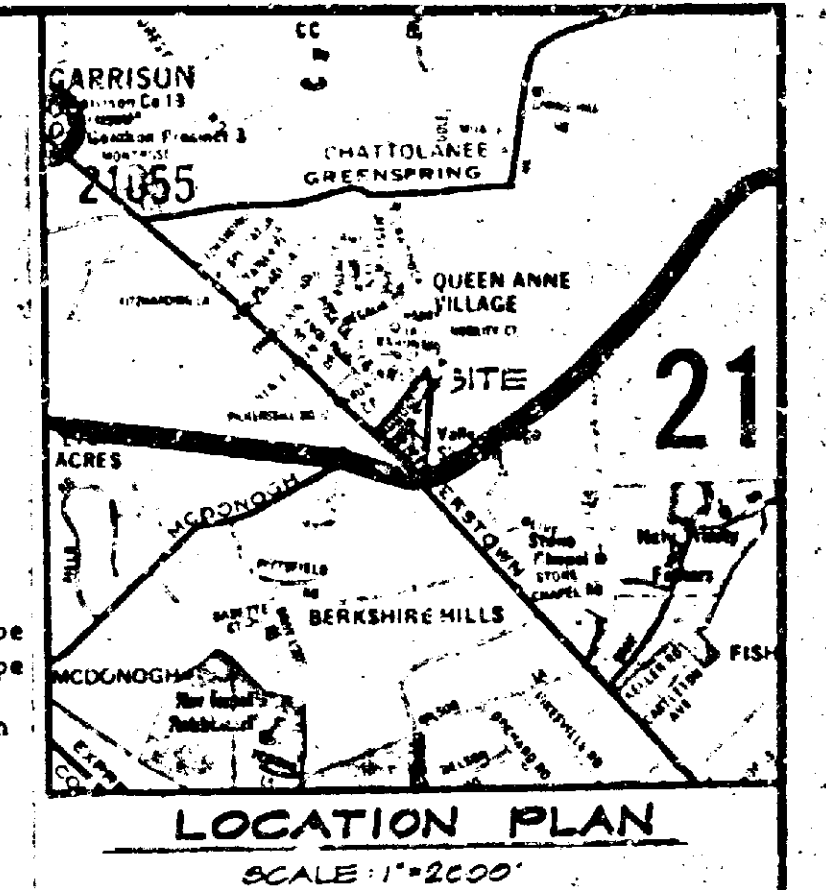
Hours of operation are anticipated to be 8:00 a.m. to 8:00 p.m. The number of additional employees is anticipated to be approximately 75. Buildings will be two stories and will not exceed 35 feet in height. Character and materials of the addition will be similar to those of the existing medical office building.

- There are no existing or proposed wells or septic areas.
- Soils:

Soil Series & Symbol	Hydro Class	With Basements	Without Basements	Street & Parking
Glennel (GcB2) (GcC2)	B	Slight Moderate: Slope	Slight Moderate: Slope	Moderate: Slope Severe: Slope
Glennville (GnB)	C	Severe: High Water Table	Moderate: High Water Table	Severe: High Water Table
- There are no slopes in excess of 25%.
- There are no known streams, springs, bodies of water or flood plains on the site.
- The existing buildings are not historically significant and will remain.
- Current Ownership: David S. Brown, et al
9183 Reisterstown Road
Garrison, Maryland 21055
Deed Reference: Liber 5198 Folio 912
Property Number: 03-02-071450
- Estimated Average Daily Trips:

21,750 S.F. General Office @ 12.3/1,000	= 267.5
63,150 S.F. Medical Office @ 75/1,000	= 4,736.3
20,800 S.F. Retail @ 115.8/1,000	= 2,408.6
Total Estimated A.D.T.'s	= 7,412.4
- Stormwater will be managed in an underground facility in the location shown on the plan.
- There are no known wetlands, critical areas, archeological sites, endangered species habitats or hazardous materials on the site.
- Estimated Sanitary Sewer Flows:

21,750 S.F. General Office @ 0.09 G.P.D./S.F.	= 1,957.5
63,150 S.F. Medical Office @ 0.62 G.P.D./S.F.	= 39,133.0
20,800 S.F. Retail @ 0.05 G.P.D./S.F.	= 1,040.0
Total Estimated G.P.D.	= 42,130.5
- A petition for special exception to permit a Class B Building in an RO zone has been filed.
- Existing sanitary sewer and water services will remain.
- A sign in the R-O zone is limited to 8 square feet on the building.



Plat to Accompany Petition for Special Exception

DAFT-McCUNE-WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 EAST JOPPA ROAD
TOWSON, MD 21204
TELEPHONE: 301-296-3333

C.R.G.

BROWN PROPERTY

PUBLIC WORKS PROJECT NO. 85227

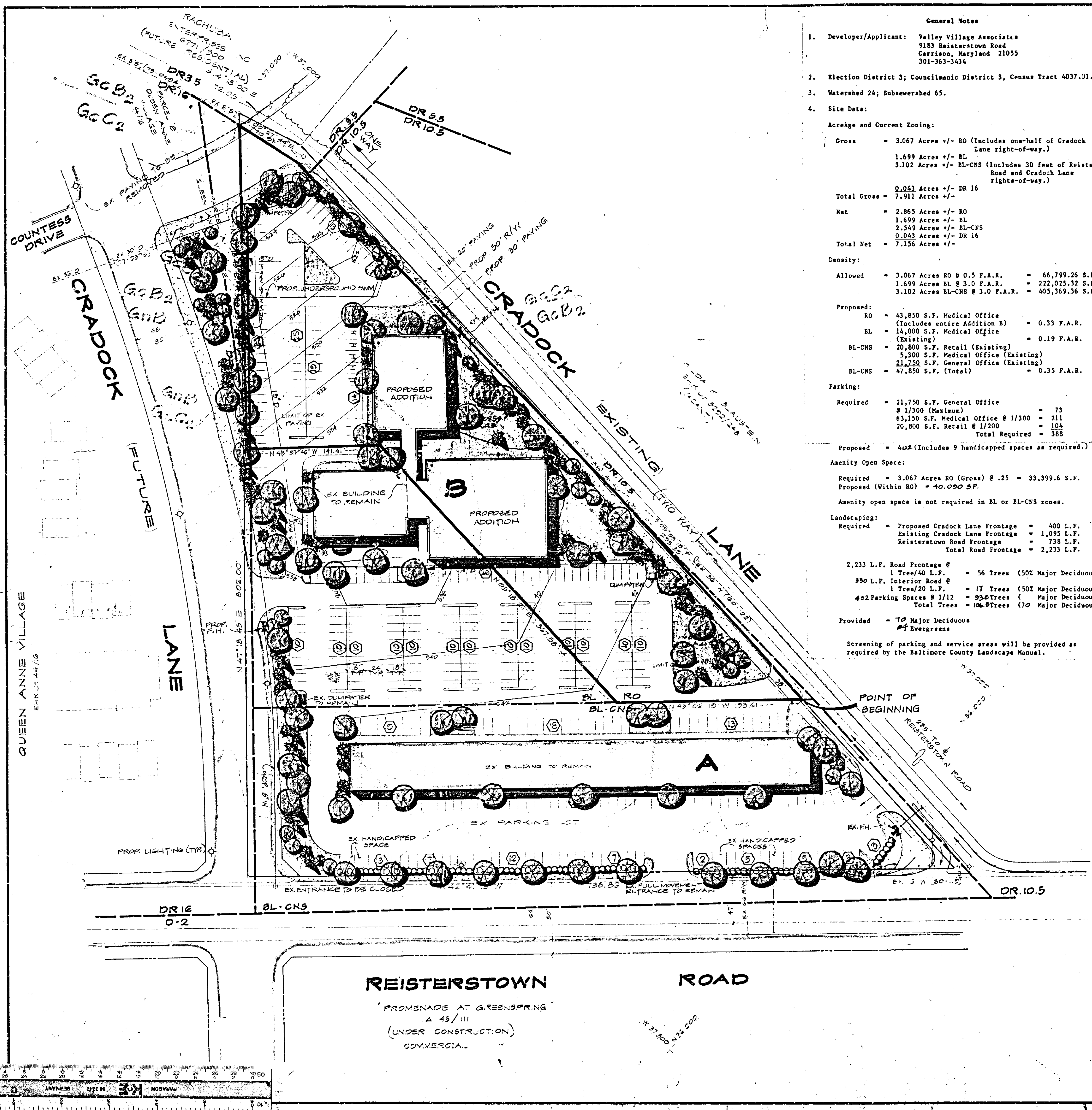
DATE	REVISIONS
8-28-85	HYDRANT LIGHTING, EX. CRADDOCK
10-7-85	R/W DUMPSTER
10-14-85	Entrances, Open Space, Parking
	Planting, Hydrants

SCALE: 1"=50'

JOB ORDER NO. 85067

ISSUE DATE 8-15-85

PRINTED
OCT 15 1985
DAFT-McCUNE-WALKER, INC.



General Notes

- Developer/Applicant: Valley Village Associates
9183 Reisterstown Road
Garrison, Maryland 21055
301-363-3434
- Election District 3; Councilmanic District 3, Census Tract 4037.01.
- Watershed 24; Subwatershed 65.
- Site Data:
Acreage and Current Zoning:
Gross = 3.067 Acres +/- RO (Includes one-half of Craddock Lane right-of-way.)
1.699 Acres +/- BL
3.102 Acres +/- BL-CNS (Includes 30 feet of Reisterstown Road and Craddock Lane rights-of-way.)
Total Gross = 0.043 Acres +/- DR 16
7.911 Acres +/-
Net = 2.865 Acres +/- RO
1.699 Acres +/- BL
2.549 Acres +/- BL-CNS
0.043 Acres +/- DR 16
Total Net = 7.156 Acres +/-
Density:
Allowed = 3.067 Acres RO @ 0.5 F.A.R. = 66,799.26 S.F.
1.699 Acres BL @ 3.0 F.A.R. = 222,025.32 S.F.
3.102 Acres BL-CNS @ 3.0 F.A.R. = 405,369.36 S.F.
Proposed:
RO = 43,850 S.F. Medical Office (Includes entire Addition B) = 0.33 F.A.R.
BL = 14,000 S.F. Medical Office (Existing) = 0.19 F.A.R.
BL-CNS = 20,800 S.F. Retail (Existing)
5,300 S.F. Medical Office (Existing)
21,250 S.F. General Office (Existing)
47,850 S.F. (Total) = 0.35 F.A.R.
Parking:
Required = 21,750 S.F. General Office @ 1/300 (Maximum) = 73
63,150 S.F. Medical Office @ 1/300 = 211
20,800 S.F. Retail @ 1/200 = 104
Total Required = 388
Proposed = 402 (Includes 9 handicapped spaces as required.)
Amenity Open Space:
Required = 3.067 Acres RO (Gross) @ .25 = 33,399.6 S.F.
Proposed (Within RO) = 40,090 S.F.
Amenity open space is not required in BL or BL-CNS zones.
Landscaping:
Required = Proposed Craddock Lane Frontage = 400 L.F.
Existing Craddock Lane Frontage = 1,095 L.F.
Reisterstown Road Frontage = 738 L.F.
Total Road Frontage = 2,233 L.F.
2,233 L.F. Road Frontage @ 1 Tree/40 L.F. = 56 Trees (50% Major Deciduous)
990 L.F. Interior Road @ 1 Tree/20 L.F. = 17 Trees (50% Major Deciduous)
402 Parking Spaces @ 1/12 = 936 Trees (Major Deciduous)
Total Trees = 1066 Trees (70 Major Deciduous)
Provided = 10 Major deciduous
47 Evergreens
Screening of parking and service areas will be provided as required by the Baltimore County Landscape Manual.

Class F Building in an RO Zone:

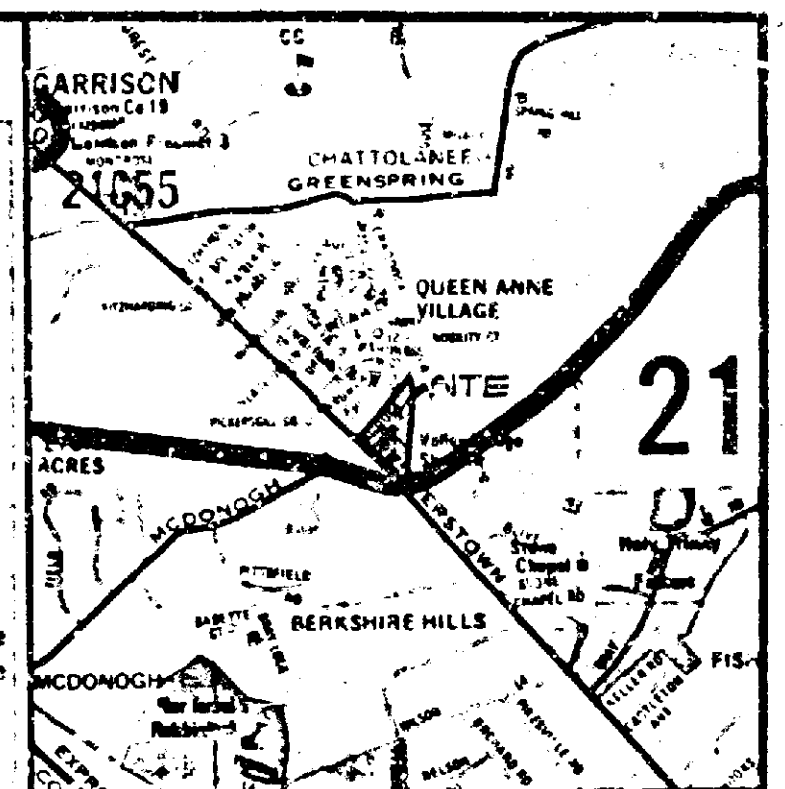
Hours of operation are anticipated to be 8:00 a.m. to 8:00 p.m. The number of additional employees is anticipated to be approximately 75. Buildings will be two stories and will not exceed 35 feet in height. Character and materials of the addition will be similar to those of the existing medical office building.

- There are no existing or proposed wells or septic areas.
- Soils:

Soil Series & Symbol	Hydro Class	With Basements	Without Basements	Street & Parking
Glenelg (GcB2) (GcC2)	B	Slight Moderate: Slope	Slight Moderate: Slope	Moderate: Slope Severe: Slope
Glenville (GnB)	C	Severe: High Water Table	Moderate: High Water Table	Severe: High Water Table
- There are no slopes in excess of 25%.
- There are no known streams, springs, bodies of water or flood plains on the site.
- The existing buildings are not historically significant and will remain.
- Current Ownership: David S. Brown, et al
9183 Reisterstown Road
Garrison, Maryland 21055
Deed Reference: Liber 5198 Folio 912
Property Number: 03-02-071450
- Estimated Average Daily Trips:

21,750 S.F. General Office @ 12.3/1,000	=	267.5
63,150 S.F. Medical Office @ 75/1,000	=	4,736.3
20,800 S.F. Retail @ 115.8/1,000	=	2,408.6
Total Estimated A.D.T.'s	=	7,412.4
- Stormwater will be managed in an underground facility in the location shown on the plan.
- There are no known wetlands, critical areas, archeological sites, endangered species habitats or hazardous materials on the site.
- Estimated Sanitary Sewer Flows:

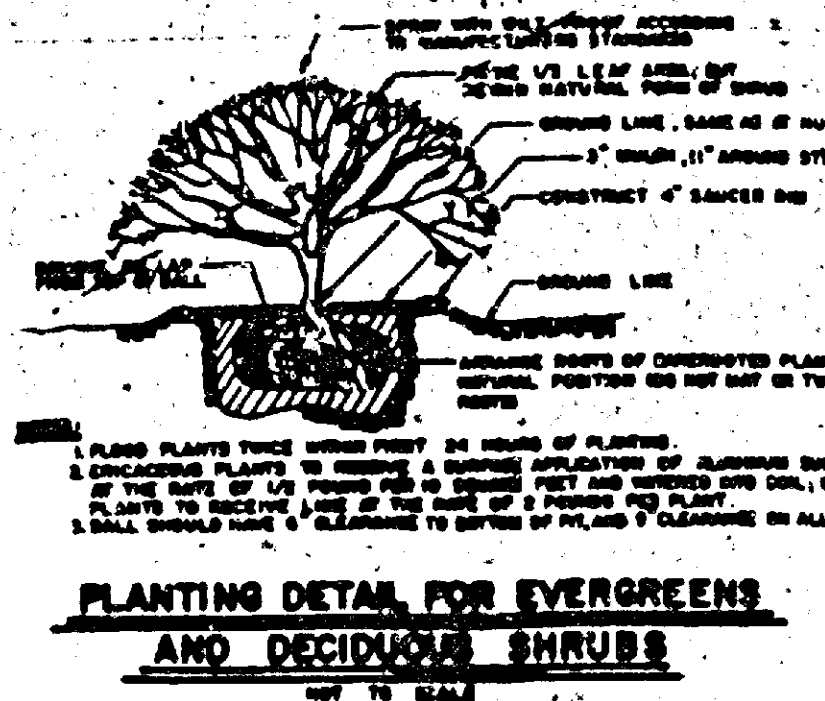
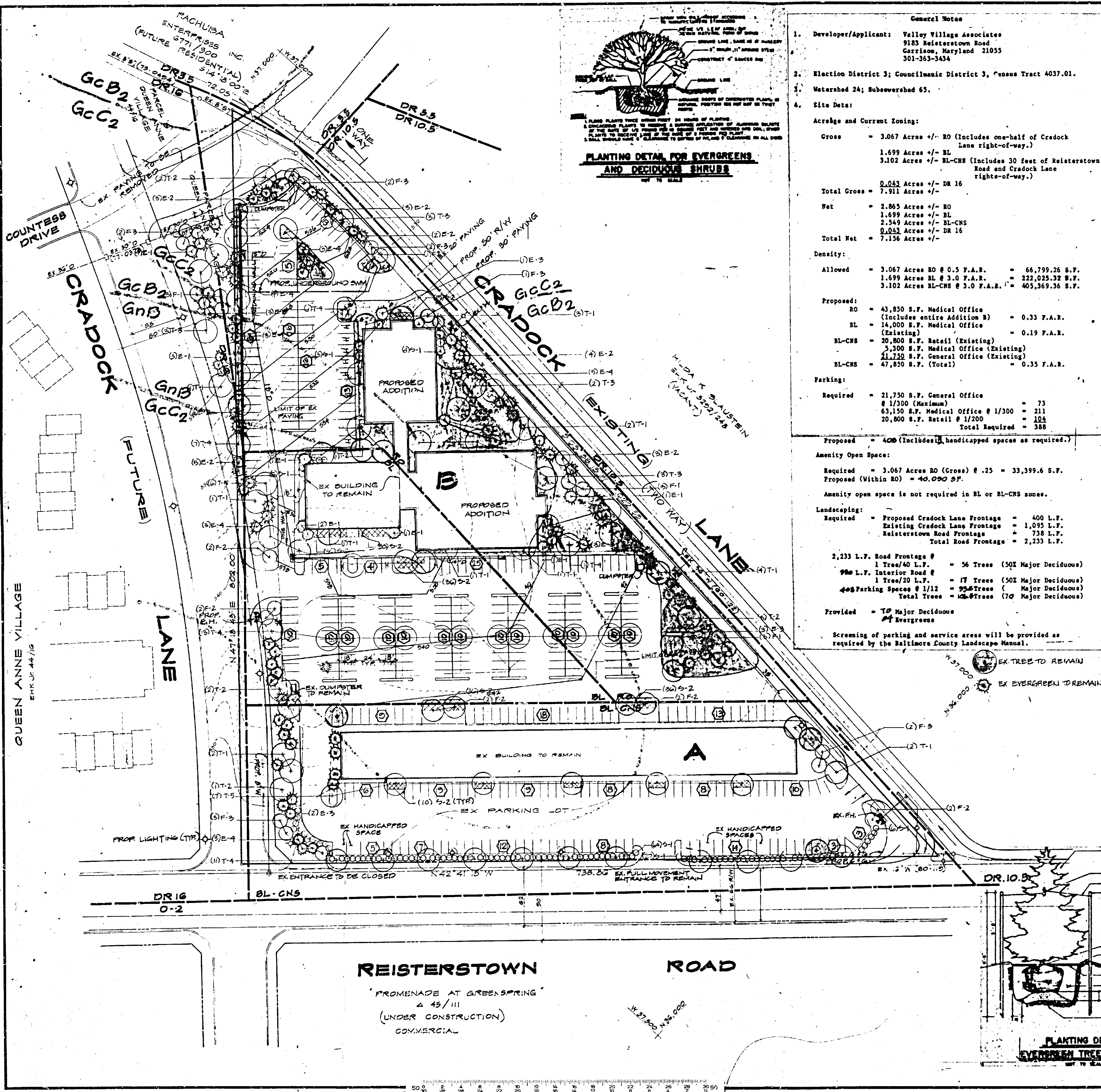
21,750 S.F. General Office @ 0.09 G.P.D./S.F.	=	1,957.5
63,150 S.F. Medical Office @ 0.62 G.P.D./S.F.	=	39,153.0
20,800 S.F. Retail @ 0.05 G.P.D./S.F.	=	1,040.0
Total Estimated G.P.D.	=	42,150.5
- A petition for special exception to permit a Class B Building in an RO zone has been filed.
- Existing sanitary sewer and water services will remain.
- A sign in the R-O zone is limited to 8 square feet on the building



Plat to Accompany Petition for Special Exception

DAFT McCune Walker Inc. LAND PLANNING CONSULTANTS LANDSCAPE ARCHITECTS ENGINEERS 550 EAST JOPPA ROAD TOWSON, MD 21204 TELEPHONE: 301-296-2333											
C.R.G. BROWN PROPERTY PUBLIC WORKS PROJECT NO. 85227											
<table border="1"><thead><tr><th>DATE</th><th>REVISIONS</th></tr></thead><tbody><tr><td>8-28-85</td><td>HYDRANTS, LIGHTING, EX. CRADOCK R/W, DUMPSTER</td></tr><tr><td>10-7-85</td><td>Enhances, Open Space, Parking</td></tr><tr><td>10-14-85</td><td>Planting, Hydrants</td></tr><tr><td>1-24-86</td><td>Per Building Footprint</td></tr></tbody></table>		DATE	REVISIONS	8-28-85	HYDRANTS, LIGHTING, EX. CRADOCK R/W, DUMPSTER	10-7-85	Enhances, Open Space, Parking	10-14-85	Planting, Hydrants	1-24-86	Per Building Footprint
DATE	REVISIONS										
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10-7-85	Enhances, Open Space, Parking										
10-14-85	Planting, Hydrants										
1-24-86	Per Building Footprint										
SCALE: 1"=50'											
JOB ORDER NO. 85067											
ISSUE DATE 8-15-85											

PETITIONER'S EXHIBIT 1



General Notes

- Developer/Applicant: Valley Village Associates
9183 Reisterstown Road
Garrison, Maryland 21055
301-363-3434
- Election District 3; Councilmanic District 3, Census Tract 4037.01.
- Watershed 24; Subwatershed 65.
- Site Data:

Acreage and Current Zoning:

Gross	= 3.067 Acres +/- RO (Includes one-half of Cradock Lane right-of-way.)
	1.699 Acres +/- BL
	3.102 Acres +/- BL-CNS (Includes 30 feet of Reisterstown Road and Cradock Lane rights-of-way.)
Total Gross	= 0.043 Acres +/- DR 16
	7.911 Acres +/-
Net	= 2.865 Acres +/- RO
	1.699 Acres +/- BL
	2.549 Acres +/- BL-CNS
Total Net	= 0.043 Acres +/- DR 16
	7.156 Acres +/-

Density:

Allowed	= 3.067 Acres RO @ 0.5 F.A.R. = 66,799.26 S.F.
	1.699 Acres BL @ 3.0 F.A.R. = 222,025.32 S.F.
	3.102 Acres BL-CNS @ 3.0 F.A.R. = 405,369.36 S.F.

Proposed:

RO	= 43,850 S.F. Medical Office (Includes entire Addition B) = 0.33 F.A.R.
BL	= 14,000 S.F. Medical Office (Existing) = 0.19 F.A.R.
BL-CNS	= 20,800 S.F. Retail (Existing) = 0.35 F.A.R.
	5,300 S.F. Medical Office (Existing)
	21,730 S.F. General Office (Existing)
BL-CNS	= 47,850 S.F. (Total)

Parking:

Required	= 21,730 S.F. General Office = 73
	@ 1/300 (Maximum)
	63,150 S.F. Medical Office @ 1/300 = 211
	20,800 S.F. Retail @ 1/200 = 104
	Total Required = 388

Proposed = 400 (Includes handicapped spaces as required.)

Amenity Open Space:

Required	= 3.067 Acres RO (Gross) @ .25 = 33,399.6 S.F.
Proposed (Within RO)	= 40,090 S.F.

Amenity open space is not required in BL or BL-CNS zones.

Landscaping:

Required	= Proposed Cradock Lane Frontage = 400 L.F.
	Existing Cradock Lane Frontage = 1,095 L.F.
	Reisterstown Road Frontage = 738 L.F.
	Total Road Frontage = 2,233 L.F.

2,233 L.F. Road Frontage @ 1 Tree/40 L.F. = 56 Trees (50% Major Deciduous)

980 L.F. Interior Road @ 1 Tree/20 L.F. = 49 Trees (50% Major Deciduous)

400 Parking Spaces @ 1/12 = 33.3 Trees (Major Deciduous)

Total Trees = 105.3 Trees (70% Major Deciduous)

Provided = 10 Major Deciduous
1 Evergreen

Screening of parking and service areas will be provided as required by the Baltimore County Landscaping Manual.

Class B Building in an RO Zone:

Hours of operation are anticipated to be 8:00 a.m. to 8:00 p.m. The number of additional employees is anticipated to be approximately 75. Buildings will be two stories and will not exceed 35 feet in height. Character and materials of the addition will be similar to those of the existing medical office building.

5. There are no existing or proposed wells or septic areas.

6. Soils:

Soil Series & Symbol	Hydro Class	With Basements	Without Basements	Street & Parking
Glenelg (GcB2) (GcC2)	B	Slight	Slight	Moderate: Slope
		Moderate: Slope	Moderate: Slope	Severe: Slope
Glenville (GnB)	C	Severe: High Water Table	Moderate: High Water Table	Severe: High Water Table

7. There are no slopes in excess of 25%.

8. There are no known streams, springs, bodies of water or flood plains on the site.

9. The existing buildings are not historically significant and will remain.

10. Current Ownership: David S. Brown, et al
9183 Reisterstown Road
Garrison, Maryland 21055

Dead Reference: Libby 5198 Folio 912

Property Number: 03-02-071450

11. Estimated Average Daily Trips:

21,730 S.F. General Office @ 12.3/1,000	= 267.5
63,150 S.F. Medical Office @ 75/1,000	= 4,736.3
20,800 S.F. Retail @ 115.8/1,000	= 2,408.6
Total Estimated A.D.T.'s	= 7,412.4

12. Stormwater will be managed in an underground facility in the location shown on the plan.

13. There are no known wetlands, critical areas, archeological sites, endangered species habitats or hazardous materials on the site.

14. Estimated Sanitary Sewer Flows:

21,730 S.F. General Office @ 0.09 G.P.D./S.F.	= 1,957.5
63,150 S.F. Medical Office @ 0.62 G.P.D./S.F.	= 39,153.0
20,800 S.F. Retail @ 0.05 G.P.D./S.F.	= 1,040.0
Total Estimated G.P.D.	= 42,150.5

15. A petition for special exception to permit a Class B Building in an RO zone has been filed.

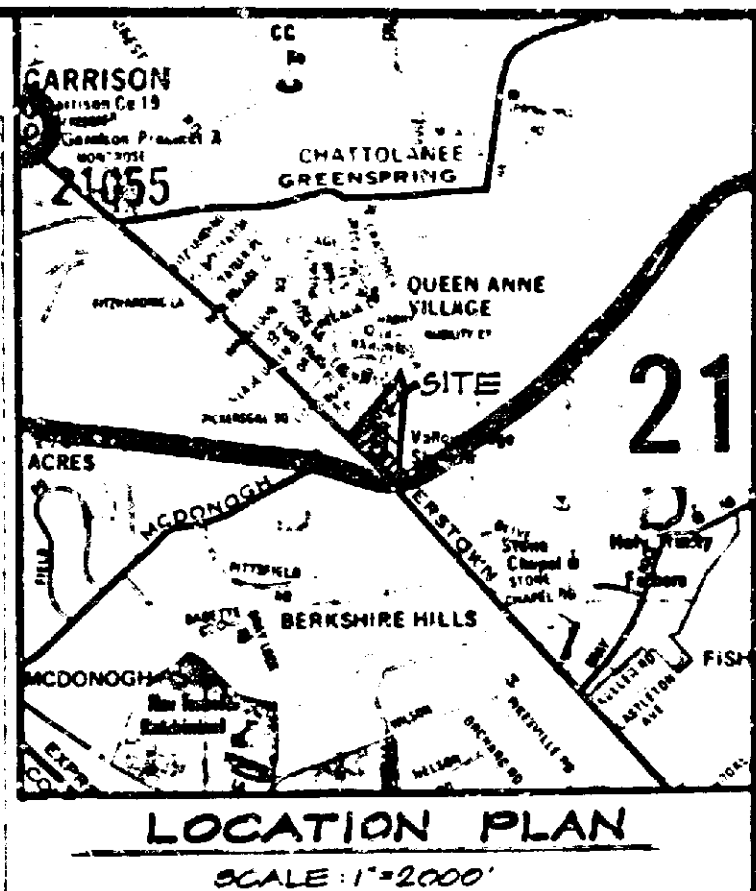
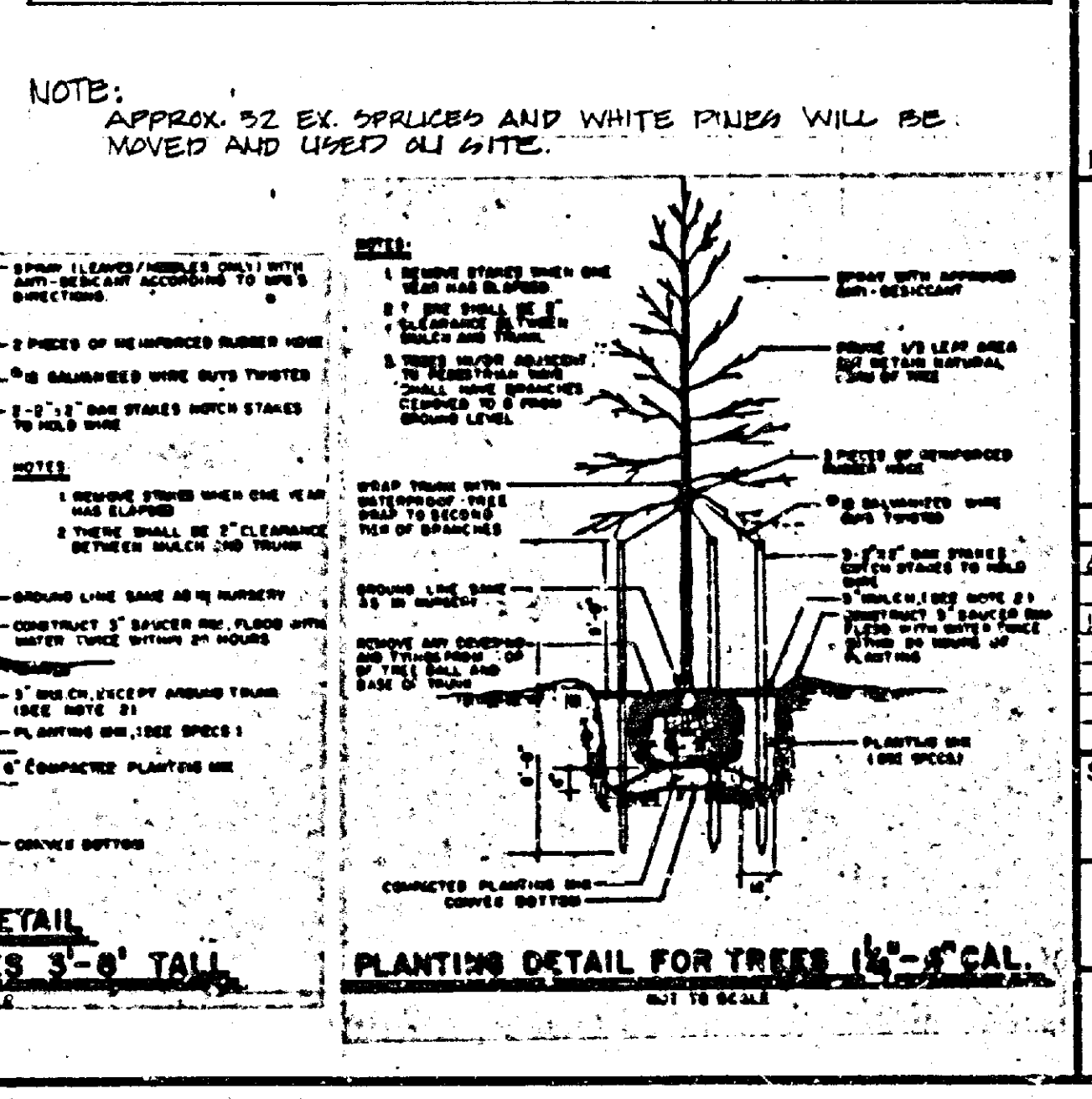
16. Existing sanitary sewer and water services will remain.

17. A sign in the R-O zone is limited to 8 square feet on the building.

PLANT LIST:

APPROX QUANT BOTANICAL NAME COMMON NAME STE. (COND) REMARKS

SHADE TREES				
T-1	10 LARIX KUBILIKI	RED MAPLE	25'-30'	DBB
T-2	10 FRAXINUS LANCEOLATA	REDLEAFED ASH	22'-25'	DBB
T-3	11 QUERCUS STROBILIFERA	SWIFTER	22'-25'	DBB
T-4	52 PLATANUS X ACEROLIA	LONDON PLANETREE	25'-30'	DBB
T-5	10 ZELKOVA SERATA	ZELKOVA	25'-30'	DBB
FLOWERING TREES				
F-1	10 MALUS RADIALIS	RADIANT GUINNESS	22'-25'	DBB
F-2	11 PRUNUS PENSILVANICA	PENNSYLVANIA CHERRY	22'-25'	DBB
F-3	10 PYRUS CALLERYANA	SHADDOED PEAR	22'-25'	DBB
EVERGREEN TREES				
E-1	10 LARIX KUBILIKI	AMERICAN HOLY	25'-30'	DBB
E-2	10 PRUNUS PENSILVANICA	NORWAY SPRUCE	25'-30'	DBB
E-3	10 PINUS STROBUS	WHITE PINE	25'-30'	DBB
E-4	10 PINUS RESINOSA	LAT. PINE	25'-30'	DBB
SHRUBS				
S-1	100 VIBURNUM LINDLEYANUM	WHITE VIBURNUM	25'-30'	DBB
S-2	210 VIBURNUM LINDLEYANUM	WHITE VIBURNUM	25'-30'	DBB



PETITIONER'S EXHIBIT 1

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JAN 17 1986
DAFT-MCCUNE-WALKER, INC.

DAFT - MCCUNE - WALKER, INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 EAST JORDAN ROAD
TOWSON, MD 21204
TELEPHONE 301-296-2333

**PLANTING PLAN:
BROWN
PROPERTY**

PUBLIC WORKS PROJECT NO. 85227

DATE	REVISIONS
8-28-85	HYDRANTS, LIGHTING, EX. CRADOCK
10-7-85	R/W, DUMPSTER
10-14-85	Entrances, Open Space, Parking
1-16-86	Planting, Hydrants
	PLANTING PLAN

SCALE: 1"=50'

JOB ORDER NO. 85067

ISSUE DATE 8-15-85