

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a Class B office building as allowed by Subsection 203.3.B.2 on proposed lots 1 and 2.

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) Linden Terrace Partnership
 Signature Howard M. Saperstein
 Address (Type or Print Name)
 City and State
 Attorney for Petitioner:
 Brian A. Goldman
 (Type or Print Name) 1314 Bedford Avenue 653-1414
 Address Baltimore, Maryland 21208
 Signature 36 Sth. Charles St., Suite 1910
 Address Baltimore, Maryland 21201-3130
 City and State
 Attorney's Telephone No. 547-1400

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of January, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 10th day of February, 1986, at 1 o'clock

Charles J. ...
 Zoning Commissioner of Baltimore County.

(over)

IN RE: PETITION SPECIAL EXCEPTION *
 S/S of Relocated Milford Mill *
 Road, 750' SW of Reisterstown *
 Road - 3rd Election District *
 Linden Terrace Partnership, *
 Petitioner *
 Case No. 86-297-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a Class B office building on each of two adjacent lots, as more particularly described on Petitioner's Exhibit 2.

The Petitioner, by Howard M. Saperstein, General Partner, appeared and testified and was represented by Counsel. Robert E. Morelock, a registered landscape architect, testified on behalf of the Petitioner. Estey Sawdaye and Anna Willhide, adjacent property owners, appeared in opposition.

Testimony indicated that the subject property, zoned R-O and containing approximately 1.3 acres, is located on Relocated Milford Mill Road. Linden Terrace, off Reisterstown Road, dead ends at the property. Mrs. Sawdaye resides on the northeastern side of Linden Terrace adjacent to the property and Mrs. Willhide resides on the northwestern side of Linden Terrace adjacent to the property. The Petitioner proposes to subdivide the property into two lots and construct a Class B office building on each, with access from Relocated Milford Mill Road. Lot 1, located adjacent to Relocated Milford Mill Road and Mrs. Willhide's property, would have a two-story office building containing 12,375 square feet. Lot 2, located at the rear and adjacent to Mrs. Sawdaye, would have a two-story office building containing 11,875 square feet. Access to Lot 2 would be by a 24-foot easement from Relocated Milford Mill Road through Lot 1, bisecting the parking area of Lot 1. There would be

no access to or from Linden Terrace, and the entire northern property line would be buffered by a fence and shrubs. See Petitioner's Exhibit 1, CIG Landscape Plan. Lot 1 would contain 0.65 acres and Lot 2 would contain approximately 0.69 acres. An existing dwelling on Lot 2 would be razed.

The area surrounding this site has been developed extensively with office buildings, both on Relocated Milford Mill Road and in the Reisterstown Road and Glade Avenue vicinity. According to Mr. Morelock, Relocated Milford Mill Road is a collector street and is able to handle the increased traffic of both buildings. The site, located within the Pikeville Town Center, is identified as being within an area where growth is recognized.

The Protestants object to the proposed buildings because they fear the resultant retardation of traffic at Linden Terrace and Reisterstown Road, which is already horrendous. They also fear that their properties will be used for access to the site.

Mr. Morelock testified that he does not believe these buildings will add to the traffic problems. He believes that at least 50% of the traffic generated by the proposed development will travel towards Liberty Road via Relocated Milford Mill Road and that the other 50% will travel towards Reisterstown Road. At Reisterstown Road, traffic will have the option of turning south toward Linden Terrace or north. He does not expect much impact on that intersection.

The Petitioner seeks relief from Section 203.3.B.2, pursuant to Section 502.1, Baltimore County Zoning Regulations (BCZR).

It is clear that the BCZR permits the use requested by the Petitioner 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 in Section 502.1 are satisfied by the Petitioner.

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

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

Section 203.2, BCZR, requires that the proposed office building "...shall be highly compatible with the present or prospective uses of nearby residential property..." Testimony presented by Mr. Morelock and the Protestants was convincing that there is substantial evidence to justify such a conclusion which is, however, based on the restrictions delineated below. In addition, Section 502.2.g, BCZR, requires that the proposed use not be inconsistent with the purposes of the property's zoning classification nor be

- 2 -

- 3 -

WILLIAM F. KIRWIN INC.

Land Planning Landscape Architecture Team Design Concepts

November 4, 1985

ZONING DESCRIPTION LINDEN TERRACE PARTNERSHIP PROPERTY

Beginning for the same at a point lying along the southeast side of a severed area adjacent to the southeast right of way line of relocated Milford Mill Road as shown on Baltimore County Right of Way Plat Number 83-395-6, said point being offset approximately 40 feet right of centerline station 32+64 plus or minus as shown on the aforementioned plat, thence leaving said point of beginning and running the following four courses: (1) APPROXIMATELY South 37 degrees 18 minutes 55 seconds East, 391.43 feet; (2) APPROXIMATELY South 51 degrees 54 minutes 37 seconds West, 145.04 feet; (3) APPROXIMATELY North 37 degrees 05 minutes 08 seconds West, 362.51 feet; and (4) APPROXIMATELY North 40 degrees 32 minutes 54 seconds East, 146.85 feet to the intersection of said line and the centerline of Relocated Milford Mill Road.

Containing 1.248 acres, plus or minus and lying in the third election district of Baltimore County, Maryland.

28 E. Susquehanna Ave. Suite 2 Towson MD 21204 Phone 301/337-0075

PETITION FOR SPECIAL EXCEPTION

3rd Election District

LOCATION: South side of Milford Mill Road, 750 feet Southwest of Reisterstown Road

DATE AND TIME: Monday, February 10, 1986, at 1:00 p.m.

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

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

Petition for Special Exception to use the herein described property for a Class B office building as allowed by Subsection 203.3.B.2 on proposed lots 1 and 2.

Being the property of Linden Terrace Partnership, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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 JARLOM
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
 S/S of Milford Mill Rd., 750' : OF BALTIMORE COUNTY
 SW of Reisterstown Rd., :
 3rd District :
 LINDEN TERRACE PARTNERSHIP, : Case No. 86-297-X
 Petitioner :

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 21st day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to Brian A. Goldman, Esquire, 36 South Charles St., Suite 1910, Baltimore, MD 21201-3130, Attorney for Petitioner.

Peter Max Zimmerman
 Peter Max Zimmerman

inconsistent with the spirit and intent of the BCZR. A finding that the condition required by Section 502.1.g has been met necessarily implies a finding that the proposed use is a compatible one as required by Section 203.2, BCZR. See *People's Counsel v. Webster*, No. 361, Ct. of Sp. Appeals, January 8, 1986.

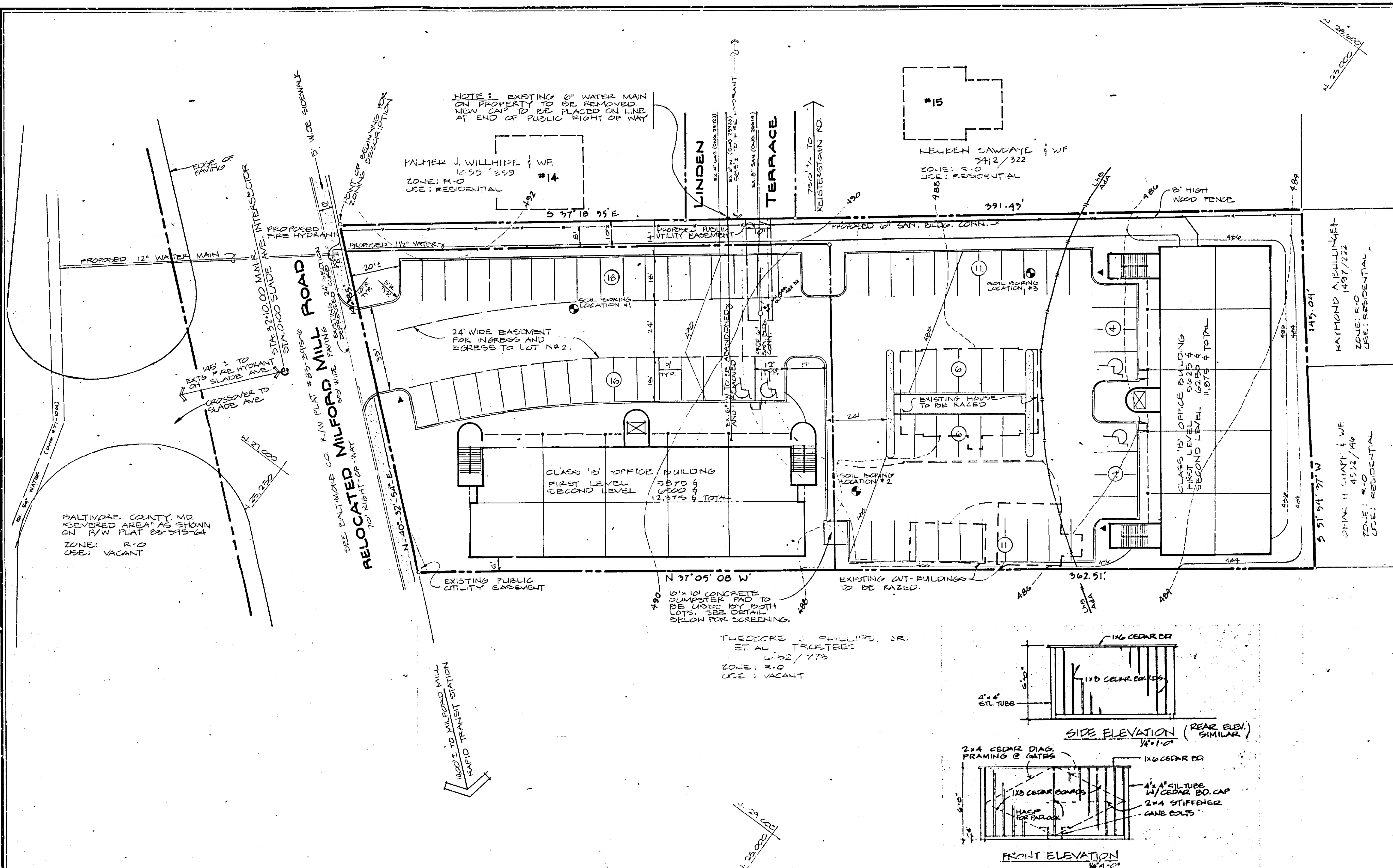
Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of February, 1986, that the Petition for Special Exception 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:

1. This property may not be subdivided into two lots, and said special exception is granted only for the 12,375 square foot office building, in accordance with the revised site plan submitted and identified as Petitioner's Exhibit 3.
2. County Review Group (CRG) approval shall be obtained.
3. Compliance with the Baltimore County Landscape Manual.

Charles J. ...
 Zoning Commissioner of Baltimore County

cc: Brian A. Goldman, Esquire
 Es. Estey Sawdaye
 Es. Anna Willhide
 People's Counsel



NOTES

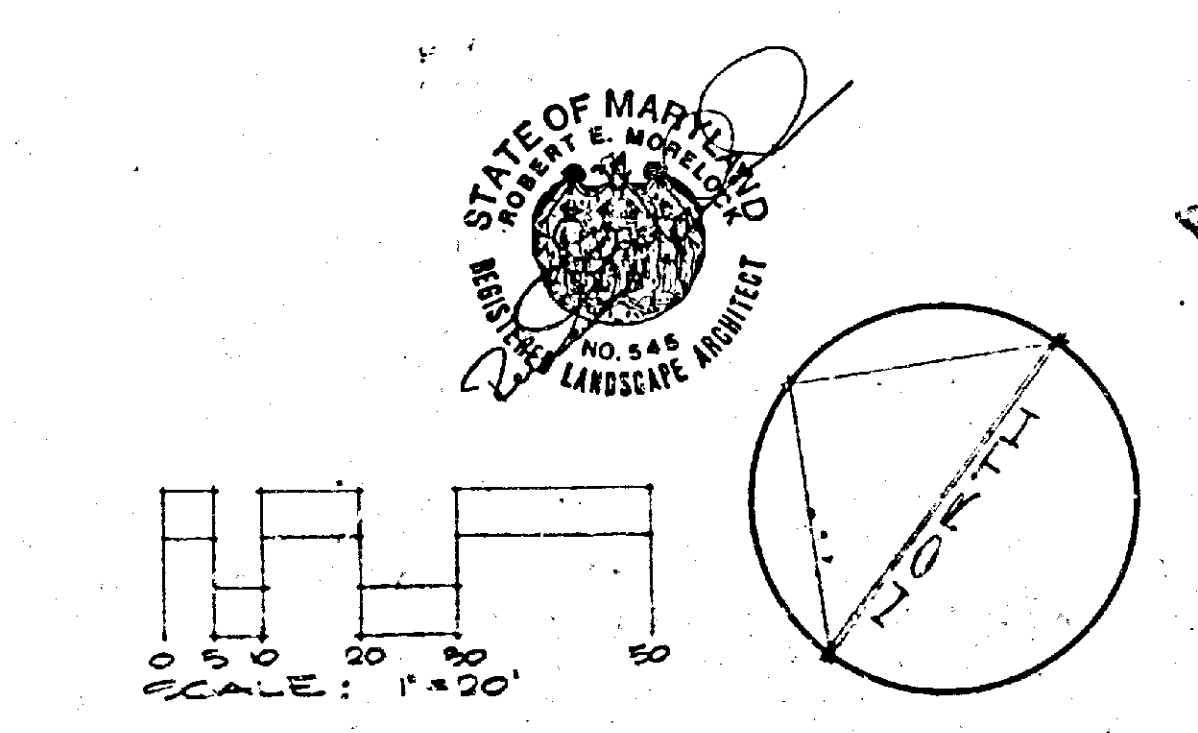
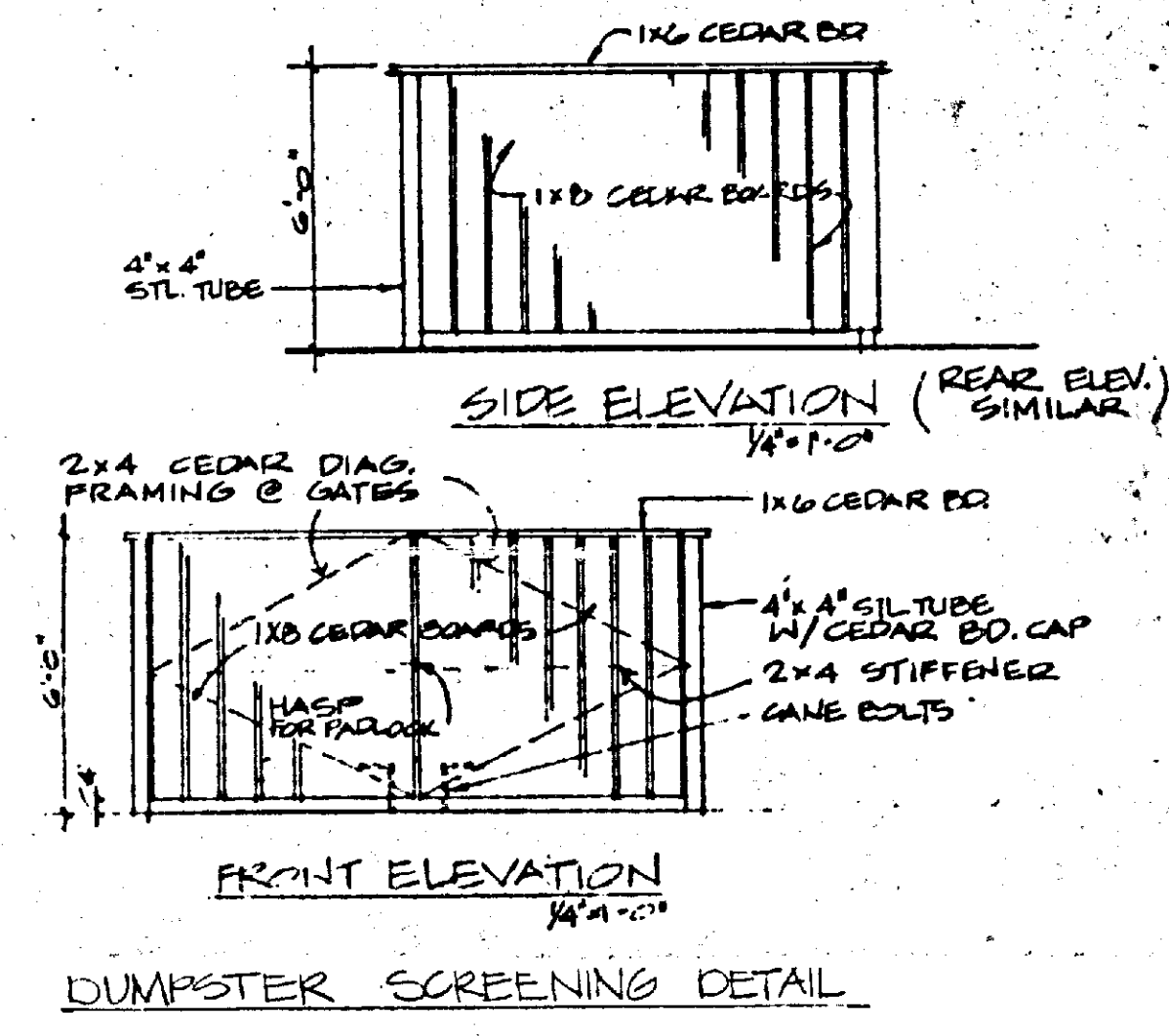
1. SITE AREA: 1.248 AC ± NET, 1.349 AC ± GROSS
2. EXISTING ZONING: R-O

	LOT NO. 1	LOT NO. 2	TOTAL
3. GROSS SITE AREA	28,283 SF 0.65 A	304,260 SF 0.69 A	332,543 SF 1.34 A
4. AMENITY OPEN SPACE REQUIRED (25%)	7,070 SF	76,215 SF	83,285 SF
5. AMENITY OPEN SPACE PROVIDED	7,101 SF	10,638 SF	17,739 SF
6. PROPOSED FLOOR AREA			
FIRST FLOOR	5,875 SF	5,625 SF	11,500 SF
SECOND FLOOR	6,500 SF	6,250 SF	12,750 SF
TOTAL	12,375 SF	11,875 SF	24,250 SF
7. PARKING REQUIRED			
FIRST FLOOR + 300 SF	20 CARS	19 CARS	39 CARS
SECOND FLOOR + 500 SF	13 CARS	13 CARS	26 CARS
TOTAL REQUIRED	33 CARS	32 CARS	65 CARS
8. PARKING PROVIDED	34 CARS	42 CARS	76 CARS
9. FLOOR AREA RATIO ALLOWED	14,126 SF	13,250 SF	27,376 SF
10. FLOOR AREA RATIO PROPOSED	12,375 SF	11,875 SF	24,250 SF

11. LANDSCAPE REQUIREMENTS
ADJACENT ROAD - 12' @ 1 PER 40' = 3 TREES
INTERIOR ROAD - 75' @ 1 PER 20' = 4 TREES
PARKING SPACES 76 @ 1 PER 12' = 7 TREES
TOTAL LANDSCAPE REQUIREMENTS 14 TREES
EXISTING ON-SITE TREES WHICH ARE SAVED (IF ANY) WILL BE USED TO OFFSET THE LANDSCAPE REQUIREMENTS TO THE EXTENT ALLOWED BY THE LANDSCAPE MANUAL.
12. SITE DATA: COUNCILMATIC DISTRICT 2
CENSUS TRACT 4034.02
WATERSHED 26
SUBWATERSHED 62
13. MAXIMUM DAILY TRIPS (GENERATED BY THIS PROJECT) (ASSUME OFFICE PARK) 255 TRIPS
14. THERE ARE NO KNOWN WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON THIS SITE.
15. TRASH COLLECTION SHALL BE PROVIDED BY THIS OWNER FROM WHEELED CONTAINER(S).
16. THE EXISTING VACANT HOUSE & OUT-BUILDINGS ON THE SITE ARE TO BE RAZED.
17. PROPOSED USE: CLASS 10' OFFICE BUILDINGS (MAX. HEIGHT 35 FEET)
18. CURRENT OWNER & DEED REFERENCE LINDEN TERRACE PARTNERSHIP 0853/132
19. TAX ACCOUNT NUMBER 03-06-000075
20. HOURS OF OPERATION 7 AM - 8 PM
21. MAX. NO. OF EMPLOYEES AFTER TOTAL DEV. - APPROX. 100
22. EXTERIOR LUMINAIRES INDICATED THUSLY - ▲
MAX. HEIGHT = 14'
23. THERE ARE NO CHEMICAL OR PETROLEUM PRODUCT STORAGE TANKS WITHIN 200' OF THE SITE. THERE IS AN EXISTING GAS STATION 700' ± FROM THE SITE ON THE EAST CORNER OF REISTERSTOWN ROAD & SLADE AVENUE.
24. THERE SHALL BE NO EXTERIOR SIGNS ON THE SITE.

SOIL TYPES AND LIMITATIONS FOR DEVELOPMENT

TYPE	AREA	LIMITATIONS FOR BUILDINGS	LIMITATIONS FOR PARKING	CLASS
ADA		MODERATE (W/ BASEMENTS) SEASONALLY PERCHED WATER TABLE	MODERATE: SEASONALLY PERCHED WATER TABLE	D
LHS		SLIGHT (W/O BASEMENTS)	MODERATE: SLOPE	C

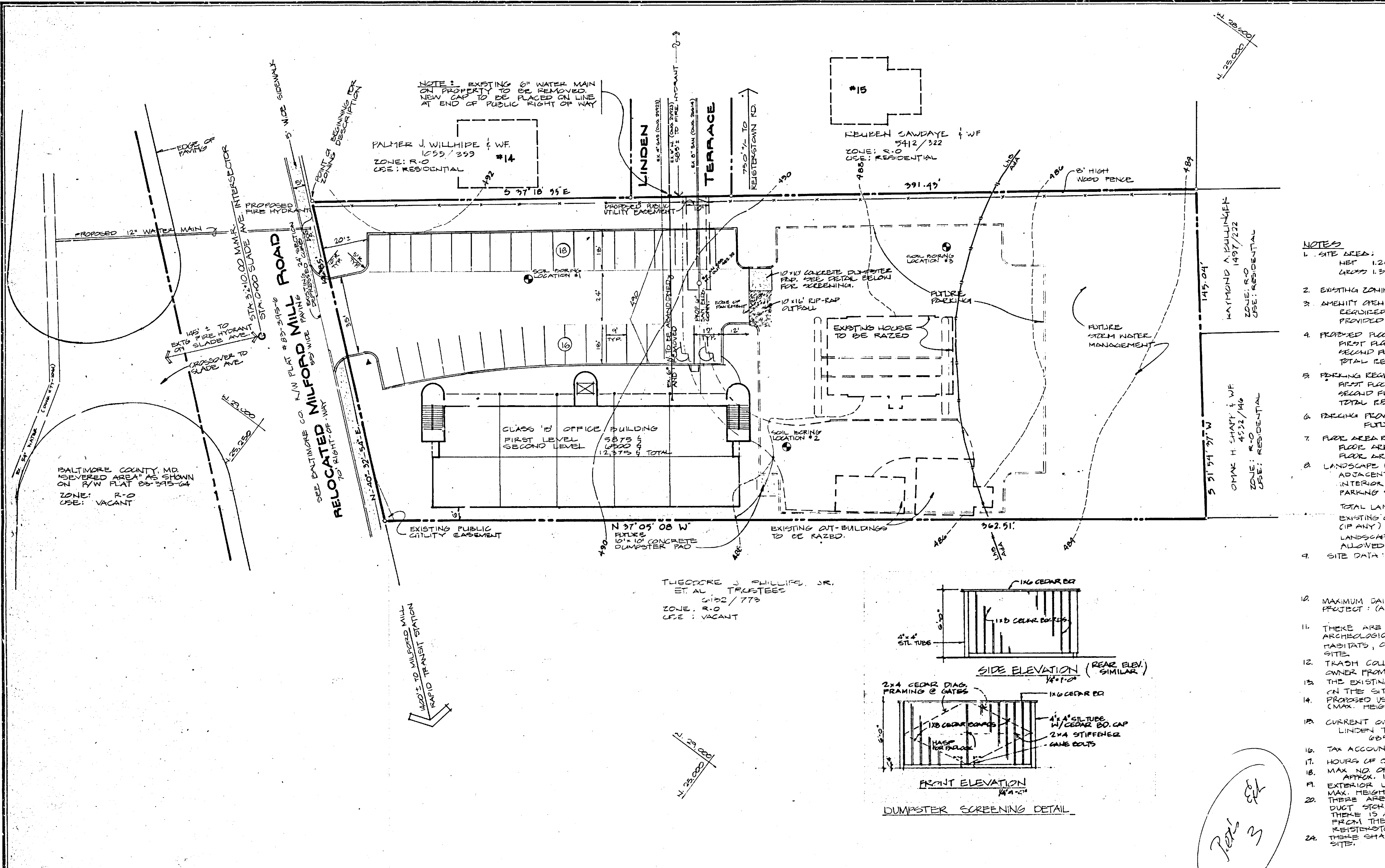
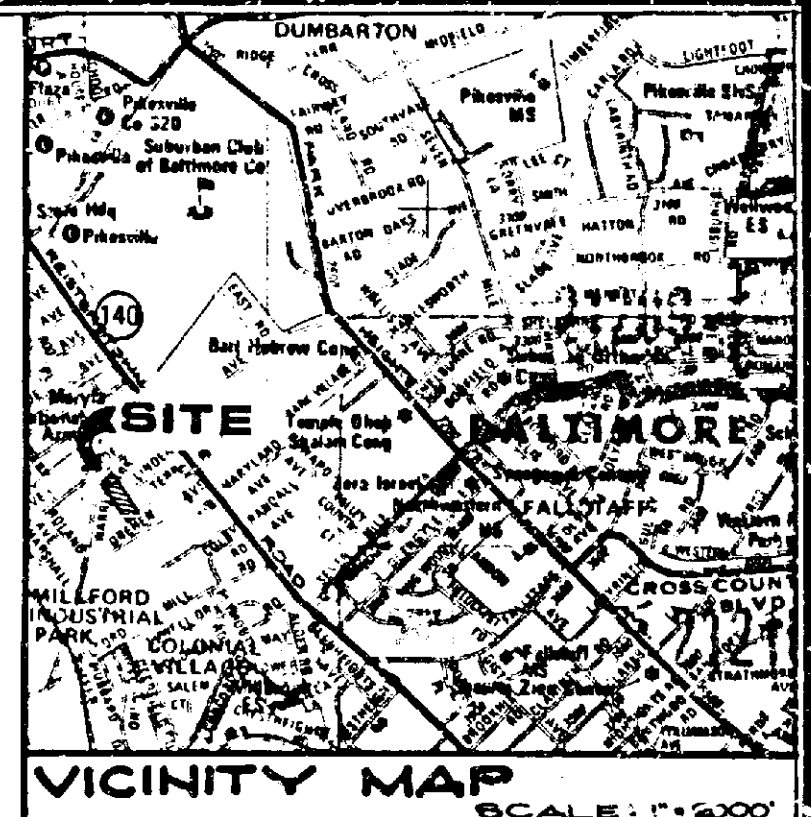


LINDEN TERRACE

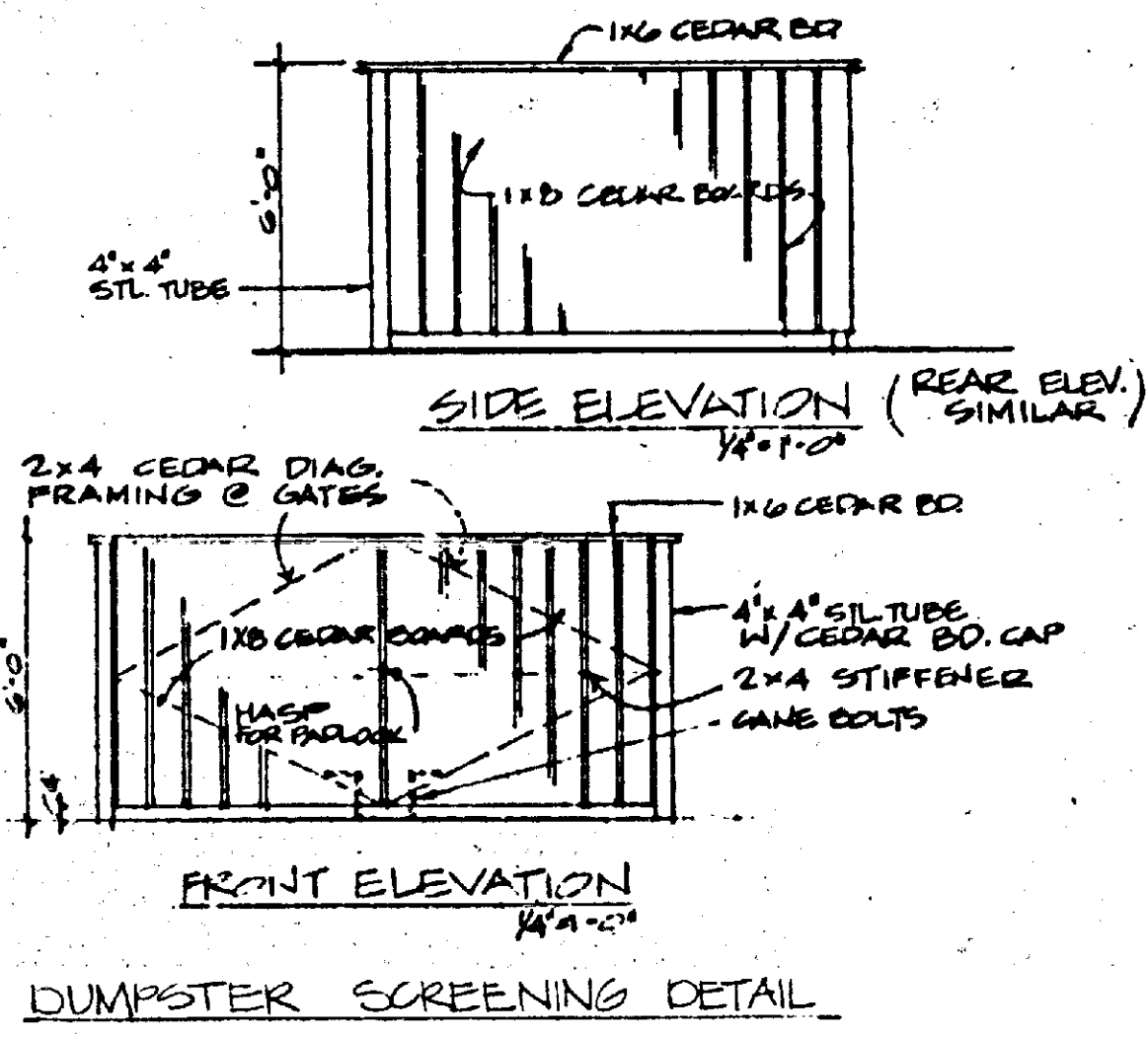
383 ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

OWNER/APPLICANT
LINDEN TERRACE PARTNERSHIP
314 BEDFORD AVENUE
BALTIMORE, MD 21208
659-4414

PUBLIC SERVICES
CRO # 85304
PLANNING #



- NOTES**
1. SITE AREA:
NET 1.248 AC ±
GROSS 1.344 AC ± (158,714 SF)
 2. EXISTING ZONING: R-O
 3. AMENITY OPEN SPACE:
REQUIRED (25%) - 14,692 SF
PROVIDED - 31,593 SF
 4. PROPOSED FLOOR AREA:
FIRST FLOOR = 5,875 SF
SECOND FLOOR = 12,375 SF
TOTAL REQUIRED = 12,375 SF
 5. PARKING REQUIRED:
FIRST FLOOR + 300 SF = 20 CARS
SECOND FLOOR + 300 SF = 13 CARS
TOTAL REQUIRED = 33 CARS
 6. PARKING PROVIDED:
FUTURE: 70 CARS
 7. FLOOR AREA RATIO: .3
FLOOR AREA ALLOWED - 29,384 SF
FLOOR AREA PROVIDED - 12,375 SF
 8. LANDSCAPE REQUIREMENTS
ADJACENT ROAD - 142' @ 1 PER 40' = 5 TREES
INTERIOR ROAD - 75' @ 1 PER 20' = 4 TREES
PARKING SPACES - 70 @ 1 PER 12' = 7 TREES
TOTAL LANDSCAPE REQUIREMENTS 16 TREES
EXISTING ON-SITE TREES WHICH ARE SAVED (IF ANY) WILL BE USED TO OFFSET THE LANDSCAPE REQUIREMENTS TO THE EXTENT ALLOWED BY THE LANDSCAPE MANUAL.
 9. SITE DATA: COUNCILMATIC DISTRICT 2
CENSUS TRACT 4034.02
WATERSHED 20
SUPERVENISHED 62
 10. MAXIMUM DAILY TRIPS (GENERATED BY THIS PROJECT) (ASSUME OFFICE PARK) 253 TRIPS
 11. THERE ARE NO KNOWN WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON THIS SITE.
 12. TRASH COLLECTION SHALL BE PROVIDED BY THIS OWNER FROM WHEELED CONTAINER(S).
 13. THE EXISTING VACANT HOUSE & OUT-BUILDINGS ON THE SITE ARE TO BE RAZED.
 14. PROPOSED USE: CLASS 'B' OFFICE BUILDINGS (MAX. HEIGHT 33 FEET.)
 15. CURRENT OWNER & DEED REFERENCE LINDEN TERRACE PARTNERSHIP 6853/132
 16. TAX ACCOUNT NUMBER 03-00-000075
 17. HOURS OF OPERATION 7 AM - 5 PM
 18. MAX. NO. OF EMPLOYEES AFTER TOTAL DEV. - APPROX. 100
 19. EXTERIOR LUMINAIRES INDICATED THUDLY - A. MAX. HEIGHT = 14'
 20. THERE ARE NO CHEMICAL OR PETROLEUM PRODUCT STORAGE TANKS WITHIN 200' OF THE SITE. THERE IS AN EXISTING GAS STATION 700' ± FROM THE SITE ON THE EAST CORNER OF REISTERSTOWN ROAD & SLADE AVENUE.
 21. THERE SHALL BE NO EXTERIOR SIGNS ON THE SITE.



SOIL TYPES AND LIMITATIONS FOR DEVELOPMENT

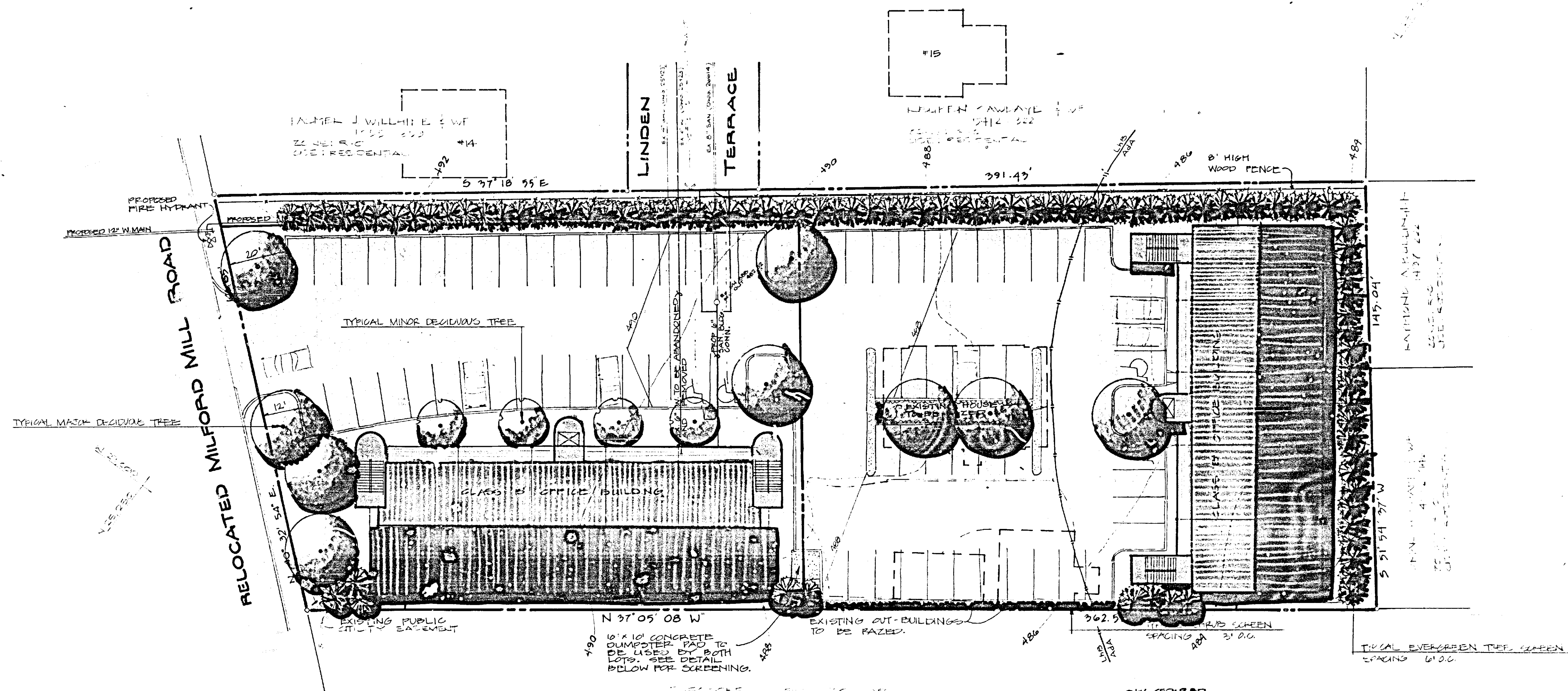
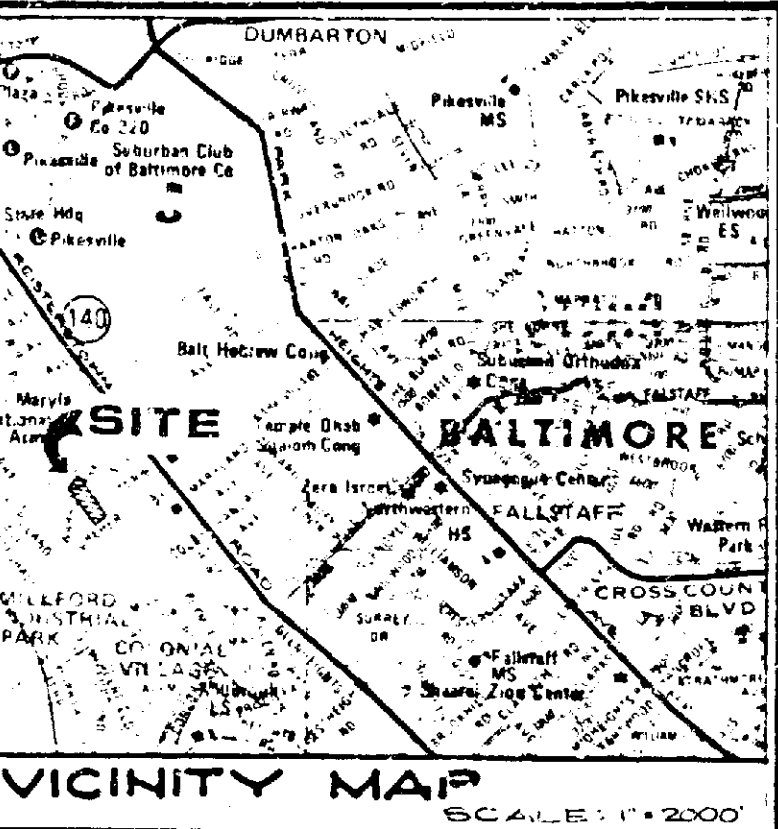
TYPE	AREA	LIMITATIONS FOR BUILDINGS	LIMITATIONS FOR PARKING	CLASS
ADA		MODERATE (W/ BASEMENTS) SEASONALLY PERCHED WATER TABLE	MODERATE: SEASONALLY PERCHED WATER TABLE	D
LHD		SLIGHT (W/O BASEMENTS)	MODERATE: SLOPE	C

WILLIAM F. KERWIN, INC.
Land Planning/Landscape Architecture
Team Design Concepts
28 E. Susquehanna Ave. Suite 2 Towson MD 21204
Phone 306/337-0075

NOVEMBER 18, 1985
REVISED: DECEMBER 24, 1985
REVISED: JANUARY 3, 1986
REVISED: JANUARY 22, 1986

LINDEN TERRACE

85 ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
OWNER/APPLICANT
LINDEN TERRACE PARTNERSHIP
34 BEDFORD AVENUE
BALTIMORE, MD 21208
683-1414
PUBLIC SERVICES
CRO # 83304
PLANNING #



MINIMUM PLANTING REQUIREMENTS

Trees

Parking Spaces ---76' @ 1 tree/12 spaces --- 7
 Interior Road ---75' @ 1 tree/20' --- 4
 Exterior Road ---192' @ 1 tree/40' --- 5
 Total major deciduous or equivalent ---16
 (min. major deciduous)

Screening and other planting

- 8' wide planting bed along adjacent public street
- 5' high planting screen between parking and adjacent public street
- 5' high planting screen between parking and adjacent residential zones
- 5' high planting screen around dumpster

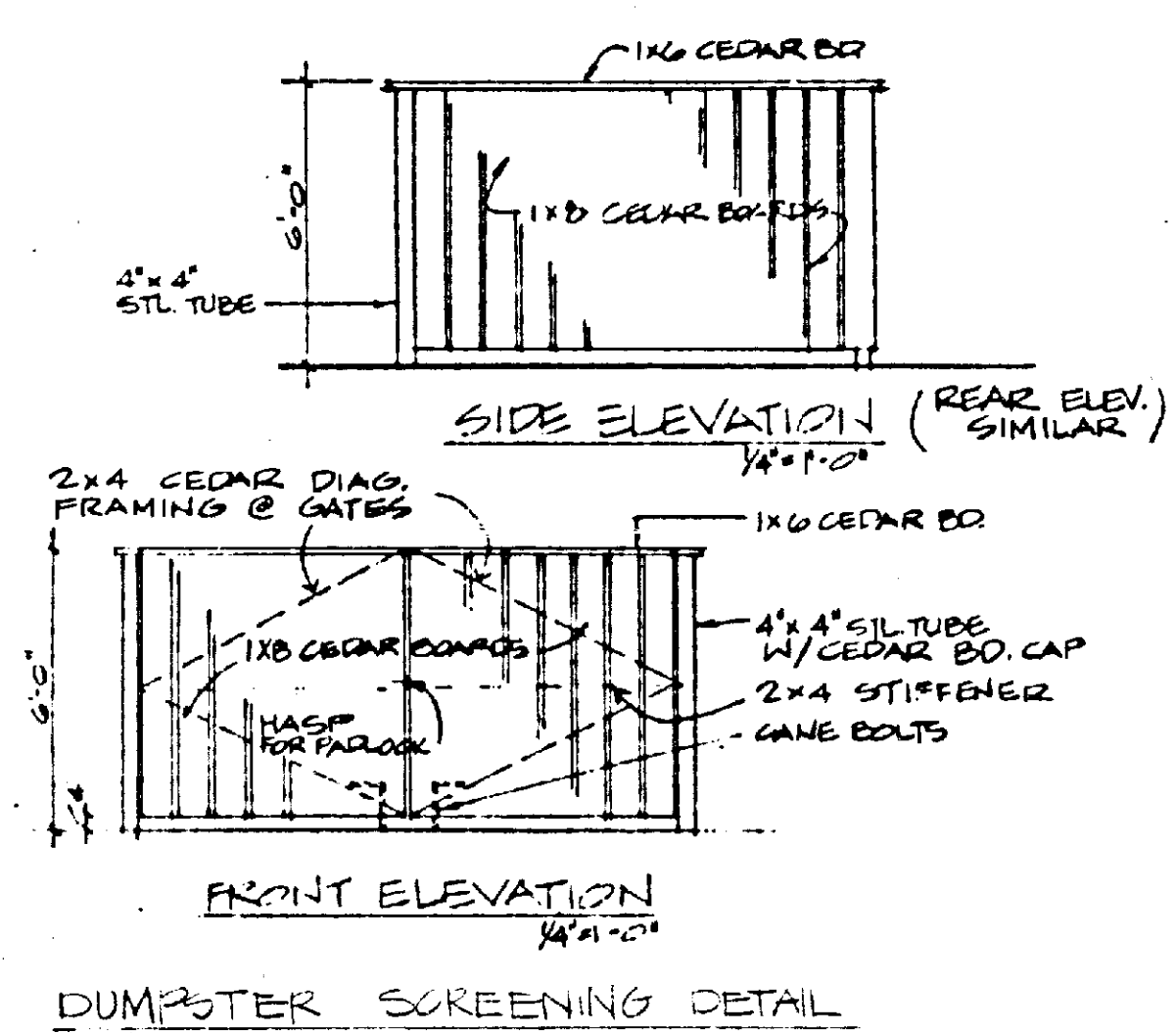
TREES SHOWN

Major deciduous ----- 9
 Minor deciduous ----- 4
 Evergreen ----- 92
 Total major deciduous equivalent ----- 105

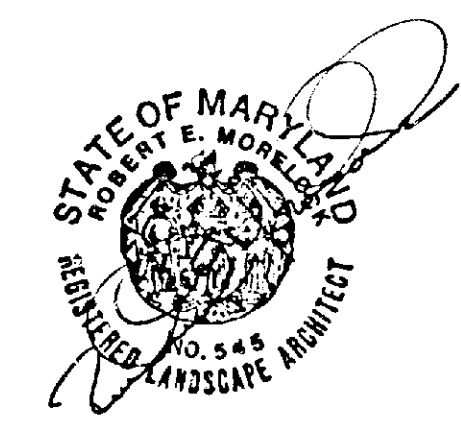
SOIL TYPES AND LIMITATIONS FOR DEVELOPMENT

TYPE	AREA	LIMITATIONS FOR BUILDINGS	LIMITATIONS FOR PARKING	CURBS
ADA		MODERATE (W/ BASEMENTS) SEASONALLY FLOODED WATER TABLE SLIGHT (W/O BASEMENTS)	MODERATE: SEASONALLY FLOODED WATER TABLE	D
LFB		SLIGHT	MODERATE: SLOPE	C

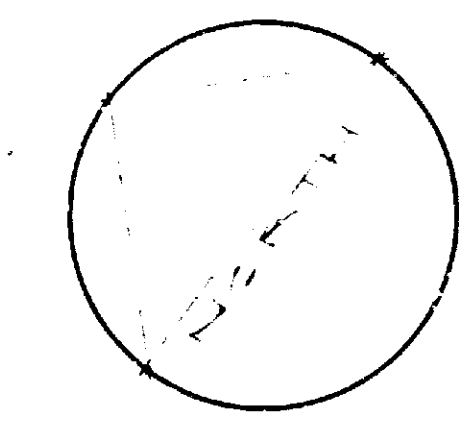
"I certify that the schematic planting plan shown herein is consistent with the goal and intent of the Baltimore County Landscape Manual, 1983, and meets all applicable policy, guidelines and ordinances."



DUMPSTER SCREENING DETAIL



SCALE: 1"=20'



CRG LANDSCAPE PLAN

LINDEN TERRACE

22 EIGHTH STREET
 BALTIMORE COUNTY, MARYLAND

OWNER: APPLICANT
 LINDEN TERRACE PARTNERSHIP
 24 REDFORD AVENUE
 BALTIMORE MD 21208
 208743

PUBLIC SERVICE
 CRD # 83304
 PLANNING #

LINDEN TERRACE

REVISED 4/2/86

ARCHITECT:

GITE/CIVIL ENGINEER:

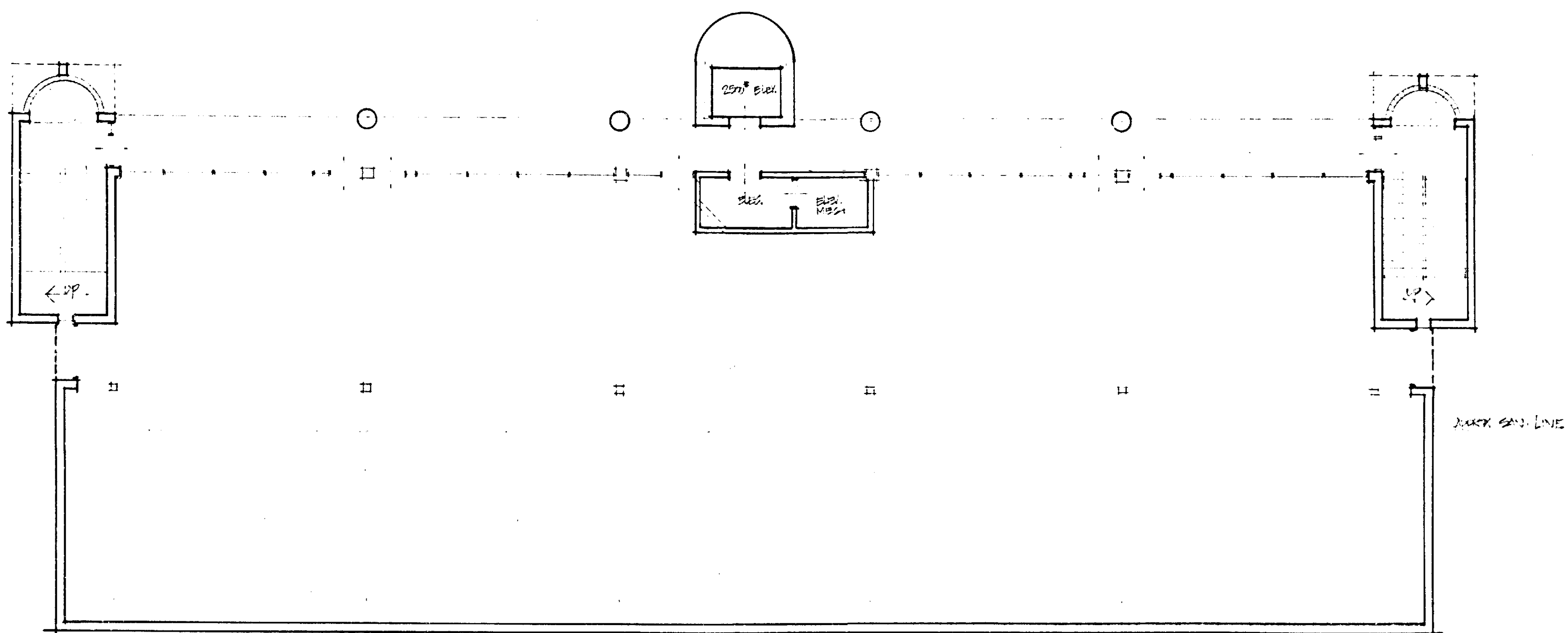
BROSSO, WILHELM & McWILLIAMS, INC.
1045 CROWNED CROSS RD.
TOWSON, MARYLAND 21204
331-6760

WILLIAM F. KIRWIN, INC.
25 E. GUNNERSMAN AVE. SUITE 2
TOWSON, MARYLAND 21204
331-6775

3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

OWNER:
LINDEN TERRACE PARTNERSHIP
314 BEDFORD AVENUE
BALTIMORE, MARYLAND 21205
453-1414

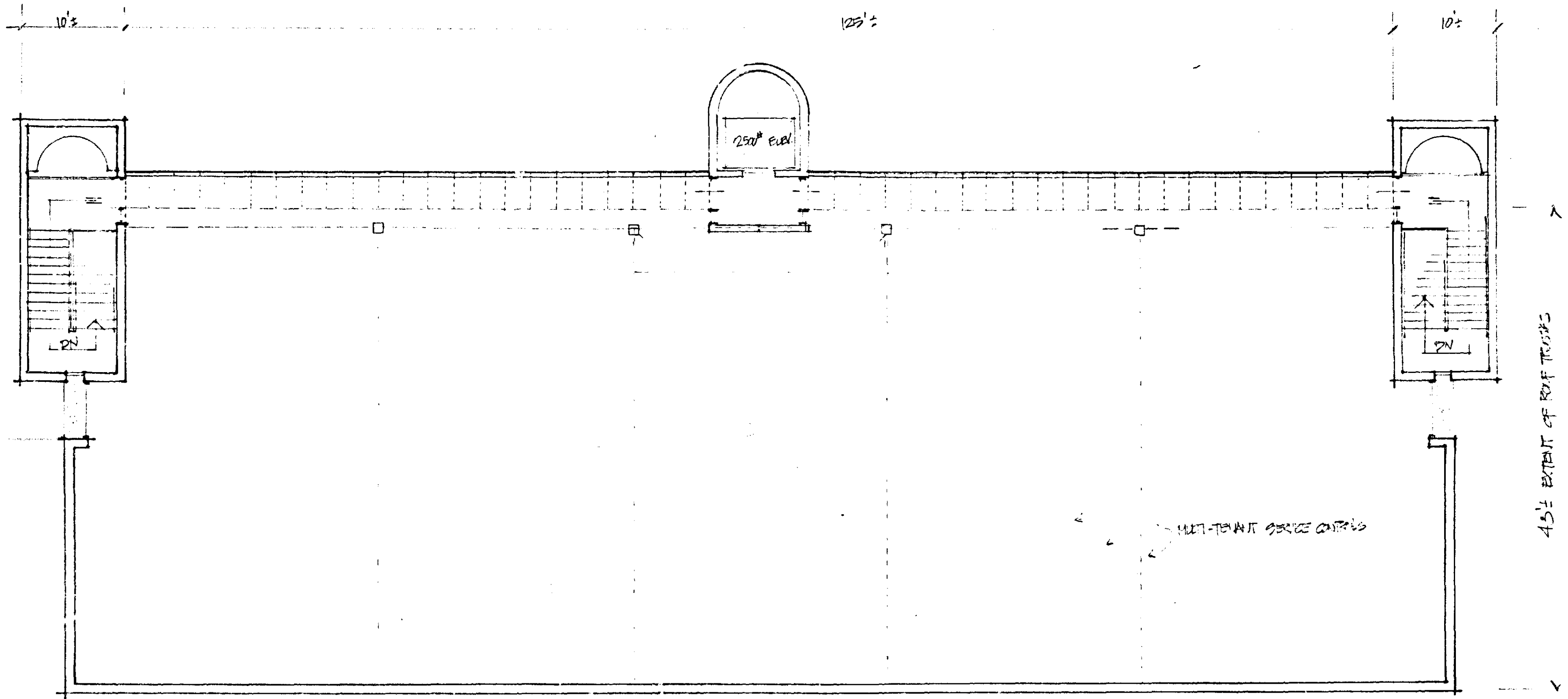
NOVEMBER 20, 1985



TELETYPE
1ST LEVEL - 607500

FLOOR PLAN - 1ST LEVEL - OFFICE BUILDING LOT N-1
DATE: 1/8/86

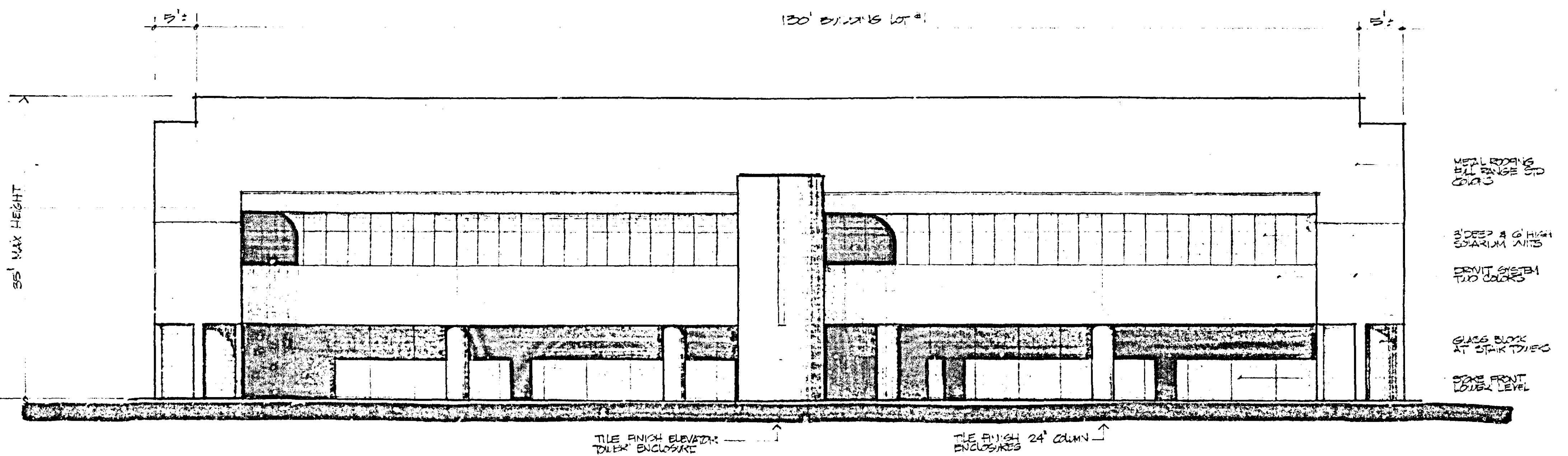
BROSSO, WILHELM & McWILLIAMS, INC.
1045 CROWNED CROSS RD. TOWSON, MD 21204 301-321-6760
ARCHITECTS - PLANNERS - MANAGERS - CONSULTANTS



TENANT SPACE
2ND LEVEL = 6500 S.F.

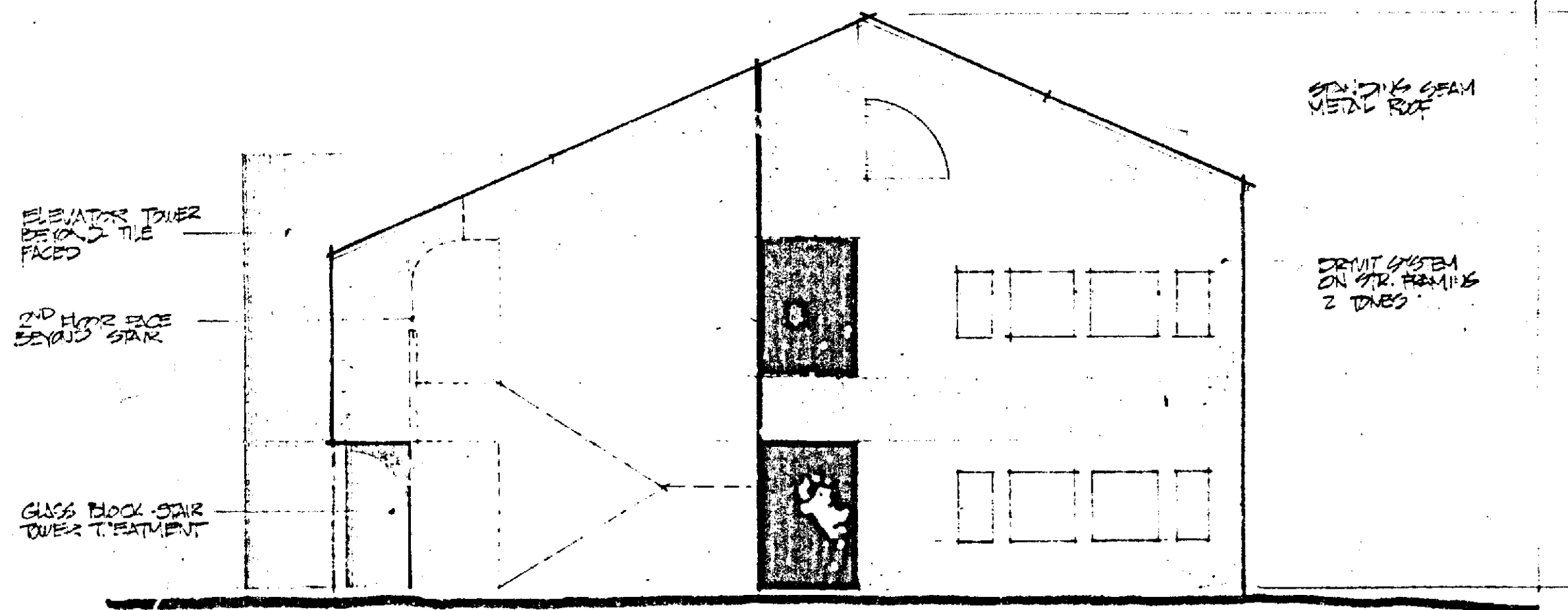
FLOOR PLAN 2ND LEVEL OFFICE BUILDING LOT N^o 1
SCALE: 1/8" = 1'-0"

BROSSO, WILHELM & McWILLIAMS, INC.
1025 Cromwell Blvd., Suite 100, Baltimore, Maryland 21204 301-321-6760
ARCHITECTS • PLANNERS • MANAGERS • CONSULTANTS



FRONT ELEVATION - OFFICE BUILDING LOT N^o 1 (EAST ELEVATION)
SCALE: 1/8" = 1'-0"

BROSSO, WILHELM & McWILLIAMS, INC.
1025 Cromwell Blvd., Suite 100, Baltimore, Maryland 21204 301-321-6760
ARCHITECTS • PLANNERS • MANAGERS • CONSULTANTS

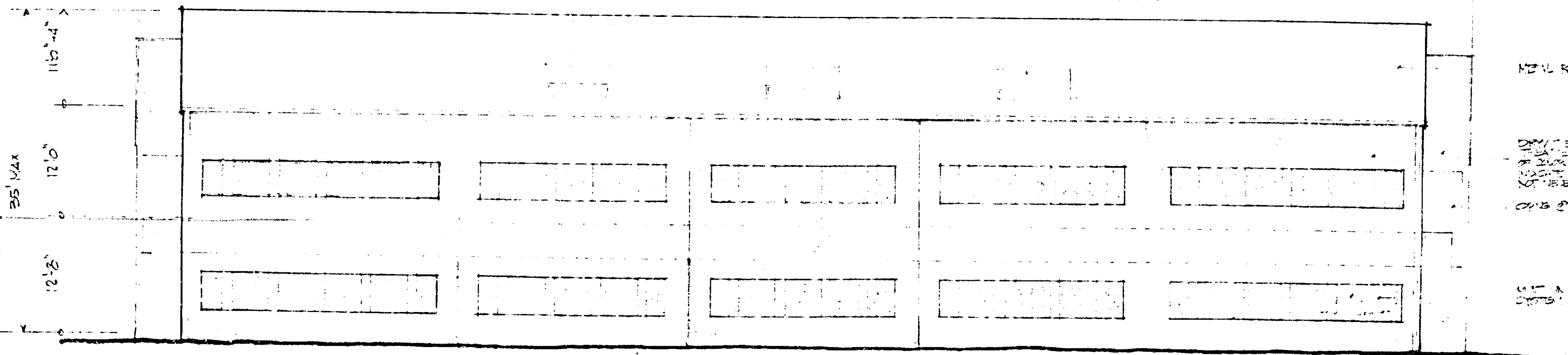


ELEVATION OFF MILFORD MILL ROAD - OFFICE BUILDING LOT N^o 1
 scale: $\frac{1}{8}" = 1'-0"$ (NORTH ELEVATION - SOUTH ELEV. SIMILAR)

BROSSE, WILHELM & McWILLIAMS, INC.
 1025 Cromwell Blvd. P.O. Box 1000, Maryland 21204 301-321-6750
 ARCHITECTS - PLANNERS - MANAGERS - CONSULTANTS

140' - BUILDING LOT -

150' - 150' - 150'



REAR ELEVATION OFFICE BUILDING LOT N^o 1 (WEST ELEVATION)
 scale: $\frac{1}{8}" = 1'-0"$

BROSSE, WILHELM & McWILLIAMS, INC.
 1025 Cromwell Blvd. P.O. Box 1000, Maryland 21204 301-321-6750
 ARCHITECTS - PLANNERS - MANAGERS - CONSULTANTS



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

ARNOLD JABLON
ZONING COMMISSIONER

January 28, 1986

Brian A. Goldman, Esquire
36 South Charles Street, Suite 1910
Baltimore, Maryland 21201-3130

RE: PETITION FOR SPECIAL EXCEPTION
S/S Milford Mill Rd., 750' SW/Reisterstown Rd.
Linden Terrace Partnership, Petitioner
3rd Election District
Case No. 86-297-X

Dear Mr. Goldman:

This is to advise you that \$49.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

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

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

No. 018478

DATE: 2/1/86 ACCOUNT: 8-01-115-000

Signed: [Signature] To be returned: AMOUNT: \$49.75

RECEIVED FROM: [Signature]

FOR: [Signature]

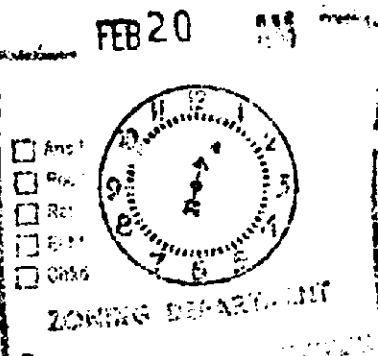
VALIDATION OR SIGNATURE OF CASHIER

FEDDER AND GARTEN
PROFESSIONAL ASSOCIATION
ATTORNEYS AT LAW

2300 CHARLES CENTER SOUTH
36 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201
(301) 539-2800

OFFICE OF MORRIS FEDDER (301-646-4600)
JOEL FEDDER
CABLE "FEDCAT"

February 18, 1986



The Honorable Arnold Jablon
Baltimore County Zoning Commissioner
Room 109
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Linden Terrace Partnership
Case No. 86-297-X

Dear Arnold:

In accordance with your request at the Zoning Hearing for the above captioned property, held on February 10, 1986, I have reviewed this matter with my clients.

My clients have given me the authority to request your approval to develop Lot 1 with a 12,375 square foot office building, in accordance with the revised Linden Terrace Plan enclosed, and I will dismiss the Petition as it relates to the development of Lot 2 with a 10,600 square foot office building. Thus, the entire parcel will only be one lot.

I am advised by my client that he has returned the zoning sign to Baltimore County. I would appreciate receiving your opinion at your earliest convenience.

Thank you for your cooperation.

Sincerely yours,

[Signature]
Brian A. Goldman

BAG/bq

Enclosure

cc: Howard M. Saperstein, CPA
Mr. Robert E. Morelock
Mr. Murray F. Hooper

LEGAL NOTICE

PETITION FOR SPECIAL EXCEPTION

3rd Election District

LOCATION: South side of Milford Mill Road, 750' SW/Reisterstown Rd.
DATE AND TIME: Monday, February 10, 1986, at 1:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above captioned property for a Class B office building as shown by Subsection 201.3.3.2 on proposed lots 1 and 2.

Being the property of Linden Terrace Partnership, as shown on the plan filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the 180-day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during the appeal period for good cause shown. Such request must be received in writing by the date of the hearing or before or made at the hearing.

BY ORDER OF
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

73203

Pikesville, Md., Jan. 22, 1986

TO CERTIFY, that the annexed advertisement

is published in the NORTHWEST STAR, a weekly

published in Pikesville, Baltimore

Maryland before the 10th day of

1986

1 publication appearing on the

nd day of Jan., 1986

nd publication appearing on the

day of

1986

the third publication appearing on the

day of

1986

THE NORTHWEST STAR

[Signature]
Manager

Cost of Advertisement \$20.00

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 23, 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 23, 1986

THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising

24.75

86-297-X

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

86-297-X

District: 3rd
Posted for: Special Exception
Petitioner: Linden Terrace Partnership
Location of property: S/S of Reisterstown Rd., 750' SW of Reisterstown Rd.
Location of sign: South side of Reisterstown Rd., 750' SW of Reisterstown Rd.
Remarks: [Signature]
Posted by: [Signature]
Number of Signs: 1

Brian A. Goldman, Esquire
36 South Charles Street, Suite 1910
Baltimore, Maryland 21201-3130

January 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION

S/S Milford Mill Road, 750' SW/Reisterstown Rd.

Linden Terrace Partnership, Petitioner
Case No. 86-297-X

TIME: 1:00 p.m.

DATE: Monday, February 10, 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. 012828

DATE: 2/1/86 ACCOUNT: 8-01-115-000

AMOUNT: \$100.00

RECEIVED FROM: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-297-X

At the CRG meeting on 12/31/85, the decision was made to continue this matter for an additional, as yet unscheduled, meeting. At the December meeting, the petitioner indicated that the site plan would be reduced and that only one building would be constructed. In view of the above, it is respectfully requested that no action be taken pending the completion of the CRG process.

NEG:JGH:elm

[Signature]
Norman E. Gerber, AICP
Director

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Catherine Warfield, C. R. G.
FROM: C. E. B. Burnham, Chief, Building Plans Review
SUBJECT: Linden Terrace, District 3, CRG
Milford Mill Road

- Buildings shall comply with the Baltimore County Building Code as adopted by Council Bill #17-85. It included the 1984 B.O.C.A. Basic National Building Code, Mechanical Code and Energy Code. Also the 1973 Baltimore County Plumbing and Gas Fitting Code and the current National Electric Code.
- We enforce the State of Maryland Handicapped Code including A.N.S.I. A117.1 - 1980 for the State. Signs for handicapped shall be posted. Painting of design on paving does not comply to the Code.
- Buildings of other than 20 or 50 require opening protectives (fire windows - doors) within 15'-0" of property lines. See Section 144.2.
- Separate permits are required for the various improvements to the site. A fee schedule listing the permits may be obtained at Room 100, at 111 W. Chesapeake Avenue, 21201.
- A full review of construction plans including energy conservation will be made when the plans and permit application are submitted for a permit.

CEB/vw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James A. Markle
FROM: Charles K. Weiss
SUBJECT: CRG 12/21/85

We doubt that the dumpster planned will be sufficient for the generation of trash by the anticipated 100+ employees of this site.

The curbside must be curb & ramped for wheeled containers to be moved onto the parking lot for collection with this configuration of parking places & islands.

While Baltimore County does not provide commercial refuse collection we provide comment as to the effectiveness of such proposals.

CKW/KRA/RAB

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director
Environmental Support Services
TO: Indith P.H. Date: 12/12/85
FROM: Indith P.H.
Waste and Water Quality Management
SUBJECT: ENVIRONMENTAL EFFECTS REPORT Linden Terrace Partnership
(Name)

CRG MEETING (Date) (Time)

PLAN REVIEW NOTES

1. Office and parking on 1.24 acres.
(Describe site)
2. Public water and public sewer is proposed.
3. No streams on site.
(Describe streams on-site)
4. No wetlands on site.
(Describe wetland soils on-site)
5. No wetlands on site.
(Describe wetland soils on-site)
6. Storm Water Management — required.
7. — proposed impervious area.

RESPONSES

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

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

- A. — No development is allowed in — (soil/name & symbol)
- B. — A revised site plan indicating no development in — must be submitted.

Mr. Brooks Stafford
Environmental Effects Report

Page Two

1. The developer must follow the Health Department Wetland Guidelines.
2. — (Other)

C. BEST MANAGEMENT PRACTICES

1. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
2. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
3. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
4. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
5. Filling will not occur in grassed or lined drainage ditches or swales.
6. —

tpms

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 10, 1986

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

Brian A. Goldman, Esquire
36 S. Charles Street, Suite 1910
Baltimore, Maryland 21201

RE: Item No. 175 - Case No. 86-297-X
Special Exception Petition
Petitioner - Linden Terrace Partnership

Dear Mr. Goldman:

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: William F. Kirwin, Inc.
28 E. Susquehanna Avenue, Suite 2
Towson, Maryland 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
NORMAN E. GARDNER
DIRECTOR

JANUARY 14, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21201

RE: Zoning Advisory Meeting of November 19, 1985
Item # 175
Property: LINDEN TERRACE PARTNERSHIP
Location: SALP

515 MILFORD MILL ROAD (RELOCATED),
750 SW OF REGISTER TOWN ROAD

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

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-38 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on —.
- ☒ Landscaping: Not comply with Baltimore County Landscape Manual, 1971 175-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is —.
- ☒ The property is located in a traffic area controlling by a "D" level intersection as defined by 211 175-79, and its conditions change are re-evaluated annually by the County Council.
- ☒ Additional comments: SEE CGO III-290 (LINDEN TERRACE) WAS HELD ON 12/31/85 AND HAS BEEN CONTINUED

cc: James Hovell

Norman E. Gardner
Chief, Current Planning and Development

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: December 30, 1985

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

PROJECT NAME: Linden Terrace
PROJECT NUMBER: #85304
LOCATION: Milford Mill Road
DISTRICT: 3C2

The Plan for the subject site, dated November 18, 1985, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

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

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the inspection fees, Burden and Fringe Costs incurred. Currently these charges are 2.0 times payroll for Metropolitan District Projects and 2.0 times payroll for the Capital Improvement Fund.

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

The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

The Developer is responsible for the full cost of all highway and storm drain construction.

Project #85304
Linden Terrace
Page 2
December 30, 1985

GENERAL COMMENTS: (Cont'd)

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, after which a Building Permit may be approved.

On-site rights-of-way are necessary for roads, storm drains or other utilities. The Developer is hereby advised that the final plat and/or building permits will not be approved until the off-site right-of-way is acquired. The County reserves the right to make the necessary contacts for acquisition of rights-of-way.

HIGHWAY COMMENTS:

Relocated Milford Mill Road is now being constructed, with sidewalks in its ultimate location, by Baltimore County. No further highway improvements will be required at this time.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

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

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

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area.

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

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line.

Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services, Attention: Mr. C. E. Brown, 494-3321.

Project #85304
Linden Terrace
Page 3
December 30, 1985

HIGHWAY COMMENTS: (Cont'd)

Screening shall be placed so as to prevent headlights within the parking areas from interfering with the traffic on the adjacent road.

A tee-turnaround acceptable to Baltimore County must be placed at the end of Linden Terrace, to allow residents, trash collectors and emergency vehicles, etc., to turn around at the end of the road.

Panhandles shall be a minimum of 20 feet in width to serve one lot.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

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

Since there does not appear to be a suitable outfall for storm drainage, the Storm Drain Design and Approval Section has recommended that we not approve this County Review Group Plan until a suitable outfall is provided.

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

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

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

Storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Project #85304
Linden Terrace
Page 4
December 30, 1985

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

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

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

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seeding)".

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

Storm water management must comply with the requirements of the 1984 Baltimore County Storm Water Management Policy and Design Manual adopted September 11, 1984. A storm drain public easement will be required, and must include the entire storm water management facility.

Baltimore County will require an access easement from the storm water management facility to a public road, and an agreement covering this easement.

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

Temporary construction easements of adequate width are necessary adjacent to all offsite rights-of-way or easements where utility construction is planned. They should be indicated on the right-of-way plats and construction drawings.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

There is an existing 6-inch public water main in Linden Terrace, which extends into the Linden Terrace property. The Developer's engineer indicates on his County Review Group Plan that the main is to be removed from the Developer's property and capped, just east of his property. The Developer will be responsible for any costs involved with

Project #85304
Linden Terrace
Page 5
December 30, 1985

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

abandoning this existing main. After the main is removed, the Developer may apply to the Department of Permits and Licenses to obtain metered water services for each lot, provided each lot has in-fee frontage on Linden Terrace.

There is also an existing 8-inch public sewer on the site. A 10-foot drainage and utility easement must be provided for the public portion of the main on the Developer's property. The Developer may then apply to the Department of Permits and Licenses for sewer service to each lot.

The Developer's engineer has also indicated servicing this property with a fire hydrant on relocated Milford Mill Road by tapping the existing 50-inch service main in Slade Avenue, and extending a 12-inch water main to the site. Baltimore County and Baltimore City both agree to this arrangement, to provide adequate fire protection for this project. The Developer will pay for the full cost of the pipe extension to the fire hydrant. The Developer is responsible for any cost of acquisition of rights-of-ways required.

Baltimore County does not wish to have the new paving in Milford Mill Road and Slade Avenue disturbed to install this 12-inch water line. We are trying to resolve this problem now, and will get back to the Developer as soon as a decision is reached as to how he can proceed. This installation may require boring and jacking.

If a public sewer extension is required, the Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public sanitary sewerage required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

The Developer shall be responsible for all costs connected with water or sewer abandonment. He shall furnish construction drawings and he shall pay the full value assessment charges remaining against existing properties taken out of service.

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

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

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

Project #85304
Linden Terrace
Page 6
December 30, 1985

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

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

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

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

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

- All proposed lines will be marked with size of line and type of pipe.
- Length of line between changes in direction or changes in grade, or between manholes and/or cleanouts.
- Invert elevations for all proposed cleanouts and/or manholes.
- Proposed elevations and grades of proposed building floor elevations and finished grades.
- Percent grades between cleanouts and/or manholes.
- Proposed location of connection to each building.
- The number of dwelling units in each building.
- Certification by Design Engineer that all lines were designed for the required capacity by the Fixture-Unit Method of Design described in A.S.C.E. Manual of Practice No. 37, and that a 2-foot per second minimum velocity is available at the design flow for the size and slope selected.

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

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

Project #85304
Linden Terrace
Page 7
December 30, 1985

This property may receive approval from the County Review Group, subject to compliance with all the above comments, when a suitable outfall for the storm drains has been found.

EAM:HWS:ss

cc: File

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



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWNSON, 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: Linden Terrace Partnership

Location: S/S Milford Mill Road (relocated), 750' SW of Reisterstown Road
Item No.: 175 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.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in (Milford Mill Rd. accordance with Baltimore County Standards as published by the Department of Public Works.

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

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

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

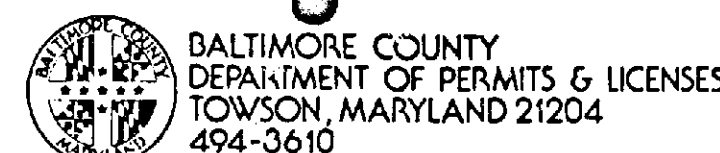
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

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

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

REVIEWER: *Paul H. Reincke* Noted and Approved: *Nick Commodari*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



December 16, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 175 Zoning Advisory Committee Meeting are as follows:

Property Owner: Linden Terrace Partnership
Location: S/S Milford Mill Road (relocated), 750' SW of Reisterstown Road
District: 3rd.

APPLICABLE CODES ARE CIRCLED:

(A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.C.E. #117-1 - 1980) and other applicable Codes and Standards.

(B) A building and other miscellaneous permits shall be required before the start of any construction. Demolition permits are required for buildings being removed.

(C) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer shall be required on plans and technical data.

(D) Commercial: Three sets of construction drawings shall be required to file a permit application. Registered seals are not acceptable.

(E) All structures except R-1 Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 4'-0" to an interior lot line. For the Group requires a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1007, Section 1008.2 and Table 1007. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

(F) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your architect/engineer contact this department.

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

(H) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Group are from the _____ to the _____ or to Mixed Use. See Section 312 of the Building Code.

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

(J) Comments: See attached comments

(K) These abbreviated comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Arnold E. Jablon
Zoning Commissioner
Office of Planning and Zoning

12/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Zoning Commissioner Date: December 16, 1985

FROM: Mr. E. E. Runyon, Chief, Building Plans Review C-23

SUBJECT: Item #175, Zoning Advisory Committee

- Lot #1, windows and doors on the south side could be in a firewall and require rated opening protectives due to the 0'-0" setback division line. See Section 101.1. The same is true of setbacks less than 15'-0" on Lot #2.
- Two handicapped places shall be provided for each independent structure, for a total of 4. Only two are shown.
- Property division line shall provide exit access and discharge width of not less than 44" between it and building in case either property is later sold.
- An 18'-0" fire lane shall be provided to Lot #2 if Section 502.3 is used in height and area.

CEB/vw

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING
10:00
DATE: December 30, 1985

PROJECT NAME: LINDEN TERRACE PLAN XXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT III-290 PLAN EXTENSION
REVISED PLAN
PLAT

This plan proposes 2 class "B" office buildings at the end of Linden Terrace in Pikeville. Access is taken from Milford Mill Road Relocated. Linden Terrace will be terminated at the property line. The site is located in an area of Pikeville that is changing from single family residential uses to office development. This site and surrounding properties are zoned R.C.

Under the provisions of Section 22-104, the development of property in the R.C. zone shall be designed to achieve four objectives: 1) compatibility of the proposed development with surrounding uses; 2) tree preservation; 3) protection of water courses and bodies of water from erosion and siltation, and 4) safety, convenience, and amenity for the neighborhood. Therefore, it is the responsibility of the CGG to make this determination in the design of an R.C. site. Further, the development must also comply with Section 203.2 of the Zoning Regulations. This statement of legislative policy states in part that "It is intended that buildings and uses in R.C. zones shall be highly compatible with the present or prospective uses of nearby residential property. The R.C. zone is supposed to serve as a transition between the intensity of non residential development and the existing neighborhood."

In order to assist in the determination of compatibility, cross sections are required to the adjacent residences on the northeast and east property lines. These cross sections must clearly show the relationship of the proposed office buildings, parking areas and landscape screening to the neighboring residential properties. Also, existing trees must be identified and an effort made to preserve as many as possible.

The proposed 5' high screen planting along the northeast and eastern property lines does not appear to provide an adequate buffer between the office buildings and adjacent residences. In an effort to enhance this buffer, consideration should be given to screening by means of attractive wooden fence with large trees. In addition, the relocation of the parking further away from the Willhide and Sawdaye properties should be considered. This shift of the parking area will increase the distance between the development and the houses and may allow the retention of some existing large trees on this site.

The parking requirements listed in note #7 must be adjusted if the building is to consist of all medical offices.

Any outside sign is limited to a surface area of 8 square feet as per Section 203.3.C of the Zoning Regulations and must be located on the building wall.

Gary Kerns
Gary Kerns

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING OFFICE
DATE: 12/30/85

PROJECT NAME: Linden Terrace
LOCATION: SE/S Milford Mill Road Relocated at termination of Linden Terrace
DISTRICT: 3rd District
PLAN:
DEVELOPMENT PLAN:
PLAT:

- Zoning hearing for Class B office buildings on separate lots has been filed (Item No. 175). Any CGG approvals should be contingent upon outcome of proposed hearing.
- Location of amenity open space should be indicated and particular attention should be afforded to Section 101 of the zoning regulations, which define and limit this open space.

Nick Commodari
Nicholas B. Commodari

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO : Mr. James Markle Date: December 30, 1985
FROM : C. Richard Moore
SUBJECT: C.R.G. Comments

PROJECT NAME: Linden Terr. C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: 302 DEVELOPMENT PLAN:
LOCATION: Milford Mill Road RECORD PLAT:

The proposed access to Milford Mill Road should be 35 ft. wide, and the screening along Milford Mill Road should be as far from the curb as possible.

Grading and clearing and an area kept free of sight obstructions past the right-of-way line will be needed along Milford Mill Road for the property to the west.

C. Richard Moore, Deputy Director
Department of Traffic Engineering

CRM/DAI/bld

CRG Meeting of December 31, 1985
Linden Terrace

1. 2.10 & 100 year peak SWM is required in this watershed. Soil boring data provided with the CRG indicate that infiltration is infeasible.

2. No adequate outfall exists for the proposed SWM device. The CRG plan states that an easement will be required to pipe flow subsurface to Dresher Avenue, however, since no storm drains exist in Dresher Ave., the pipe would discharge onto the surface. This condition is unacceptable since numerous flooding problems exist in this area. I believe that a solution acceptable to the County must be decided prior to approval of this CRG. Please be advised that the County plans to extend storm drains to Dresher Ave. in the next several years.

James L. Valner
12/17/85

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500
PAUL H. REINCKE
CHIEF

BALTIMORE COUNTY, MARYLAND
DATE: DECEMBER 13, 1985
SUBJECT: SUBDIVISION REVIEW COMMENTS
FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION
BUREAU, PLANS REVIEW DIVISION
CAPTAIN JOSEPH KELLY

PROJECT NAME: LINDEN TERRACE
PROJECT NUMBER: CRG AGENDA 12/31/85, 10:00 AM
LOCATION: MILFORD MILL ROAD

DISTRICT # 3
COMMENTS:
File: CRG COMMENTS
Page 1
Report: CRG COMMENTS

CRG 01
PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE AND THE NFPA 101 LIFE SAFETY CODE, 1981 EDITION.

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

LINDEN TERRACE
Subdivision Name, Section and/or Plat

Developer and/or Engineer: Korman, Inc.
Linden Terrace Partnership
Hypershed 2 1.25 Public Public
No. of Lots or Units Total Acreage Water Sewer

COMMENTS ARE AS FOLLOWS:
Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
Public sewers, public water, must be utilized and/or extended to serve the property.
A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, is incomplete and must be revised, has been reviewed and approved.
A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: on the attached memo dated 12-17-85.
It is recommended this plan not be approved at this time. See revisions and/or comments.

SS 783R

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550
STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

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

Item No. -ZAC- Meeting of November 16, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 171, 172, 174, 175, 178, 179, 180, and 181.

Michael S. Flanagan
Traffic Engineer Associate II

MSF/bld

Case No. 86-297-X

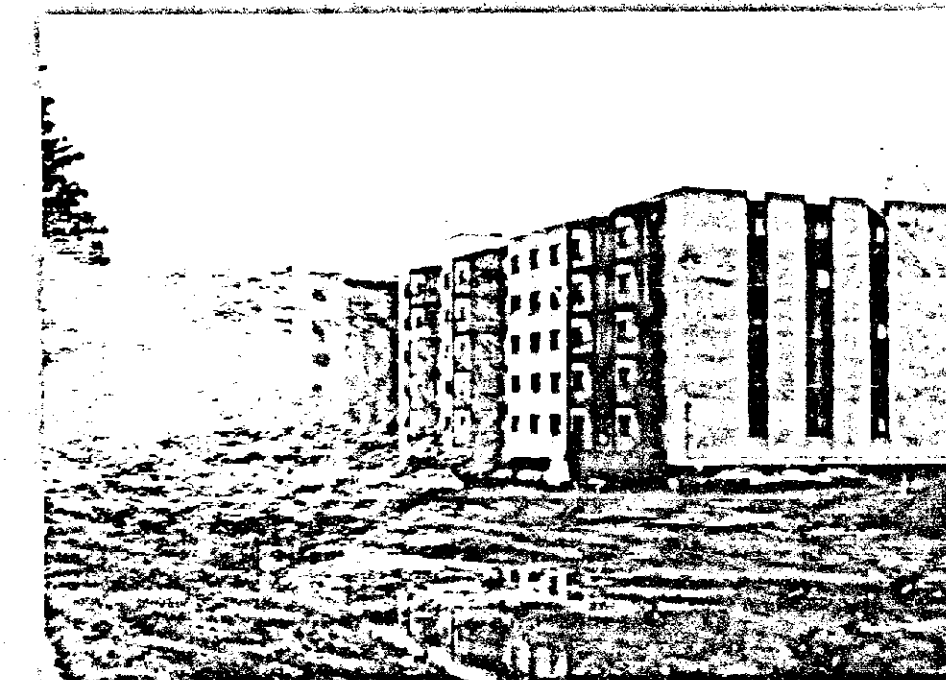
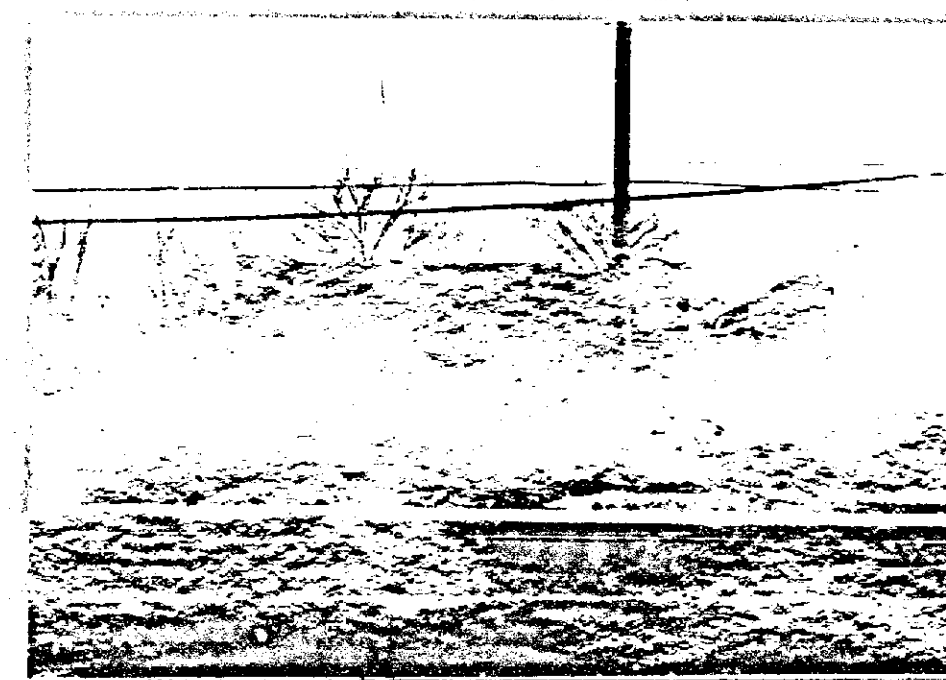
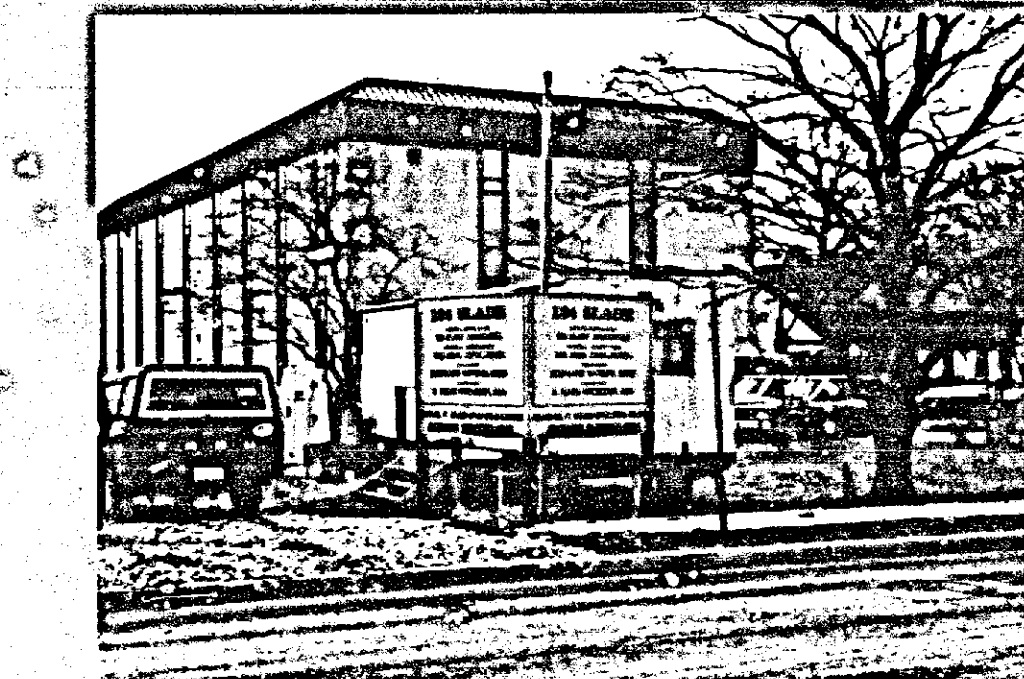
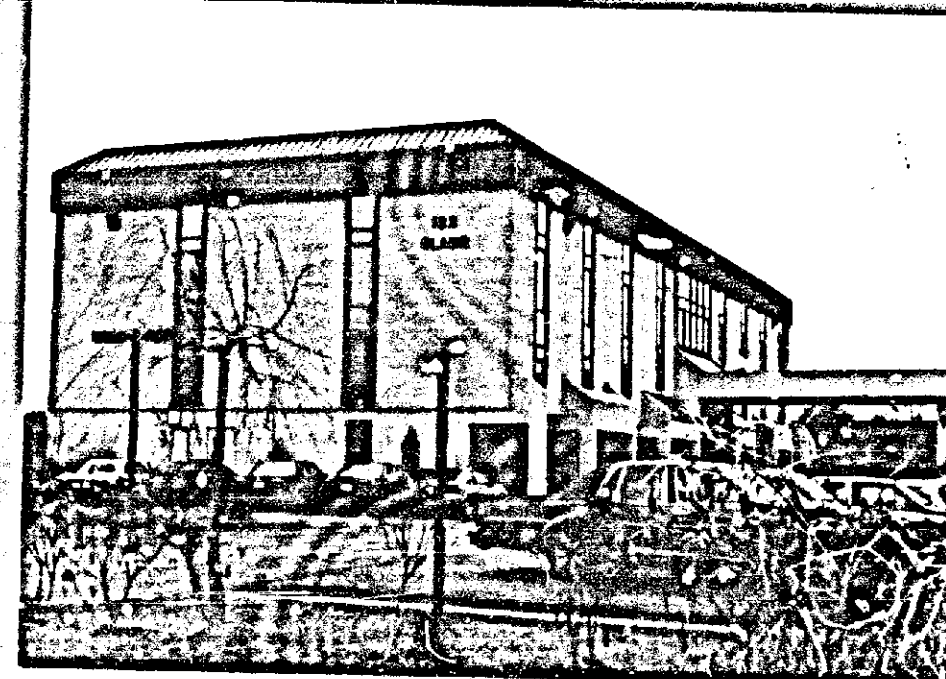
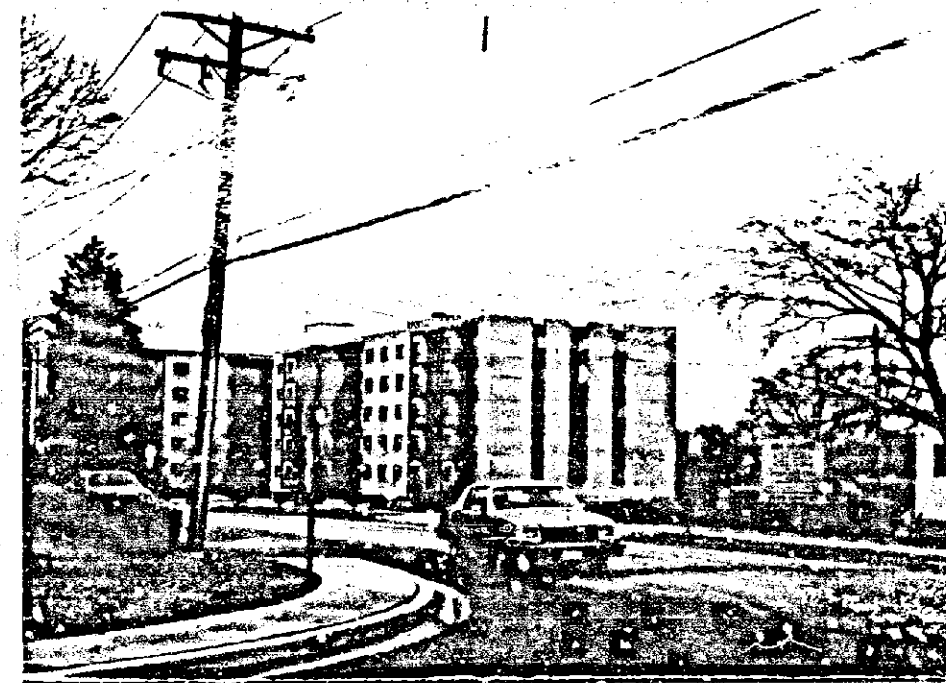
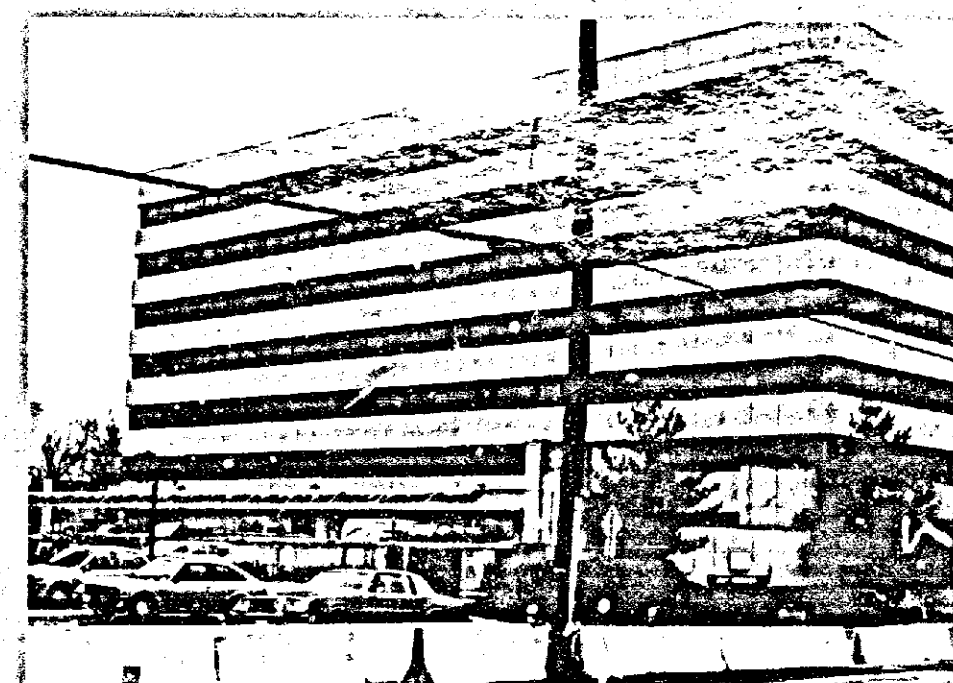
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

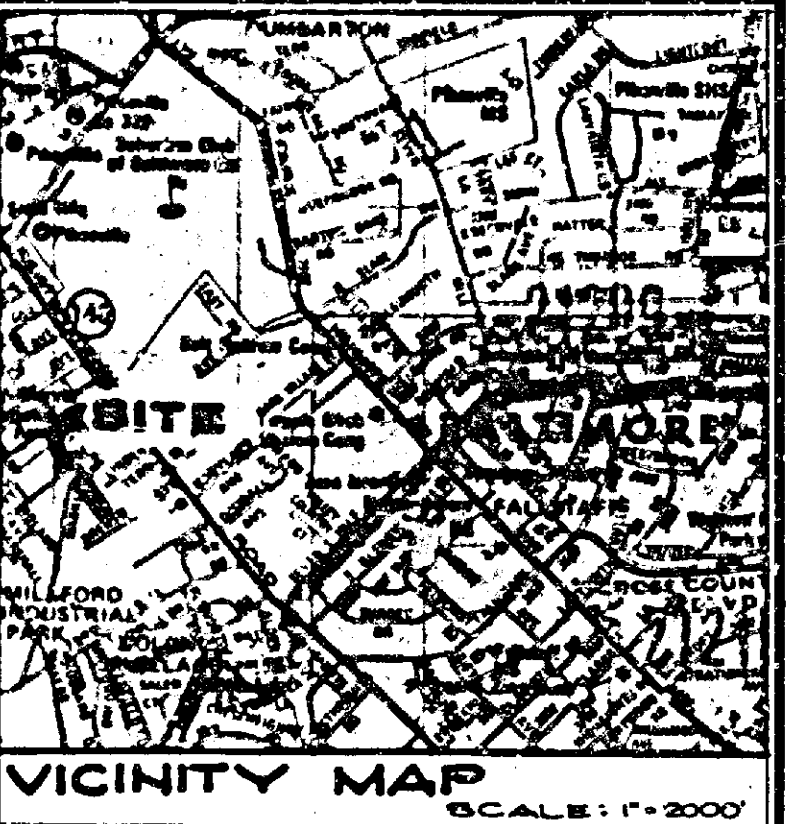
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 5th day of January, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Linden Terrace Partnership Received by: James E. Ryan
Petitioner's Attorney: Brian A. Goldman, Esquire Chairman, Zoning Plans Advisory Committee



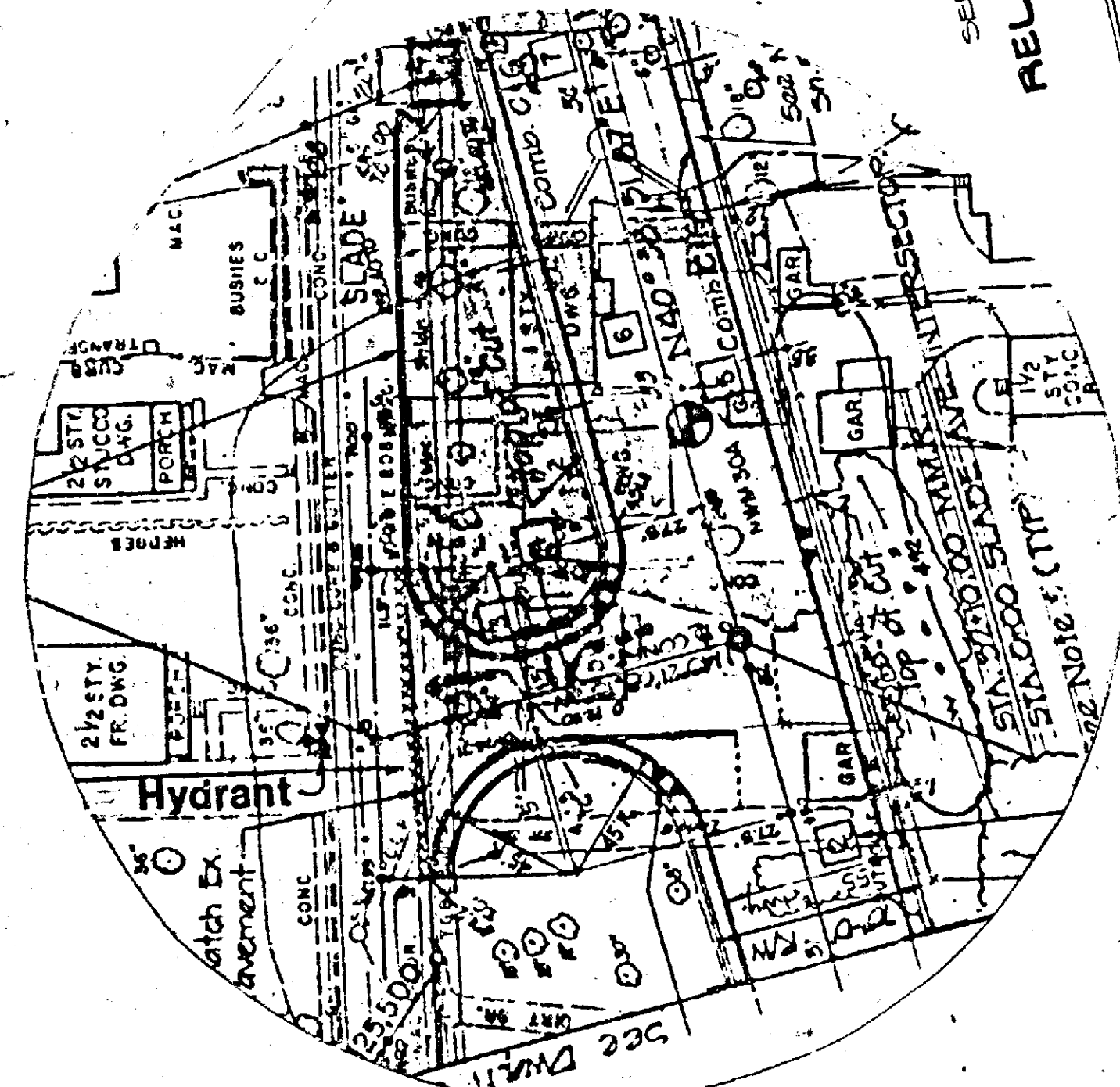


NOTES

1. SITE AREA: 1.246 AC ± NET, 1.549 AC ± GROSS
2. EXISTING ZONING: R-O

	LOT NO 1	LOT NO 2	TOTAL
3. GROSS SITE AREA	28,252 SF	30,517 SF	58,769 SF
4. AMENITY OPEN SPACE REQUIRED (25%)	7063 SF	7,630 SF	14,693 SF
5. AMENITY OPEN SPACE PROVIDED	7,992 SF	9,172 SF	17,164 SF
6. PROPOSED FLOOR AREA			
FIRST FLOOR	5875 SF	5625 SF	11,500 SF
SECOND FLOOR	6500 SF	6250 SF	12,750 SF
TOTAL	12,375 SF	11,875 SF	24,250 SF
7. PARKING REQUIRED			
FIRST FLOOR + 300 SF	20 CARS	19 CARS	39 CARS
SECOND FLOOR + 500 SF	13 CARS	13 CARS	26 CARS
TOTAL REQUIRED	33 CARS	32 CARS	65 CARS
8. PARKING PROVIDED	36 CARS	43 CARS	79 CARS
9. FLOOR AREA RATIO ALLOWED	14.126 SF	15.258 SF	29.384 SF
10. FLOOR AREA RATIO PROPOSED	12.375 SF	11.875 SF	24.250 SF

11. LANDSCAPE REQUIREMENTS
 - ADJACENT ROAD - 192' @ 1 PER 40' = 5 TREES
 - INTERIOR ROAD - 60' @ 1 PER 20' = 3 TREES
 - PARKING SPACES - 65 @ 1 PER 12' = 6 TREES
 - TOTAL LANDSCAPE REQUIREMENTS - 14 TREES
 - EXISTING ON-SITE TREES WHICH ARE SAVED (IF ANY) WILL BE USED TO OFFSET THE LANDSCAPE REQUIREMENTS TO THE EXTENT ALLOWED BY THE LANDSCAPE MANUAL.
12. SITE DATA: COUNCILMATIC DISTRICT 2
 - CENSUS TRACT - 4054.02
 - WATERSHED - 26
 - SUBWERSHED - 62
13. MAXIMUM DAILY TRIPS GENERATED BY THIS PROJECT: (ASSUME ALL MEDICAL OFFICES)
 - 1650 TRIPS
14. THERE ARE NO KNOWN WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON THIS SITE.
15. TRASH COLLECTION SHALL BE PROVIDED BY THIS OWNER FROM WHEELED CONTAINER(S).
16. THE EXISTING VACANT HOUSE & OUT-BUILDINGS ON THE SITE ARE TO BE RAZED.
17. FAR ALLOWED: 1.6 X 58,769 SF = 29,384 SF FAR SHOWN: 24,250 SF
18. PROPOSED USE: CLASS 'B' TOWNHOUSE OFFICE BUILDINGS.
19. CURRENT OWNER & DEED REFERENCE
 - LINDEN TERRACE PARTNERSHIP
 - 6855/132
20. TAX ACCOUNT NUMBER: 03-06-000075

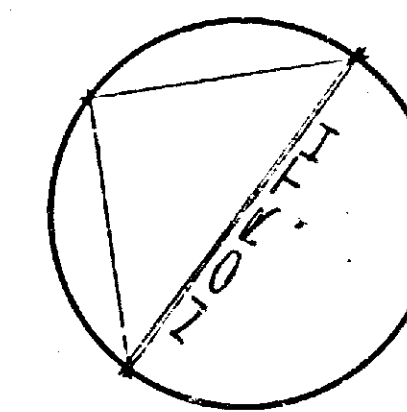
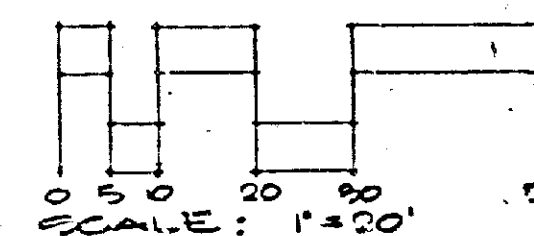
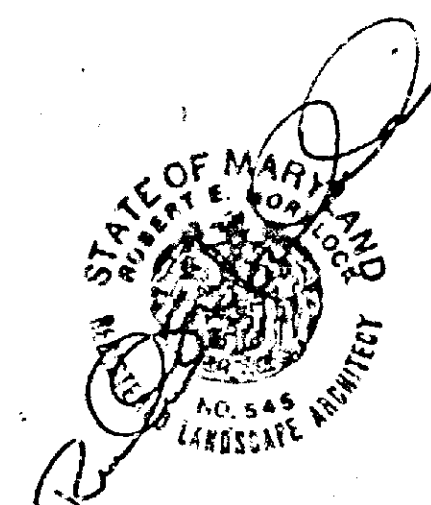


MILFORD MILL/SLADE AVE DETAIL
SCALE: 1" = 50'

SOIL TYPES AND LIMITATIONS FOR DEVELOPMENT

TYPE	AREA	LIMITATIONS FOR BUILDINGS	LIMITATIONS FOR PARKING	CLASS
ADA		MODERATE (W/ BASEMENTS) SEASONALLY PERCHED WATER TABLE	MODERATE: SEASONALLY PERCHED WATER TABLE	D
LHD		SLIGHT (W/O BASEMENTS)	MODERATE: SLOPE	C

WILLIAM F. KERWIN, INC.
Landscape Planning/Landscape Architecture
Team Design Concepts
28 E. Susquehanna Ave Suite 2 Towson MD 21204
Phone 301/337-0075



LINDEN TERRACE

983 ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND - JULY 19, 1985
OWNER
LINDEN TERRACE PARTNERSHIP
34 BEDFORD AVENUE
BALTIMORE, MD 21208
6855-214

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a Class B office building as allowed by Subsection 203.3.B.2 on proposed lots 1 and 2.

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) Linden Terrace Partnership
 Signature Howard M. Saperstein
 Address (Type or Print Name)
 City and State
 Attorney for Petitioner:
 Brian A. Goldman
 (Type or Print Name) 1314 Bedford Avenue 653-1414
 Address Baltimore, Maryland 21208
 Signature 36 Sth. Charles St., Suite 1910
 Address Baltimore, Maryland 21201-3130
 City and State
 Attorney's Telephone No. 547-1400

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of January, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 10th day of February, 1986, at 1 o'clock.

Charles J. ...
 Zoning Commissioner of Baltimore County.

(over)

IN RE: PETITION SPECIAL EXCEPTION *
 S/S of Relocated Milford Mill *
 Road, 750' SW of Reisterstown *
 Road - 3rd Election District *
 Linden Terrace Partnership, *
 Petitioner *
 Case No. 86-297-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a Class B office building on each of two adjacent lots, as more particularly described on Petitioner's Exhibit 2.

The Petitioner, by Howard M. Saperstein, General Partner, appeared and testified and was represented by Counsel. Robert E. Morelock, a registered landscape architect, testified on behalf of the Petitioner. Estey Sawdaye and Anna Willhide, adjacent property owners, appeared in opposition.

Testimony indicated that the subject property, zoned R-O and containing approximately 1.3 acres, is located on Relocated Milford Mill Road. Linden Terrace, off Reisterstown Road, dead ends at the property. Mrs. Sawdaye resides on the northeastern side of Linden Terrace adjacent to the property and Mrs. Willhide resides on the northwestern side of Linden Terrace adjacent to the property. The Petitioner proposes to subdivide the property into two lots and construct a Class B office building on each, with access from Relocated Milford Mill Road. Lot 1, located adjacent to Relocated Milford Mill Road and Mrs. Willhide's property, would have a two-story office building containing 12,375 square feet. Lot 2, located at the rear and adjacent to Mrs. Sawdaye, would have a two-story office building containing 11,875 square feet. Access to Lot 2 would be by a 24-foot easement from Relocated Milford Mill Road through Lot 1, bisecting the parking area of Lot 1. There would be

no access to or from Linden Terrace, and the entire northern property line would be buffered by a fence and shrubs. See Petitioner's Exhibit 1, CIG Landscape Plan. Lot 1 would contain 0.65 acres and Lot 2 would contain approximately 0.69 acres. An existing dwelling on Lot 2 would be razed.

The area surrounding this site has been developed extensively with office buildings, both on Relocated Milford Mill Road and in the Reisterstown Road and Glade Avenue vicinity. According to Mr. Morelock, Relocated Milford Mill Road is a collector street and is able to handle the increased traffic of both buildings. The site, located within the Pikeville Town Center, is identified as being within an area where growth is recognized.

The Protestants object to the proposed buildings because they fear the resultant retardation of traffic at Linden Terrace and Reisterstown Road, which is already horrendous. They also fear that their properties will be used for access to the site.

Mr. Morelock testified that he does not believe these buildings will add to the traffic problems. He believes that at least 50% of the traffic generated by the proposed development will travel towards Liberty Road via Relocated Milford Mill Road and that the other 50% will travel towards Reisterstown Road. At Reisterstown Road, traffic will have the option of turning south toward Linden Terrace or north. He does not expect much impact on that intersection.

The Petitioner seeks relief from Section 203.3.B.2, pursuant to Section 502.1, Baltimore County Zoning Regulations (BCZR).

It is clear that the BCZR permits the use requested by the Petitioner 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 in Section 502.1 are satisfied by the Petitioner.

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

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

Section 203.2, BCZR, requires that the proposed office building "...shall be highly compatible with the present or prospective uses of nearby residential property..." Testimony presented by Mr. Morelock and the Protestants was convincing that there is substantial evidence to justify such a conclusion which is, however, based on the restrictions delineated below. In addition, Section 502.2.g, BCZR, requires that the proposed use not be inconsistent with the purposes of the property's zoning classification nor be

- 2 -

- 3 -

WILLIAM F. KIRWIN INC.

Land Planning Landscape Architecture Team Design Concepts

November 4, 1985

ZONING DESCRIPTION LINDEN TERRACE PARTNERSHIP PROPERTY

Beginning for the same at a point lying along the southeast side of a severed area adjacent to the southeast right of way line of relocated Milford Mill Road as shown on Baltimore County Right of Way Plat Number 83-395-6, said point being offset approximately 40 feet right of centerline station 32+64 plus or minus as shown on the aforementioned plat, thence leaving said point of beginning and running the following four courses: (1) APPROXIMATELY South 37 degrees 18 minutes 55 seconds East, 391.43 feet; (2) APPROXIMATELY South 51 degrees 54 minutes 37 seconds West, 145.04 feet; (3) APPROXIMATELY North 37 degrees 05 minutes 08 seconds West, 362.51 feet; and (4) APPROXIMATELY North 40 degrees 32 minutes 54 seconds East, 146.85 feet to the intersection of said line with the centerline of the relocated Milford Mill Road.

Containing 1.248 acres, plus or minus and lying in the third election district of Baltimore County, Maryland.

28 E. Susquehanna Ave. Suite 2 Towson MD 21204 Phone 301/337-0075

PETITION FOR SPECIAL EXCEPTION

3rd Election District

LOCATION: South side of Milford Mill Road, 750 feet Southwest of Reisterstown Road
 DATE AND TIME: Monday, February 10, 1986, at 1:00 p.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Exception to use the herein described property for a Class B office building as allowed by Subsection 203.3.B.2 on proposed lots 1 and 2.

Being the property of Linden Terrace Partnership, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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 JARLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
 S/S of Milford Mill Rd., 750' :
 SW of Reisterstown Rd., : OF BALTIMORE COUNTY
 3rd District :
 LINDEN TERRACE PARTNERSHIP, : Case No. 86-297-X
 Petitioner :

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 21st day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to Brian A. Goldman, Esquire, 36 South Charles St., Suite 1910, Baltimore, MD 21201-3130, Attorney for Petitioner.

Peter Max Zimmerman
 Peter Max Zimmerman

inconsistent with the spirit and intent of the BCZR. A finding that the condition required by Section 502.1.g has been met necessarily implies a finding that the proposed use is a compatible one as required by Section 203.2, BCZR. See *People's Counsel v. Webster*, No. 361, Ct. of Sp. Appeals, January 8, 1986.

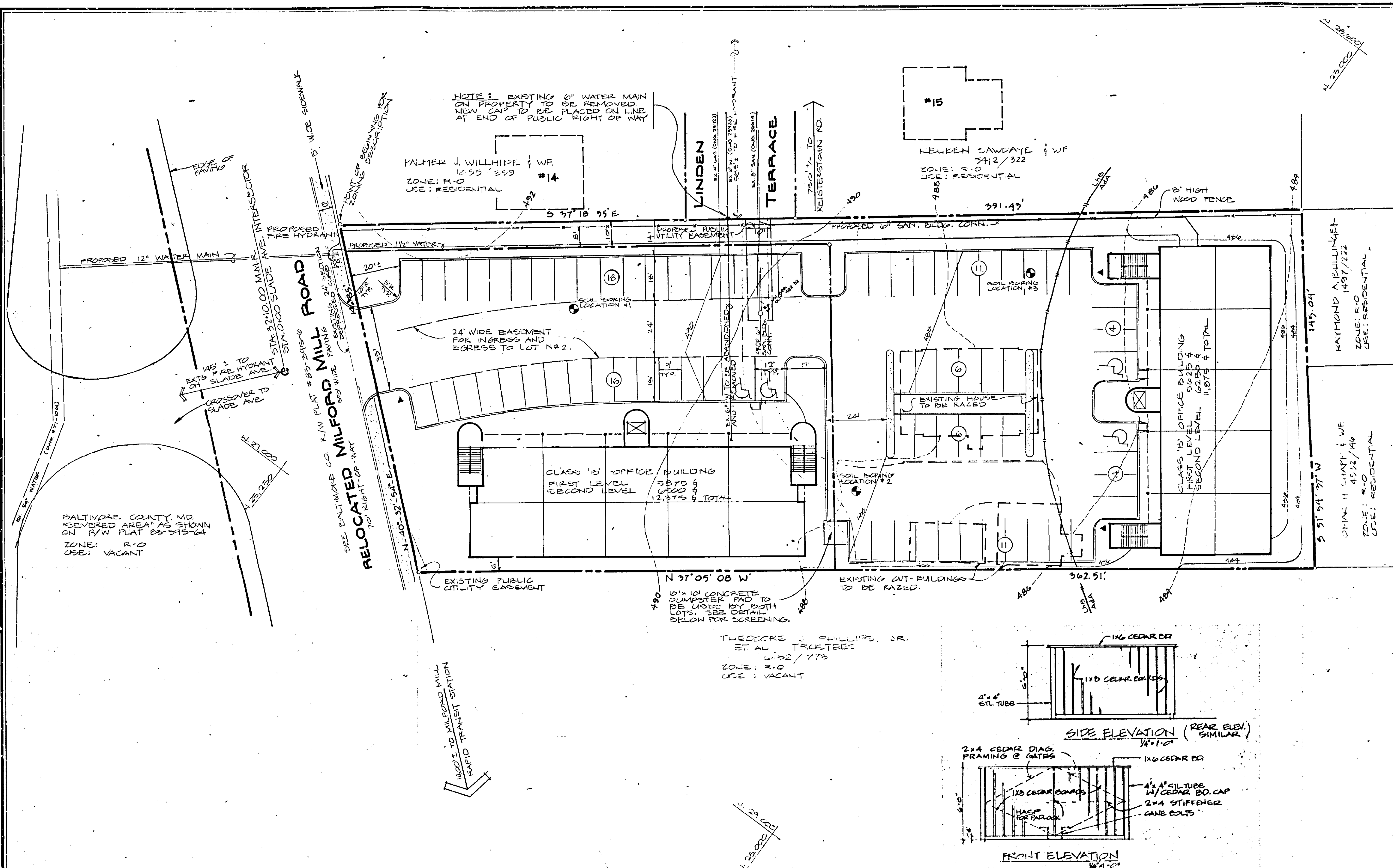
Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of February, 1986, that the Petition for Special Exception 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:

1. This property may not be subdivided into two lots, and said special exception is granted only for the 12,375 square foot office building, in accordance with the revised site plan submitted and identified as Petitioner's Exhibit 3.
2. County Review Group (CRG) approval shall be obtained.
3. Compliance with the Baltimore County Landscape Manual.

Charles J. ...
 Zoning Commissioner of Baltimore County

cc: Brian A. Goldman, Esquire
 Es. Estey Sawdaye
 Es. Anna Willhide
 People's Counsel



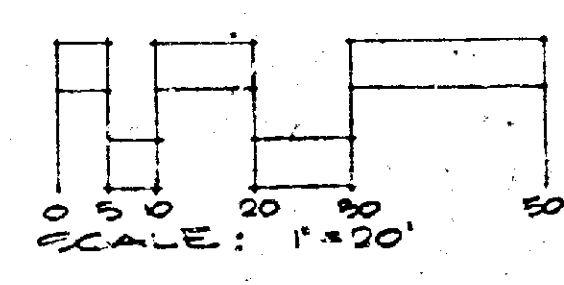
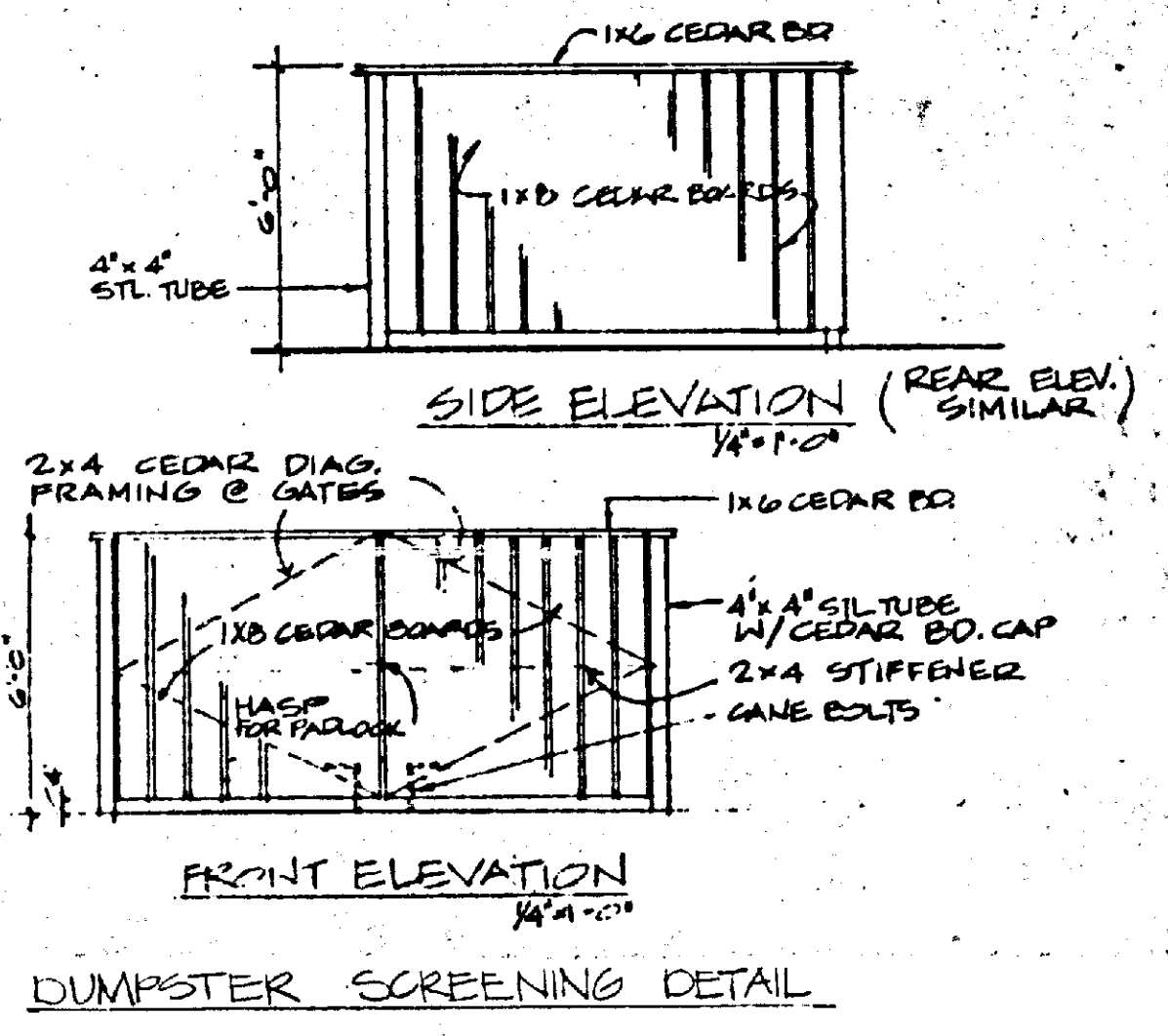
- NOTES**
1. SITE AREA: 1.248 AC ± NET, 1.349 AC ± GROSS
 2. EXISTING ZONING: R-O

	LOT NO. 1	LOT NO. 2	TOTAL
3. GROSS SITE AREA	28,283 SF 0.65 A	304,260 SF 0.691 A	332,543 SF 1.341 A
4. AMENITY OPEN SPACE REQUIRED (25%)	7,070 SF	76,215 SF	83,285 SF
5. AMENITY OPEN SPACE PROVIDED	7,101 SF	10,638 SF	17,739 SF
6. PROPOSED FLOOR AREA			
FIRST FLOOR	5,875 SF	5,625 SF	11,500 SF
SECOND FLOOR	6,500 SF	6,250 SF	12,750 SF
TOTAL	12,375 SF	11,875 SF	24,250 SF
7. PARKING REQUIRED			
FIRST FLOOR + 300 SF	20 CARS	19 CARS	39 CARS
SECOND FLOOR + 500 SF	13 CARS	13 CARS	26 CARS
TOTAL REQUIRED	33 CARS	32 CARS	65 CARS
8. PARKING PROVIDED	34 CARS	42 CARS	76 CARS
9. FLOOR AREA RATIO ALLOWED	14,126 SF	13,250 SF	27,376 SF
10. FLOOR AREA RATIO PROPOSED	12,375 SF	11,875 SF	24,250 SF

11. LANDSCAPE REQUIREMENTS
ADJACENT ROAD - 12' @ 1 PER 40' = 3 TREES
INTERIOR ROAD - 75' @ 1 PER 20' = 4 TREES
PARKING SPACES 76 @ 1 PER 12' = 7 TREES
TOTAL LANDSCAPE REQUIREMENTS 14 TREES
EXISTING ON-SITE TREES WHICH ARE SAVED (IF ANY) WILL BE USED TO OFFSET THE LANDSCAPE REQUIREMENTS TO THE EXTENT ALLOWED BY THE LANDSCAPE MANUAL.
12. SITE DATA: COUNCILMATIC DISTRICT 2
CENSUS TRACT 4034.02
WATERSHED 26
SUBWATERSHED 62
13. MAXIMUM DAILY TRIPS (GENERATED BY THIS PROJECT) (ASSUME OFFICE PARK) 255 TRIPS
14. THERE ARE NO KNOWN WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON THIS SITE.
15. TRASH COLLECTION SHALL BE PROVIDED BY THIS OWNER FROM WHEELED CONTAINER(S).
16. THE EXISTING VACANT HOUSE & OUT-BUILDINGS ON THE SITE ARE TO BE RAZED.
17. PROPOSED USE: CLASS 'B' OFFICE BUILDINGS (MAX. HEIGHT 35 FEET)
18. CURRENT OWNER & DEED REFERENCE LINDEN TERRACE PARTNERSHIP 0853/132
19. TAX ACCOUNT NUMBER 03-06-000075
20. HOURS OF OPERATION 7 AM - 5 PM
21. MAX. NO. OF EMPLOYEES AFTER TOTAL DEV. - APPROX. 100
22. EXTERIOR LUMINAIRES INDICATED THUSLY - ▲
MAX. HEIGHT = 14'
23. THERE ARE NO CHEMICAL OR PETROLEUM PRODUCT STORAGE TANKS WITHIN 200' OF THE SITE. THERE IS AN EXISTING GAS STATION 700' ± FROM THE SITE ON THE EAST CORNER OF KEISTERSTOWN ROAD & SLADE AVENUE.
24. THERE SHALL BE NO EXTERIOR SIGNS ON THE SITE.

SOIL TYPES AND LIMITATIONS FOR DEVELOPMENT

TYPE	AREA	LIMITATIONS FOR BUILDINGS	LIMITATIONS FOR PARKING	CLASS
ADA		MODERATE (W/ BASEMENTS) SEASONALLY PERCHED WATER TABLE	MODERATE: SEASONALLY PERCHED WATER TABLE	D
LHS		SLIGHT (W/O BASEMENTS)	MODERATE: SLOPE	C



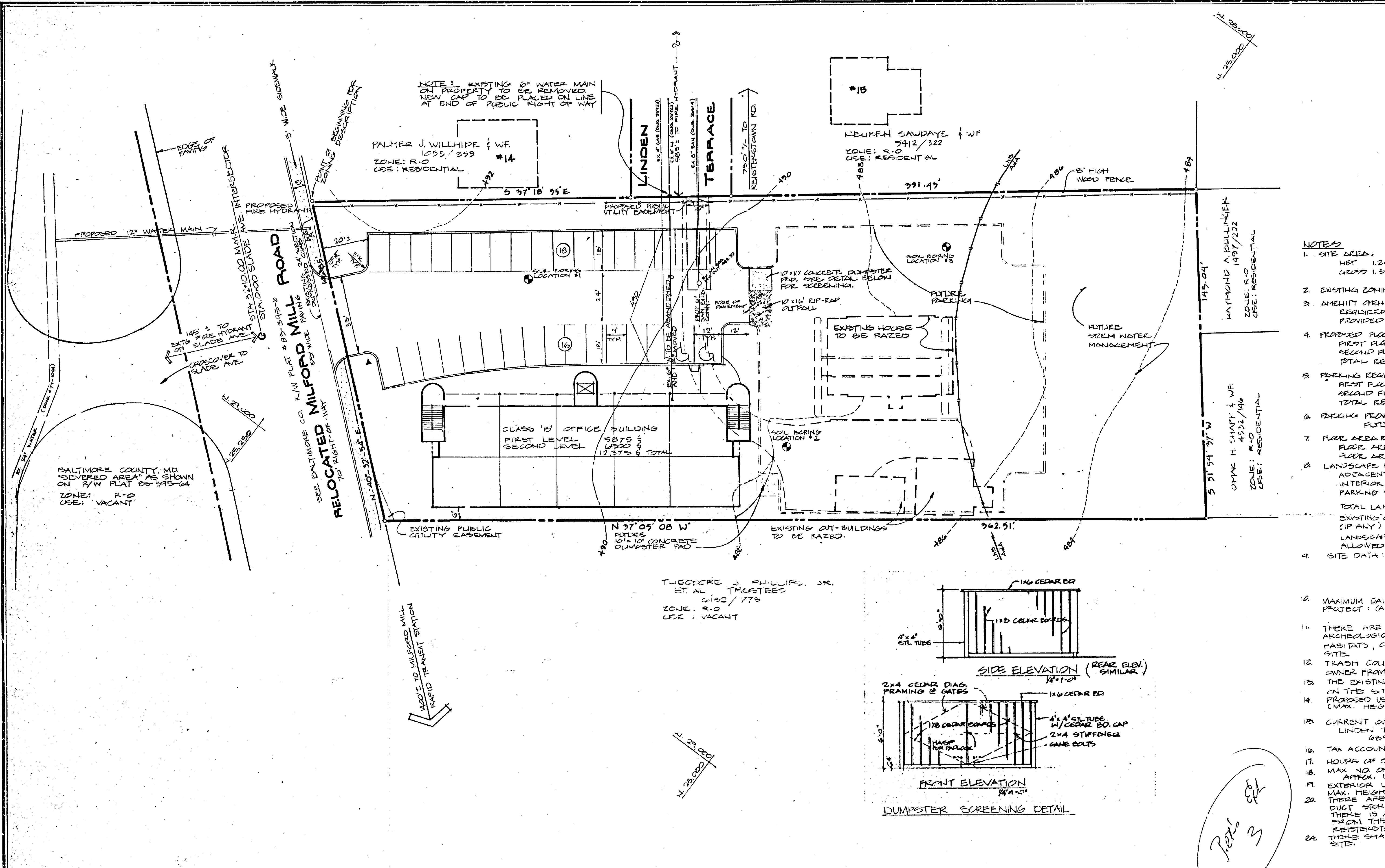
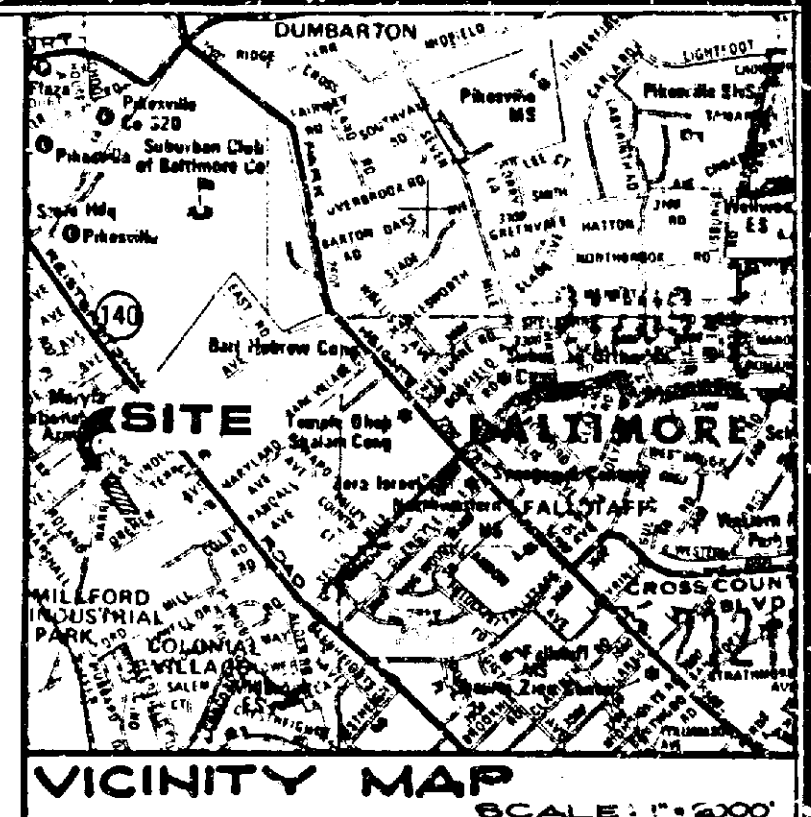
NOVEMBER 10, 1985
REVISED: DECEMBER 24, 1985
REVISED: JANUARY 31, 1986
REVISED: JANUARY 22, 1986

LINDEN TERRACE

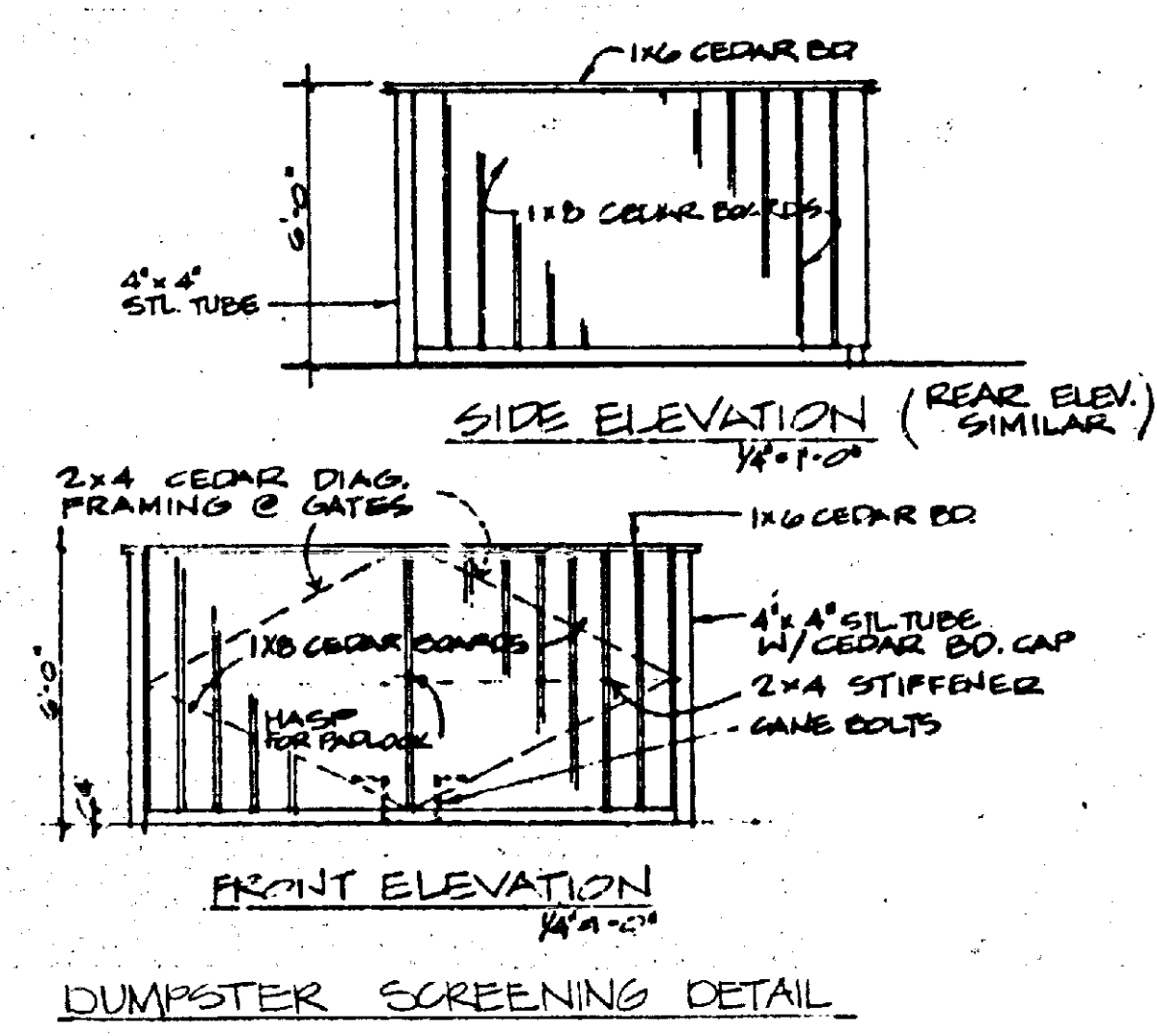
383 ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

OWNER/APPLICANT
LINDEN TERRACE PARTNERSHIP
314 BEDFORD AVENUE
BALTIMORE, MD 21208
659-4414

PUBLIC SERVICES
CRS # 85304
PLANNING #



- NOTES**
1. SITE AREA:
NET 1.248 AC ±
GROSS 1.344 AC ± (158,714 SF)
 2. EXISTING ZONING: R-O
 3. AMENITY OPEN SPACE:
REQUIRED (25%) - 14,692 SF
PROVIDED - 31,593 SF
 4. PROPOSED FLOOR AREA:
FIRST FLOOR = 5,875 SF
SECOND FLOOR = 12,375 SF
TOTAL REQUIRED = 12,375 SF
 5. PARKING REQUIRED:
FIRST FLOOR + 300 SF = 20 CARS
SECOND FLOOR + 300 SF = 13 CARS
TOTAL REQUIRED = 33 CARS
 6. PARKING PROVIDED:
FUTURE: 70 CARS
 7. FLOOR AREA RATIO: .3
FLOOR AREA ALLOWED - 29,384 SF
FLOOR AREA PROPOSED - 12,375 SF
 8. LANDSCAPE REQUIREMENTS
ADJACENT ROAD - 142' @ 1 PER 40' = 5 TREES
INTERIOR ROAD - 75' @ 1 PER 20' = 4 TREES
PARKING SPACES - 70 @ 1 PER 12' = 7 TREES
TOTAL LANDSCAPE REQUIREMENTS 16 TREES
EXISTING ON-SITE TREES WHICH ARE SAVED (IF ANY) WILL BE USED TO OFFSET THE LANDSCAPE REQUIREMENTS TO THE EXTENT ALLOWED BY THE LANDSCAPE MANUAL.
 9. SITE DATA: COUNCILMATIC DISTRICT 2
CENSUS TRACT 4034.02
WATERSHED 20
SUPERVENISHED 62
 10. MAXIMUM DAILY TRIPS (GENERATED BY THIS PROJECT) (ASSUME OFFICE PARK) 253 TRIPS
 11. THERE ARE NO KNOWN WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON THIS SITE.
 12. TRASH COLLECTION SHALL BE PROVIDED BY THIS OWNER FROM WHEELED CONTAINER(S).
 13. THE EXISTING VACANT HOUSE & OUT-BUILDINGS ON THE SITE ARE TO BE RAZED.
 14. PROPOSED USE: CLASS 'B' OFFICE BUILDINGS (MAX. HEIGHT 33 FEET.)
 15. CURRENT OWNER & DEED REFERENCE
LINDEN TERRACE PARTNERSHIP
00033/132
 16. TAX ACCOUNT NUMBER 03-00-000075
 17. HOURS OF OPERATION 7 AM - 5 PM
 18. MAX. NO. OF EMPLOYEES AFTER TOTAL DEV. - APPROX. 100
 19. EXTERIOR LUMINAIRES INDICATED THUDLY - A.
MAX. HEIGHT = 14'
 20. THERE ARE NO CHEMICAL OR PETROLEUM PRODUCT STORAGE TANKS WITHIN 200' OF THE SITE.
THERE IS AN EXISTING GAS STATION 700' ± FROM THE SITE ON THE EAST CORNER OF REISTERSTOWN ROAD & SLADE AVENUE
 21. THERE SHALL BE NO EXTERIOR SIGNS ON THE SITE.



SOIL TYPES AND LIMITATIONS FOR DEVELOPMENT

TYPE	AREA	LIMITATIONS FOR BUILDINGS	LIMITATIONS FOR PARKING	CLASS
ADA		MODERATE (W/ BASEMENTS) SEASONALLY PERCHED WATER TABLE	MODERATE: SEASONALLY PERCHED WATER TABLE	D
LHD		SLIGHT (W/O BASEMENTS)	MODERATE: SLOPE	C

WILLIAM F. KERWIN, INC.
Land Planning/Landscape Architecture
Team Design Concepts
28 E. Susquehanna Ave. Suite 2 Towson MD 21204
Phone 306/337-0075

NOVEMBER 18, 1985
REVISED: DECEMBER 24, 1985
REVISED: JANUARY 3, 1986
REVISED: JANUARY 22, 1986

0 5 10 20 30
SCALE: 1"=20'

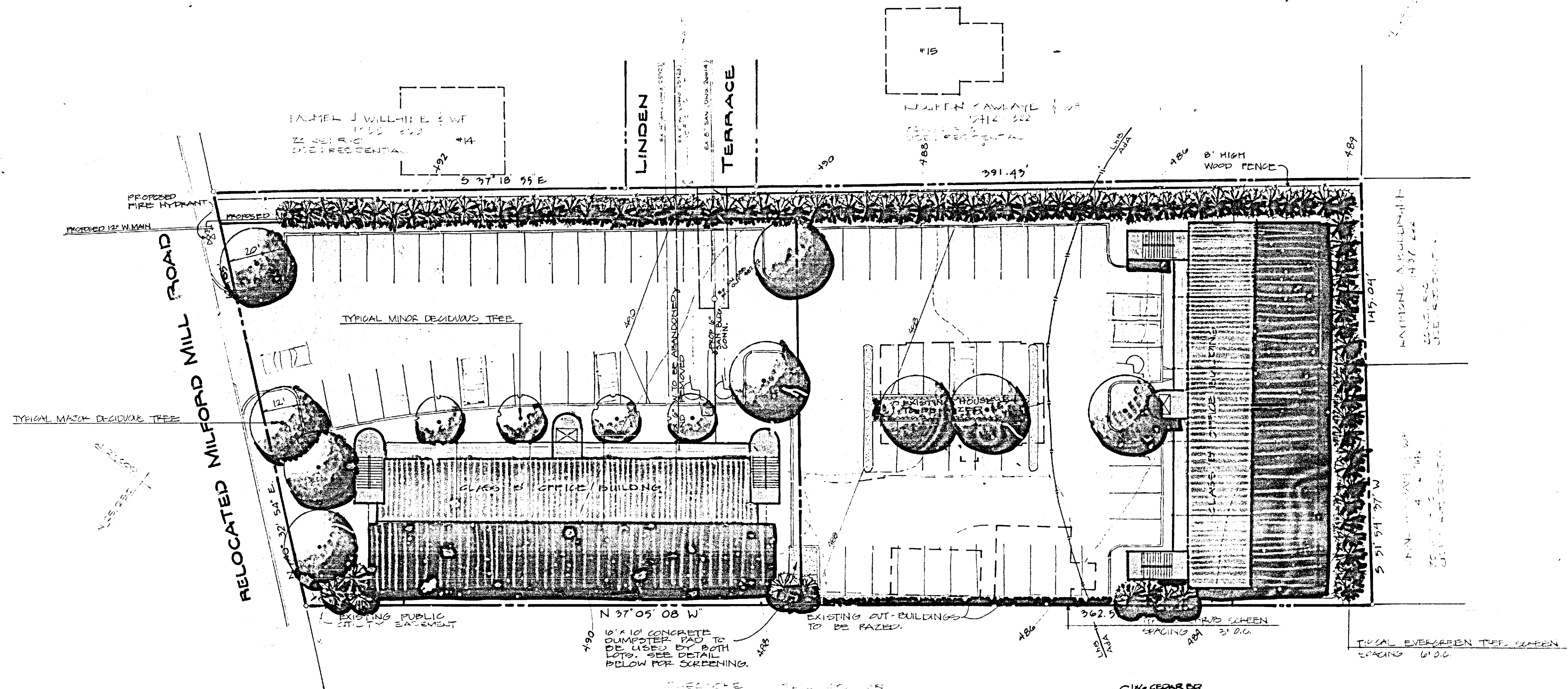
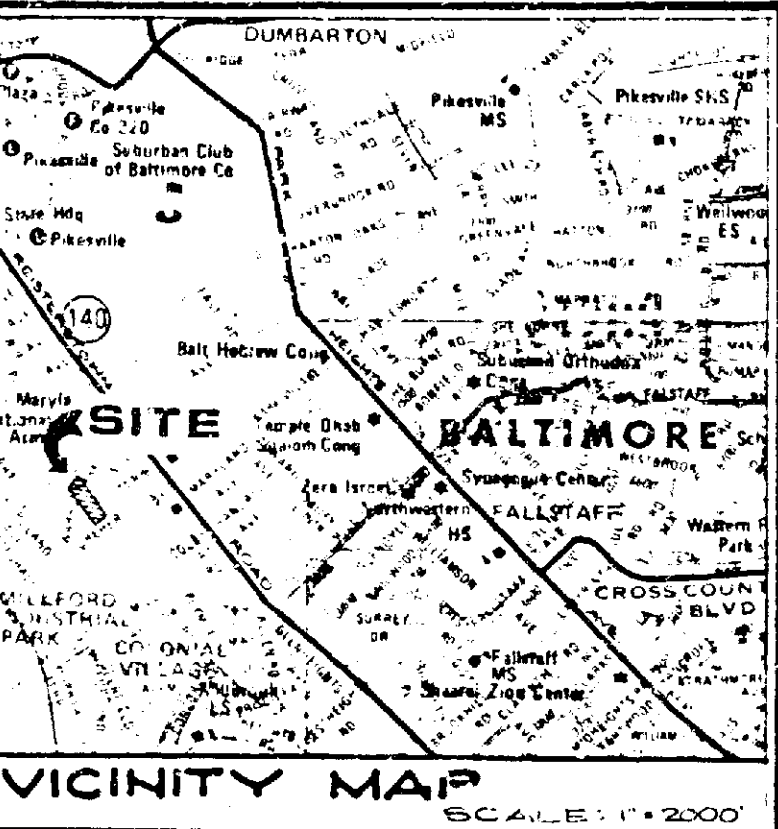
NORTH

LINDEN TERRACE

83 ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

OWNER/APPLICANT
LINDEN TERRACE PARTNERSHIP
34 BEDFORD AVENUE
BALTIMORE, MD 21208
GES-1414

PUBLIC SERVICES
CRO # 03304
PLANNING #



MINIMUM PLANTING REQUIREMENTS

Trees

Parking Spaces ---76' @ 1 tree/12 spaces --- 7
 Interior Road ---75' @ 1 tree/20' --- 4
 Exterior Road ---192' @ 1 tree/40' --- 5
 Total major deciduous or equivalent ---16
 (min. major deciduous)

Screening and other planting

- 8' wide planting bed along adjacent public street
- 5' high planting screen between parking and adjacent public street
- 5' high planting screen between parking and adjacent residential zones
- 5' high planting screen around dumpster

TREES SHOWN

Major deciduous ----- 9
 Minor deciduous ----- 4
 Evergreen ----- 92
 Total major deciduous
 equivalent ----- 105

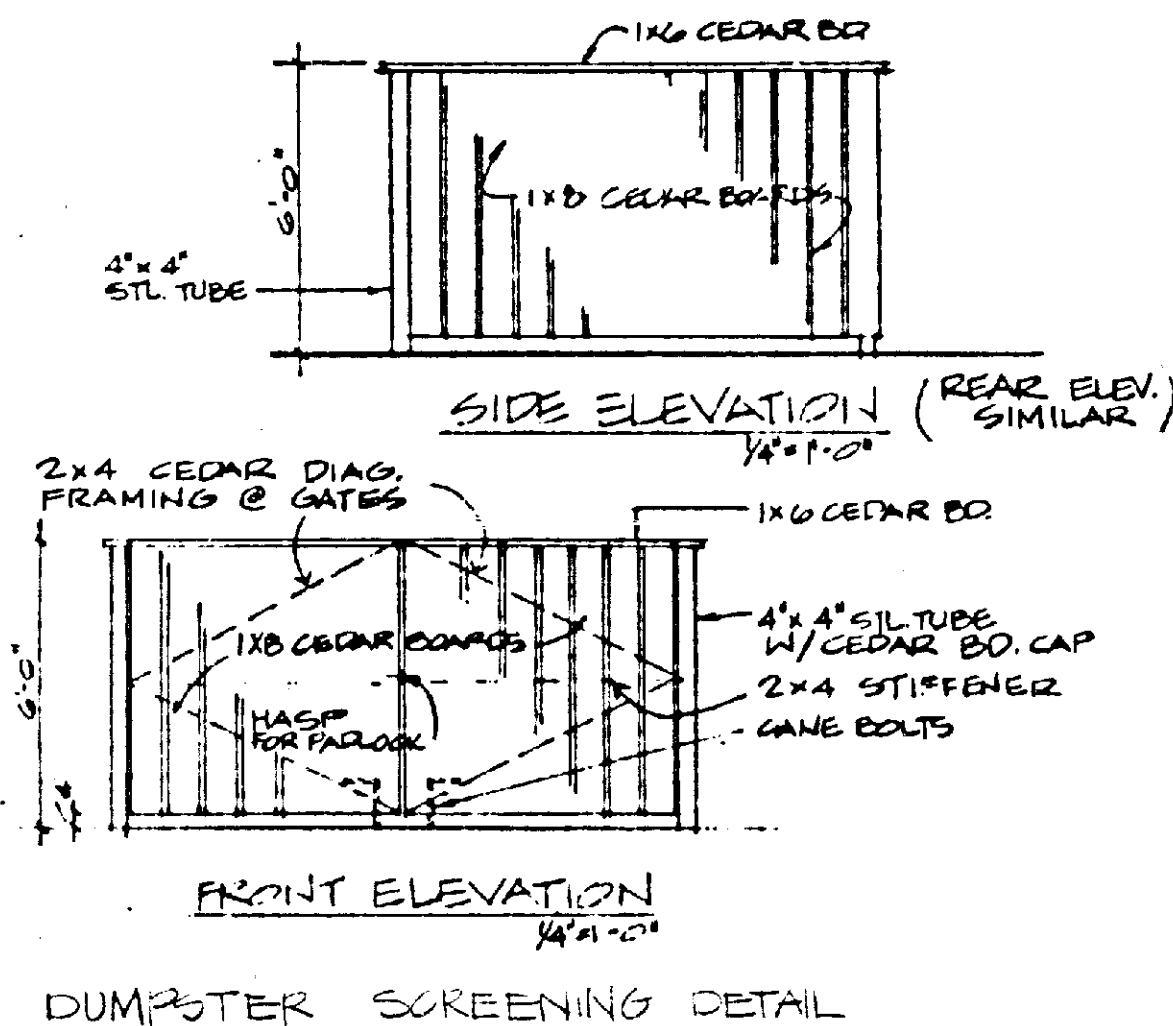
SOIL TYPES AND LIMITATIONS FOR DEVELOPMENT

TYPE	AREA	LIMITATIONS FOR BUILDINGS	LIMITATIONS FOR PARKING	CURBS
ADA		MODERATE (W/ BASEMENTS) SEASONALLY FLOODED WATER TABLE SLIGHT (W/O BASEMENTS)	MODERATE: SEASONALLY FLOODED WATER TABLE	D
LFB		SLIGHT	MODERATE: SLOPE	C

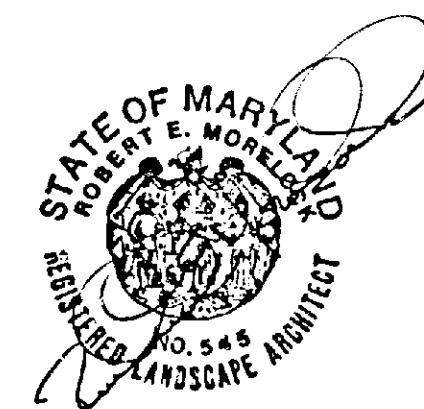
"I certify that the schematic planting plan shown herein is consistent with the goal and intent of the Baltimore County Landscape Manual, 1983, and meets all applicable policy, guidelines and ordinances."

Signature of Applicant

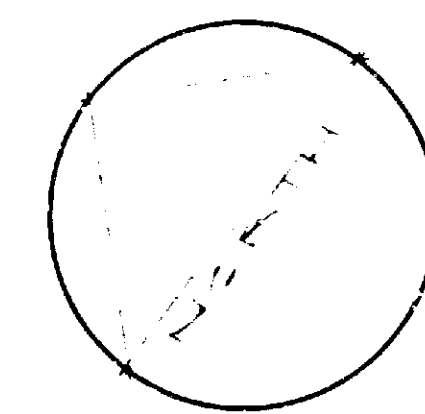
Date



DUMPSTER SCREENING DETAIL



SCALE: 1"=20'



CRG LANDSCAPE PLAN

LINDEN TERRACE

22 E. BALTIMORE STREET
 BALTIMORE COUNTY, MARYLAND

OWNER: APPLICANT
 LINDEN TERRACE PARTNERSHIP
 24 BEDFORD AVENUE
 BALTIMORE MD 21205
 200000

PUBLIC SERVICE
 CRD # 83304
 PLANNING #

LINDEN TERRACE

REVISED 4/2/86

ARCHITECT:

GITE/CIVIL ENGINEER:

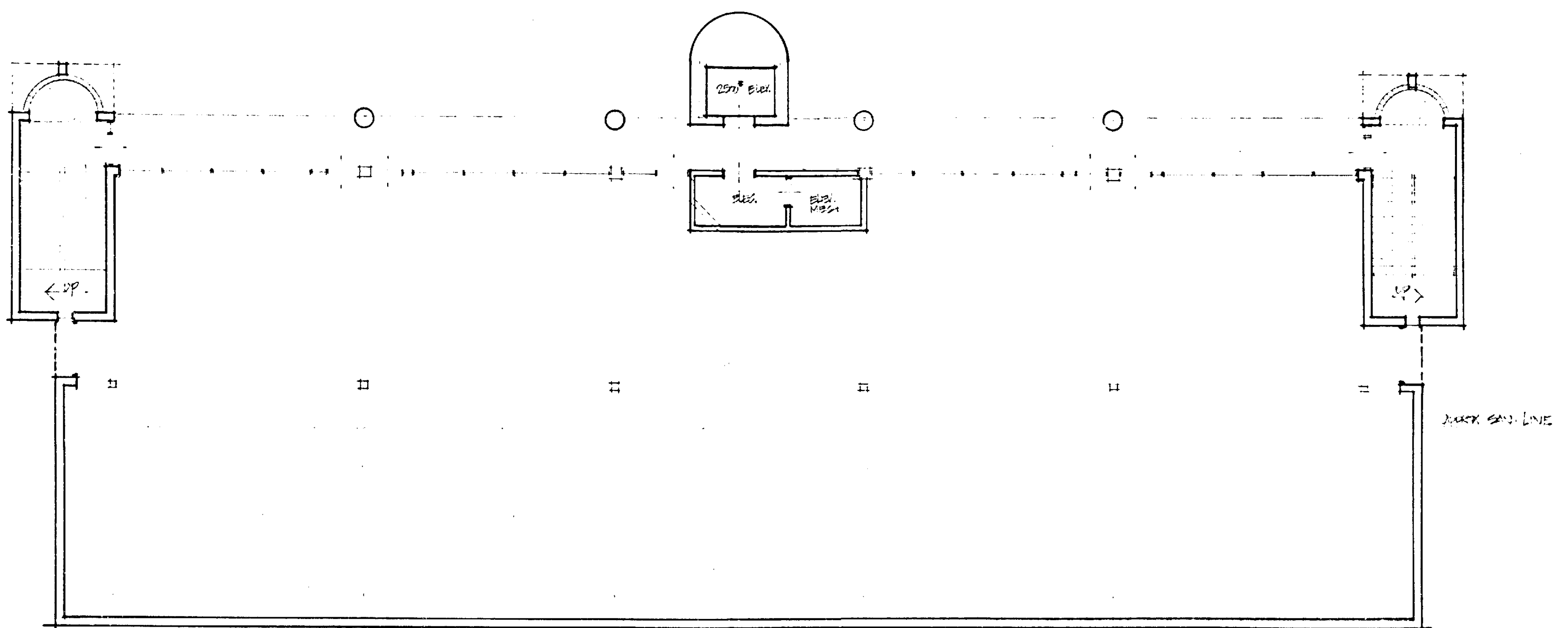
BROSSO, WILHELM & McWILLIAMS, INC.
1045 CROWNED CROSS RD.
TOWSON, MARYLAND 21204
331-6760

WILLIAM F. KIRWIN, INC.
25 E. GUNNERSMAN AVE. SUITE 2
TOWSON, MARYLAND 21204
331-6775

3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

OWNER:
LINDEN TERRACE PARTNERSHIP
314 BEDFORD AVENUE
BALTIMORE, MARYLAND 21205
453-1414

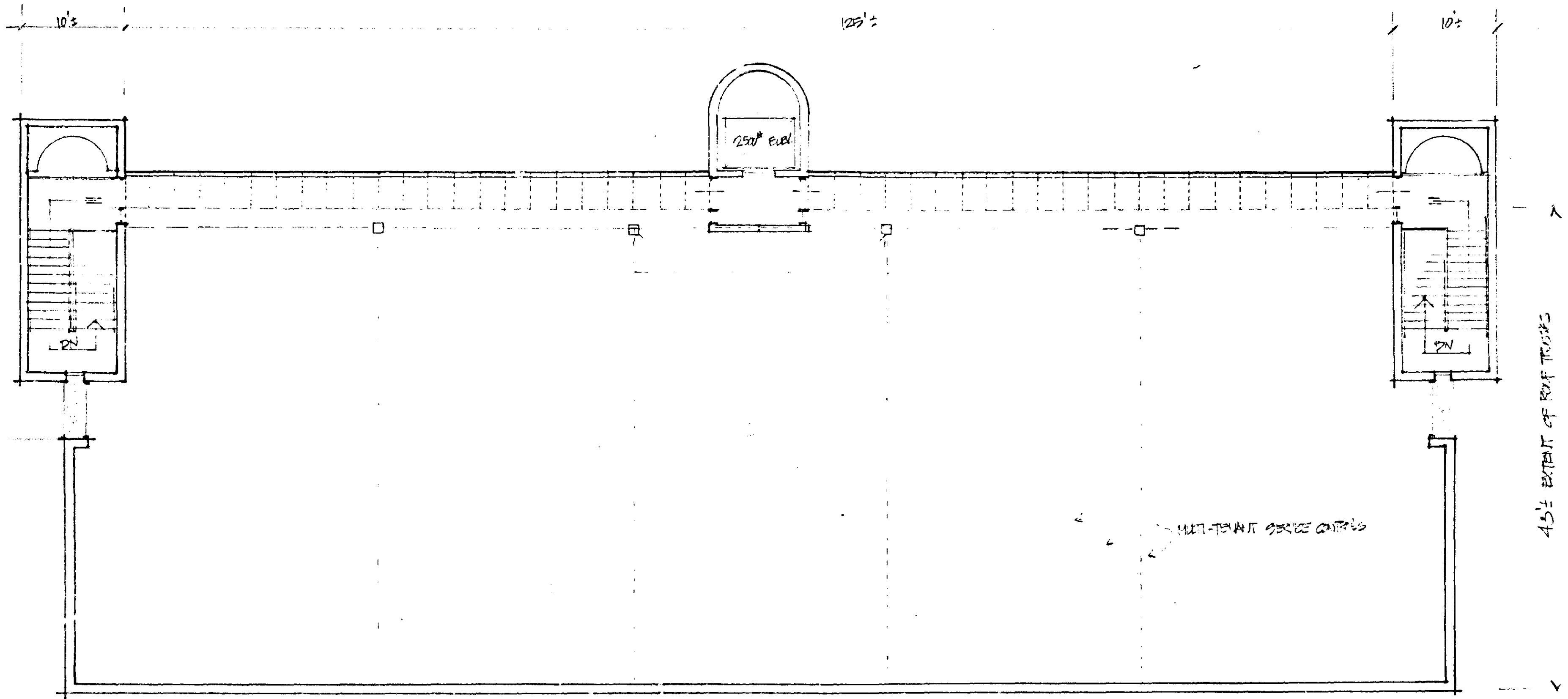
NOVEMBER 20, 1985



TELETYPE
1ST LEVEL - 601500

FLOOR PLAN - 1ST LEVEL - OFFICE BUILDING LOT N-1
DATE: 1/8/86

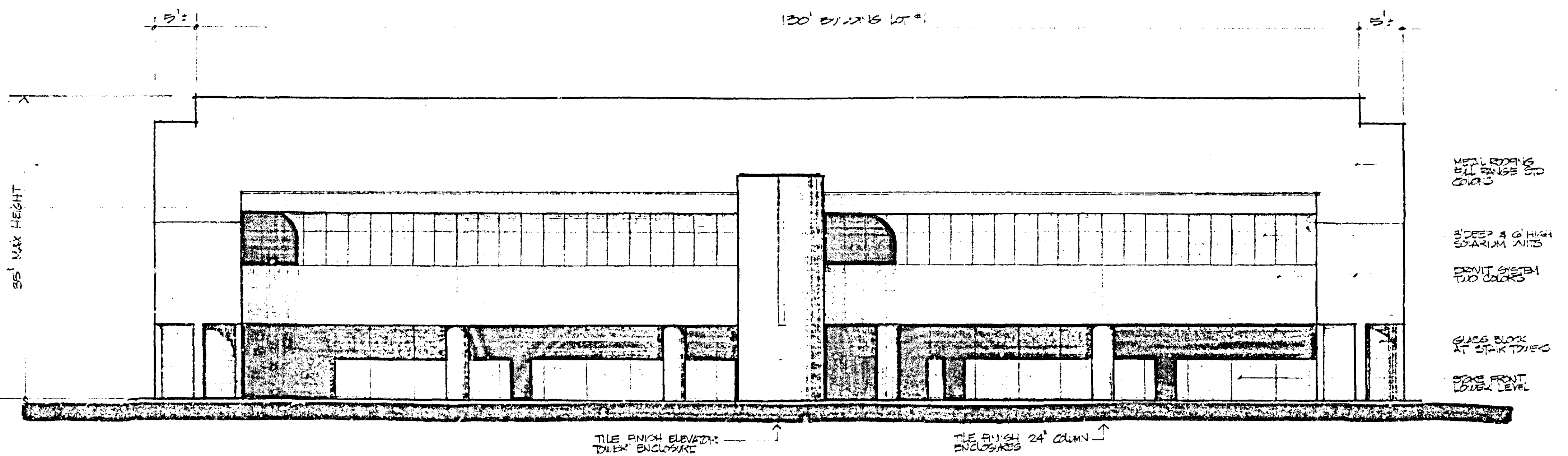
BROSSO, WILHELM & McWILLIAMS, INC.
1045 CROWNED CROSS RD. TOWSON, MD 21204 301-321-6760
ARCHITECTS - PLANNERS - MANAGERS - CONSULTANTS



TENANT SPACE
2ND LEVEL = 6500 S.F.

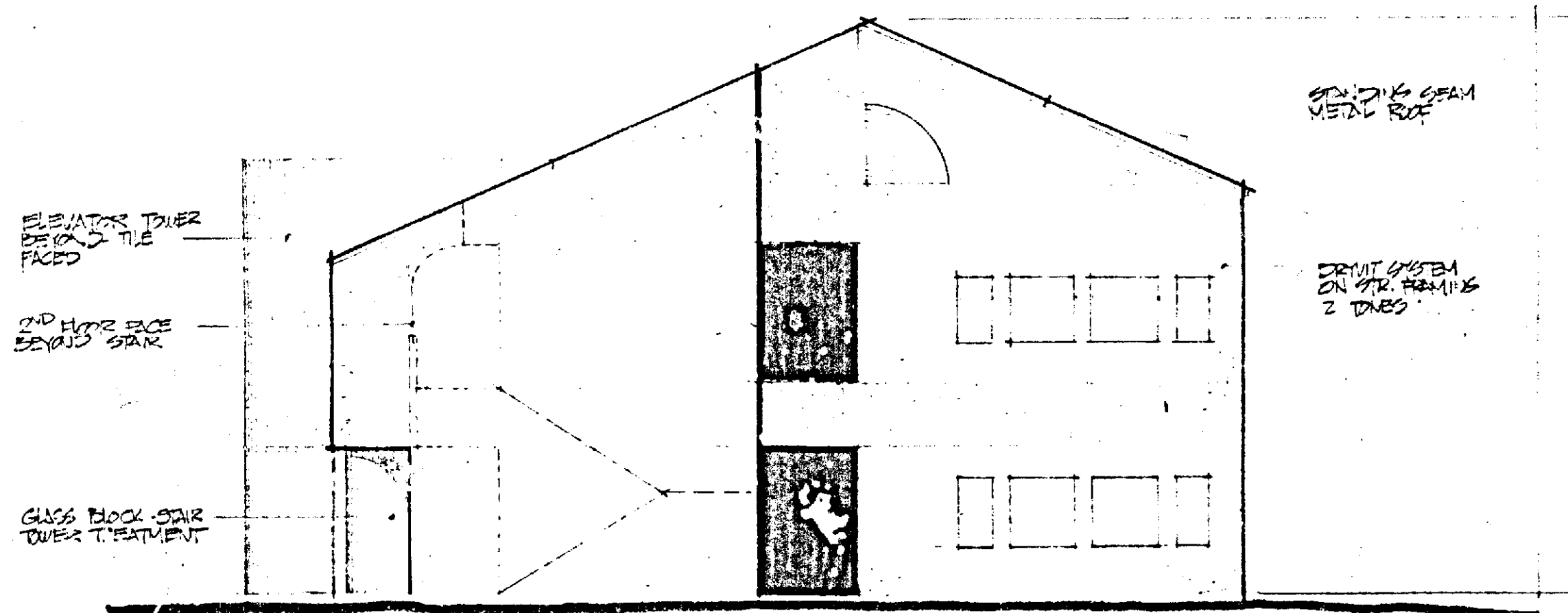
FLOOR PLAN 2ND LEVEL OFFICE BUILDING LOT N^o 1
SCALE: 1/8" = 1'-0"

BROSSO, WILHELM & McWILLIAMS, INC.
1025 Cromwell Blvd., Suite 100, Baltimore, Maryland 21204 301-321-6760
ARCHITECTS • PLANNERS • MANAGERS • CONSULTANTS



FRONT ELEVATION - OFFICE BUILDING LOT N^o 1 (EAST ELEVATION)
SCALE: 1/8" = 1'-0"

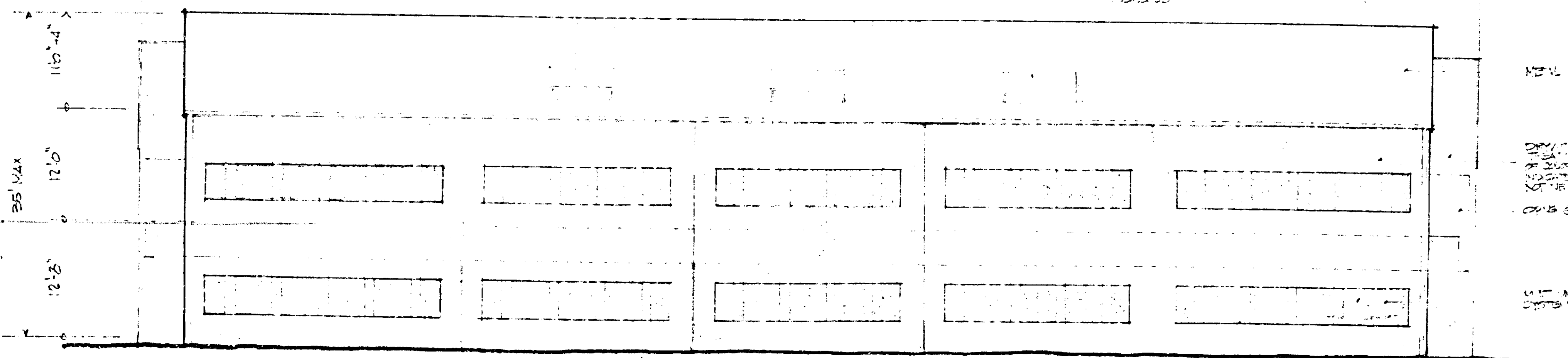
BROSSO, WILHELM & McWILLIAMS, INC.
1025 Cromwell Blvd., Suite 100, Baltimore, Maryland 21204 301-321-6760
ARCHITECTS • PLANNERS • MANAGERS • CONSULTANTS



ELEVATION OFF MILFORD MILL ROAD - OFFICE BUILDING LOT N^o 1
 scale: $\frac{1}{8}" = 1'-0"$ (NORTH ELEVATION - SOUTH ELEV. SIMILAR)

BROSSE, WILHELM & McWILLIAMS, INC.
 1025 Cromwell Blvd. P.O. Box 1000, Maryland 21204 301-321-6750
 ARCHITECTS - PLANNERS - MANAGERS - CONSULTANTS

140' - BUILDING LOT -



REAR ELEVATION OFFICE BUILDING LOT N^o 1 (WEST ELEVATION)
 scale: $\frac{1}{8}" = 1'-0"$

BROSSE, WILHELM & McWILLIAMS, INC.
 1025 Cromwell Blvd. P.O. Box 1000, Maryland 21204 301-321-6750
 ARCHITECTS - PLANNERS - MANAGERS - CONSULTANTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director
Environmental Support Services
TO: Indith P.H. Date: 12/12/85
FROM: Indith P.H.
Waste and Water Quality Management
SUBJECT: ENVIRONMENTAL EFFECTS REPORT Linden Terrace Partnership
(Name)

CRG MEETING (Date) (Time)

PLAN REVIEW NOTES

1. Office and parking on 1.24 acres.
(Describe site)
2. Public water and public sewer is proposed.
3. No streams on site.
(Describe streams on-site)
5. No wetlands on site.
(Describe wetland soils on-site)
6. Storm Water Management — required.
7. — proposed impervious area.

RESPONSES

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

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

- A. — No development is allowed in — (soil/name & symbol)
- B. — A revised site plan indicating no development in — must be submitted.

Mr. Brooks Stafford
Environmental Effects Report

Page Two

1. The developer must follow the Health Department Wetland Guidelines.
2. — (Other)

C. BEST MANAGEMENT PRACTICES

- ✓ 1. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
- ✓ 2. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
- ✓ 3. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
- ✓ 4. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
- ✓ 5. Filling will not occur in grassed or lined drainage ditches or swales.
- 6. —

tpms

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 10, 1986

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

Brian A. Goldman, Esquire
36 S. Charles Street, Suite 1910
Baltimore, Maryland 21201

RE: Item No. 175 - Case No. 86-297-X
Special Exception Petition
Petitioner - Linden Terrace Partnership

Dear Mr. Goldman:

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: William F. Kirwin, Inc.
28 E. Susquehanna Avenue, Suite 2
Towson, Maryland 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
NORMAN E. GEDER
DIRECTOR

JANUARY 14, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21201

RE: Zoning Advisory Meeting of November 19, 1985
Item # 175
Property: LINDEN TERRACE PARTNERSHIP
Location: SALP

515 MILFORD MILL ROAD (RELOCATED),
750 SW OF REGISTER TOWN ROAD

Dear Mr. Jablon:

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

- ✓ There are no site planning factors requiring comment.
- ✓ A County Review Group Meeting is required.
- ✓ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ✓ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ✓ A record plat will be required and must be recorded prior to issuance of a building permit.
- ✓ The access is not satisfactory.
- ✓ The parking arrangement is not satisfactory.
- ✓ Parking calculations must be shown on the plan.
- ✓ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ✓ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-38 of the Development Regulations.
- ✓ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ✓ The amended Development Plan was approved by the Planning Board on —.
- ✓ Landscaping: Not comply with Baltimore County Landscape Manual, 1971 175-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is —.
- ✓ The property is located in a traffic area controlling by a "D" level intersection as defined by 211 175-79, and its conditions change are re-evaluated annually by the County Council.
- ✓ Additional comments: SEE CGO III-290 (LINDEN TERRACE) WAS HELD ON 12/31/85 AND HAS BEEN CONTINUED

cc: James Hovell

Norman E. Geder
Chief, Current Planning and Development

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: December 30, 1985

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

PROJECT NAME: Linden Terrace
PROJECT NUMBER: #85304
LOCATION: Milford Mill Road
DISTRICT: 3C2

The Plan for the subject site, dated November 18, 1985, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

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

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the inspection fees, Burden and Fringe Costs incurred. Currently these charges are 2.0 times payroll for Metropolitan District Projects and 2.0 times payroll for the Capital Improvement Fund.

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

The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

The Developer is responsible for the full cost of all highway and storm drain construction.

Project #85304
Linden Terrace
Page 2
December 30, 1985

GENERAL COMMENTS: (Cont'd)

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, after which a Building Permit may be approved.

On-site rights-of-way are necessary for roads, storm drains or other utilities. The Developer is hereby advised that the final plat and/or building permits will not be approved until the off-site right-of-way is acquired. The County reserves the right to make the necessary contacts for acquisition of rights-of-way.

HIGHWAY COMMENTS:

Relocated Milford Mill Road is now being constructed, with sidewalks in its ultimate location, by Baltimore County. No further highway improvements will be required at this time.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

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

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

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area.

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

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line.

Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services, Attention: Mr. C. E. Brown, 494-3321.

Project #85304
Linden Terrace
Page 3
December 30, 1985

HIGHWAY COMMENTS: (Cont'd)

Screening shall be placed so as to prevent headlights within the parking areas from interfering with the traffic on the adjacent road.

A tee-turnaround acceptable to Baltimore County must be placed at the end of Linden Terrace, to allow residents, trash collectors and emergency vehicles, etc., to turn around at the end of the road.

Panhandles shall be a minimum of 20 feet in width to serve one lot.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

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

Since there does not appear to be a suitable outfall for storm drainage, the Storm Drain Design and Approval Section has recommended that we not approve this County Review Group Plan until a suitable outfall is provided.

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

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

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

Storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Project #85304
Linden Terrace
Page 4
December 30, 1985

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

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

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

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seeding)".

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

Storm water management must comply with the requirements of the 1984 Baltimore County Storm Water Management Policy and Design Manual adopted September 11, 1984. A storm drain public easement will be required, and must include the entire storm water management facility.

Baltimore County will require an access easement from the storm water management facility to a public road, and an agreement covering this easement.

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

Temporary construction easements of adequate width are necessary adjacent to all offsite rights-of-way or easements where utility construction is planned. They should be indicated on the right-of-way plats and construction drawings.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

There is an existing 6-inch public water main in Linden Terrace, which extends into the Linden Terrace property. The Developer's engineer indicates on his County Review Group Plan that the main is to be removed from the Developer's property and capped, just east of his property. The Developer will be responsible for any costs involved with

Project #85304
Linden Terrace
Page 5
December 30, 1985

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

abandoning this existing main. After the main is removed, the Developer may apply to the Department of Permits and Licenses to obtain metered water services for each lot, provided each lot has in-fee frontage on Linden Terrace.

There is also an existing 8-inch public sewer on the site. A 10-foot drainage and utility easement must be provided for the public portion of the main on the Developer's property. The Developer may then apply to the Department of Permits and Licenses for sewer service to each lot.

The Developer's engineer has also indicated servicing this property with a fire hydrant on relocated Milford Mill Road by tapping the existing 50-inch service main in Slade Avenue, and extending a 12-inch water main to the site. Baltimore County and Baltimore City both agree to this arrangement, to provide adequate fire protection for this project. The Developer will pay for the full cost of the pipe extension to the fire hydrant. The Developer is responsible for any cost of acquisition of rights-of-ways required.

Baltimore County does not wish to have the new paving in Milford Mill Road and Slade Avenue disturbed to install this 12-inch water line. We are trying to resolve this problem now, and will get back to the Developer as soon as a decision is reached as to how he can proceed. This installation may require boring and jacking.

If a public sewer extension is required, the Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public sanitary sewerage required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

The Developer shall be responsible for all costs connected with water or sewer abandonment. He shall furnish construction drawings and he shall pay the full value assessment charges remaining against existing properties taken out of service.

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

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

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

Project #85304
Linden Terrace
Page 6
December 30, 1985

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

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

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

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

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

- All proposed lines will be marked with size of line and type of pipe.
- Length of line between changes in direction or changes in grade, or between manholes and/or cleanouts.
- Invert elevations for all proposed cleanouts and/or manholes.
- Proposed elevations and grades of proposed building floor elevations and finished grades.
- Percent grades between cleanouts and/or manholes.
- Proposed location of connection to each building.
- The number of dwelling units in each building.
- Certification by Design Engineer that all lines were designed for the required capacity by the Fixture-Unit Method of Design described in A.S.C.E. Manual of Practice No. 37, and that a 2-foot per second minimum velocity is available at the design flow for the size and slope selected.

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

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

Project #85304
Linden Terrace
Page 7
December 30, 1985

This property may receive approval from the County Review Group, subject to compliance with all the above comments, when a suitable outfall for the storm drains has been found.

EAM:HWS:ss

cc: File

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



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWNSHIP, 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: Linden Terrace Partnership

Location: S/S Milford Mill Road (relocated), 750' SW of Reisterstown Road
Item No.: 175 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.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in (Milford Mill Rd. accordance with Baltimore County Standards as published by the Department of Public Works.

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

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

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

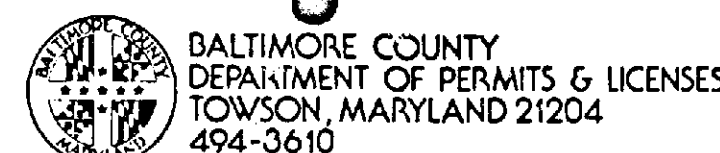
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

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

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

REVIEWER: *Paul H. Reincke* Noted and
Planning Group Approved: *Paul H. Reincke*
Special Inspection Division Fire Prevention Bureau

/mb



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

December 16, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 175 Zoning Advisory Committee Meeting are as follows:

Property Owner: Linden Terrace Partnership
Location: S/S Milford Mill Road (relocated), 750' SW of Reisterstown Road
District: 3rd.

APPLICABLE CODES ARE CIRCLED:

(A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.C.E. #117-1 - 1980) and other applicable Codes and Standards.

(B) A building and other miscellaneous permits shall be required before the start of any construction. Demolition permits are required for buildings being removed.

(C) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer shall be required on plans and technical data.

(D) Commercial: Three sets of construction drawings shall be required to file a permit application. Registered seals are not acceptable.

(E) All structures except R-1 Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 4'-0" to an interior lot line. For the Group requires a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1007, Section 1008.2 and Table 1007. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

(F) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your architect/engineer contact this department.

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

(H) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Group are from the _____ to the _____ or to Mixed Use. See Section 312 of the Building Code.

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

(J) Comments: See attached comments

(K) These abbreviated comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Arnold E. Jablon
Mr. E. Jablon, Chief
Building Plans Review

12/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Zoning Commissioner Date: December 16, 1985

FROM: Mr. E. Jablon, Chief, Building Plans Review C-23

SUBJECT: Item #175, Zoning Advisory Committee

- Lot #1, windows and doors on the south side could be in a firewall and require rated opening protectives due to the 0'-0" setback division line. See Section 101.1. The same is true of setbacks less than 15'-0" on Lot #2.
- Two handicapped places shall be provided for each independent structure, for a total of 4. Only two are shown.
- Property division line shall provide exit access and discharge width of not less than 44" between it and building in case either property is later sold.
- An 18'-0" fire lane shall be provided to Lot #2 if Section 502.3 is used in height and area.

CEB/vw

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING
10:00
DATE: December 30, 1985

PROJECT NAME: LINDEN TERRACE PLAN XXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT III-290 PLAN EXTENSION
REVISED PLAN
PLAT

This plan proposes 2 class "B" office buildings at the end of Linden Terrace in Pikesville. Access is taken from Milford Mill Road Relocated. Linden Terrace will be terminated at the property line. The site is located in an area of Pikesville that is changing from single family residential uses to office development. This site and surrounding properties are zoned R.C.

Under the provisions of Section 22-104, the development of property in the R.C. zone shall be designed to achieve four objectives: 1) compatibility of the proposed development with surrounding uses; 2) tree preservation; 3) protection of water courses and bodies of water from erosion and siltation, and 4) safety, convenience, and amenity for the neighborhood. Therefore, it is the responsibility of the CGG to make this determination in the design of an R.C. site. Further, the development must also comply with Section 203.2 of the Zoning Regulations. This statement of legislative policy states in part that "It is intended that buildings and uses in R.C. zones shall be highly compatible with the present or prospective uses of nearby residential property. The R.C. zone is supposed to serve as a transition between the intensity of non residential development and the existing neighborhood.

In order to assist in the determination of compatibility, cross sections are required to the adjacent residences on the northeast and east property lines. These cross sections must clearly show the relationship of the proposed office buildings, parking areas and landscape screening to the neighboring residential properties. Also, existing trees must be identified and an effort made to preserve as many as possible.

The proposed 5' high screen planting along the northeast and eastern property lines does not appear to provide an adequate buffer between the office buildings and adjacent residences. In an effort to enhance this buffer, consideration should be given to screening by means of attractive wooden fence with large trees. In addition, the relocation of the parking further away from the Willhide and Sawdaye properties should be considered. This shift of the parking area will increase the distance between the development and the houses and may allow the retention of some existing large trees on this site.

The parking requirements listed in note #7 must be adjusted if the building is to consist of all medical offices.

Any outside sign is limited to a surface area of 8 square feet as per Section 203.3.C of the Zoning Regulations and must be located on the building wall.

Gary Kerns
Gary Kerns

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING OFFICE
DATE: 12/30/85

PROJECT NAME: Linden Terrace
LOCATION: SE/S Milford Mill Road Relocated at termination of Linden Terrace
DISTRICT: 3rd District
PLAN:
DEVELOPMENT PLAN:
PLAT:

- Zoning hearing for Class B office buildings on separate lots has been filed (Item No. 175). Any CGG approvals should be contingent upon outcome of proposed hearing.
- Location of amenity open space should be indicated and particular attention should be afforded to Section 101 of the zoning regulations, which define and limit this open space.

Nicholas B. Commodari
Nicholas B. Commodari

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO : Mr. James Markle Date: December 30, 1985
FROM : C. Richard Moore
SUBJECT: C.R.G. Comments

PROJECT NAME: Linden Terr. C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: 302 DEVELOPMENT PLAN:
LOCATION: Milford Mill Road RECORD PLAT:

The proposed access to Milford Mill Road should be 35 ft. wide, and the screening along Milford Mill Road should be as far from the curb as possible.

Grading and clearing and an area kept free of sight obstructions past the right-of-way line will be needed along Milford Mill Road for the property to the west.

C. Richard Moore, Deputy Director
Department of Traffic Engineering

CRM/DAI/bld

CRG Meeting of December 31, 1985
Linden Terrace

1. 2.10 & 100 year peak SWM is required in this watershed. Soil boring data provided with the CRG indicate that infiltration is infeasible.

2. No adequate outfall exists for the proposed SWM device. The CRG plan states that an easement will be required to pipe flow subsurface to Dresher Avenue, however, since no storm drains exist in Dresher Ave., the pipe would discharge onto the surface. This condition is unacceptable since numerous flooding problems exist in this area. I believe that a solution acceptable to the County must be decided prior to approval of this CRG. Please be advised that the County plans to extend storm drains to Dresher Ave. in the next several years.

James L. Valner
12/17/85

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500
PAUL H. REINCKE
CHIEF

BALTIMORE COUNTY, MARYLAND
DATE: DECEMBER 13, 1985
SUBJECT: SUBDIVISION REVIEW COMMENTS
FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION
BUREAU, PLANS REVIEW DIVISION
CAPTAIN JOSEPH KELLY

PROJECT NAME: LINDEN TERRACE
PROJECT NUMBER: CRG AGENDA 12/31/85, 10:00 AM
LOCATION: MILFORD MILL ROAD

DISTRICT # 3
COMMENTS:
File: CRG COMMENTS
Page 1
Report: CRG COMMENTS

CRG 01
PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE AND THE NFPA 101 LIFE SAFETY CODE, 1981 EDITION.

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

LINDEN TERRACE
Subdivision Name, Section and/or Plat

Developer and/or Engineer: Korman, Inc.
Linden Terrace Partnership
Watershed: 2 No. of Lots: 125 Total Acreage: Public Water: Public Sewer

COMMENTS ARE AS FOLLOWS:
Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
Public sewers, public water, must be utilized and/or extended to serve the property.
A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, is incomplete and must be revised, has been reviewed and approved.
A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: on the attached memo dated 12-17-85.
It is recommended this plan not be approved at this time. See revisions and/or comments.

SS 783R

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550
STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

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

Item No. -ZAC- Meeting of November 16, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 171, 172, 174, 175, 178, 179, 180, and 181.

Michael S. Flanagan
Traffic Engineer Associate II

MSF/bld

Case No. 86-297-X

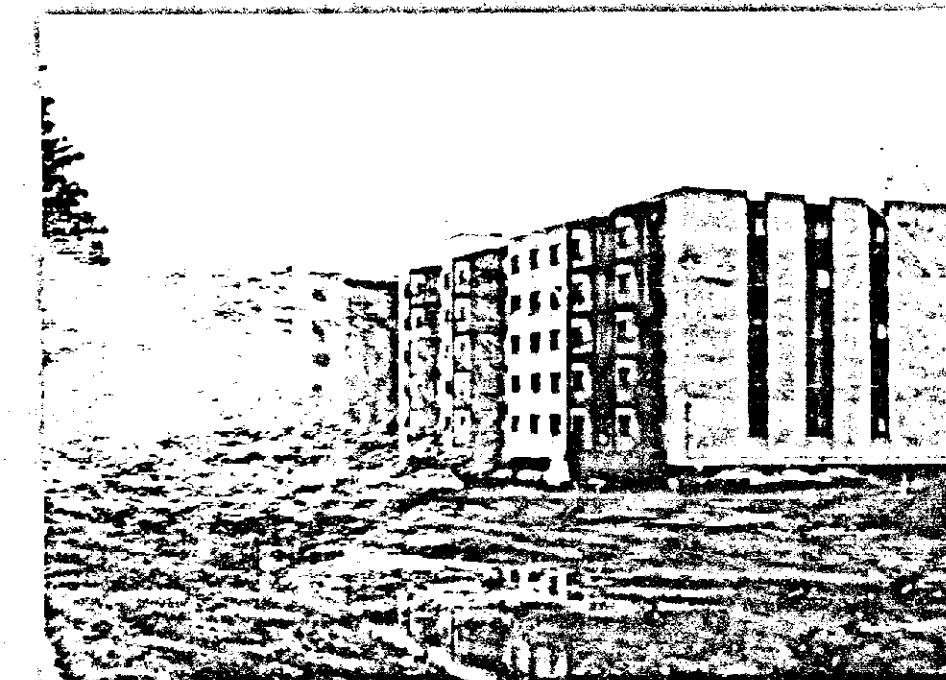
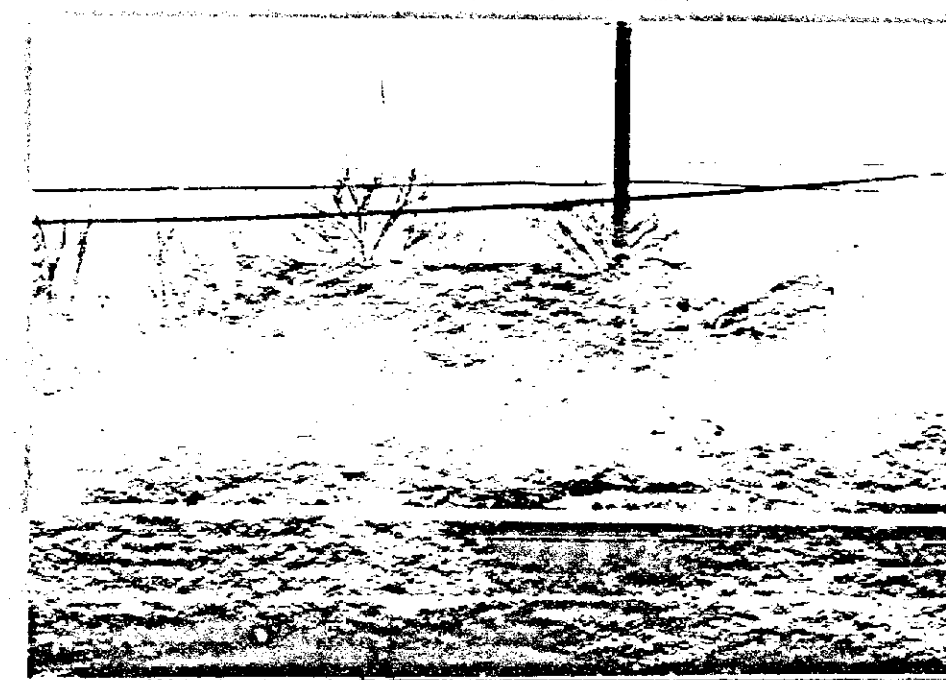
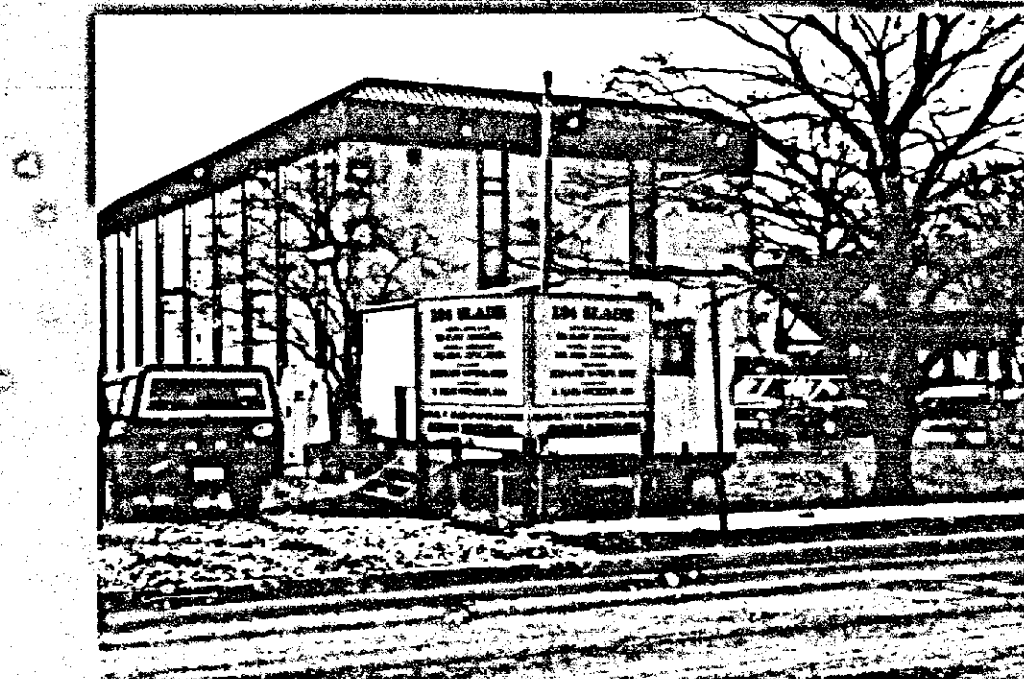
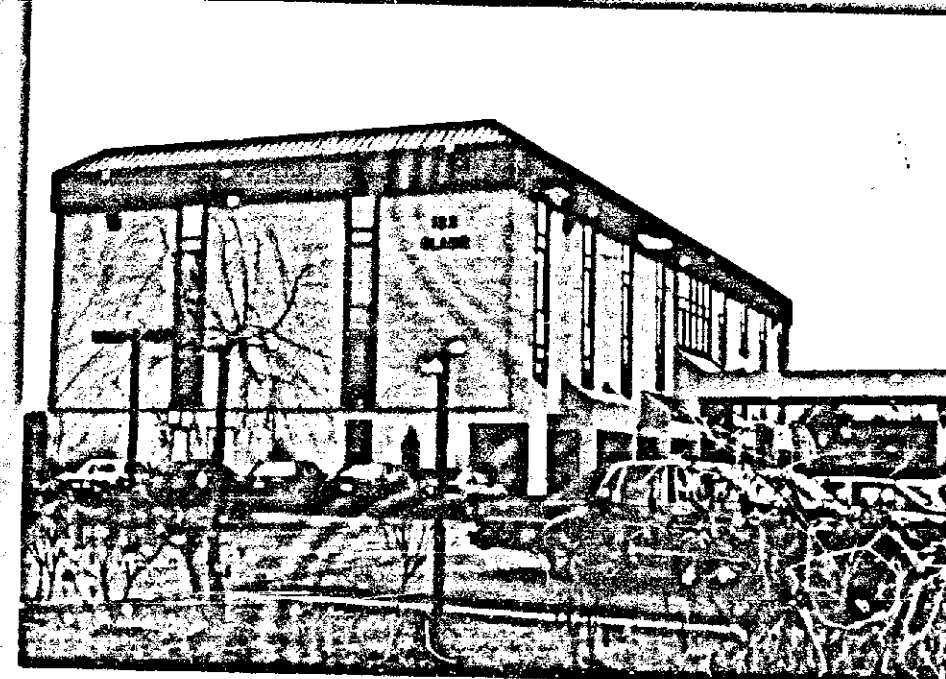
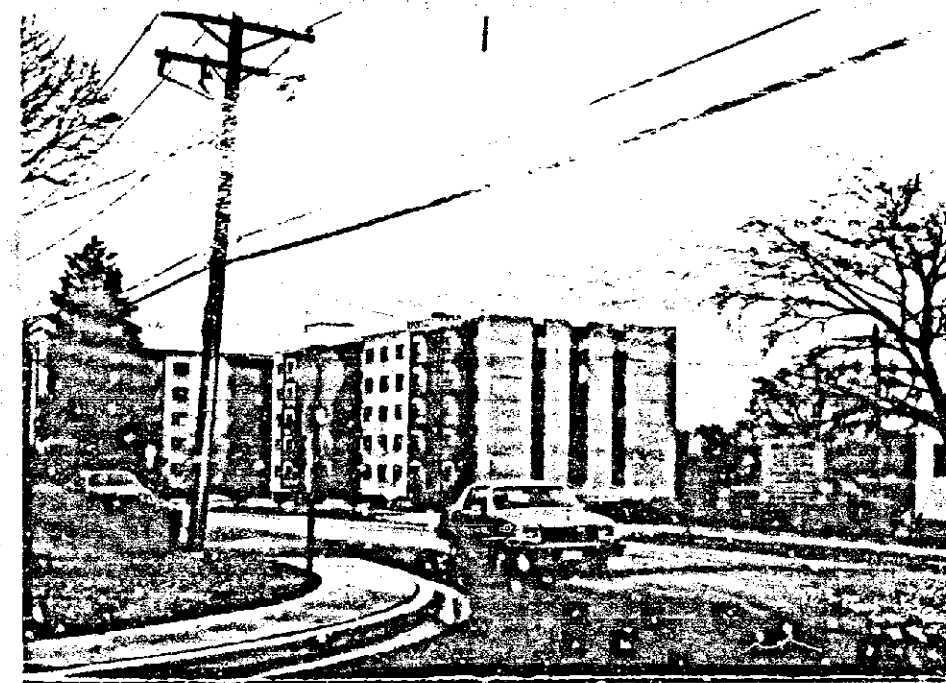
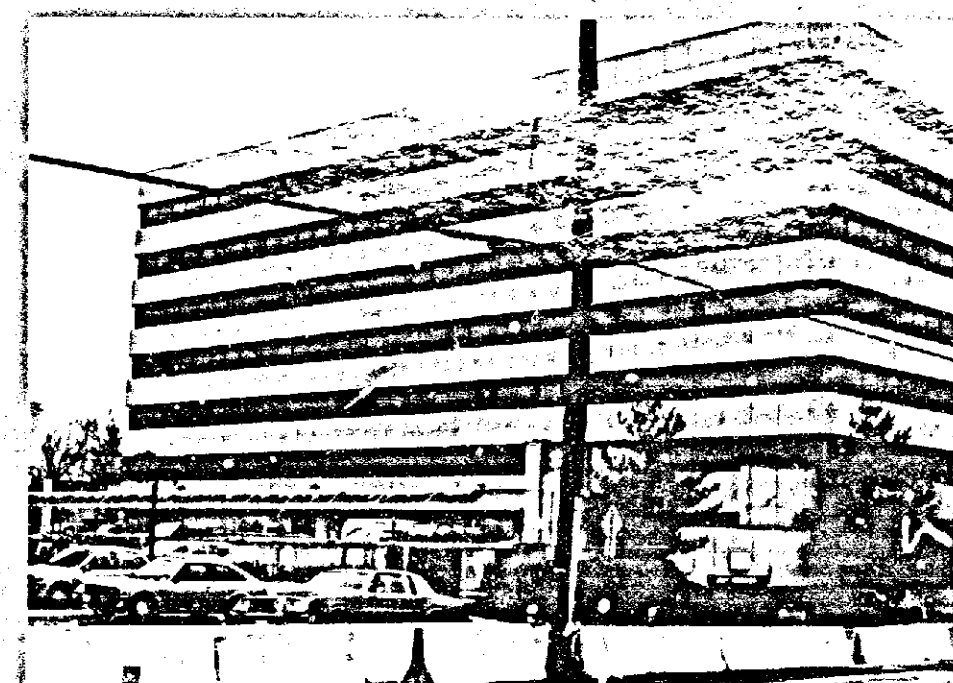
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

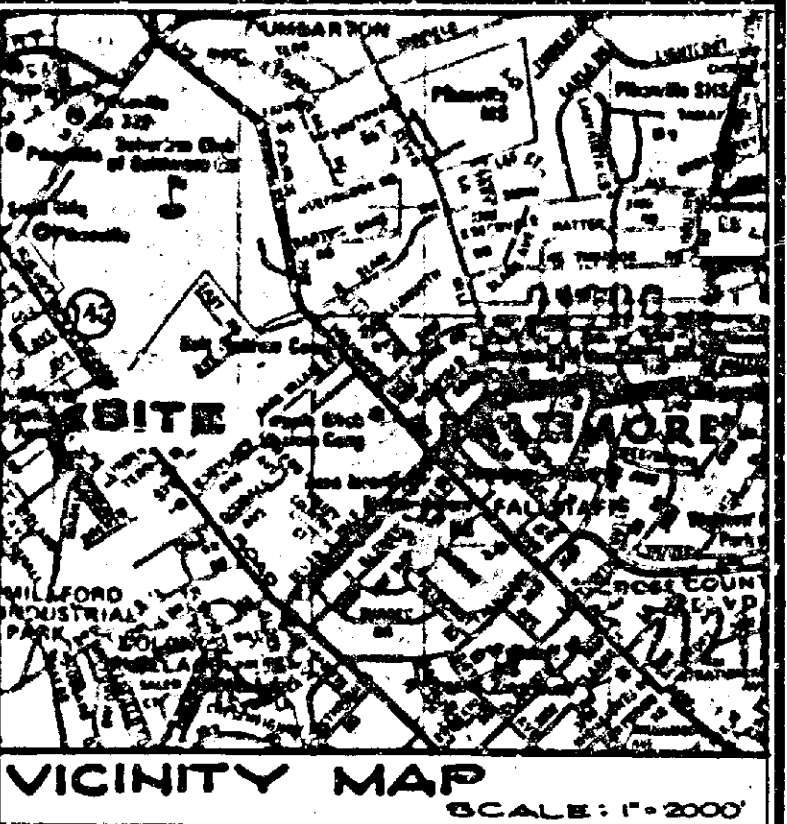
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 5th day of January, 1986.

ARNOLD JABLON
Zoning Commissioner

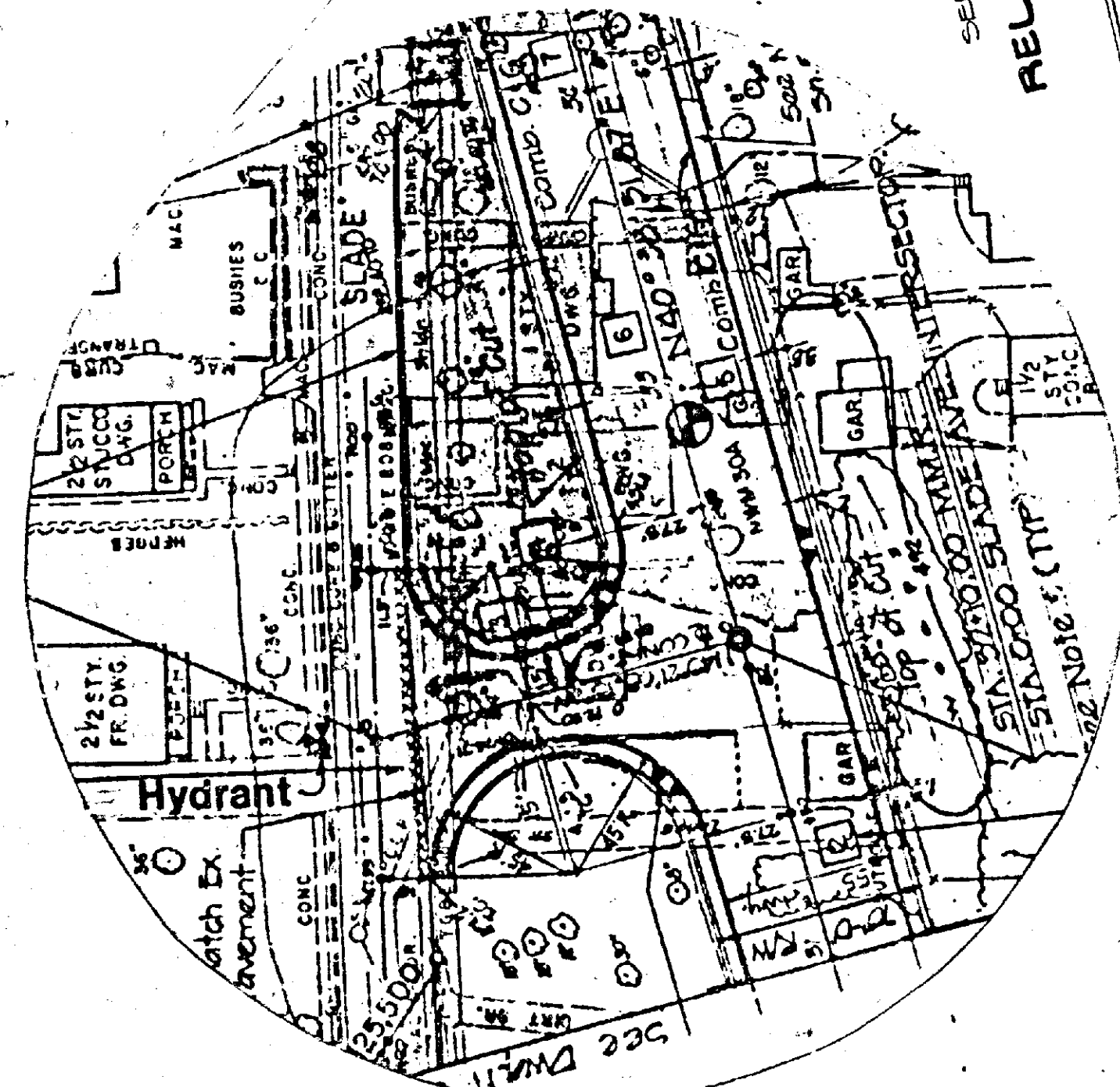
Petitioner: Linden Terrace Partnership Received by: James E. Ryan
Petitioner's Attorney: Brian A. Goldman, Esquire Chairman, Zoning Plans Advisory Committee





NOTES

1. SITE AREA: 1.246 AC ± NET, 1.549 AC ± GROSS
 2. EXISTING ZONING: R-O
- | | LOT NO 1 | LOT NO 2 | TOTAL |
|--------------------------------------|-----------|-----------|-----------|
| 3. GROSS SITE AREA | 28,252 SF | 30,517 SF | 58,769 SF |
| 4. AMENITY OPEN SPACE REQUIRED (25%) | 7063 SF | 7,630 SF | 14,693 SF |
| 5. AMENITY OPEN SPACE PROVIDED | 7,992 SF | 9,172 SF | 17,164 SF |
| 6. PROPOSED FLOOR AREA | | | |
| FIRST FLOOR | 5875 SF | 5625 SF | 11,500 SF |
| SECOND FLOOR | 6500 SF | 6250 SF | 12,750 SF |
| TOTAL | 12,375 SF | 11,875 SF | 24,250 SF |
| 7. PARKING REQUIRED | | | |
| FIRST FLOOR + 300 SF | 20 CARS | 19 CARS | 39 CARS |
| SECOND FLOOR + 500 SF | 13 CARS | 13 CARS | 26 CARS |
| TOTAL REQUIRED | 33 CARS | 32 CARS | 65 CARS |
| 8. PARKING PROVIDED | 36 CARS | 43 CARS | 79 CARS |
| 9. FLOOR AREA RATIO ALLOWED | 14,126 SF | 15,258 SF | 29,384 SF |
| 10. FLOOR AREA RATIO PROPOSED | 12,375 SF | 11,875 SF | 24,250 SF |
11. LANDSCAPE REQUIREMENTS
 ADJACENT ROAD - 192' @ 1 PER 40' = 5 TREES
 INTERIOR ROAD - 60' @ 1 PER 20' = 3 TREES
 PARKING SPACES - 65 @ 1 PER 12' = 6 TREES
 TOTAL LANDSCAPE REQUIREMENTS - 14 TREES
 EXISTING ON-SITE TREES WHICH ARE SAVED (IF ANY) WILL BE USED TO OFFSET THE LANDSCAPE REQUIREMENTS TO THE EXTENT ALLOWED BY THE LANDSCAPE MANUAL.
 12. SITE DATA: COUNCILMATIC DISTRICT 2
 CENSUS TRACT 4054.02
 WATERSHED 26
 SUBWATERSHED 62
 13. MAXIMUM DAILY TRIPS GENERATED BY THIS PROJECT: (ASSUME ALL MEDICAL OFFICES)
 1650 TRIPS
 14. THERE ARE NO KNOWN WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON THIS SITE.
 15. TRASH COLLECTION SHALL BE PROVIDED BY THIS OWNER FROM WHEELED CONTAINER(S).
 16. THE EXISTING VACANT HOUSE & OUT-BUILDINGS ON THE SITE ARE TO BE RAZED.
 17. FAR ALLOWED: 1.5 X 58,769 SF = 29,384 SF
 FAR SHOWN: 24,250 SF
 18. PROPOSED USE: CLASS 'B' TOWNHOUSE OFFICE BUILDINGS.
 19. CURRENT OWNER & DEED REFERENCE
 LINDEN TERRACE PARTNERSHIP
 6855/132
 20. TAX ACCOUNT NUMBER 03-06-000075

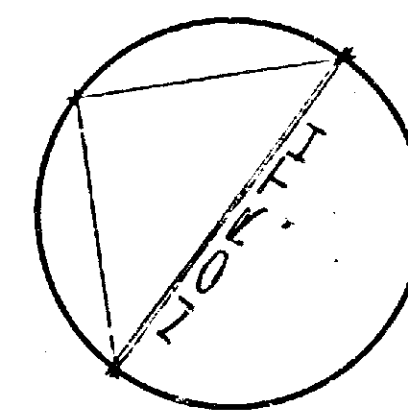
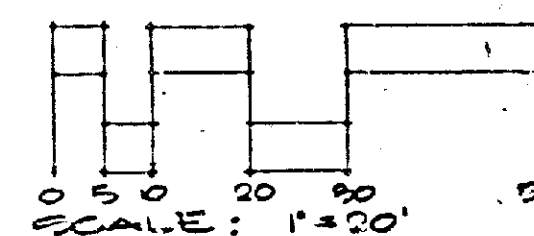
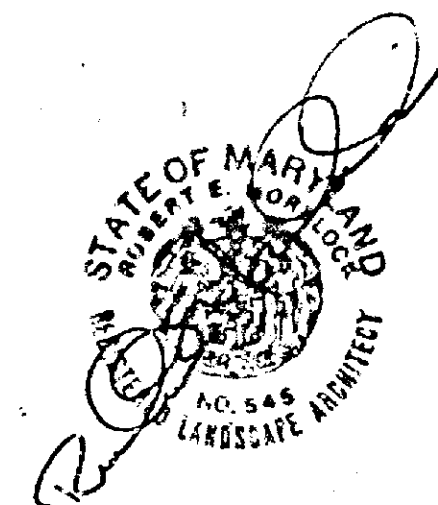


MILFORD MILL/SLADE AVE DETAIL
SCALE: 1" = 50'

SOIL TYPES AND LIMITATIONS FOR DEVELOPMENT

TYPE	AREA	LIMITATIONS FOR BUILDINGS	LIMITATIONS FOR PARKING	CLASS
ADA		MODERATE (W/ BASEMENTS) SEASONALLY PERCHED WATER TABLE	MODERATE: SEASONALLY PERCHED WATER TABLE	D
LHD		SLIGHT (W/O BASEMENTS)	MODERATE: SLOPE	C

WILLIAM F. KIRWIN, INC.
 Land Planning/Landscape Architecture
 Team Design Concepts
 28 E. Susquehanna Ave Suite 2 Towson MD 21204
 Phone 301/337-0075



LINDEN TERRACE

983 ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND - JULY 19, 1985
 OWNER
 LINDEN TERRACE PARTNERSHIP
 34 BEDFORD AVENUE
 BALTIMORE, MD 21208
 6855-214

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a Class B office building as allowed by Subsection 203.3.B.2 on proposed lots 1 and 2.

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) Linden Terrace Partnership
 Signature Howard M. Saperstein
 Address (Type or Print Name)
 City and State
 Attorney for Petitioner:
 Brian A. Goldman
 (Type or Print Name) 1314 Bedford Avenue 653-1414
 Address Baltimore, Maryland 21208
 Signature 36 Sth. Charles St., Suite 1910
 Address Baltimore, Maryland 21201-3130
 City and State
 Attorney's Telephone No. 547-1400

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of January, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 10th day of February, 1986, at 1 o'clock.

Charles J. ...
 Zoning Commissioner of Baltimore County.

(over)

IN RE: PETITION SPECIAL EXCEPTION *
 S/S of Relocated Milford Mill *
 Road, 750' SW of Reisterstown *
 Road - 3rd Election District *
 Linden Terrace Partnership, *
 Petitioner *
 Case No. 86-297-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a Class B office building on each of two adjacent lots, as more particularly described on Petitioner's Exhibit 2.

The Petitioner, by Howard M. Saperstein, General Partner, appeared and testified and was represented by Counsel. Robert E. Morelock, a registered landscape architect, testified on behalf of the Petitioner. Estey Sawdaye and Anna Willhide, adjacent property owners, appeared in opposition.

Testimony indicated that the subject property, zoned R-O and containing approximately 1.3 acres, is located on Relocated Milford Mill Road. Linden Terrace, off Reisterstown Road, dead ends at the property. Mrs. Sawdaye resides on the northeastern side of Linden Terrace adjacent to the property and Mrs. Willhide resides on the northwestern side of Linden Terrace adjacent to the property. The Petitioner proposes to subdivide the property into two lots and construct a Class B office building on each, with access from Relocated Milford Mill Road. Lot 1, located adjacent to Relocated Milford Mill Road and Mrs. Willhide's property, would have a two-story office building containing 12,375 square feet. Lot 2, located at the rear and adjacent to Mrs. Sawdaye, would have a two-story office building containing 11,875 square feet. Access to Lot 2 would be by a 24-foot easement from Relocated Milford Mill Road through Lot 1, bisecting the parking area of Lot 1. There would be

no access to or from Linden Terrace, and the entire northern property line would be buffered by a fence and shrubs. See Petitioner's Exhibit 1, CIG Landscape Plan. Lot 1 would contain 0.65 acres and Lot 2 would contain approximately 0.69 acres. An existing dwelling on Lot 2 would be razed.

The area surrounding this site has been developed extensively with office buildings, both on Relocated Milford Mill Road and in the Reisterstown Road and Glade Avenue vicinity. According to Mr. Morelock, Relocated Milford Mill Road is a collector street and is able to handle the increased traffic of both buildings. The site, located within the Pikeville Town Center, is identified as being within an area where growth is recognized.

The Protestants object to the proposed buildings because they fear the resultant retardation of traffic at Linden Terrace and Reisterstown Road, which is already horrendous. They also fear that their properties will be used for access to the site.

Mr. Morelock testified that he does not believe these buildings will add to the traffic problems. He believes that at least 50% of the traffic generated by the proposed development will travel towards Liberty Road via Relocated Milford Mill Road and that the other 50% will travel towards Reisterstown Road. At Reisterstown Road, traffic will have the option of turning south toward Linden Terrace or north. He does not expect much impact on that intersection.

The Petitioner seeks relief from Section 203.3.B.2, pursuant to Section 502.1, Baltimore County Zoning Regulations (BCZR).

It is clear that the BCZR permits the use requested by the Petitioner 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 in Section 502.1 are satisfied by the Petitioner.

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

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

Section 203.2, BCZR, requires that the proposed office building "...shall be highly compatible with the present or prospective uses of nearby residential property..." Testimony presented by Mr. Morelock and the Protestants was convincing that there is substantial evidence to justify such a conclusion which is, however, based on the restrictions delineated below. In addition, Section 502.2.g, BCZR, requires that the proposed use not be inconsistent with the purposes of the property's zoning classification nor be

- 2 -

- 3 -

WILLIAM F. KIRWIN INC.

Land Planning Landscape Architecture Team Design Concepts

November 4, 1985

ZONING DESCRIPTION LINDEN TERRACE PARTNERSHIP PROPERTY

Beginning for the same at a point lying along the southeast side of a severed area adjacent to the southeast right of way line of relocated Milford Mill Road as shown on Baltimore County Right of Way Plat Number 83-395-6, said point being offset approximately 40 feet right of centerline station 32+64 plus or minus as shown on the aforementioned plat, thence leaving said point of beginning and running the following four courses: (1) APPROXIMATELY South 37 degrees 18 minutes 55 seconds East, 391.43 feet; (2) APPROXIMATELY South 51 degrees 54 minutes 37 seconds West, 145.04 feet; (3) APPROXIMATELY North 37 degrees 05 minutes 08 seconds West, 362.51 feet; and (4) APPROXIMATELY North 40 degrees 32 minutes 54 seconds East, 146.85 feet to the intersection of the line of beginning.

Containing 1.248 acres, plus or minus and lying in the third election district of Baltimore County, Maryland.

28 E. Susquehanna Ave. Suite 2 Towson MD 21204 Phone 301/337-0075

PETITION FOR SPECIAL EXCEPTION

3rd Election District

LOCATION: South side of Milford Mill Road, 750 feet Southwest of Reisterstown Road
 DATE AND TIME: Monday, February 10, 1986, at 1:00 p.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Exception to use the herein described property for a Class B office building as allowed by Subsection 203.3.B.2 on proposed lots 1 and 2.

Being the property of Linden Terrace Partnership, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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 JARLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
 S/S of Milford Mill Rd., 750' :
 SW of Reisterstown Rd., : OF BALTIMORE COUNTY
 3rd District :
 LINDEN TERRACE PARTNERSHIP, : Case No. 86-297-X
 Petitioner :

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 21st day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to Brian A. Goldman, Esquire, 36 South Charles St., Suite 1910, Baltimore, MD 21201-3130, Attorney for Petitioner.

Peter Max Zimmerman
 Peter Max Zimmerman

inconsistent with the spirit and intent of the BCZR. A finding that the condition required by Section 502.1.g has been met necessarily implies a finding that the proposed use is a compatible one as required by Section 203.2, BCZR. See *People's Counsel v. Webster*, No. 361, Ct. of Sp. Appeals, January 8, 1986.

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 25th day of February, 1986, that the Petition for Special Exception 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:

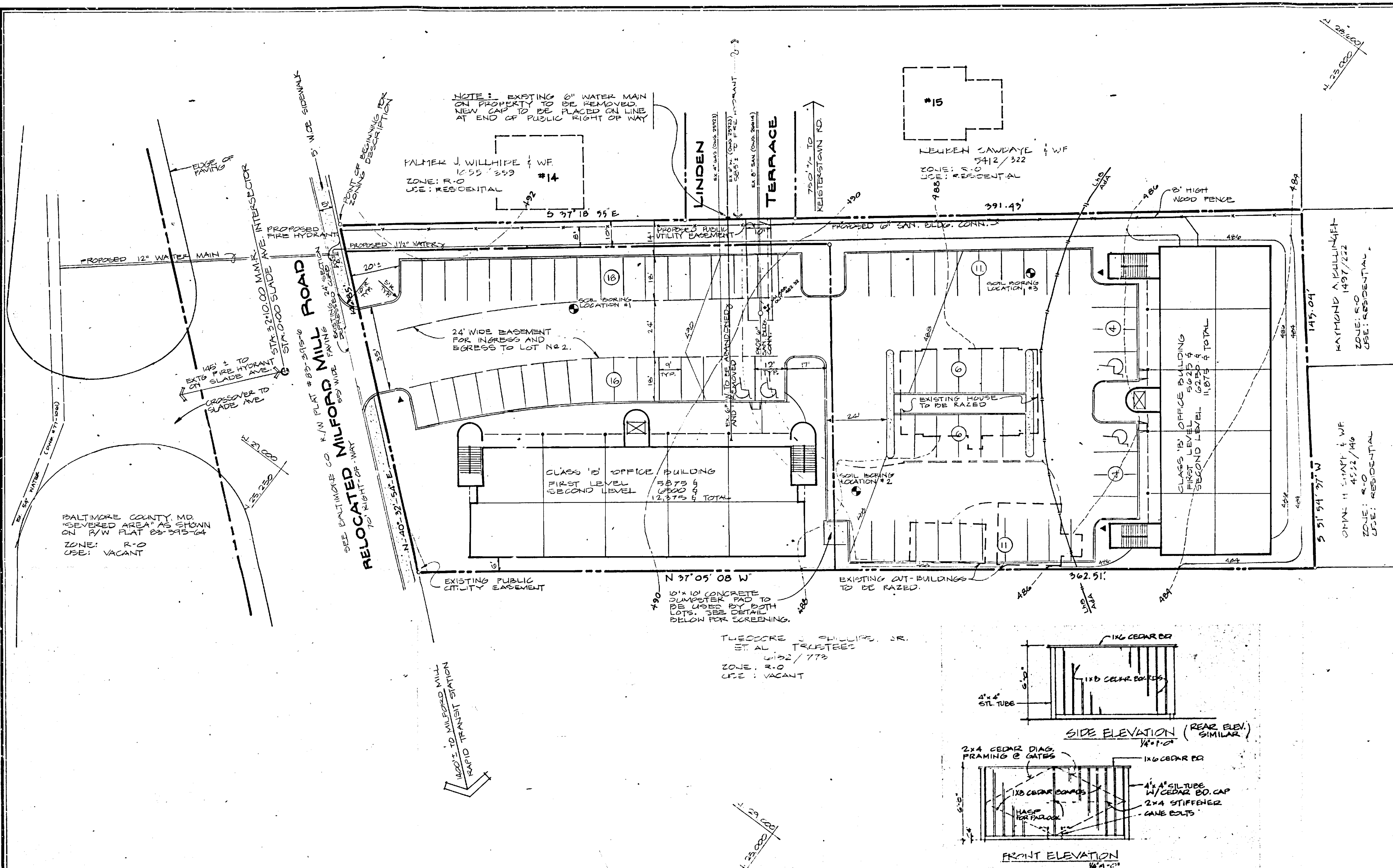
1. This property may not be subdivided into two lots, and said special exception is granted only for the 12,375 square foot office building, in accordance with the revised site plan submitted and identified as Petitioner's Exhibit 3.
2. County Review Group (CRG) approval shall be obtained.
3. Compliance with the Baltimore County Landscape Manual.

Charles J. ...
 Zoning Commissioner of Baltimore County

By Brian A. Goldman, Esquire
 Esq. Estey Sawdaye
 Esq. Anna Willhide
 People's Counsel

RECEIVED FOR FILING

- 4 -



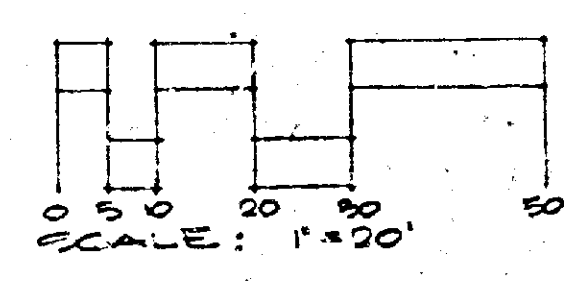
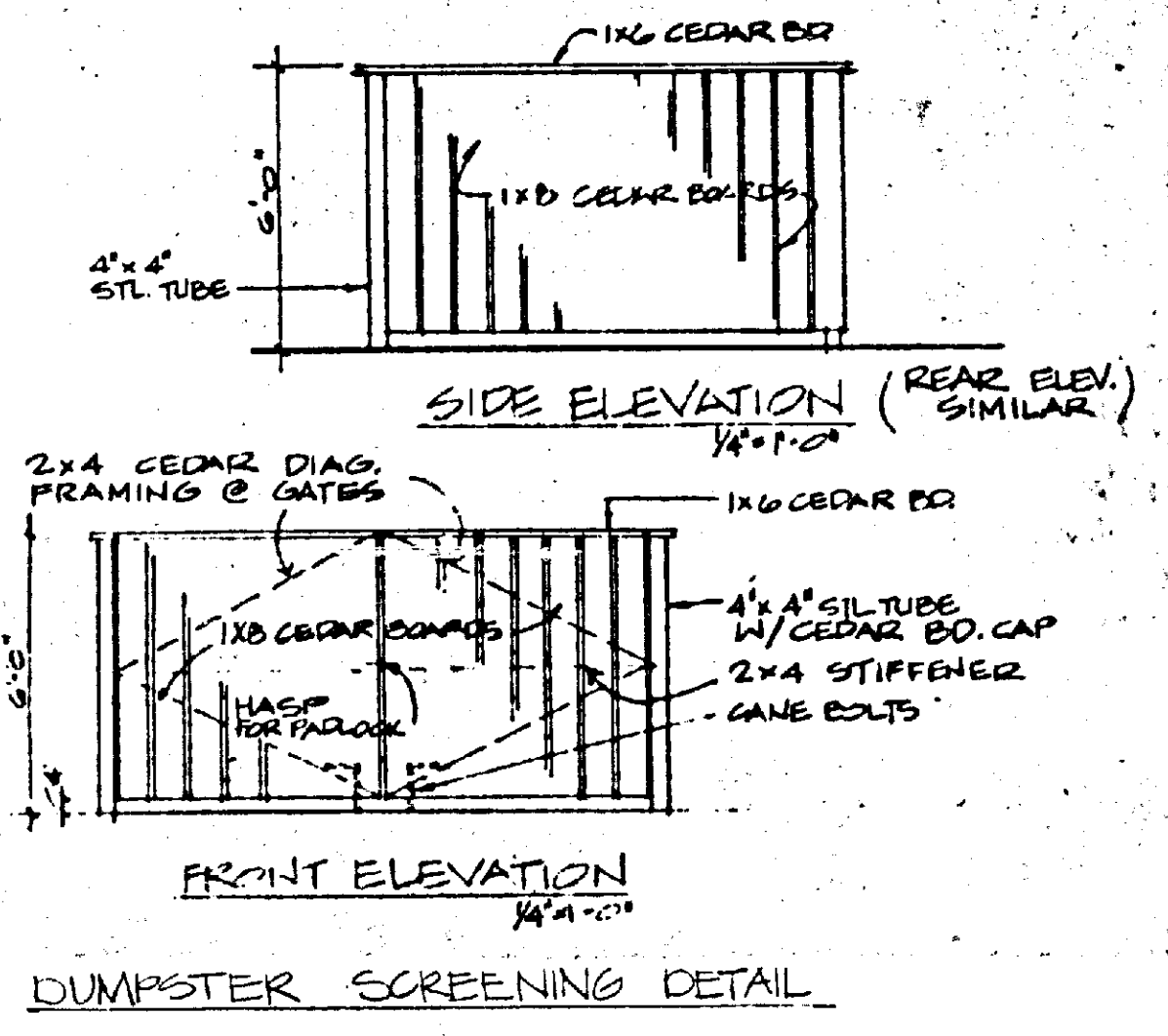
- NOTES**
1. SITE AREA: 1.248 AC ± NET, 1.349 AC ± GROSS
 2. EXISTING ZONING: R-O

	LOT NO. 1	LOT NO. 2	TOTAL
3. GROSS SITE AREA	28,283 SF 0.65 A	304,260 SF 0.691 A	332,543 SF 1.341 A
4. AMENITY OPEN SPACE REQUIRED (25%)	7070 SF	7621 SF	14,691 SF
5. AMENITY OPEN SPACE PROVIDED	7101 SF	10,638 SF	17,739 SF
6. PROPOSED FLOOR AREA			
FIRST FLOOR	5875 SF	5625 SF	11,500 SF
SECOND FLOOR	6500 SF	6250 SF	12,750 SF
TOTAL	12,375 SF	11,875 SF	24,250 SF
7. PARKING REQUIRED			
FIRST FLOOR + 300 SF	20 CARS	19 CARS	39 CARS
SECOND FLOOR + 500 SF	13 CARS	13 CARS	26 CARS
TOTAL REQUIRED	33 CARS	32 CARS	65 CARS
8. PARKING PROVIDED	34 CARS	42 CARS	76 CARS
9. FLOOR AREA RATIO ALLOWED	14,126 SF	13,250 SF	27,376 SF
10. FLOOR AREA RATIO PROPOSED	12,375 SF	11,875 SF	24,250 SF

11. LANDSCAPE REQUIREMENTS
ADJACENT ROAD - 12' @ 1 PER 40' = 3 TREES
INTERIOR ROAD - 75' @ 1 PER 20' = 4 TREES
PARKING SPACES 76 @ 1 PER 12' = 7 TREES
TOTAL LANDSCAPE REQUIREMENTS 16 TREES
EXISTING ON-SITE TREES WHICH ARE SAVED (IF ANY) WILL BE USED TO OFFSET THE LANDSCAPE REQUIREMENTS TO THE EXTENT ALLOWED BY THE LANDSCAPE MANUAL.
12. SITE DATA: COGNICUM DISTRICT 2
CENSUS TRACT 4034.02
WATERSHED 26
SUBWATERSHED 62
13. MAXIMUM DAILY TRIPS (GENERATED BY THIS PROJECT) (ASSUME OFFICE PARK) 255 TRIPS
14. THERE ARE NO KNOWN WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON THIS SITE.
15. TRASH COLLECTION SHALL BE PROVIDED BY THIS OWNER FROM WHEELED CONTAINER(S).
16. THE EXISTING VACANT HOUSE & OUT-BUILDINGS ON THE SITE ARE TO BE RAZED.
17. PROPOSED USE: CLASS 1B OFFICE BUILDINGS (MAX. HEIGHT 35 FEET)
18. CURRENT OWNER & DEED REFERENCE LINDEN TERRACE PARTNERSHIP 0853/132
19. TAX ACCOUNT NUMBER 03-06-000075
20. HOURS OF OPERATION 7 AM - 8 PM
21. MAX. NO. OF EMPLOYEES AFTER TOTAL DEV. - APPROX. 100
22. EXTERIOR LUMINAIRES INDICATED THUSLY - ▲
MAX. HEIGHT = 14'
23. THERE ARE NO CHEMICAL OR PETROLEUM PRODUCT STORAGE TANKS WITHIN 200' OF THE SITE. THERE IS AN EXISTING GAS STATION 700' ± FROM THE SITE ON THE EAST CORNER OF REISTERSTOWN ROAD & SLADE AVENUE.
24. THERE SHALL BE NO EXTERIOR SIGNS ON THE SITE.

SOIL TYPES AND LIMITATIONS FOR DEVELOPMENT

TYPE	AREA	LIMITATIONS FOR BUILDINGS	LIMITATIONS FOR PARKING	CLASS
ADA		MODERATE (W/ BASEMENTS) SEASONALLY PERCHED WATER TABLE	MODERATE: SEASONALLY PERCHED WATER TABLE	D
LHB		SLIGHT (W/O BASEMENTS)	MODERATE: SLOPE	C

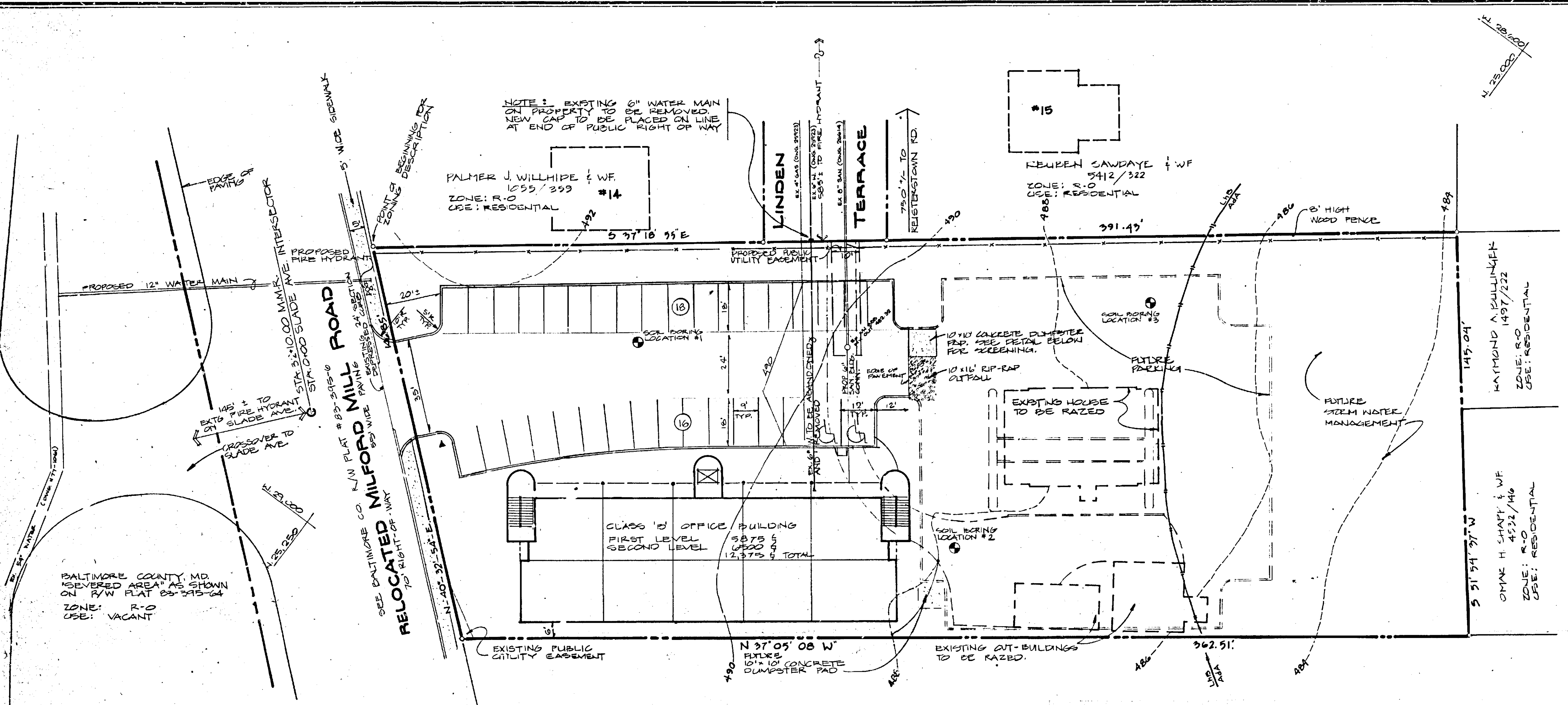
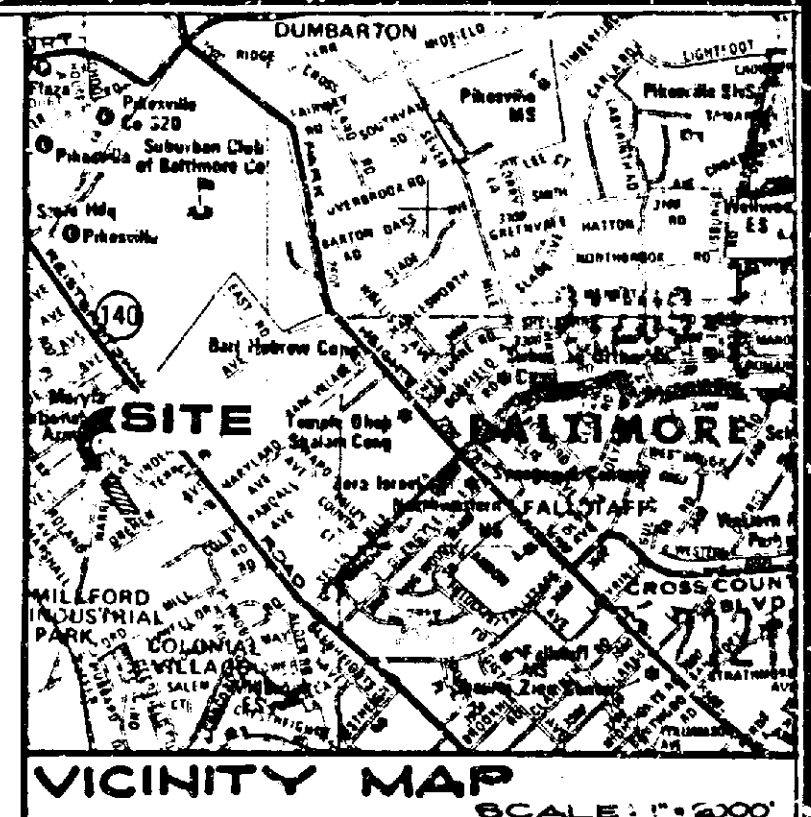


LINDEN TERRACE

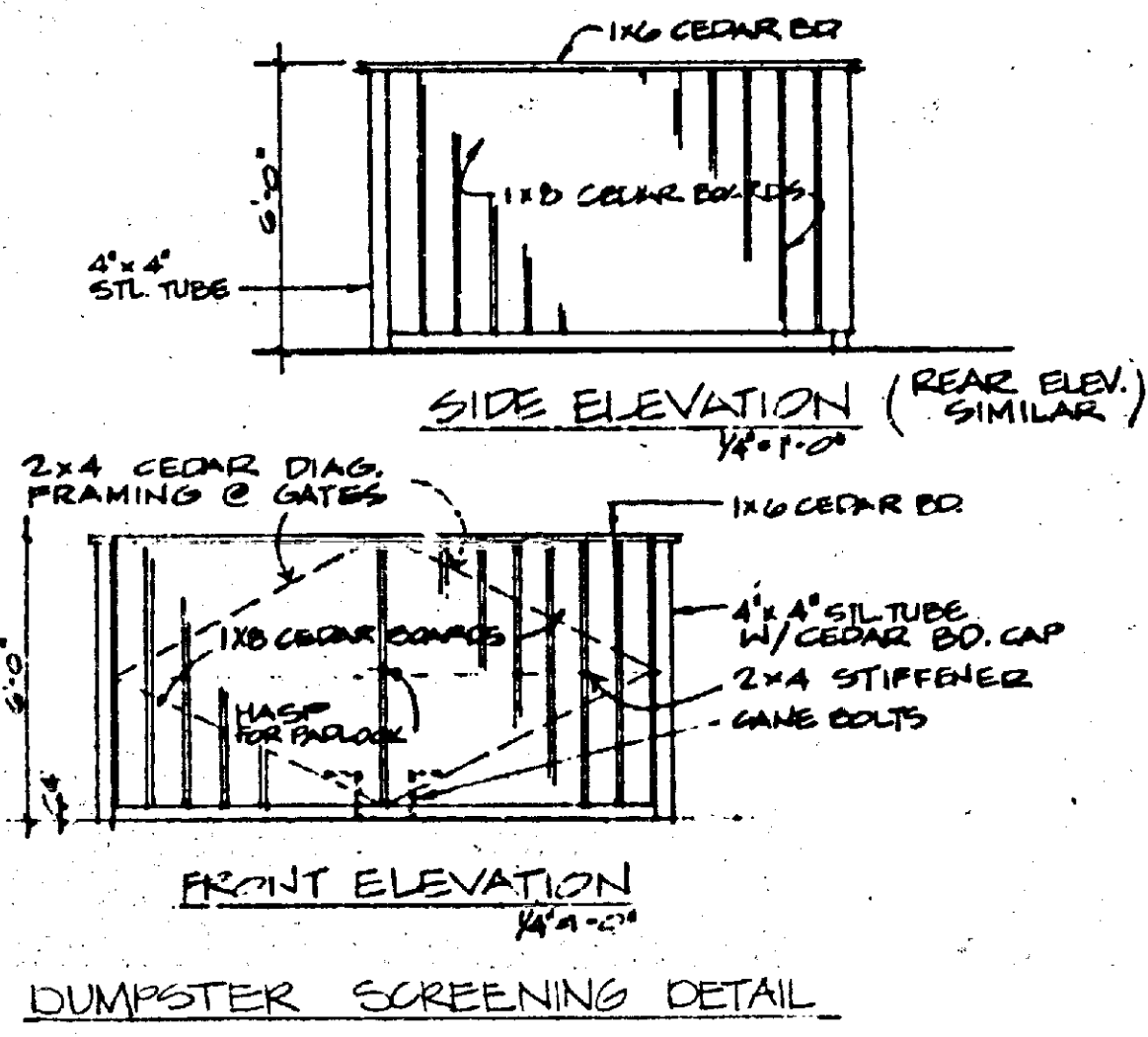
383 ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

OWNER/APPLICANT
LINDEN TERRACE PARTNERSHIP
314 BEDFORD AVENUE
BALTIMORE, MD 21208
659-4414

PUBLIC SERVICES
CRS # 85304
PLANNING #



- NOTES**
1. SITE AREA:
NET 1.248 AC ±
GROSS 1.344 AC ± (158,714 SF)
 2. EXISTING ZONING: R-O
 3. AMENITY OPEN SPACE:
REQUIRED (25%) = 14,692 SF
PROVIDED = 31,593 SF
 4. PROPOSED FLOOR AREA:
FIRST FLOOR = 5,875 SF
SECOND FLOOR = 6,500 SF
TOTAL REQUIRED = 12,375 SF
 5. PARKING REQUIRED:
FIRST FLOOR + 300 SF = 20 CARS
SECOND FLOOR + 300 SF = 13 CARS
TOTAL REQUIRED = 33 CARS
 6. PARKING PROVIDED:
FUTURE: 70 CARS
 7. FLOOR AREA RATIO: .5
FLOOR AREA ALLOWED = 29,304 SF
FLOOR AREA PROVIDED = 12,375 SF
 8. LANDSCAPE REQUIREMENTS
ADJACENT ROAD - 142' @ 1 PER 40' = 5 TREES
INTERIOR ROAD - 75' @ 1 PER 20' = 4 TREES
PARKING SPACES - 70 @ 1 PER 12' = 7 TREES
TOTAL LANDSCAPE REQUIREMENTS 16 TREES
EXISTING ON-SITE TREES WHICH ARE SAVED (IF ANY) WILL BE USED TO OFFSET THE LANDSCAPE REQUIREMENTS TO THE EXTENT ALLOWED BY THE LANDSCAPE MANUAL.
 9. SITE DATA: COUNCILMATIC DISTRICT 2
CENSUS TRACT 4034.02
WATERSHED 20
SUPERVENISHED 62
 10. MAXIMUM DAILY TRIPS (GENERATED BY THIS PROJECT) (ASSUME OFFICE PARK) 255 TRIPS
 11. THERE ARE NO KNOWN WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON THIS SITE.
 12. TRASH COLLECTION SHALL BE PROVIDED BY THIS OWNER FROM WHEELED CONTAINER(S).
 13. THE EXISTING VACANT HOUSE & OUT-BUILDINGS ON THE SITE ARE TO BE RAZED.
 14. PROPOSED USE: CLASS 'B' OFFICE BUILDINGS (MAX. HEIGHT 33 FEET.)
 15. CURRENT OWNER & DEED REFERENCE LINDEN TERRACE PARTNERSHIP 00033/132
 16. TAX ACCOUNT NUMBER 03-00-000075
 17. HOURS OF OPERATION 7 AM - 5 PM
 18. MAX. NO. OF EMPLOYEES AFTER TOTAL DEV. - APPROX. 100
 19. EXTERIOR LUMINAIRES INDICATED THUDY - A. MAX. HEIGHT = 14'
 20. THERE ARE NO CHEMICAL OR PETROLEUM PRODUCT STORAGE TANKS WITHIN 200' OF THE SITE. THERE IS AN EXISTING GAS STATION 700' ± FROM THE SITE ON THE EAST CORNER OF REISTERSTOWN ROAD & SLADE AVENUE.
 21. THERE SHALL BE NO EXTERIOR SIGNS ON THE SITE.



SOIL TYPES AND LIMITATIONS FOR DEVELOPMENT

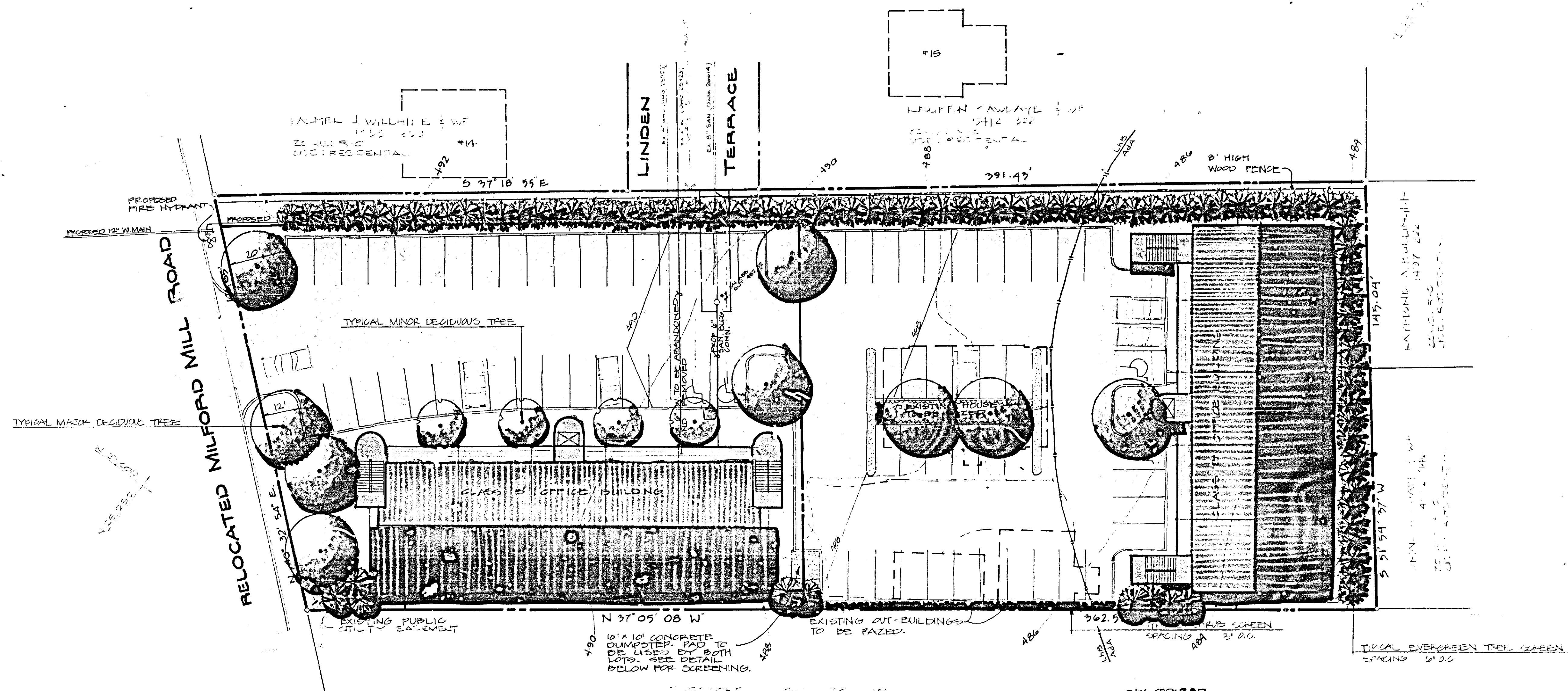
TYPE	AREA	LIMITATIONS FOR BUILDINGS	LIMITATIONS FOR PARKING	CLASS
ADA		MODERATE (W/BASEMENTS) SEASONALLY PERCHED WATER TABLE	MODERATE: SEASONALLY PERCHED WATER TABLE	D
LHD		SLIGHT (W/O BASEMENTS)	MODERATE: SLOPE	C

WILLIAM F. KERWIN, INC.
Land Planning/Landscape Architecture
Team Design Concepts
28 E. Susquehanna Ave. Suite 2 Towson MD 21204
Phone 306/337-0075

NOVEMBER 18, 1985
REVISED: DECEMBER 24, 1985
REVISED: JANUARY 3, 1986
REVISED: JANUARY 22, 1986

LINDEN TERRACE

85 ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
OWNER/APPLICANT
LINDEN TERRACE PARTNERSHIP
34 BEDFORD AVENUE
BALTIMORE, MD 21208
GES-1414
PUBLIC SERVICES
CRG # 03304
PLANNING #



MINIMUM PLANTING REQUIREMENTS

Trees

Parking Spaces ---76' @ 1 tree/12 spaces --- 7
 Interior Road ---75' @ 1 tree/20' --- 4
 Exterior Road ---192' @ 1 tree/40' --- 5
 Total major deciduous or equivalent ---16
 (min. major deciduous)

Screening and other planting

- 8' wide planting bed along adjacent public street
- 5' high planting screen between parking and adjacent public street
- 5' high planting screen between parking and adjacent residential zones
- 5' high planting screen around dumpster

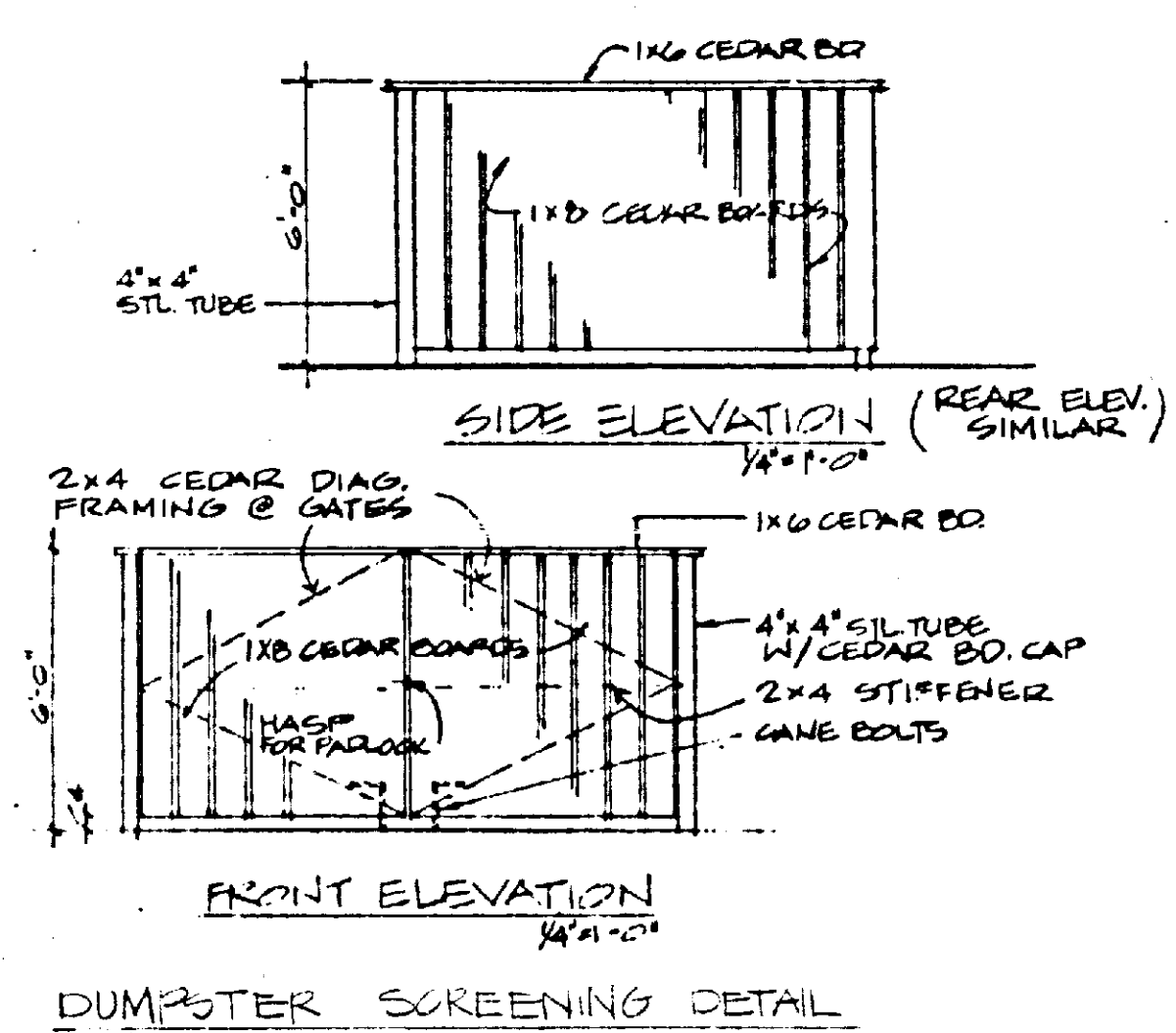
TREES SHOWN

Major deciduous ----- 9
 Minor deciduous ----- 4
 Evergreen ----- 92
 Total major deciduous equivalent ----- 105

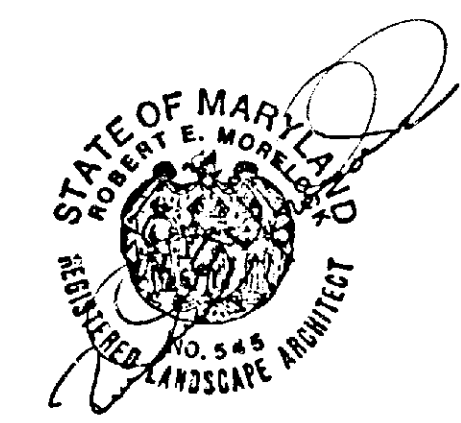
SOIL TYPES AND LIMITATIONS FOR DEVELOPMENT

TYPE	AREA	LIMITATIONS FOR BUILDINGS	LIMITATIONS FOR PARKING	CURBS
ADA		MODERATE (W/ BASEMENTS) SEASONALLY FLOODED WATER TABLE SLIGHT (W/O BASEMENTS)	MODERATE: SEASONALLY FLOODED WATER TABLE	D
LFB		SLIGHT	MODERATE: SLOPE	C

"I certify that the schematic planting plan shown herein is consistent with the goal and intent of the Baltimore County Landscape Manual, 1983, and meets all applicable policy, guidelines and ordinances."



DUMPSTER SCREENING DETAIL



SCALE: 1"=20'

CRG LANDSCAPE PLAN

LINDEN TERRACE

22 E. DUMFRIES STREET
 BALTIMORE COUNTY, MARYLAND

OWNER: APPLICANT
 LINDEN TERRACE PARTNERSHIP
 24 REDFORD AVENUE
 BALTIMORE MD 21208
 208-341-1111

PUBLIC SERVICE
 CRG # 83304
 PLANNING #

LINDEN TERRACE

REVISED 4/2/86

ARCHITECT:

BROSSO, WILHELM & McWILLIAMS, INC.
1045 CROWNED CROSS RD.
TOWSON, MARYLAND 21204
301-676-0000

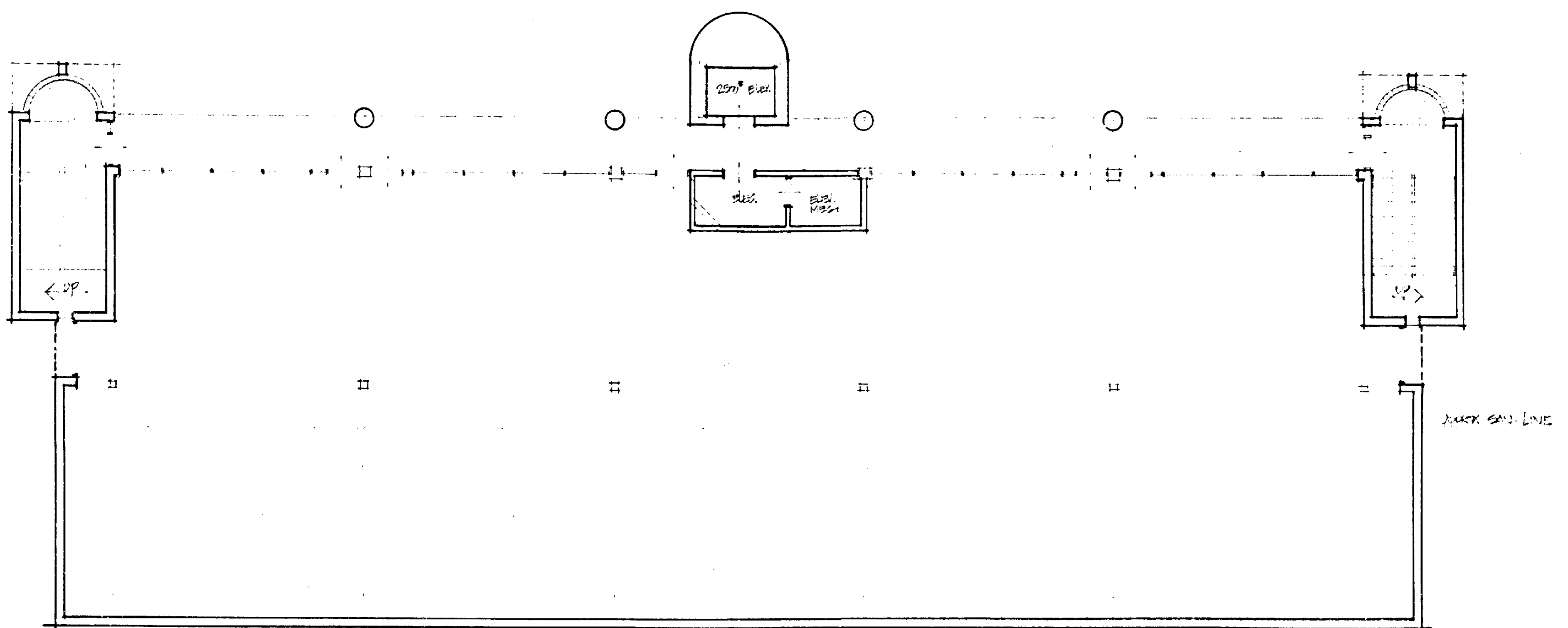
GITE/CIVIL ENGINEER:

WILLIAM F. KIRWIN, INC.
25 E. GUNPOWDER AVE. SUITE 2
TOWSON, MARYLAND 21204
301-676-0000

3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

OWNER:
LINDEN TERRACE PARTNERSHIP
314 BEDFORD AVENUE
BALTIMORE, MARYLAND 21205
453-1414

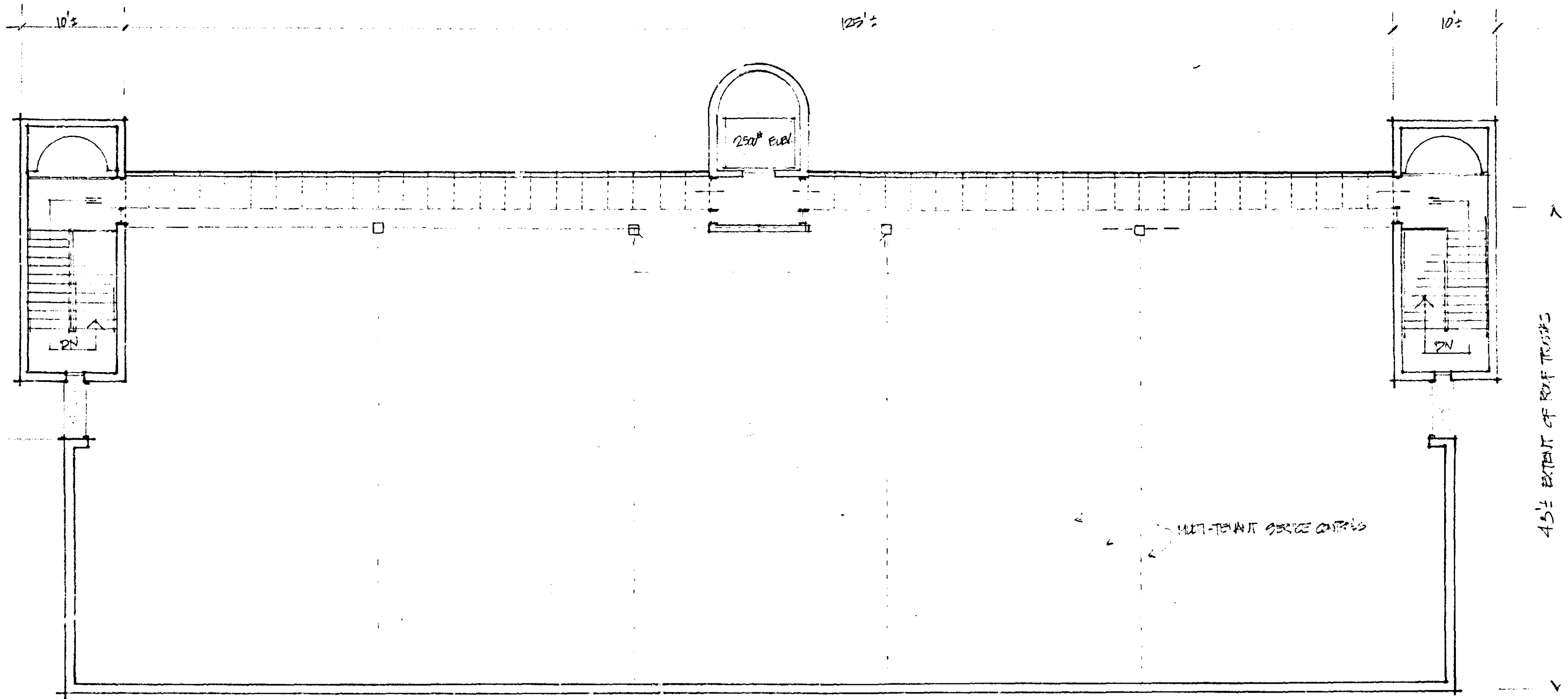
NOVEMBER 20, 1985



TELETYPE
1ST LEVEL - 607500

FLOOR PLAN - 1ST LEVEL - OFFICE BUILDING LOT N-1
DATE: 1/8/86

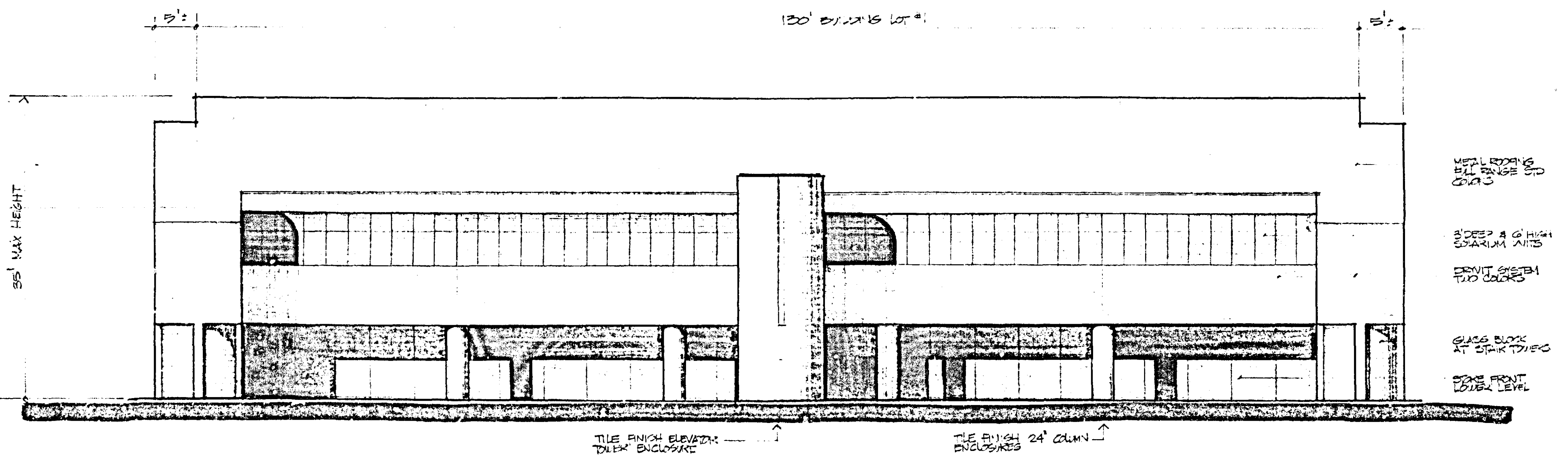
BROSSO, WILHELM & McWILLIAMS, INC.
1045 CROWNED CROSS RD. TOWSON, MD 21204 301-676-0000
ARCHITECTS - PLANNERS - MANAGERS - CONSULTANTS



TENANT SPACE
2ND LEVEL = 6500 S.F.

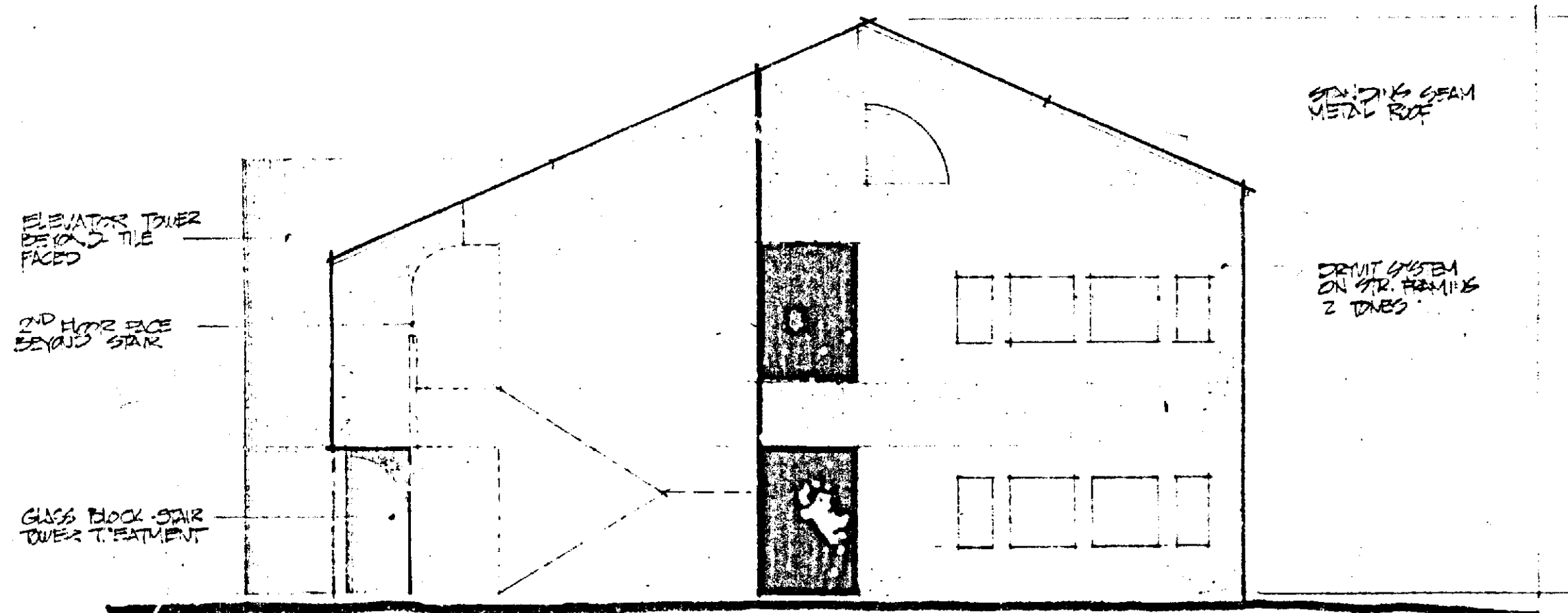
FLOOR PLAN 2ND LEVEL OFFICE BUILDING LOT N^o 1
SCALE: 1/8" = 1'-0"

BROSSO, WILHELM & McWILLIAMS, INC.
1025 Cromwell Blvd., Suite 100, Baltimore, Maryland 21204 301-321-6760
ARCHITECTS • PLANNERS • MANAGERS • CONSULTANTS



FRONT ELEVATION - OFFICE BUILDING LOT N^o 1 (EAST ELEVATION)
SCALE: 1/8" = 1'-0"

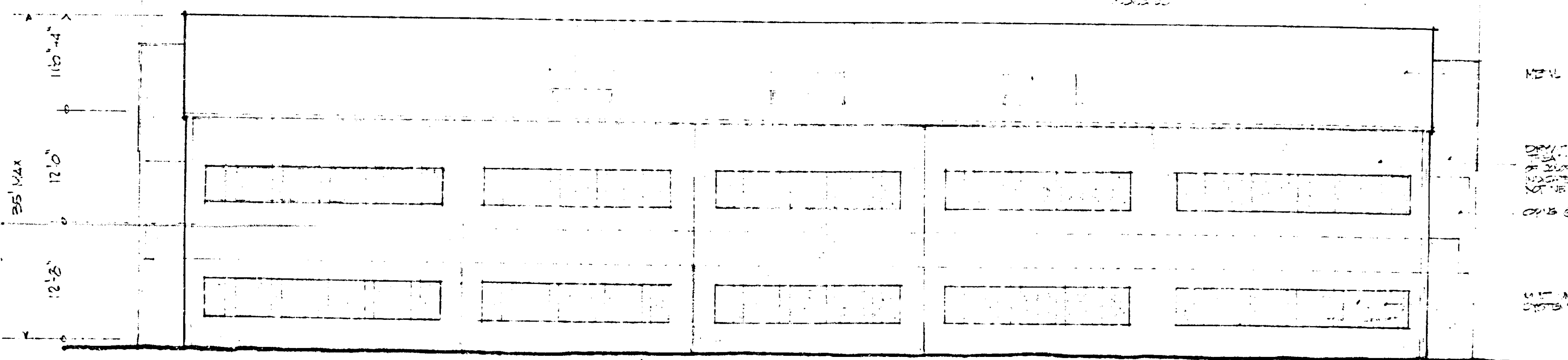
BROSSO, WILHELM & McWILLIAMS, INC.
1025 Cromwell Blvd., Suite 100, Baltimore, Maryland 21204 301-321-6760
ARCHITECTS • PLANNERS • MANAGERS • CONSULTANTS



ELEVATION OFF MILFORD MILL ROAD - OFFICE BUILDING LOT N^o 1
 scale: $\frac{1}{8}" = 1'-0"$ (NORTH ELEVATION - SOUTH ELEV. SIMILAR)

BROSSE, WILHELM & McWILLIAMS, INC.
 1025 Cromwell Blvd. P.O. Box 1000, Maryland 21204 301-321-6750
 ARCHITECTS - PLANNERS - MANAGERS - CONSULTANTS

140' - BUILDING LOT -



REAR ELEVATION OFFICE BUILDING LOT N^o 1 (WEST ELEVATION)
 scale: $\frac{1}{8}" = 1'-0"$

BROSSE, WILHELM & McWILLIAMS, INC.
 1025 Cromwell Blvd. P.O. Box 1000, Maryland 21204 301-321-6750
 ARCHITECTS - PLANNERS - MANAGERS - CONSULTANTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director
Environmental Support Services
TO: Indith P.H. Date: 12/12/85
FROM: Indith P.H.
Waste and Water Quality Management
SUBJECT: ENVIRONMENTAL EFFECTS REPORT Linden Terrace Partnership
(Name)

CRG MEETING (Date) (Time)

PLAN REVIEW NOTES

1. Office and parking on 1.24 acres.
(Describe site)
2. Public water and public sewer is proposed.
3. No streams on site.
(Describe streams on-site)
5. No wetlands on site.
(Describe wetland soils on-site)
6. Storm Water Management — required.
7. — proposed impervious area.

RESPONSES

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

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

- A. — No development is allowed in — (soil/name & symbol)
- B. — A revised site plan indicating no development in — must be submitted.

Mr. Brooks Stafford
Environmental Effects Report

Page Two

1. The developer must follow the Health Department Wetland Guidelines.
2. — (Other)

C. BEST MANAGEMENT PRACTICES

- ✓ 1. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
- ✓ 2. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
- ✓ 3. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
- ✓ 4. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
- ✓ 5. Filling will not occur in grassed or lined drainage ditches or swales.
- 6. —

tpms

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 10, 1986

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

Brian A. Goldman, Esquire
36 S. Charles Street, Suite 1910
Baltimore, Maryland 21201

RE: Item No. 175 - Case No. 86-297-X
Special Exception Petition
Petitioner - Linden Terrace Partnership

Dear Mr. Goldman:

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: William F. Kirwin, Inc.
28 E. Susquehanna Avenue, Suite 2
Towson, Maryland 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
NORMAN E. GARDNER
DIRECTOR

JANUARY 14, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21201

RE: Zoning Advisory Meeting of November 19, 1985
Item # 175
Property: LINDEN TERRACE PARTNERSHIP
Location: SALP

515 MILFORD MILL ROAD (RELOCATED),
750 SW OF REGISTER TOWN ROAD

Dear Mr. Jablon:

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

- ✓ There are no site planning factors requiring comment.
- ✓ A County Review Group Meeting is required.
- ✓ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ✓ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ✓ A record plat will be required and must be recorded prior to issuance of a building permit.
- ✓ The access is not satisfactory.
- ✓ The parking arrangement is not satisfactory.
- ✓ Parking calculations must be shown on the plan.
- ✓ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ✓ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-38 of the Development Regulations.
- ✓ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ✓ The amended Development Plan was approved by the Planning Board on —.
- ✓ Landscaping: Not comply with Baltimore County Landscape Manual, 1981 175-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is —.
- ✓ The property is located in a traffic area controlling by a "D" level intersection as defined by 211 175-79, and its conditions change are re-evaluated annually by the County Council.
- ✓ Additional comments: SEE CGO III-290 (LINDEN TERRACE) WAS HELD ON 12/31/85 AND HAS BEEN CONTINUED

cc: James Hovell

Norman E. Gardner
Chief, Current Planning and Development

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: December 30, 1985

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

PROJECT NAME: Linden Terrace
PROJECT NUMBER: #85304
LOCATION: Milford Mill Road
DISTRICT: 3C2

The Plan for the subject site, dated November 18, 1985, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

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

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the inspection fees, Burden and Fringe Costs incurred. Currently these charges are 2.0 times payroll for Metropolitan District Projects and 2.0 times payroll for the Capital Improvement Fund.

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

The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

The Developer is responsible for the full cost of all highway and storm drain construction.

Project #85304
Linden Terrace
Page 2
December 30, 1985

GENERAL COMMENTS: (Cont'd)

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, after which a Building Permit may be approved.

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

HIGHWAY COMMENTS:

Relocated Milford Mill Road is now being constructed, with sidewalks in its ultimate location, by Baltimore County. No further highway improvements will be required at this time.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

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

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

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area.

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

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line.

Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services, Attention: Mr. C. E. Brown, 494-3321.

Project #85304
Linden Terrace
Page 3
December 30, 1985

HIGHWAY COMMENTS: (Cont'd)

Screening shall be placed so as to prevent headlights within the parking areas from interfering with the traffic on the adjacent road.

A tee-turnaround acceptable to Baltimore County must be placed at the end of Linden Terrace, to allow residents, trash collectors and emergency vehicles, etc., to turn around at the end of the road.

Panhandles shall be a minimum of 20 feet in width to serve one lot.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

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

Since there does not appear to be a suitable outfall for storm drainage, the Storm Drain Design and Approval Section has recommended that we not approve this County Review Group Plan until a suitable outfall is provided.

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

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

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

Storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Project #85304
Linden Terrace
Page 4
December 30, 1985

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

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

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

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seeding)".

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

Storm water management must comply with the requirements of the 1984 Baltimore County Storm Water Management Policy and Design Manual adopted September 11, 1984. A storm drain public easement will be required, and must include the entire storm water management facility.

Baltimore County will require an access easement from the storm water management facility to a public road, and an agreement covering this easement.

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

Temporary construction easements of adequate width are necessary adjacent to all offsite rights-of-way or easements where utility construction is planned. They should be indicated on the right-of-way plats and construction drawings.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

There is an existing 6-inch public water main in Linden Terrace, which extends into the Linden Terrace property. The Developer's engineer indicates on his County Review Group Plan that the main is to be removed from the Developer's property and capped, just east of his property. The Developer will be responsible for any costs involved with

Project #85304
Linden Terrace
Page 5
December 30, 1985

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

abandoning this existing main. After the main is removed, the Developer may apply to the Department of Permits and Licenses to obtain metered water services for each lot, provided each lot has in-fee frontage on Linden Terrace.

There is also an existing 8-inch public sewer on the site. A 10-foot drainage and utility easement must be provided for the public portion of the main on the Developer's property. The Developer may then apply to the Department of Permits and Licenses for sewer service to each lot.

The Developer's engineer has also indicated servicing this property with a fire hydrant on relocated Milford Mill Road by tapping the existing 50-inch service main in Slade Avenue, and extending a 12-inch water main to the site. Baltimore County and Baltimore City both agree to this arrangement, to provide adequate fire protection for this project. The Developer will pay for the full cost of the pipe extension to the fire hydrant. The Developer is responsible for any cost of acquisition of rights-of-way required.

Baltimore County does not wish to have the new paving in Milford Mill Road and Slade Avenue disturbed to install this 12-inch water line. We are trying to resolve this problem now, and will get back to the Developer as soon as a decision is reached as to how he can proceed. This installation may require boring and jacking.

If a public sewer extension is required, the Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public sanitary sewerage required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

The Developer shall be responsible for all costs connected with water or sewer abandonment. He shall furnish construction drawings and he shall pay the full value assessment charges remaining against existing properties taken out of service.

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

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

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

Project #85304
Linden Terrace
Page 6
December 30, 1985

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

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

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

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

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

- All proposed lines will be marked with size of line and type of pipe.
- Length of line between changes in direction or changes in grade, or between manholes and/or cleanouts.
- Invert elevations for all proposed cleanouts and/or manholes.
- Proposed elevations and grades of proposed building floor elevations and finished grades.
- Percent grades between cleanouts and/or manholes.
- Proposed location of connection to each building.
- The number of dwelling units in each building.
- Certification by Design Engineer that all lines were designed for the required capacity by the Fixture-Unit Method of Design described in A.S.C.E. Manual of Practice No. 37, and that a 2-foot per second minimum velocity is available at the design flow for the size and slope selected.

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

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

Project #85304
Linden Terrace
Page 7
December 30, 1985

This property may receive approval from the County Review Group, subject to compliance with all the above comments, when a suitable outfall for the storm drains has been found.

EAM:HWS:ss

cc: File

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



BALTIMORE COUNTY
FIRE DEPARTMENT
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: Linden Terrace Partnership

Location: S/S Milford Mill Road (relocated), 750' SW of Reisterstown Road
Item No.: 175 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.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in (Milford Mill Rd. accordance with Baltimore County Standards as published by the Department of Public Works.

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

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

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

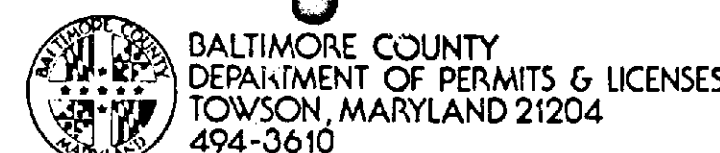
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

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

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

REVIEWER: *Paul H. Reincke* Noted and Approved: *Nick Commodari*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



December 16, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 175 Zoning Advisory Committee Meeting are as follows:

Property Owner: Linden Terrace Partnership
Location: S/S Milford Mill Road (relocated), 750' SW of Reisterstown Road
District: 3rd.

APPLICABLE CODES ARE CIRCLED:

(A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.C.E. #117-1 - 1980) and other applicable Codes and Standards.

(B) A building and other miscellaneous permits shall be required before the start of any construction. Demolition permits are required for buildings being removed.

(C) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer shall be required on plans and technical data.

(D) Commercial: Three sets of construction drawings shall be required to file a permit application. Registered seals are not acceptable.

(E) All structures except R-1 Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 4'-0" to an interior lot line. For the Group requires a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1007, Section 1008.2 and Table 1007. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

(F) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your architect/engineer contact this department.

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

(H) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Group are from the _____ to the _____ or to Mixed Use. See Section 312 of the Building Code.

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

(J) Comments: See attached comments

(K) These abbreviated comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Arnold E. Jablon
Zoning Commissioner
Office of Planning and Zoning

12/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Zoning Commissioner Date: December 16, 1985

FROM: Mr. E. E. Runyon, Chief, Building Plans Review C-23

SUBJECT: Item #175, Zoning Advisory Committee

- Lot #1, windows and doors on the south side could be in a firewall and require rated opening protectives due to the 0'-0" setback division line. See Section 101.1. The same is true of setbacks less than 15'-0" on Lot #2.
- Two handicapped places shall be provided for each independent structure, for a total of 4. Only two are shown.
- Property division line shall provide exit access and discharge width of not less than 44" between it and building in case either property is later sold.
- An 18'-0" fire lane shall be provided to Lot #2 if Section 502.3 is used in height and area.

CEB/vw

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING
DATE: December 30, 1985

PROJECT NAME: LINDEN TERRACE PLAN XXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT III-290 PLAN EXTENSION
REVISED PLAN
PLAT

This plan proposes 2 class "B" office buildings at the end of Linden Terrace in Pikesville. Access is taken from Milford Mill Road Relocated. Linden Terrace will be terminated at the property line. The site is located in an area of Pikesville that is changing from single family residential uses to office development. This site and surrounding properties are zoned R.C.

Under the provisions of Section 22-104, the development of property in the R.C. zone shall be designed to achieve four objectives: 1) compatibility of the proposed development with surrounding uses; 2) tree preservation; 3) protection of water courses and bodies of water from erosion and siltation, and 4) safety, convenience, and amenity for the neighborhood. Therefore, it is the responsibility of the CGG to make this determination in the design of an R.C. site. Further, the development must also comply with Section 203.2 of the Zoning Regulations. This statement of legislative policy states in part that "It is intended that buildings and uses in R.C. zones shall be highly compatible with the present or prospective uses of nearby residential property. The R.C. zone is supposed to serve as a transition between the intensity of non residential development and the existing neighborhood."

In order to assist in the determination of compatibility, cross sections are required to the adjacent residences on the northeast and east property lines. These cross sections must clearly show the relationship of the proposed office buildings, parking areas and landscape screening to the neighboring residential properties. Also, existing trees must be identified and an effort made to preserve as many as possible.

The proposed 5' high screen planting along the northeast and eastern property lines does not appear to provide an adequate buffer between the office buildings and adjacent residences. In an effort to enhance this buffer, consideration should be given to screening by means of attractive wooden fence with large trees. In addition, the relocation of the parking further away from the Willhide and Sawdaye properties should be considered. This shift of the parking area will increase the distance between the development and the houses and may allow the retention of some existing large trees on this site.

The parking requirements listed in note #7 must be adjusted if the building is to consist of all medical offices.

Any outside sign is limited to a surface area of 8 square feet as per Section 203.3.C of the Zoning Regulations and must be located on the building wall.

Gary Kerns
Gary Kerns

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: 12/30/85

FROM: ZONING OFFICE

PROJECT NAME: Linden Terrace PLAN: _____
LOCATION: SE/S Milford Mill Road Relocated at termination of Linden Terrace DEVELOPMENT PLAN: _____
DISTRICT: 3rd District PLAT: _____

- Zoning hearing for Class B office buildings on separate lots has been filed (Item No. 175). Any CGG approvals should be contingent upon outcome of proposed hearing.
- Location of amenity open space should be indicated and particular attention should be afforded to Section 101 of the zoning regulations, which define and limit this open space.

Nick Commodari
Nicholas B. Commodari

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO : Mr. James Markle Date: December 30, 1985
FROM : C. Richard Moore
SUBJECT: C.R.G. Comments

PROJECT NAME: Linden Terr. C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: 302 DEVELOPMENT PLAN:
LOCATION: Milford Mill Road RECORD PLAT:

The proposed access to Milford Mill Road should be 35 ft. wide, and the screening along Milford Mill Road should be as far from the curb as possible.

Grading and clearing and an area kept free of sight obstructions past the right-of-way line will be needed along Milford Mill Road for the property to the west.

C. Richard Moore, Deputy Director
Department of Traffic Engineering

CRM/DAI/bld

CRG Meeting of December 31, 1985
Linden Terrace

1. 2.10 & 100 year peak SWM is required in this watershed. Soil boring data provided with the CRG indicate that infiltration is infeasible.

2. No adequate outfall exists for the proposed SWM device. The CRG plan states that an easement will be required to pipe flow subsurface to Dresher Avenue, however, since no storm drains exist in Dresher Ave., the pipe would discharge onto the surface. This condition is unacceptable since numerous flooding problems exist in this area. I believe that a solution acceptable to the County must be decided prior to approval of this CRG. Please be advised that the County plans to extend storm drains to Dresher Ave. in the next several years.

James L. Valner
12/17/85

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500
PAUL H. REINCKE
CHIEF

BALTIMORE COUNTY, MARYLAND
DATE: DECEMBER 13, 1985
SUBJECT: SUBDIVISION REVIEW COMMENTS
FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION
BUREAU, PLANS REVIEW DIVISION
CAPTAIN JOSEPH KELLY

PROJECT NAME: LINDEN TERRACE
PROJECT NUMBER: CRG AGENDA 12/31/85, 10:00 AM
LOCATION: MILFORD MILL ROAD
DISTRICT # 3

COMMENTS:
File: CRG COMMENTS
Page 1
Report: CRG COMMENTS

CRG 01
PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE AND THE NFPA 101 LIFE SAFETY CODE, 1981 EDITION.

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

LINDEN TERRACE
Subdivision Name, Section and/or Plat

Developer and/or Engineer: Korman, Inc.
Linden Terrace Partnership
Hydrographed: 2 No. of Lots: 125 Total Acreage: Public Water: Public Sewer

COMMENTS ARE AS FOLLOWS:
Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
Public sewers, public water, must be utilized and/or extended to serve the property.
A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, is incomplete and must be revised, has been reviewed and approved.
A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: on the attached memo dated 12-17-85.

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

SS 783R

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550
STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

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

Item No. -ZAC- Meeting of November 16, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 171, 172, 174, 175, 178, 179, 180, and 181.

Michael S. Flanagan
Traffic Engineer Associate II

MSF/bld

Case No. 86-297-X

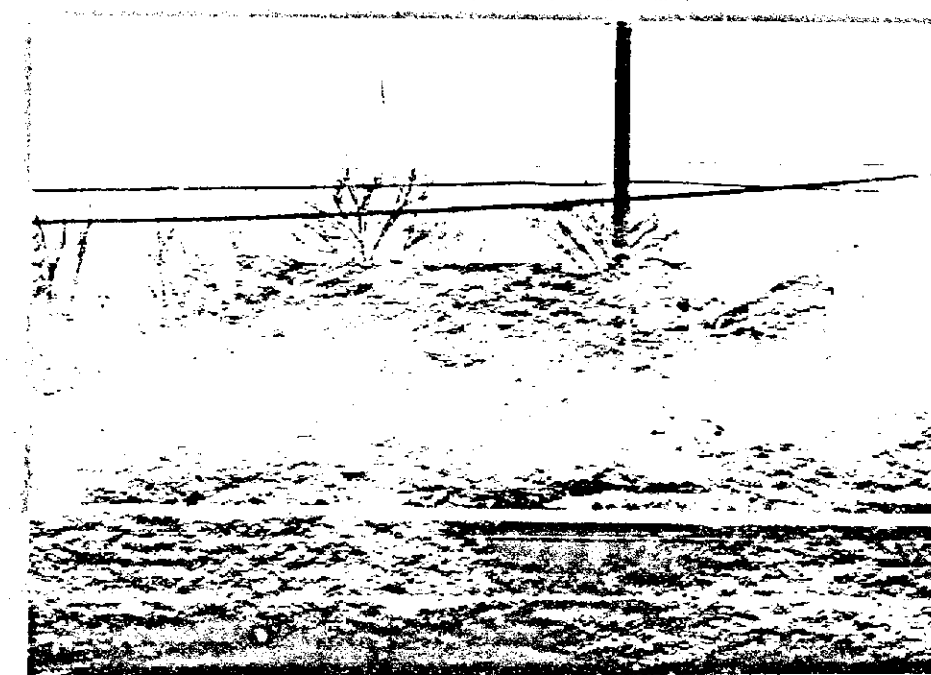
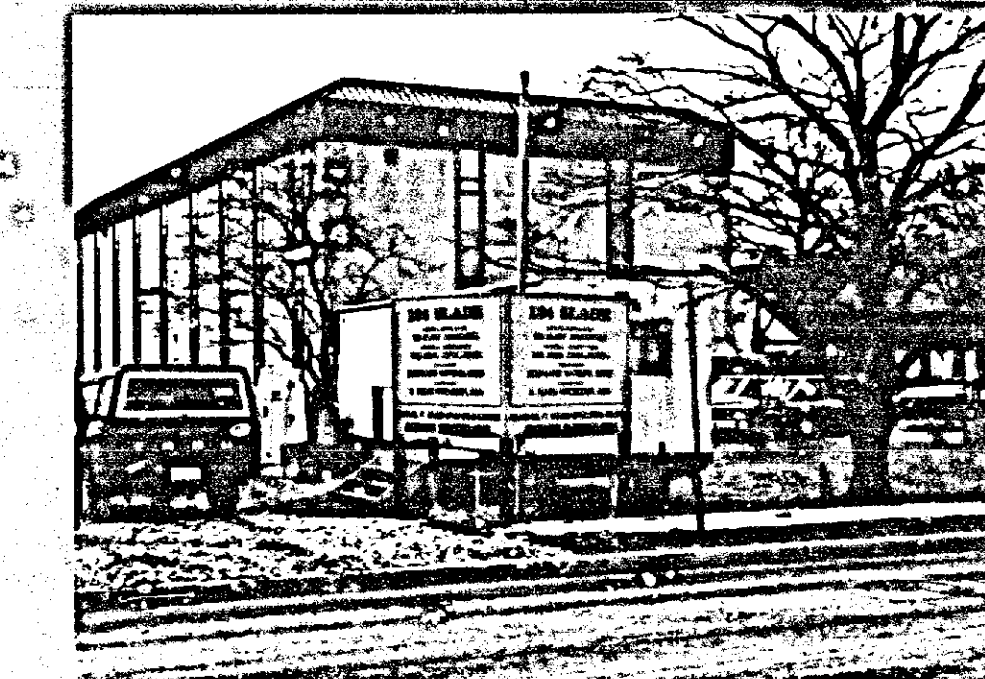
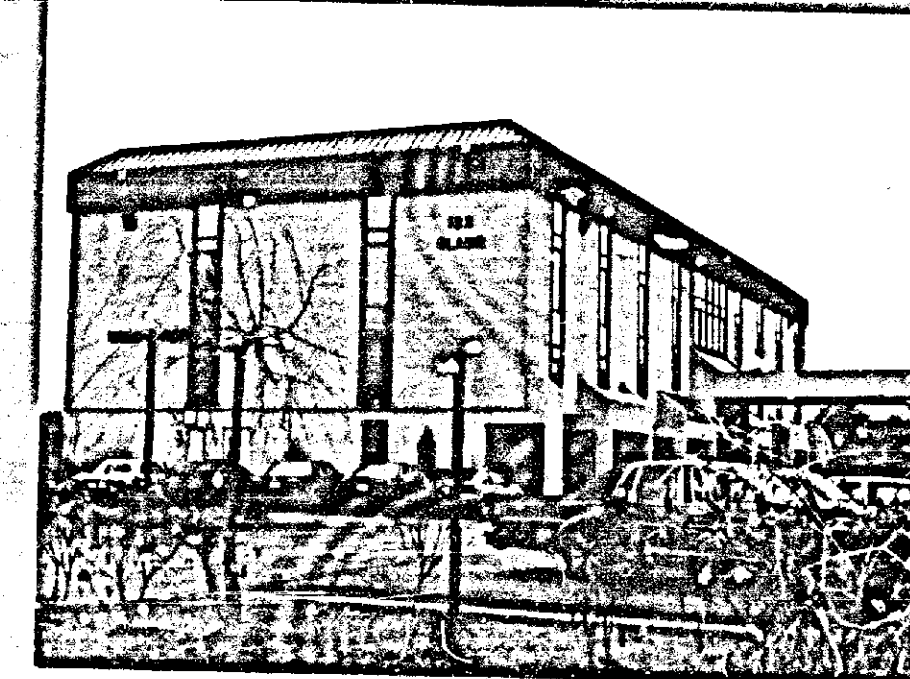
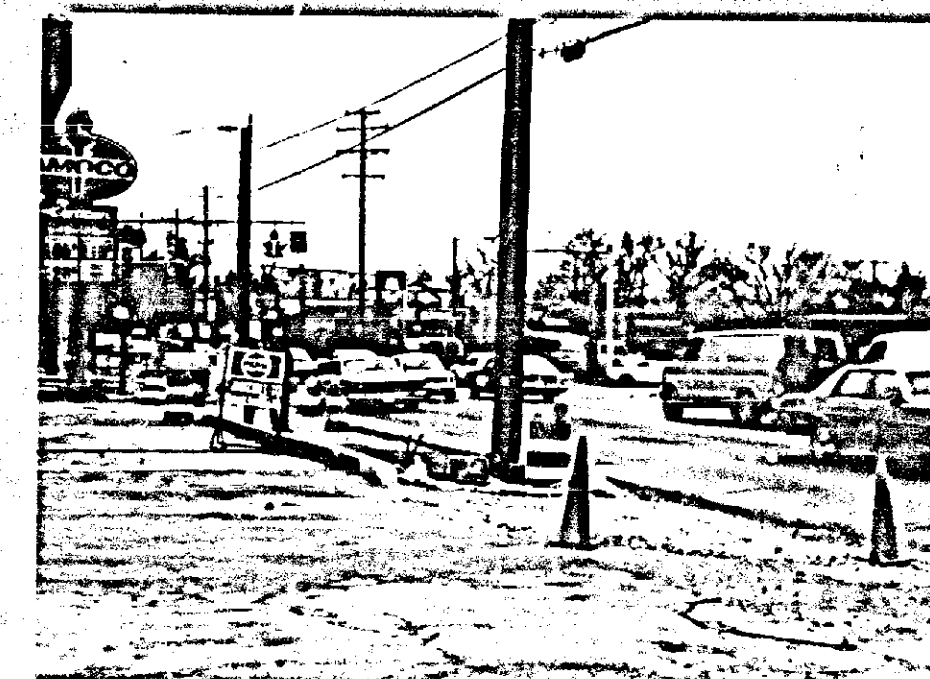
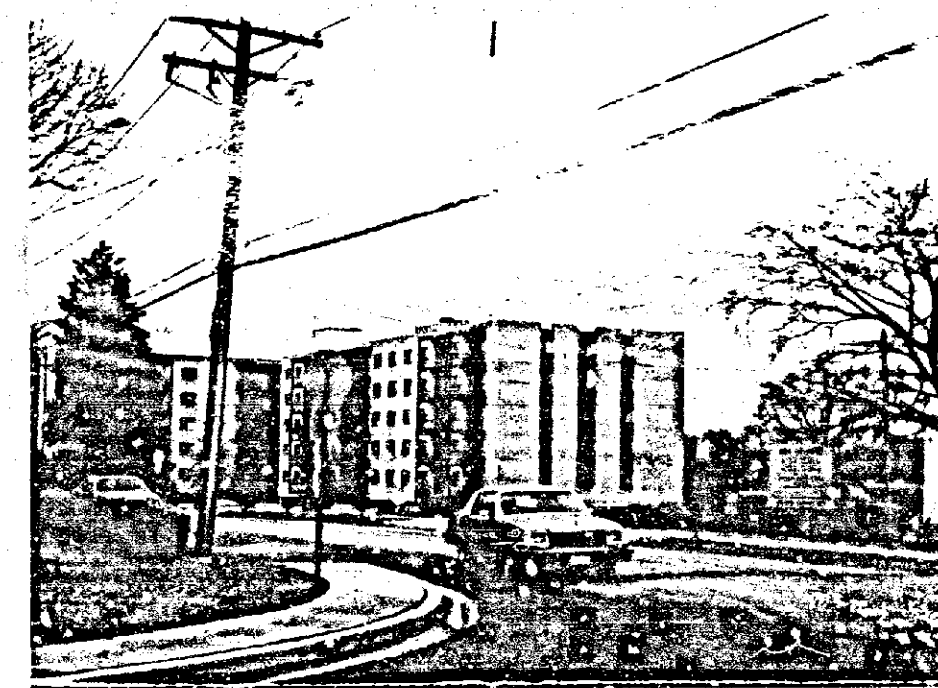
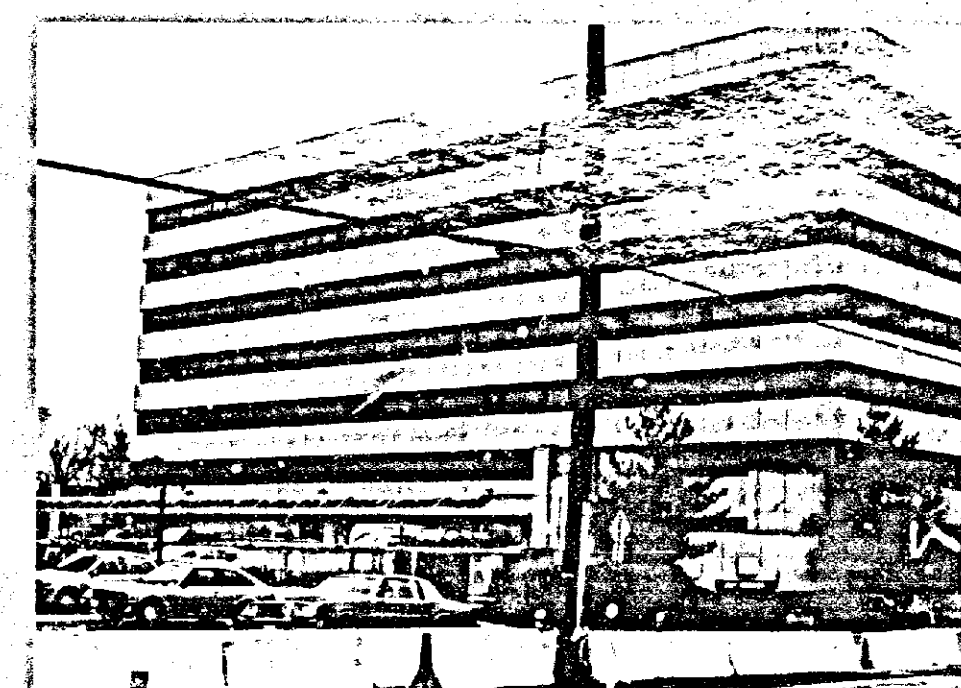
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

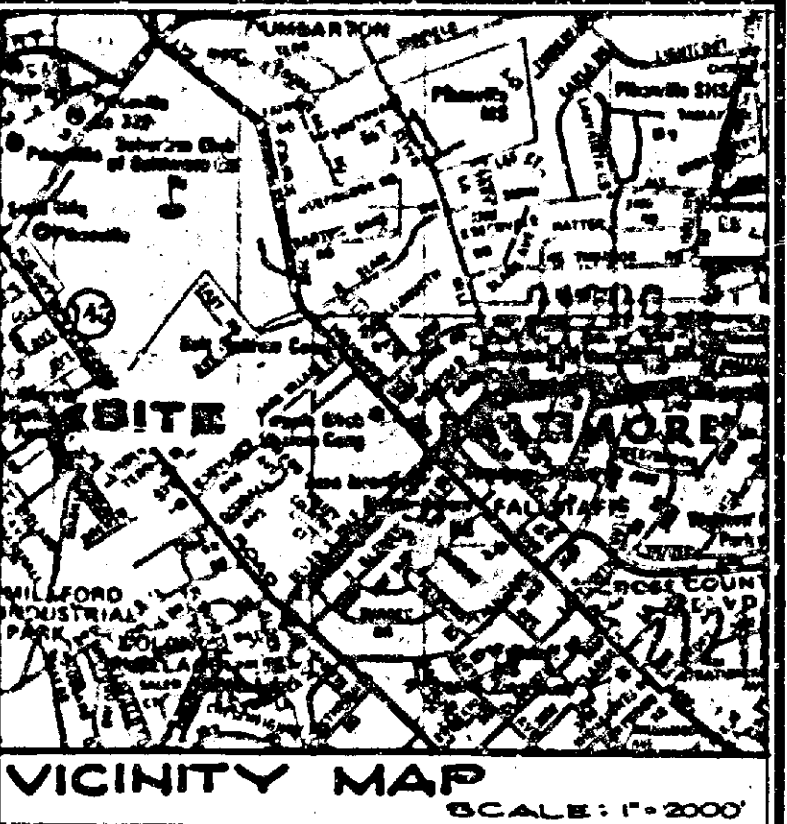
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 5th day of January, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Linden Terrace Partnership Received by: James E. Ryan
Petitioner's Attorney: Brian A. Goldman, Esquire Chairman, Zoning Plans Advisory Committee



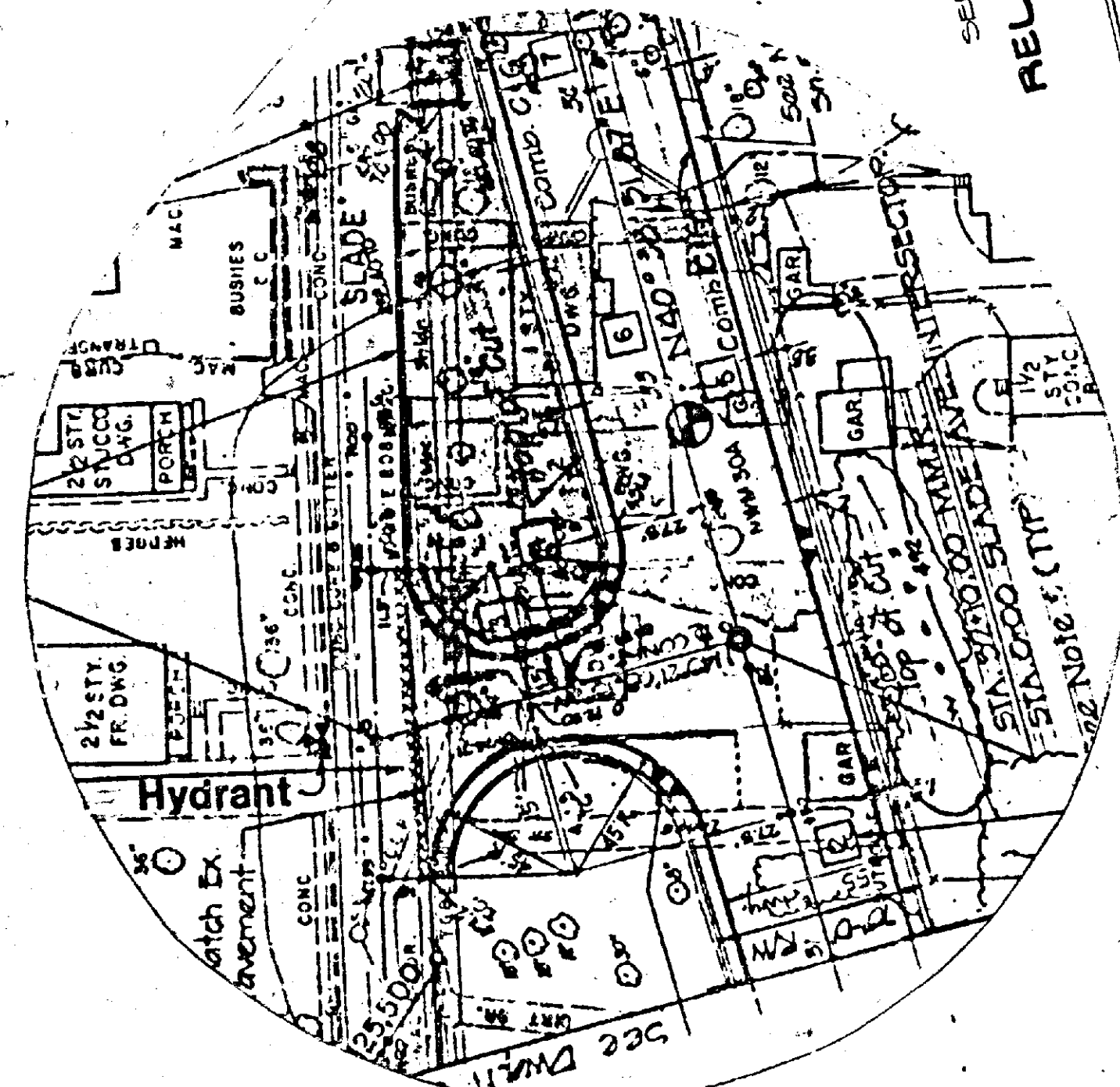


NOTES

1. SITE AREA: 1.246 AC ± NET, 1.549 AC ± GROSS
2. EXISTING ZONING: R-O

	LOT #1	LOT #2	TOTAL
3. GROSS SITE AREA	28,252 SF	30,517 SF	58,769 SF
4. AMENITY OPEN SPACE REQUIRED (25%)	7063 SF	7,630 SF	14,693 SF
5. AMENITY OPEN SPACE PROVIDED	7,992 SF	9,172 SF	17,164 SF
6. PROPOSED FLOOR AREA			
FIRST FLOOR	5875 SF	5625 SF	11,500 SF
SECOND FLOOR	6500 SF	6250 SF	12,750 SF
TOTAL	12,375 SF	11,875 SF	24,250 SF
7. PARKING REQUIRED			
FIRST FLOOR + 300 SF	20 CARS	19 CARS	39 CARS
SECOND FLOOR + 500 SF	13 CARS	13 CARS	26 CARS
TOTAL REQUIRED	33 CARS	32 CARS	65 CARS
8. PARKING PROVIDED	36 CARS	43 CARS	79 CARS
9. FLOOR AREA RATIO ALLOWED	14,126 SF	15,258 SF	29,384 SF
10. FLOOR AREA RATIO PROPOSED	12,375 SF	11,875 SF	24,250 SF

11. LANDSCAPE REQUIREMENTS
 - ADJACENT ROAD - 192' @ 1 PER 40' = 5 TREES
 - INTERIOR ROAD - 60' @ 1 PER 20' = 3 TREES
 - PARKING SPACES - 65 @ 1 PER 12' = 6 TREES
 - TOTAL LANDSCAPE REQUIREMENTS - 14 TREES
 - EXISTING ON-SITE TREES WHICH ARE SAVED (IF ANY) WILL BE USED TO OFFSET THE LANDSCAPE REQUIREMENTS TO THE EXTENT ALLOWED BY THE LANDSCAPE MANUAL.
12. SITE DATA: COUNCILMATIC DISTRICT 2
 - CENSUS TRACT - 4054.02
 - WATERSHED - 26
 - SUBWERSHED - 62
13. MAXIMUM DAILY TRIPS GENERATED BY THIS PROJECT: (ASSUME ALL MEDICAL OFFICES)
 - 1650 TRIPS
14. THERE ARE NO KNOWN WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON THIS SITE.
15. TRASH COLLECTION SHALL BE PROVIDED BY THIS OWNER FROM WHEELED CONTAINER(S).
16. THE EXISTING VACANT HOUSE & OUT-BUILDINGS ON THE SITE ARE TO BE RAZED.
17. FAR ALLOWED: 1.5 X 58,769 SF = 29,384 SF FAR SHOWN: 24,250 SF
18. PROPOSED USE: CLASS 'B' TOWNHOUSE OFFICE BUILDINGS.
19. CURRENT OWNER & DEED REFERENCE
 - LINDEN TERRACE PARTNERSHIP
 - 6855/132
20. TAX ACCOUNT NUMBER: 03-06-000075

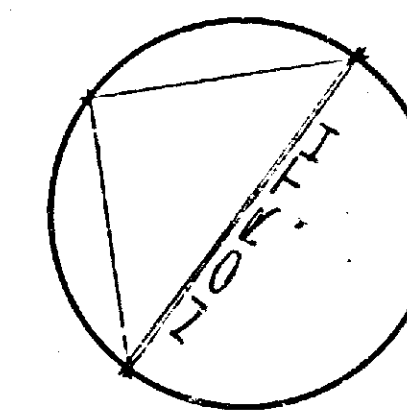
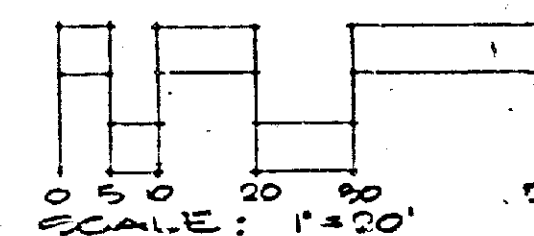
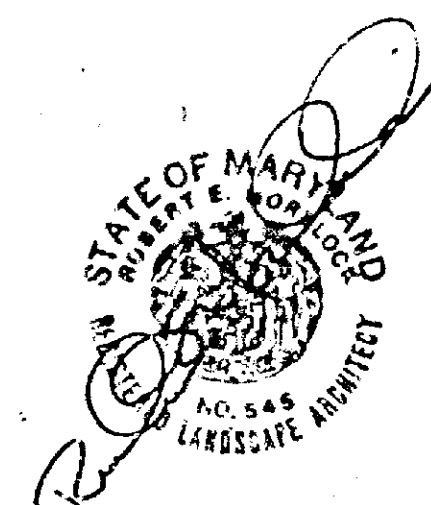


MILFORD MILL/SLADE AVE DETAIL
SCALE: 1" = 50'

SOIL TYPES AND LIMITATIONS FOR DEVELOPMENT

TYPE	AREA	LIMITATIONS FOR BUILDINGS	LIMITATIONS FOR PARKING	CLASS
ADA		MODERATE (W/ BASEMENTS) SEASONALLY PERCHED WATER TABLE	MODERATE: SEASONALLY PERCHED WATER TABLE	D
LHD		SLIGHT (W/O BASEMENTS)	MODERATE: SLOPE	C

WILLIAM F. KERWIN, INC.
Landscape Planning/Landscape Architecture
Team Design Concepts
28 E. Susquehanna Ave Suite 2 Towson MD 21204
Phone 301/337-0075



LINDEN TERRACE

983 ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND - JULY 19, 1985
OWNER
LINDEN TERRACE PARTNERSHIP
34 BEDFORD AVENUE
BALTIMORE, MD 21208
6855-214