

PETITION FOR SPECIAL HEARING

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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve, amend, or deny the original approved site plan dated December 30, 1981 and an amendment to the orders passed in Case No. 81-123-SPHA and Case No. 83-112-SPH to allow additional parking on the land owned by the Petitioner.

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

I, or we, agree to pay expenses of the above Special Hearing 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)

LEONARD STULMAN

Signature

Signature

Address

HELEN B. STULMAN

City and State

Signature

Attorney for Petitioner:

Gordon L. Peltz

(Type or Print Name)

Signature

1147 Donnington Circle (301) 828-6800

Address

Towson, Maryland 21204

City and State

105 Ware Avenue

Address

Towson, Maryland 21204

City and State

Attorney's Telephone No.: (301) 296-3454

Name

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 21st 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 24th day of February, 1986, at 1:00 o'clock.

Zoning Commissioner of Baltimore County.

(over)

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

North Plaza Office Building
0.717 Acre Parcel
October 3, 1985
Page Two

right with the radius of 10.00 feet, the arc distance of 15.17 feet, the chord of said arc being South 50 degrees 47 minutes 00 seconds East 14.14 feet, (7) South 05 degrees 47 minutes 00 seconds East 36.79 feet, (8) southerly, by a curve to the right with the radius of 48.00 feet, the arc distance of 13.83 feet, the chord of said arc being South 02 degrees 28 minutes 05 seconds West 13.78 feet, thence two courses (9) South 31 degrees 05 minutes 00 seconds West 4.70 feet, and (10) North 58 degrees 55 minutes 00 seconds West 5.00 feet, thence binding on said northwest side of Clement Avenue, (11) South 31 degrees 05 minutes 00 seconds West 127.27 feet to a point on the southwest outline of the land shown on the plat first herein referred to, thence binding on the outlines of said land four courses, (12) North 58 degrees 55 minutes 00 seconds West 142.99 feet, (13) North 30 degrees 43 minutes 35 seconds East 57.45 feet, (14) northwesterly, by a curve to the right with the radius of 300.00 feet, the chord distance of 131.33 feet, the chord of said arc being North 71 degrees 48 minutes 52 seconds West 130.28 feet, and (15) North 59 degrees 16 minutes 25 seconds West 17.57 feet to the place of beginning.

CONTAINING 0.717 acres of land.

RWB/aeb

Job Order No. 01-59178A

October



IN RE: PETITION SPECIAL HEARING
Beginning at the SE/S of
Waltham Woods Road, approx.
423' NE of Joppa Road -
9th Election District
Leonard Stulman, et ux,
Petitioners
* * * * *
BEFORE THE
* * * * *
ZONING COMMISSIONER
* * * * *
OF BALTIMORE COUNTY
* * * * *
Case No. 86-320-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein seek to amend the site plan approved in Case Nos. 81-123-SPHA and 83-112-SPH and to delete restrictions contained therein, as more particularly described on Petitioners' Exhibit 1.

The Petitioners appeared and were represented by Counsel. Richard Smith, a registered civil engineer; Lynn Ketara, Assistant Manager for the office building; and Robert Hirsh and Tina Trivedi, tenants, testified on behalf of the Petitioners. There were no Protestants.

Testimony indicated that the subject property, presently zoned B.L. and located between Waltham Woods Road and Clement Avenue, is improved with a three-story office building. In Case No. 81-123-SPHA, a variance to permit a front yard setback of 10 feet and a use permit for off-street parking in a residential (D.R.16) zone were granted, and in Case No. 83-112-SPH, permission to expand the building and parking areas were granted.

The building is about 75% rented, but there is already a need for more parking. Presently, there are 40 on-site parking spaces and the Petitioners propose to add 13 more on the south and east property lines. Additionally, the Petitioners request that Restriction 3 in Case No. 81-123-SPHA, which limited medical or dental offices to the first floor only, and Restriction 2 in Case No. 83-112-SPH, which denies parking along the southern and eastern property lines, be deleted to allow expansion of the on-site parking.

PETITION FOR SPECIAL HEARING

9th Election District

LOCATION: Beginning at Southeast Side of Waltham Woods Road, approximately 423 feet Northeast of Joppa Road

DATE AND TIME: Monday, February 24, 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 Hearing for approval of an amendment to the original site plan dated December 30, 1981 and an amendment to the orders in Case Nos. 81-123-SPHA and 83-112-SPH to permit additional parking on the land.

Being the property of Leonard Stulman, et ux, 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 JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING
Beginning SE/S of Waltham Woods
Rd., approx. 423' NE of Joppa
Rd., 9th District
LEONARD STULMAN, et ux,
Petitioners
: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-320-SPH
: Petitioners

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 31st day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to Gordon L. Peltz, Esquire, 105 Ware Ave., Towson, MD 21204, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

UNDER RECEIVED FOR FILE
DATE 1/27/86
BY [Signature]

ADJUTANT
cc: Gordon L. Peltz, Esquire
People's Counsel

[Signature]
Zoning Commissioner of
Baltimore County

- 2 -

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

DESCRIPTION
0.717 ACRE PARCEL, NORTH PLAZA OFFICE BUILDING
SOUTHEAST SIDE OF WALTHAM WOODS ROAD,
NORTHEAST OF JOPPA ROAD,
NINTH ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND

THIS DESCRIPTION IS TO AMEND THE EXISTING SITE PLAN AND ZONING ORDER.

BEGINNING on the southeast side of Waltham Woods Road, eighty feet wide, and at the point shown and designated "1808" on the plat of "Kenilworth at Perring Park" recorded among the Land Records of Baltimore County in Plat Book O.T.G. 31, page 30, said beginning point being distance 423 feet, more or less, as measured northeasterly along the southwest side of said Waltham Woods Road from its intersection with the northeast side of Joppa Road, 80 feet wide, running thence binding on the southeast side of Waltham Woods Road, as shown on said plat, two courses: (1) northeasterly, by a curve to the right with the radius of 660.00 feet, the arc distance of 82.82 feet, the chord of said arc being North 51 degrees 44 minutes 54 seconds East 82.77 feet, and (2) North 55 degrees 20 minutes 35 seconds East 63.00 feet, thence six courses: (3) South 43 degrees 49 minutes 10 seconds East 83.93 feet, (4) southeasterly, by a curve to the left with the radius of 107.00 feet, the arc distance of 97.04 feet, the chord of said arc being South 69 degrees 48 minutes 05 seconds East 93.75 feet, (5) North 84 degrees 13 minutes 00 seconds East 27.55 feet, (6) southeasterly, by a curve to the



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 18, 1986

Gordon L. Peltz, Esquire
105 Ware Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Reg. @ SE/S of Waltham Woods Rd., approx. 423' NE of
Joppa Rd., 9th Election District
Leonard Stulman, et ux - Petitioners
Case No. 86-320-SPH

Dear Mr. Peltz:

This is to advise you that \$73.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

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

Please make the check payable to the Zoning Office, Baltimore County, Maryland, and remit to Zoning Office, Baltimore County, Maryland.

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

No. 018504

DATE 2/21/86 ACCOUNT 86-320-SPH

AMOUNT \$ 73.00

RECEIVED FROM [Signature]

FOR [Signature]

VALIDATION OR SIGNATURE OF CASHIER

FEB 2 1986

Gordon L. Peltz, Esquire
105 Ware Avenue
Towson, Maryland 21204

January 24, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
Reg. @ SE/S of Waltham Woods Rd., approximately
423' NE of Joppa Rd., 9th Election District
Leonard Stulman, et ux - Petitioners
Case No. 86-320-SPH

TIME: 1:00 p.m.

DATE: Monday, February 24, 1986

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

[Signature]
Zoning Commissioner
of Baltimore County

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

No. 012376

DATE: 1/20/86 ACCOUNT: R-01-615-000

RECEIVED FROM: *[Signature]* AMOUNT: \$100.00

FOR: *[Signature]* SPECIAL HEARING

VALIDATION ON SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner Date: January 31, 1986

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

SUBJECT: Zoning Petition No. 86-320-SPH

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject request.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:salm

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 6, 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 February 6, 1986.

THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising

24.75

86-320-SPH

PETITION FOR SPECIAL HEARING

Re Election District

LOCATION: Beginning at South-
east corner of Waltham Woods Road,
approximately 423 feet Northeast of
Joppa Road.

DATE AND TIME: Monday, Febru-
ary 24, 1986, at 1:00 p.m.

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

The Zoning Commissioner of Bal-
timore County, by authority of the Zon-
ing Act and Regulations of Baltimore
County, will hold a public hearing
for Special Hearing for ap-
proval of an amendment to the
Zoning Ordinance.

The amendment is to change the
Zoning District from R-1 to R-2
for the property of Leonard Stul-
man, et ux, as shown on 104-104-001.

In the Zoning Office,
dated, a building permit may be
issued within 60 days of the date of
the hearing.

The Zoning Commissioner
is a member of the Planning and Zoning
Commission and is authorized to
grant or deny the amendment and
to issue a building permit or to
suspend the hearing for a period of
not more than 60 days.

By Order of:
ARNOLD JABLON
Zoning Commissioner
of Baltimore County

Case No. 86-320-SPH

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
21st day of January, 1986.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner: Leonard Stulman, et ux
Attorney: Gordon L. Peltz, Esquire

Received by: *[Signature]*
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 29, 1986

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

Chairman

MEMBERS

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

Gordon L. Peltz, Esquire
105 Ware Avenue
Towson, Maryland 21204

RE: Item No. 198 - Case No. 86-320-SPH
Petitioners - Leonard Stulman, et ux
Special Hearing Petition

Dear Mr. Peltz:

The Zoning Plans Advisory Committee has reviewed the plans sub-
mitted with the above-referenced petition. The following comments are
not intended to indicate the appropriateness of the zoning action re-
quested, 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 Com-
mittee at this time that offer or request information on your peti-
tion. If similar comments from the remaining members are received, I
will forward them to you. Otherwise, any comment that is not informa-
tive will be placed in the hearing file. This petition was accepted
for filing on the date of the enclosed filing certificate and a hear-
ing scheduled accordingly.

Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Kilde Consultants, Inc.
1020 Cromwell Bridge Road
Towson, Maryland 21204

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 5, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 5, 1986.

TOWSON TIMES,

[Signature]
Publisher

38.25

86-320-SPH

PETITION FOR SPECIAL HEARING

Re Election District

LOCATION: Beginning at South-
east corner of Waltham Woods Road,
approximately 423 feet Northeast of
Joppa Road.

DATE AND TIME: Monday, Febru-
ary 24, 1986, at 1:00 p.m.

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

The Zoning Commissioner of Bal-
timore County, by authority of the Zon-
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dated, a building permit may be
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The Zoning Commissioner
is a member of the Planning and Zoning
Commission and is authorized to
grant or deny the amendment and
to issue a building permit or to
suspend the hearing for a period of
not more than 60 days.

By Order of:
ARNOLD JABLON
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 974 Date of Posting: 1/31/86

Posted for: Special Hearing

Petitioner: Leonard Stulman, et ux

Location of property: 423' Waltham Woods Rd., corner 1113' W. Chesapeake Ave.

Location of Sign: 1113' W. Chesapeake Ave., corner 423' W. Waltham Woods Rd.

Remarks: Leonard Stulman, et ux, petitioners, Baltimore County, Md.

Posted by: *[Signature]* Date of return: 2/4/86

Number of Signs: 2

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
111 W. Chesapeake Avenue
Towson, Maryland 21204

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

JANUARY 28, 1986

Re: Zoning Advisory Committee Meeting of DECEMBER 3, 1985
Item 198 LEONARD STULMAN, ET UX
Location: 423' W. WALTHAM WOODS ROAD,
423' NE OF JOPPA RD.

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 on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-48 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 1/22/86.
- ☒ The property is located in a deficient service area as defined by Bill 178-75. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a deficient service area as defined by Bill 178-75. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a deficient service area as defined by Bill 178-75. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a deficient service area as defined by Bill 178-75. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:

Additional comments:

cc: James Howell

Encl: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

LAW OFFICES

GORDON L. PELTZ
105 WARE AVENUE
TOWSON, MARYLAND 21204

December 9, 1985

1011 AM

1985

198

Office of Planning and Zoning
County Courts Building
Suite 406
401 Bosley Avenue
Towson, Maryland 21204

Attention: Nick Commodari

RE: Stulman / North Plaza Office Building
(Account: R-01-615-000)

Dear Commodari:

In connection with the above entitled matter enclosed are the two additional signed copies of the Petition to replace the photocopies filed with the original Petition. If you have any questions, do not hesitate to contact me.

Very truly yours,

[Signature]
Gordon L. Peltz

GLP:d1
Enclosures

cc: Leonard Stulman, Esquire



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
444-4500

PAUL H. RENCKE
CHIEF

December 17, 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: Leonard Stulman, et ux

Location: SE/S Waltham Woods Road, 423' NE of Joppa Road

Item No.: 198

Zoning Agenda: Meeting of December 3, 1985

Gentlemen:

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

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Nicholas Commodari, Zoning Department Date December 23, 1985

FROM G. E. Burnha, Chief, Building Plans Review

SUBJECT Zoning Advisory Committee Meeting
Scheduled 12/3/85

Item #190	See Comments
Item #191	Standard Comment
Item #192	Not Ready
Item #193	See Comments
Item #194	See Comments
Item #195	See Comments
Item #196	See Comments
Item #197	See Comments
Item #198	No Comment
Item #199	See Comments
Item #200	Standard Comment
Item #201	Standard Comment
Item #202	Standard Comment
Item #203	See Comments
Item #204	See Comments
Item #205	See Comments
Item #206	Standard Comment

CEB/vw



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 3, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

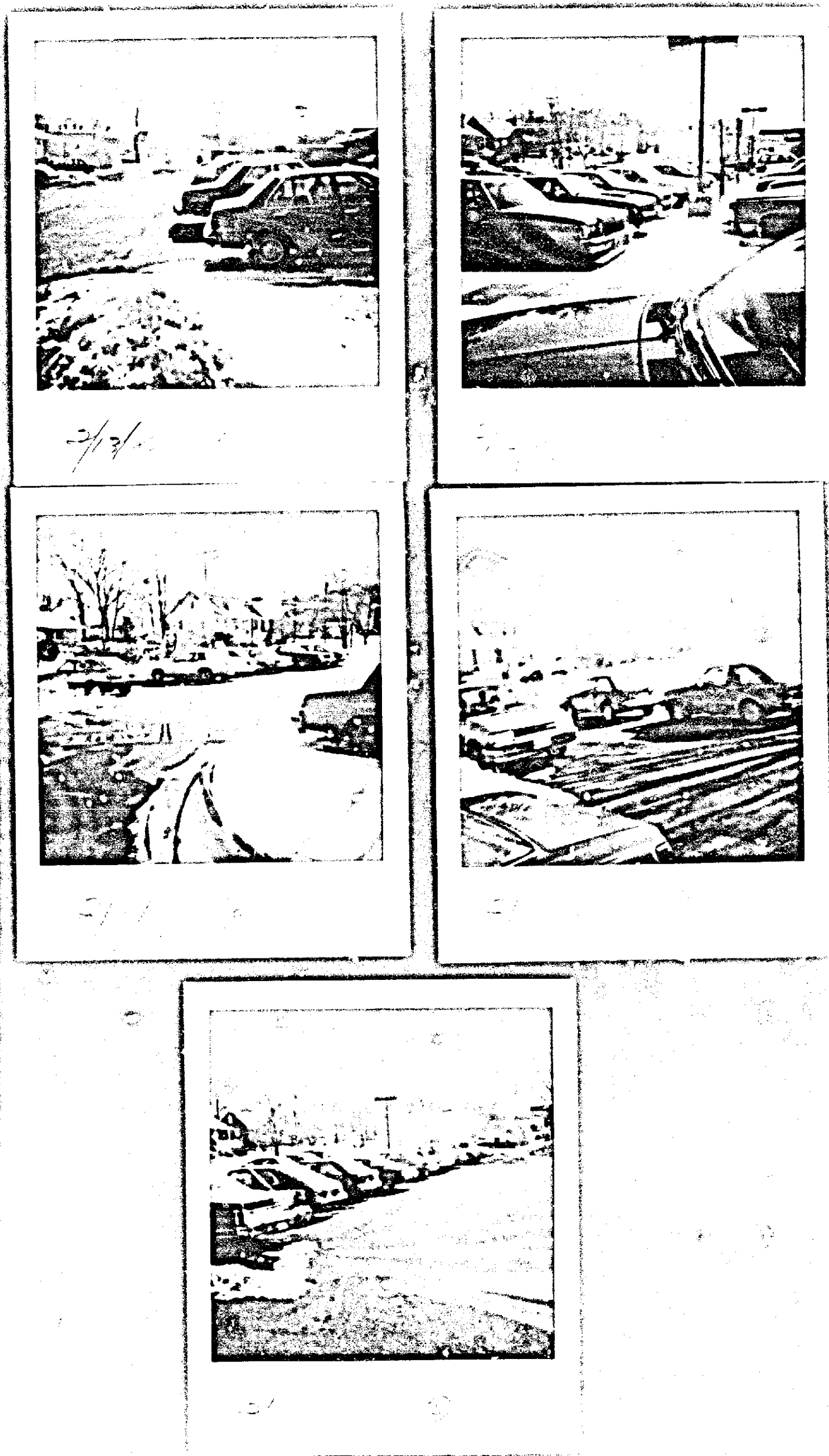
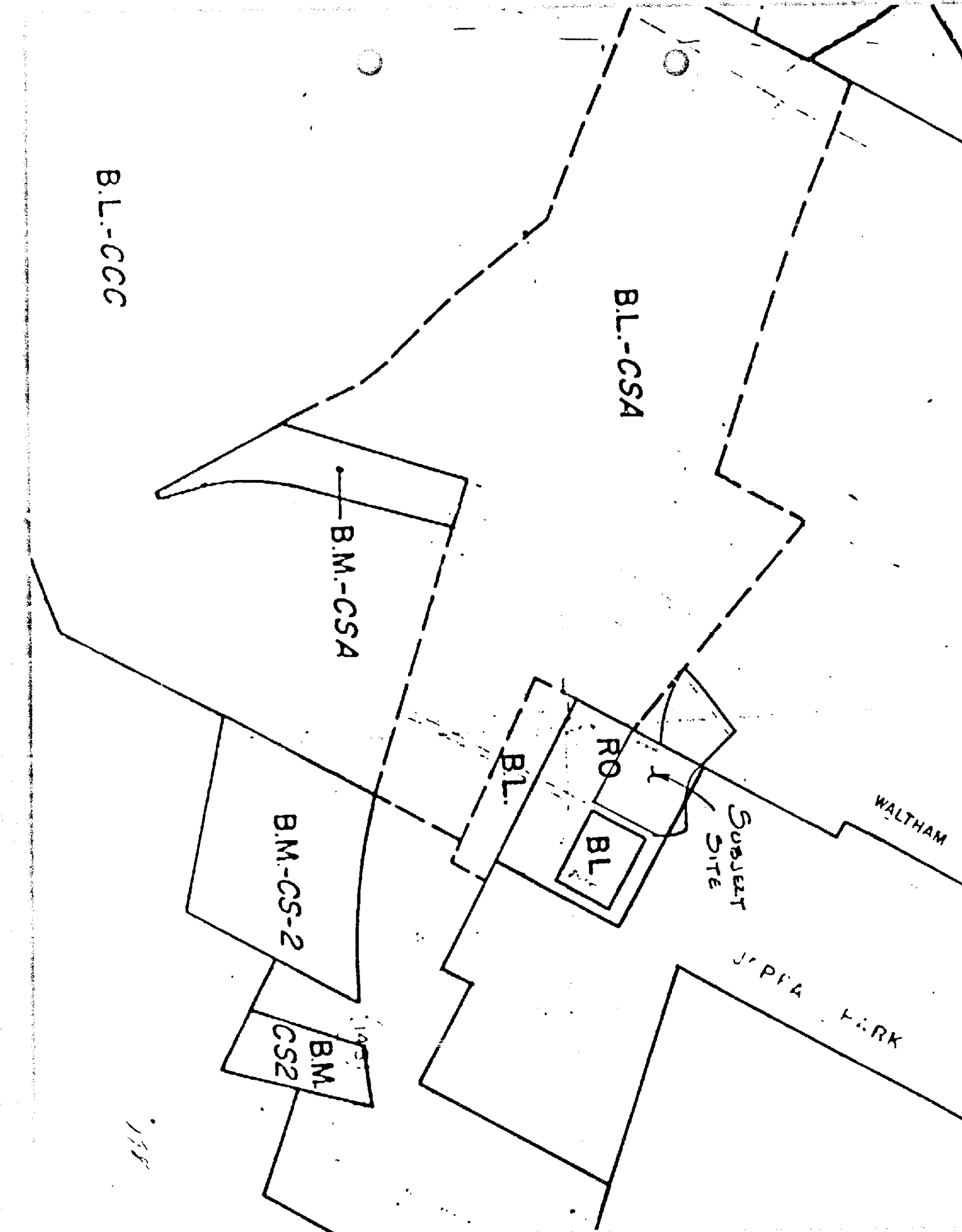
Dear Mr. Jablon:

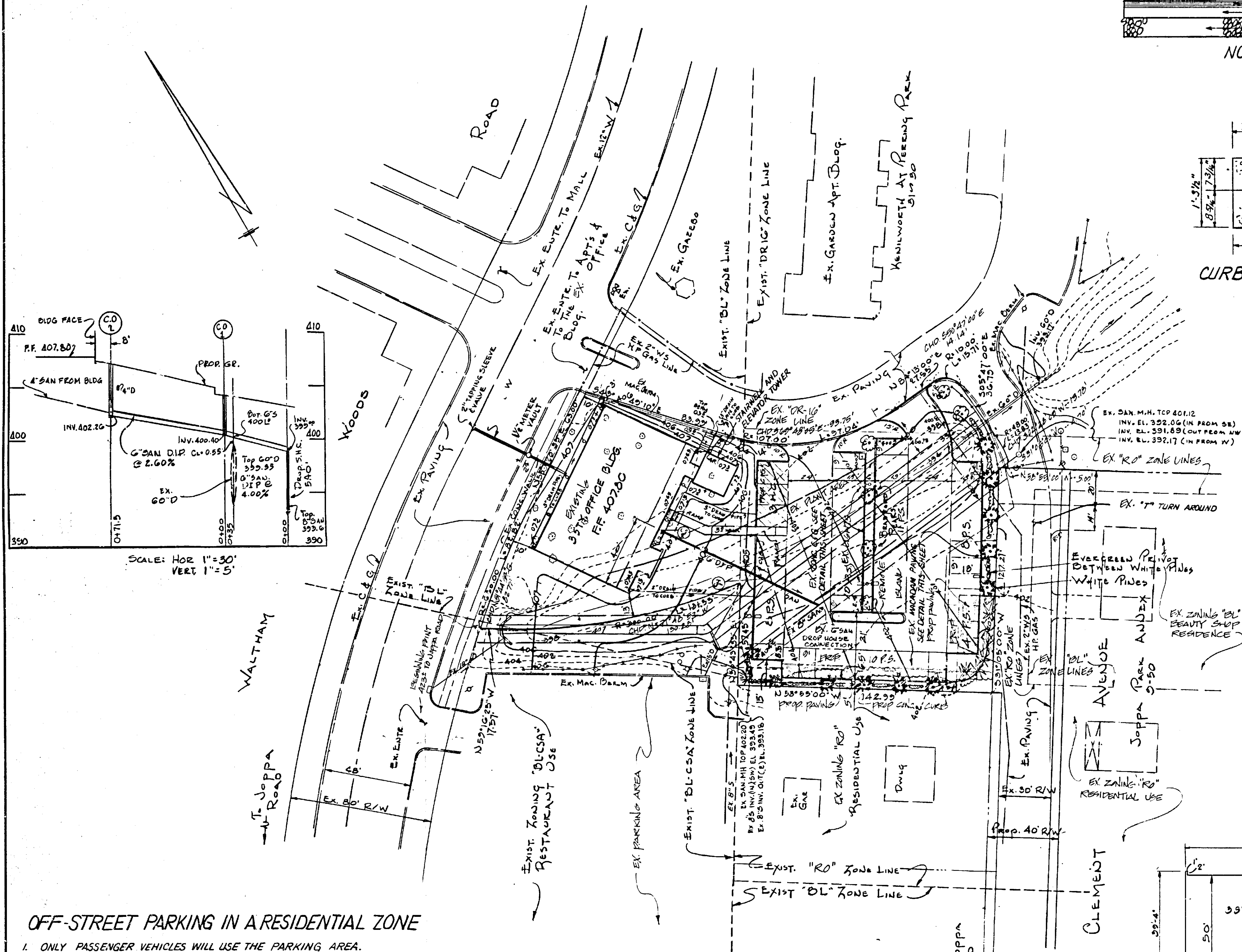
The department of Traffic Engineering has no comments for items number 190, 191, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, and 206.

MSF/bld

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

2/24
86-320

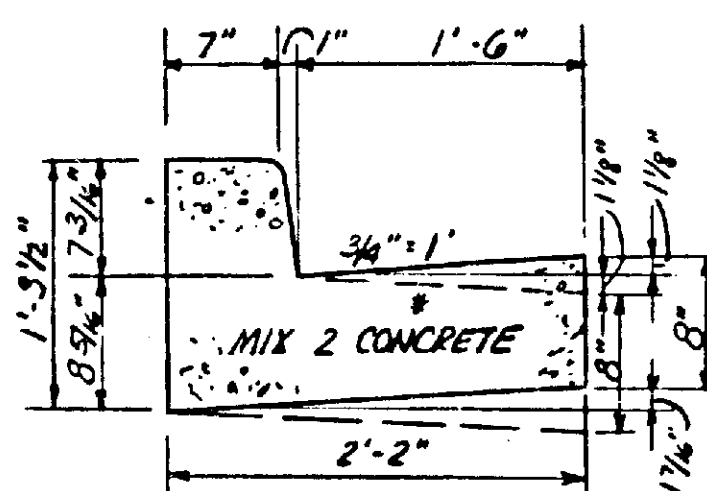




1" BITUMINOUS CONCRETE SURFACE COURSE
2" BITUMINOUS CONCRETE BASE COURSE
6" CRUSHER RUN STONE CR-G

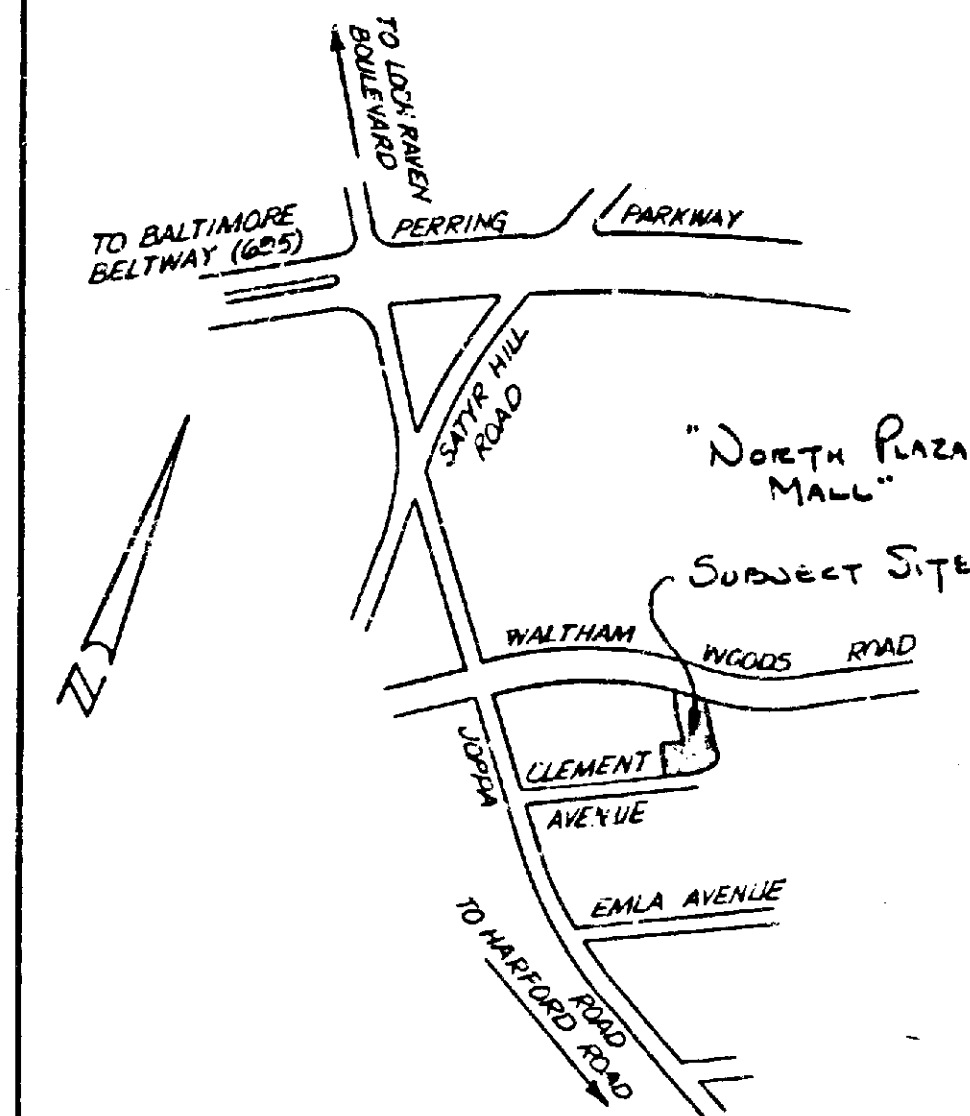
NORMAL PAVING SECTION

NOT TO SCALE



CURB & GUTTER DETAIL

NOT TO SCALE



LOCATION MAP
SCALE 1"=500'

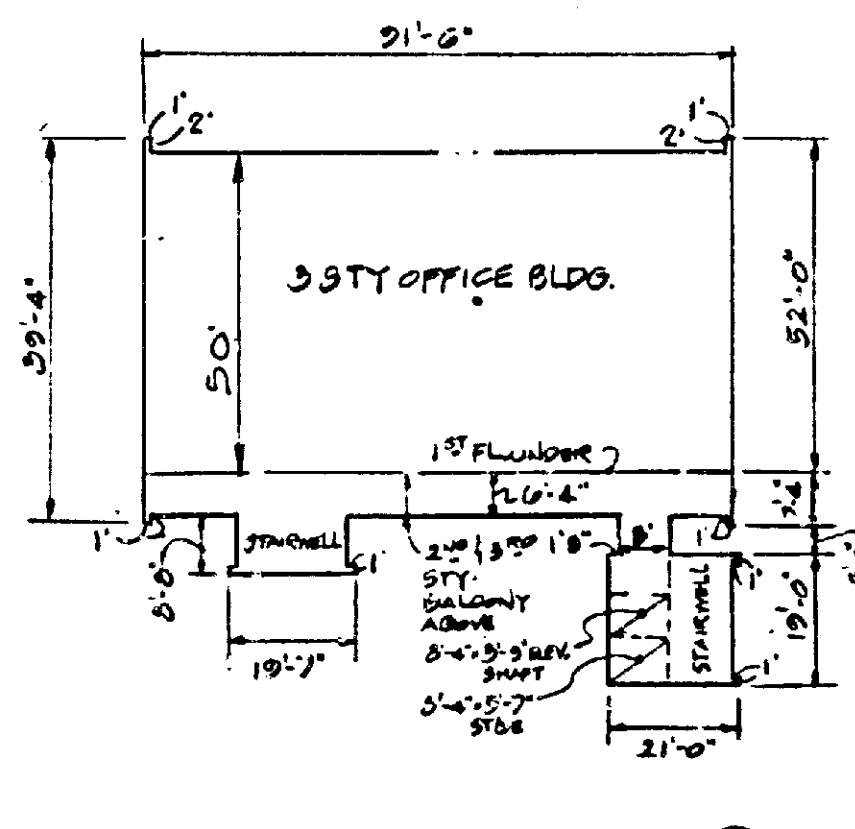
GENERAL NOTES

1. AREA OF PROPERTY EQUALS 0.717 ACRES.
2. EXISTING ZONING OF PROPERTY "BL WITH FRONT YARD VARIANCE" (0.22 AC) PETITION NO 81-123 SPHA + "RO" & "DR-1G" WITH PARKING PERMIT, (PETITION NO 81-123 SPH & 83-112 SPH)
3. EXISTING USE OF PROPERTY "3 STORY OFFICE BUILDING WITH OFF-STREET PARKING"
4. OFF-STREET PARKING DATA:
 - A. GROUND FLOOR AREA = 9100 SQ. FT. REQUIRING 17 SPACES (1/300 @)
 - B. UPPER FLOOR AREA = 10,212 SQ. FT. REQUIRING 20.4 SPACES (1/500 @)
 - C. TOTAL SPACES REQUIRED = 38
 - D. TOTAL SPACES EXISTING = 40
 - E. TOTAL ADDITIONAL SPACES PROPOSED = 13 (SEE NOTE NO 5)
 - F. TOTAL SPACES PROPOSED = 53
5. PETITIONER IS REQUESTING A SPECIAL HEARING TO AMEND THE APPROVED SITE PLAN DATED DEC. 30, 1981 AND TO AMEND PETITION NO 81-123 SPHA & NO 83-112 SPH TO ALLOW ADDITIONAL PARKING ON THE LAND OWNED BY THE PETITIONER.

OFF-STREET PARKING IN A RESIDENTIAL ZONE

1. ONLY PASSENGER VEHICLES WILL USE THE PARKING AREA.
2. NO LOADING OR UNLOADING WILL OCCUR EXCEPT AS REQUIRED TO MOVE TENANTS.
3. LIGHTING (IF REQUIRED) WILL BE DIRECTED AWAY FROM RESIDENTIAL PROPERTIES. LIGHT POLES WILL BE NOT MORE THAN 14' HIGH. LIGHTING WILL BE USED DURING HOURS OF POOR VISIBILITY AND ONLY DURING THE EVENING HOURS WHEN OFFICES WOULD BE OPEN.
4. PARKING AREA WILL BE PAVED AND PROPERTY DRAINED (SEE SITE PLAN).
5. PARKING AREA WILL BE SCREENED FROM ADJACENT RESIDENTIAL PROPERTIES AND WILL BE LANDSCAPED (SEE SITE PLAN).
6. HOURS OF OPERATION WILL BE NORMALLY FROM 7:00 A.M. TO 9:30 P.M.

LANDSCAPING DATA
WHITE PINES
FLOWERING CEARAPPLE
EVERGREEN DRIVOT



TYPICAL FLOOR PLANS
SCALE: 1"=30'

Drafting W.B.	DATE	REVISIONS	BY
Check R.L.S.			
Design D.A.			
Check R.L.S.			

KIDDE CONSULTANTS, INC.
ENGINEERS • ARCHITECTS • PLANNERS

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL HEARING TO AMEND THE SITE PLAN

NORTH PLAZA OFFICE BUILDING
WALTHAM WOODS ROAD ELECTION DISTRICT 9 BALTIMORE COUNTY, MD.

SHEET	DATE	JOB NUMBER
1	OCT. 2, 1985	5918 A
OF	SCALE	
1	1"=30'	



J. J. J. J.

PETITION FOR SPECIAL HEARING

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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve, amend, or deny the original approved site plan dated December 30, 1981 and an amendment to the orders passed in Case No. 81-123-SPHA and Case No. 83-112-SPH to allow additional parking on the land owned by the Petitioner.

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

I, or we, agree to pay expenses of the above Special Hearing 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)

LEONARD STULMAN

Signature

Signature

Address

HELEN B. STULMAN

City and State

Signature

Attorney for Petitioner:

Gordon L. Peltz

(Type or Print Name)

1147 Donnington Circle (301) 828-6800

Address

Towson, Maryland 21204

City and State

Signature

105 Ware Avenue

Address

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

Towson, Maryland 21204

City and State

Attorney's Telephone No. (301) 296-3454

Name

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 21st 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 24th day of February, 1986, at 1:00 o'clock.

Zoning Commissioner of Baltimore County.

(over)

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

North Plaza Office Building
0.717 Acre Parcel
October 3, 1985
Page Two

right with the radius of 10.00 feet, the arc distance of 15.17 feet, the chord of said arc being South 50 degrees 47 minutes 00 seconds East 14.14 feet, (7) South 05 degrees 47 minutes 00 seconds East 36.79 feet, (8) southerly, by a curve to the right with the radius of 48.00 feet, the arc distance of 13.83 feet, the chord of said arc being South 02 degrees 28 minutes 05 seconds West 13.78 feet, thence two courses (9) South 31 degrees 05 minutes 00 seconds West 4.70 feet, and (10) North 58 degrees 55 minutes 00 seconds West 5.00 feet, thence binding on said northwest side of Clement Avenue, (11) South 31 degrees 05 minutes 00 seconds West 127.27 feet to a point on the southwest outline of the land shown on the plat first herein referred to, thence binding on the outlines of said land four courses, (12) North 58 degrees 55 minutes 00 seconds West 142.99 feet, (13) North 30 degrees 43 minutes 35 seconds East 57.45 feet, (14) northwesterly, by a curve to the right with the radius of 300.00 feet, the chord distance of 131.33 feet, the chord of said arc being North 71 degrees 48 minutes 52 seconds West 130.28 feet, and (15) North 59 degrees 16 minutes 25 seconds West 17.57 feet to the place of beginning.

CONTAINING 0.717 acres of land.

RWB/aeb

Job Order No. 01-59178A

October



IN RE: PETITION SPECIAL HEARING * BEFORE THE
Beginning at the SE/S of * ZONING COMMISSIONER
Waltham Woods Road, approx. *
423' NE of Joppa Road - *
9th Election District * OF BALTIMORE COUNTY
Leonard Stulman, et ux, * Case No. 86-320-SPH
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein seek to amend the site plan approved in Case Nos. 81-123-SPHA and 83-112-SPH and to delete restrictions contained therein, as more particularly described on Petitioners' Exhibit 1.

The Petitioners appeared and were represented by Counsel. Richard Smith, a registered civil engineer; Lynn Ketara, Assistant Manager for the office building; and Robert Hirsh and Tina Trivedi, tenants, testified on behalf of the Petitioners. There were no Protestants.

Testimony indicated that the subject property, presently zoned B.L. and located between Waltham Woods Road and Clement Avenue, is improved with a three-story office building. In Case No. 81-123-SPHA, a variance to permit a front yard setback of 10 feet and a use permit for off-street parking in a residential (D.R.16) zone were granted, and in Case No. 83-112-SPH, permission to expand the building and parking areas were granted.

The building is about 75% rented, but there is already a need for more parking. Presently, there are 40 on-site parking spaces and the Petitioners propose to add 13 more on the south and east property lines. Additionally, the Petitioners request that Restriction 3 in Case No. 81-123-SPHA, which limited medical or dental offices to the first floor only, and Restriction 2 in Case No. 83-112-SPH, which denies parking along the southern and eastern property lines, be deleted to allow expansion of the on-site parking.

PETITION FOR SPECIAL HEARING

9th Election District

LOCATION: Beginning at Southeast Side of Waltham Woods Road, approximately 423 feet Northeast of Joppa Road

DATE AND TIME: Monday, February 24, 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 Hearing for approval of an amendment to the original site plan dated December 30, 1981 and an amendment to the orders in Case Nos. 81-123-SPHA and 83-112-SPH to permit additional parking on the land.

Being the property of Leonard Stulman, et ux, 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 JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
Beginning SE/S of Waltham Woods :
Rd., approx. 423' NE of Joppa : OF BALTIMORE COUNTY
Rd., 9th District :
LEONARD STULMAN, et ux, : Case No. 86-320-SPH
Petitioners :
: : : : :
: : : : :

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 31st day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to Gordon L. Peltz, Esquire, 105 Ware Ave., Towson, MD 21204, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

UNDER RECEIVED FOR FILE
DATE 1/27/86
BY [Signature]

ADJUTANT
cc: Gordon L. Peltz, Esquire
People's Counsel

UNDER RECEIVED FOR FILE
DATE 1/27/86
BY [Signature]

ADJUTANT
cc: Gordon L. Peltz, Esquire
People's Counsel

- 2 -

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

DESCRIPTION
0.717 ACRE PARCEL, NORTH PLAZA OFFICE BUILDING
SOUTHEAST SIDE OF WALTHAM WOODS ROAD,
NORTHEAST OF JOPPA ROAD,
NINTH ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND

THIS DESCRIPTION IS TO AMEND THE EXISTING SITE PLAN AND ZONING ORDER.

BEGINNING on the southeast side of Waltham Woods Road, eighty feet wide, and at the point shown and designated "1808" on the plat of "Kenilworth at Perring Park" recorded among the Land Records of Baltimore County in Plat Book O.T.G. 31, page 30, said beginning point being distance 423 feet, more or less, as measured northeasterly along the southwest side of said Waltham Woods Road from its intersection with the northeast side of Joppa Road, 80 feet wide, running thence binding on the southeast side of Waltham Woods Road, as shown on said plat, two courses: (1) northeasterly, by a curve to the right with the radius of 660.00 feet, the arc distance of 82.82 feet, the chord of said arc being North 51 degrees 44 minutes 54 seconds East 82.77 feet, and (2) North 55 degrees 20 minutes 35 seconds East 63.00 feet, thence six courses: (3) South 43 degrees 49 minutes 10 seconds East 83.93 feet, (4) southeasterly, by a curve to the left with the radius of 107.00 feet, the arc distance of 97.04 feet, the chord of said arc being South 69 degrees 48 minutes 05 seconds East 93.75 feet, (5) North 84 degrees 13 minutes 00 seconds East 27.55 feet, (6) southeasterly, by a curve to the



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 18, 1986

Gordon L. Peltz, Esquire
105 Ware Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Reg. @ SE/S of Waltham Woods Rd., approx. 423' NE of
Joppa Rd., 9th Election District
Leonard Stulman, et ux - Petitioners
Case No. 86-320-SPH

Dear Mr. Peltz:

This is to advise you that \$73.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

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

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, 111 W. Chesapeake Avenue, Towson, Maryland

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

No. 018504

DATE 2/18/86 ACCOUNT 86-320-SPH

AMOUNT \$ 73.00

RECEIVED FROM [Signature]

FOR [Signature]

VALIDATION OR SIGNATURE OF CASHIER

FEB 3 1986

Gordon L. Peltz, Esquire
105 Ware Avenue
Towson, Maryland 21204

January 24, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
Reg. @ SE/S of Waltham Woods Rd., approximately
423' NE of Joppa Rd., 9th Election District
Leonard Stulman, et ux - Petitioners
Case No. 86-320-SPH

TIME: 1:00 p.m.

DATE: Monday, February 24, 1986

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

[Signature]
Zoning Commissioner
of Baltimore County

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

No. 012376

DATE: 1/20/86 ACCOUNT: R-01-615-000

AMOUNT: \$100.00

RECEIVED FROM: *[Signature]*

FOR: *[Signature]* Special Hearing

VALIDATION ON SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner Date: January 31, 1986

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

SUBJECT: Zoning Petition No. 86-320-SPH

Assuming compliance with the comments of the Zoning Plans Advisory
Committee, this office is not opposed to the granting of the subject request.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:salm

PETITION FOR SPECIAL HEARING

No. 86-320-SPH

LOCATION: Beginning at South-
east corner of Waltham Woods Road,
approximately 423 feet Northeast of
Joppa Road

DATE AND TIME: Monday, Febru-
ary 24, 1986, at 1:00 p.m.

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

The Zoning Commissioner of Bal-
timore County, by authority of the Zon-
ing Act and Regulations of Baltimore
County, will hold a public hearing
on a petition for special hearing for ap-
proval of an amendment to the Zoning
Ordinance.

The amendment is to change the
Zoning Ordinance from R-100 to R-100-
S, and to add a new zoning district
R-100-S-1.

The amendment is to be effective
on the date of the hearing.

By Order of:
ARNOLD JABLON
Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 6, 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
February 6, 1986.

THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising

24.75

86-320-SPH

Case No. 86-320-SPH

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
21st day of January, 1986.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner: Leonard Stulman, et ux
Attorney: Gordon L. Peltz, Esquire

Received by: *[Signature]*
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 29, 1986

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

ooo

Chairman

MEMBERS

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

RE: Item No. 198 - Case No. 86-320-SPH
Petitioners - Leonard Stulman, et ux
Special Hearing Petition

Dear Mr. Peltz:

The Zoning Plans Advisory Committee has reviewed the plans sub-
mitted with the above-referenced petition. The following comments are
not intended to indicate the appropriateness of the zoning action re-
quested, 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 Com-
mittee at this time that offer or request information on your peti-
tion. If similar comments from the remaining members are received, I
will forward them to you. Otherwise, any comment that is not informa-
tive will be placed in the hearing file. This petition was accepted
for filing on the date of the enclosed filing certificate and a hear-
ing scheduled accordingly.

Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Kilde Consultants, Inc.
1020 Cromwell Bridge Road
Towson, Maryland 21204

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 5, 1986

THIS IS TO CERTIFY, that the annexed advertisement was
published in the TOWSON TIMES, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
February 5, 1986.

TOWSON TIMES,

[Signature]
Publisher

38.25

86-320-SPH

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 974

Date of Posting: 1/31/86

Posted for: Special Hearing

Petitioner: Leonard Stulman, et ux

Location of property: 423' Waltham Woods Rd., approx. 112' NE of Joppa Rd.

Location of Sign: 423' Waltham Woods Rd., approx. 112' NE of Joppa Rd.

Remarks: Leonard Stulman, et ux, Baltimore County, Md.

Posted by: *[Signature]*

Date of return: 2/4/86

Number of Signs: 2

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
111 W. Chesapeake Avenue
Towson, Maryland 21204

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

JANUARY 28, 1986

Dear Mr. Jablon:

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

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ Forward 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 on this site is not satisfactory.
- ☒ The 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 22-48 of the Development
Regulations.
- ☒ Development of this site may constitute a potential conflict with
the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board
on 1/22/86.
- ☒ The property is located in a deficient service area as defined by
Bill 178-75. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The deficient service
is:
- ☒ The property is located in a deficient service area as defined by
Bill 178-75. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The deficient service
is:
- ☒ The property is located in a deficient service area as defined by
Bill 178-75. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The deficient service
is:
- ☒ Additional comments:

cc: James Howell

Enclosure 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

LAW OFFICES
GORDON L. PELTZ
105 WARE AVENUE
TOWSON, MARYLAND 21204

December 9, 1985

Office of Planning and Zoning
County Courts Building
Suite 406
401 Bosley Avenue
Towson, Maryland 21204

Attention: Nick Commodari

RE: Stulman / North Plaza Office Building
(Account: R-01-615-000)

Dear Commodari:

In connection with the above entitled matter enclosed
are the two additional signed copies of the Petition to replace
the photocopies filed with the original Petition. If you have
any questions, do not hesitate to contact me.

Very truly yours,

[Signature]
Gordon L. Peltz

GLP:d1
Enclosures

cc: Leonard Stulman, Esquire



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
444-4500

PAUL H. RENCKE
CHIEF

December 17, 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: Leonard Stulman, et ux

Location: SE/S Waltham Woods Road, 423' NE of Joppa Road

Item No.: 198

Zoning Agenda: Meeting of December 3, 1985

Gentlemen:

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

- ☒ 1. Fire hydrants for the referenced property are required and shall be
located at intervals of _____ feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.
- ☒ 2. A second means of vehicle access is required for the site.
- ☒ 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.
- ☒ 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 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.

REVIEWED: *[Signature]* 12/18/85 Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Nicholas Commodari, Zoning Department Date December 23, 1985

FROM G. E. Burnha, Chief, Building Plans Review

SUBJECT Zoning Advisory Committee Meeting
Scheduled 12/3/85

Item #190	See Comments
Item #191	Standard Comment
Item #192	Not Ready
Item #193	See Comments
Item #194	See Comments
Item #195	See Comments
Item #196	See Comments
Item #197	See Comments
Item #198	No Comment
Item #199	See Comments
Item #200	Standard Comment
Item #201	Standard Comment
Item #202	Standard Comment
Item #203	See Comments
Item #204	See Comments
Item #205	See Comments
Item #206	Standard Comment

CEB/vw



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 3, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

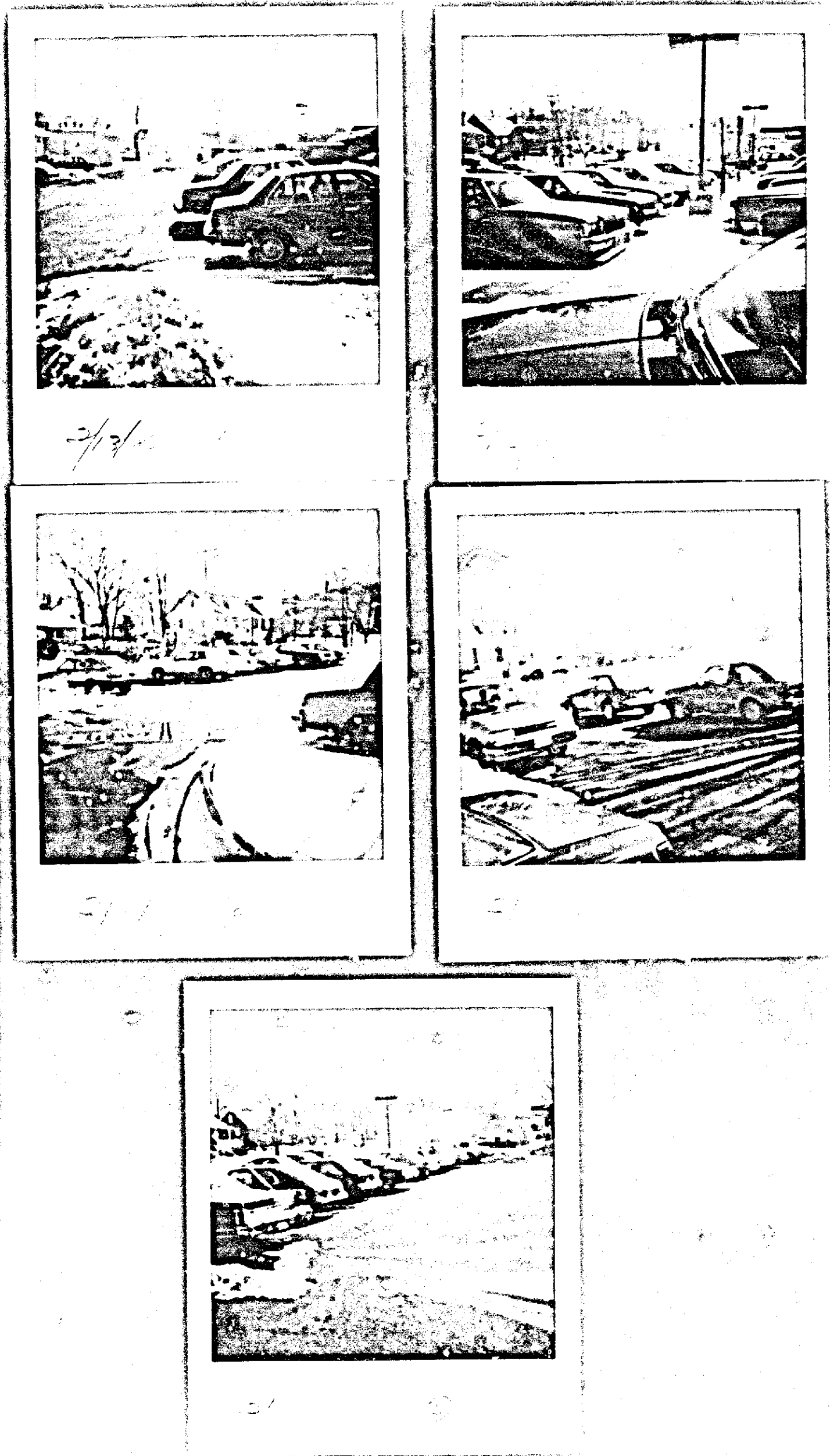
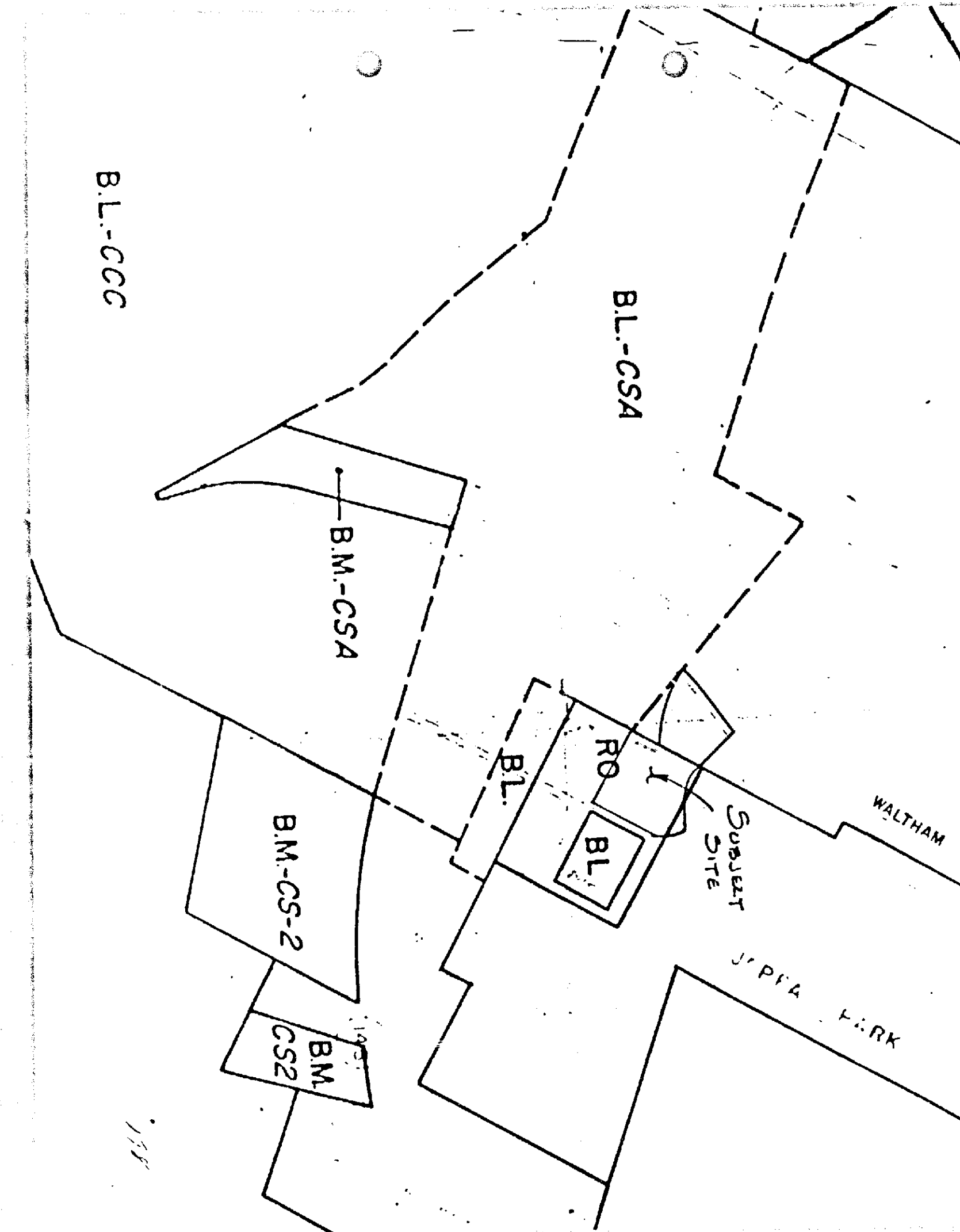
Dear Mr. Jablon:

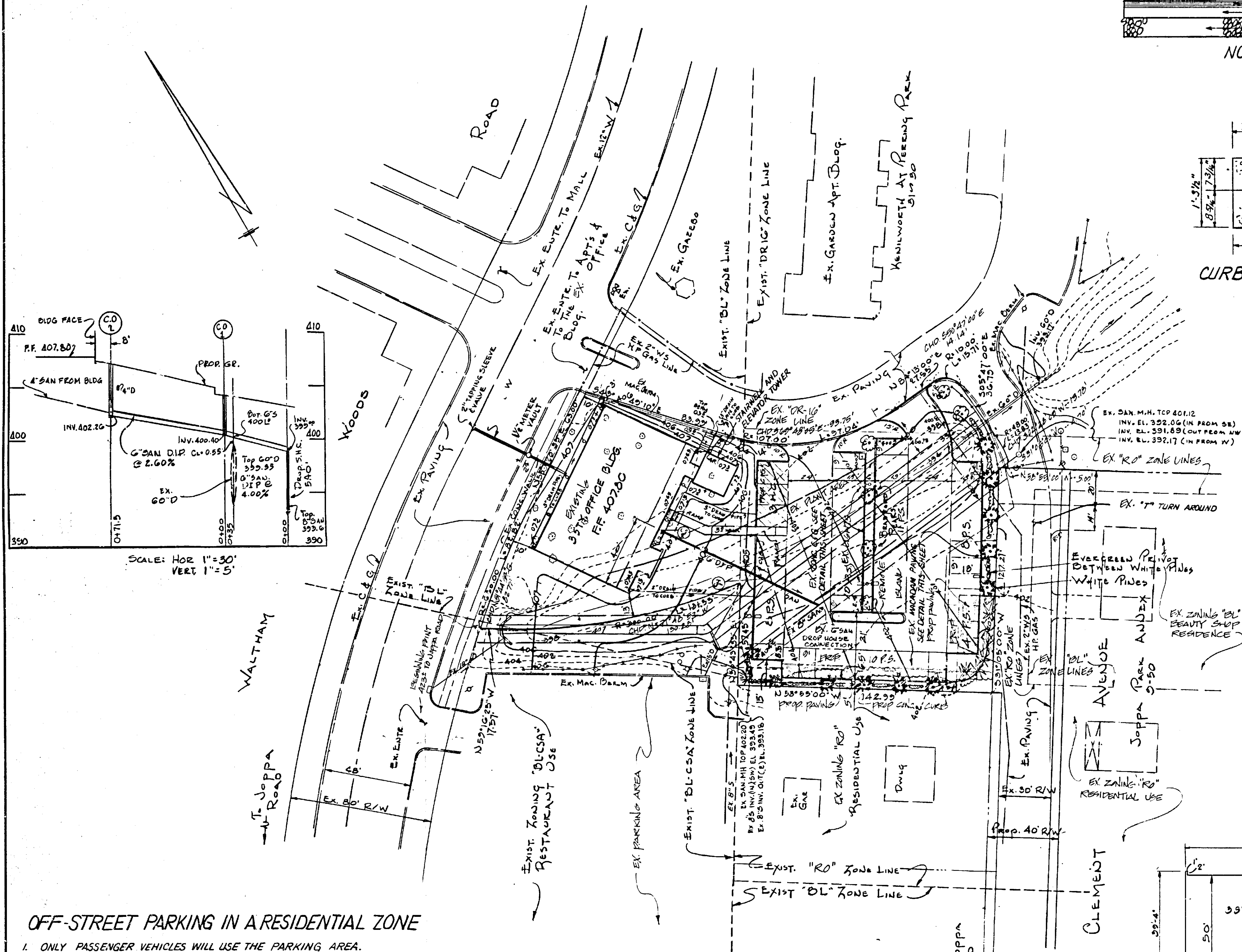
The department of Traffic Engineering has no comments for items number 190, 191, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, and 206.

MSF/bld

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

2/24
86-320





1" BITUMINOUS CONCRETE SURFACE COURSE
2" BITUMINOUS CONCRETE BASE COURSE
6" CRUSHER RUN STONE CR-G

NORMAL PAVING SECTION
NOT TO SCALE

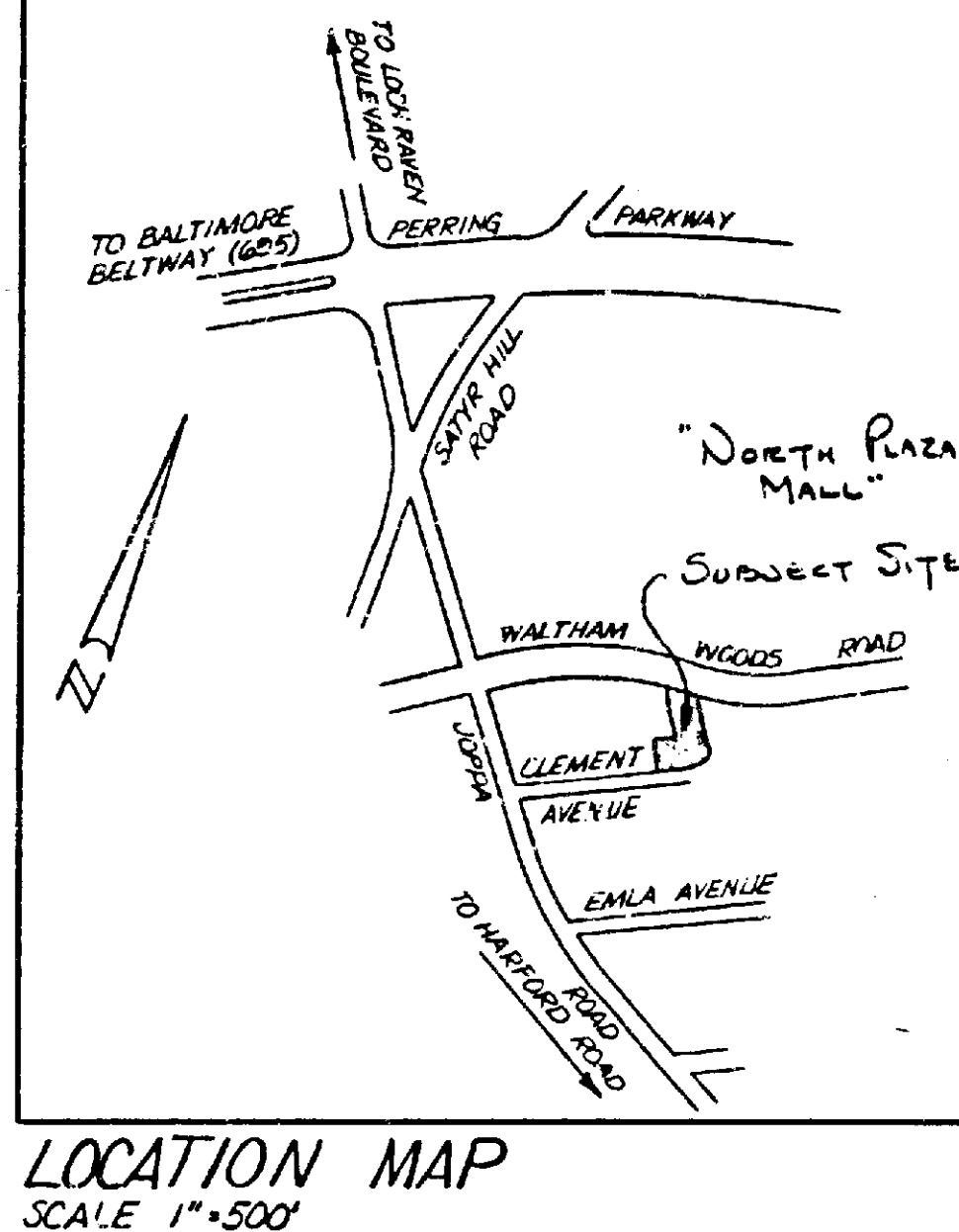
7" 1" 1'-6"

1'-3 1/2" 7 3/4" 3/4" 1" 1 1/8" 8"

2'-2"

CURB & GUTTER DETAIL
NOT TO SCALE

*REVERSE SLOPE WHERE INDICATED BY CONTOURS



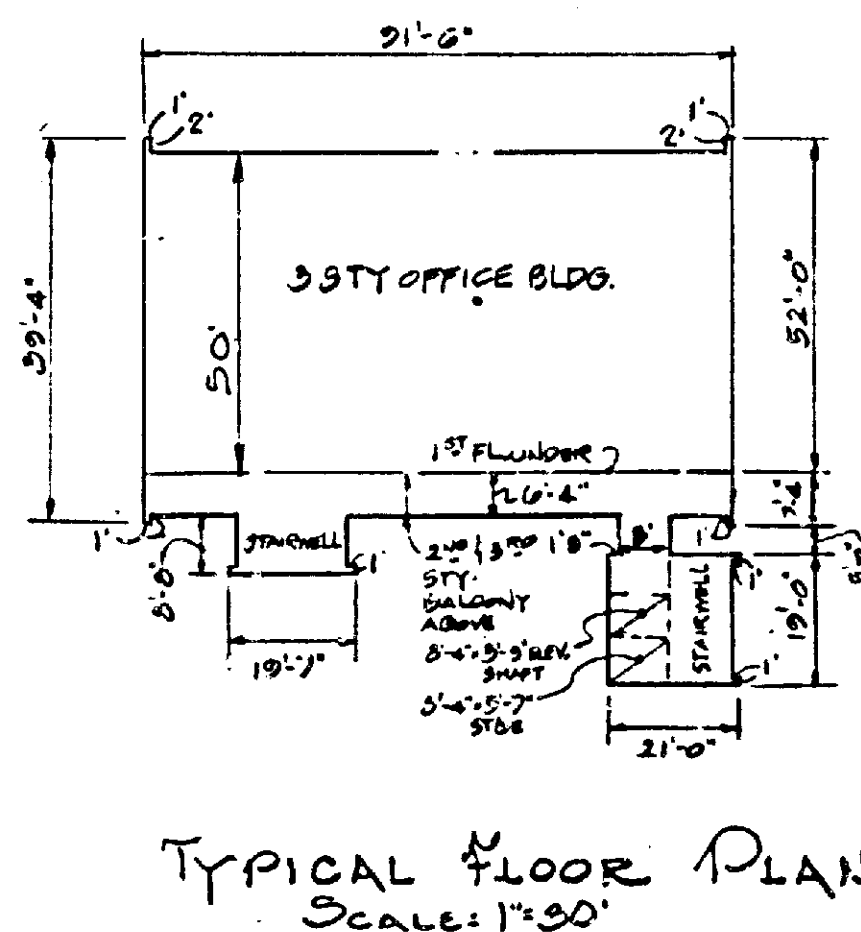
GENERAL NOTES

1. AREA OF PROPERTY EQUALS 0.717 ACRES.
2. EXISTING ZONING OF PROPERTY "BL WITH FRONT YARD VARIANCE" (0.22 AC.) PETITION NO. 81-123 SPHA + "RO" & "DR-1G" WITH PARKING PERMIT, (PETITION NO. 81-123 SPH & 83-112 SPH)
3. EXISTING USE OF PROPERTY "3 STORY OFFICE BUILDING WITH OFF-STREET PARKING"
4. OFF-STREET PARKING DATA:
 - A. GROUND FLOOR AREA = 9100 SQ. FT. REQUIRING 17 SPACES (1/300 @)
 - B. UPPER FLOOR AREA = 10,212 SQ. FT. REQUIRING 20.4 SPACES (1/500 @)
 - C. TOTAL SPACES REQUIRED = 38
 - D. TOTAL SPACES EXISTING = 40
 - E. TOTAL ADDITIONAL SPACES PROPOSED = 13 (SEE NOTE NO. 5)
 - F. TOTAL SPACES PROPOSED = 53
5. PETITIONER IS REQUESTING A SPECIAL HEARING TO AMEND THE APPROVED SITE PLAN DATED DEC. 30, 1981 AND TO AMEND PETITION NO. 81-123 SPHA & NO. 83-112 SPH TO ALLOW ADDITIONAL PARKING ON THE LAND OWNED BY THE PETITIONER.

OFF-STREET PARKING IN A RESIDENTIAL ZONE

1. ONLY PASSENGER VEHICLES WILL USE THE PARKING AREA.
2. NO LOADING OR UNLOADING WILL OCCUR EXCEPT AS REQUIRED TO MOVE TENANTS.
3. LIGHTING (IF REQUIRED) WILL BE DIRECTED AWAY FROM RESIDENTIAL PROPERTIES. LIGHT POLES WILL BE NOT MORE THAN 14' HIGH. LIGHTING WILL BE USED DURING HOURS OF POOR VISIBILITY AND ONLY DURING THE EVENING HOURS WHEN OFFICES WOULD BE OPEN.
4. PARKING AREA WILL BE PAVED AND PROPERTY DRAINED (SEE SITE PLAN).
5. PARKING AREA WILL BE SCREENED FROM ADJACENT RESIDENTIAL PROPERTIES AND WILL BE LANDSCAPED (SEE SITE PLAN).
6. HOURS OF OPERATION WILL BE NORMALLY FROM 7:00 A.M. TO 5:30 P.M.

LANDSCAPING DATA
WHITE PINES
FLOWERING CEARAPPLE
EVERGREEN DRIVOT



Drafting W.B.	DATE	REVISIONS	BY
Check R.L.S.			
Design D.A.			
Check R.L.S.			

KIDDE CONSULTANTS, INC.
ENGINEERS • ARCHITECTS • PLANNERS

**PLAT TO ACCOMPANY PETITION
FOR
SPECIAL HEARING TO AMEND THE SITE PLAN**

NORTH PLAZA OFFICE BUILDING
WALTHAM WOODS ROAD ELECTION DISTRICT 9 BALTIMORE COUNTY, MD.

SHEET	DATE	JOB NUMBER
1	OCT. 2, 1985	5918 A
OF	SCALE	
1	1"=30'	



PETITION FOR SPECIAL HEARING

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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve, after amendment to the original approved site plan dated December 30, 1981, and an amendment to the orders passed in Case No. 81-123-SPHA and Case No. 83-112-SPH to allow additional parking on the land owned by the Petitioner.

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

I, or we, agree to pay expenses of the above Special Hearing 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)

LEONARD STULMAN

Signature

Signature

Address

HELEN B. STULMAN

City and State

Signature

Attorney for Petitioner:

Gordon L. Peltz

(Type or Print Name)

1147 Donnington Circle (301) 828-6800

Address

Towson, Maryland 21204

City and State

Signature

105 Ware Avenue

Address

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

Towson, Maryland 21204

City and State

Attorney's Telephone No. (301) 296-3454

Name

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 21st 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 24th day of February, 1986, at 1:00 o'clock.

Signature
Zoning Commissioner of Baltimore County.

(over)

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

North Plaza Office Building
0.717 Acre Parcel
October 3, 1985
Page Two

right with the radius of 10.00 feet, the arc distance of 15.17 feet, the chord of said arc being South 50 degrees 47 minutes 00 seconds East 14.14 feet, (7) South 05 degrees 47 minutes 00 seconds East 36.79 feet, (8) southerly, by a curve to the right with the radius of 48.00 feet, the arc distance of 13.83 feet, the chord of said arc being South 02 degrees 28 minutes 05 seconds West 13.78 feet, thence two courses (9) South 31 degrees 05 minutes 00 seconds West 4.70 feet, and (10) North 58 degrees 55 minutes 00 seconds West 5.00 feet, thence binding on said northwest side of Clement Avenue, (11) South 31 degrees 05 minutes 00 seconds West 127.27 feet to a point on the southwest outline of the land shown on the plat first herein referred to, thence binding on the outlines of said land four courses, (12) North 58 degrees 55 minutes 00 seconds West 142.99 feet, (13) North 30 degrees 43 minutes 35 seconds East 57.45 feet, (14) northwesterly, by a curve to the right with the radius of 300.00 feet, the chord distance of 131.33 feet, the chord of said arc being North 71 degrees 48 minutes 52 seconds West 130.28 feet, and (15) North 59 degrees 16 minutes 25 seconds West 17.57 feet to the place of beginning.

CONTAINING 0.717 acres of land.

RWB/aeb

Job Order No. 01-59178A

October



IN RE: PETITION SPECIAL HEARING * BEFORE THE
Beginning at the SE/S of * ZONING COMMISSIONER
Waltham Woods Road, approx. * OF BALTIMORE COUNTY
423' NE of Joppa Road - *
9th Election District *
Leonard Stulman, et ux, * Case No. 86-320-SPH
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein seek to amend the site plan approved in Case Nos. 81-123-SPHA and 83-112-SPH and to delete restrictions contained therein, as more particularly described on Petitioners' Exhibit 1.

The Petitioners appeared and were represented by Counsel. Richard Smith, a registered civil engineer; Lynn Ketara, Assistant Manager for the office building; and Robert Hirsh and Tina Trivedi, tenants, testified on behalf of the Petitioners. There were no Protestants.

Testimony indicated that the subject property, presently zoned B.L. and located between Waltham Woods Road and Clement Avenue, is improved with a three-story office building. In Case No. 81-123-SPHA, a variance to permit a front yard setback of 10 feet and a use permit for off-street parking in a residential (D.R.16) zone were granted, and in Case No. 83-112-SPH, permission to expand the building and parking areas were granted.

The building is about 75% rented, but there is already a need for more parking. Presently, there are 40 on-site parking spaces and the Petitioners propose to add 13 more on the south and east property lines. Additionally, the Petitioners request that Restriction 3 in Case No. 81-123-SPHA, which limited medical or dental offices to the first floor only, and Restriction 2 in Case No. 83-112-SPH, which denies parking along the southern and eastern property lines, be deleted to allow expansion of the on-site parking.

PETITION FOR SPECIAL HEARING

9th Election District

LOCATION: Beginning at Southeast Side of Waltham Woods Road, approximately 423 feet Northeast of Joppa Road

DATE AND TIME: Monday, February 24, 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 Hearing for approval of an amendment to the original site plan dated December 30, 1981 and an amendment to the orders in Case Nos. 81-123-SPHA and 83-112-SPH to permit additional parking on the land.

Being the property of Leonard Stulman, et ux, 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 JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
Beginning SE/S of Waltham Woods : OF BALTIMORE COUNTY
Rd., approx. 423' NE of Joppa :
Rd., 9th District :
LEONARD STULMAN, et ux, : Case No. 86-320-SPH
Petitioners :
: : : : :
: : : : :

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 31st day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to Gordon L. Peltz, Esquire, 105 Ware Ave., Towson, MD 21204, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

UNDER RECEIVED FOR FILE
DATE 1/27/86
BY [Signature]

ADJUTANT
cc: Gordon L. Peltz, Esquire
People's Counsel

UNDER RECEIVED FOR FILE
DATE 1/27/86
BY [Signature]

ADJUTANT
cc: Gordon L. Peltz, Esquire
People's Counsel

- 2 -

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

DESCRIPTION
0.717 ACRE PARCEL, NORTH PLAZA OFFICE BUILDING
SOUTHEAST SIDE OF WALTHAM WOODS ROAD,
NORTHEAST OF JOPPA ROAD,
NINTH ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND

THIS DESCRIPTION IS TO AMEND THE EXISTING SITE PLAN AND ZONING ORDER.

BEGINNING on the southeast side of Waltham Woods Road, eighty feet wide, and at the point shown and designated "1808" on the plat of "Kenilworth at Perring Park" recorded among the Land Records of Baltimore County in Plat Book O.T.G. 31, page 30, said beginning point being distance 423 feet, more or less, as measured northeasterly along the southwest side of said Waltham Woods Road from its intersection with the northeast side of Joppa Road, 80 feet wide, running thence binding on the southeast side of Waltham Woods Road, as shown on said plat, two courses: (1) northeasterly, by a curve to the right with the radius of 660.00 feet, the arc distance of 82.82 feet, the chord of said arc being North 51 degrees 44 minutes 54 seconds East 82.77 feet, and (2) North 55 degrees 20 minutes 35 seconds East 63.00 feet, thence six courses: (3) South 43 degrees 49 minutes 10 seconds East 83.93 feet, (4) southeasterly, by a curve to the left with the radius of 107.00 feet, the arc distance of 97.04 feet, the chord of said arc being South 69 degrees 48 minutes 05 seconds East 93.75 feet, (5) North 84 degrees 13 minutes 00 seconds East 27.55 feet, (6) southeasterly, by a curve to the



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 18, 1986

Gordon L. Peltz, Esquire
105 Ware Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Reg. @ SE/S of Waltham Woods Rd., approx. 423' NE of
Joppa Rd., 9th Election District
Leonard Stulman, et ux - Petitioners
Case No. 86-320-SPH

Dear Mr. Peltz:

This is to advise you that \$73.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

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

Please make the check payable to the Zoning Office, Baltimore County, Maryland, and remit to Zoning Office, Baltimore County, Maryland.

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

No. 018504

DATE 2/18/86 ACCOUNT 86-320-SPH

AMOUNT \$ 73.00

RECEIVED FROM [Signature]

FOR [Signature]

FOR [Signature]

FOR [Signature]

FOR [Signature]

FOR [Signature]

FOR [Signature]

FOR [Signature]

FOR [Signature]

FOR [Signature]

FOR [Signature]

FOR [Signature]

FOR [Signature]

FOR [Signature]

FEB 3 1986

Gordon L. Peltz, Esquire
105 Ware Avenue
Towson, Maryland 21204

January 24, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
Reg. @ SE/S of Waltham Woods Rd., approximately
423' NE of Joppa Rd., 9th Election District
Leonard Stulman, et ux - Petitioners
Case No. 86-320-SPH

TIME: 1:00 p.m.

DATE: Monday, February 24, 1986

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

[Signature]
Zoning Commissioner
of Baltimore County

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

No. 012376

DATE: 1/20/86 ACCOUNT: R-01-615-000

AMOUNT: \$100.00

RECEIVED FROM: *[Signature]*

FOR: *[Signature]* Special Hearing

VALIDATION ON SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner Date: January 31, 1986

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

SUBJECT: Zoning Petition No. 86-320-SPH

Assuming compliance with the comments of the Zoning Plans Advisory
Committee, this office is not opposed to the granting of the subject request.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:salm

PETITION FOR SPECIAL HEARING

No. 86-320-SPH

LOCATION: Beginning at South-
east corner of Waltham Woods Road,
approximately 423 feet Northeast of
Joppa Road

DATE AND TIME: Monday, Febru-
ary 24, 1986, at 1:00 p.m.

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

The Zoning Commissioner of Bal-
timore County, by authority of the Zon-
ing Act and Regulations of Baltimore
County, will hold a public hearing
on a petition for special hearing for ap-
proval of an amendment to the Zoning
Ordinance.

The amendment is to change the
classification of the property from
R-1 to R-2.

The property is located at the
intersection of Waltham Woods Road
and Joppa Road.

The property is owned by Leonard
Stulman, et ux.

The petition is filed by Leonard
Stulman, et ux.

The petition is filed for the purpose
of obtaining a special use permit.

The petition is filed in accordance
with the provisions of the Zoning
Ordinance.

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CERTIFICATE OF PUBLICATION

TOWSON, MD., February 6, 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
February 6, 1986

THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising

24.75

86-320-SPH

Case No. 86-320-SPH

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
21st day of January, 1986.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner: Leonard Stulman, et ux
Attorney: Gordon L. Peltz, Esquire

Received by: *[Signature]*
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 29, 1986

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

ooo

Chairman

MEMBERS

Bureau of
Engineering

Department of
Traffic Engineering

State Roads Commission

Bureau of
Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial
Development

RE: Item No. 198 - Case No. 86-320-SPH
Petitioners - Leonard Stulman, et ux
Special Hearing Petition

Dear Mr. Peltz:

The Zoning Plans Advisory Committee has reviewed the plans sub-
mitted with the above-referenced petition. The following comments are
not intended to indicate the appropriateness of the zoning action re-
quested, 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 Com-
mittee at this time that offer or request information on your peti-
tion. If similar comments from the remaining members are received, I
will forward them to you. Otherwise, any comment that is not informa-
tive will be placed in the hearing file. This petition was accepted
for filing on the date of the enclosed filing certificate and a hear-
ing scheduled accordingly.

Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Kilde Consultants, Inc.
1020 Cromwell Bridge Road
Towson, Maryland 21204

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 5, 1986

THIS IS TO CERTIFY, that the annexed advertisement was
published in the TOWSON TIMES, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
February 5, 1986

TOWSON TIMES,

[Signature]
Publisher

38.25

86-320-SPH

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 974

Date of Posting: 1/31/86

Posted for: Special Hearing

Petitioner: Leonard Stulman, et ux

Location of property: 423' NE of Joppa Rd., approx. 112' W. of Joppa Rd.

Location of Sign: 423' NE of Joppa Rd., approx. 112' W. of Joppa Rd.

Remarks: Leonard Stulman, et ux, Baltimore County, Md.

Posted by: *[Signature]*

Date of return: 2/4/86

Number of Signs: 2

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
111 W. Chesapeake Avenue
Towson, Maryland 21204

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

JANUARY 28, 1986

Dear Mr. Jablon:

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

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ Forward 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 on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ This property contains soils which are defined as wetlands, and
development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited
under the provisions of Section 22-48 of the Development
Regulations.
- ☒ Development of this site may constitute a potential conflict with
the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board
on 1/22/86.
- ☒ The property is located in a deficient service area as defined by
Bill 178-75. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The deficient service
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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Nicholas Commodari, Zoning Department Date December 23, 1985

FROM G. E. Burnha, Chief, Building Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Scheduled 12/3/85

Item #190	See Comments
Item #191	Standard Comment
Item #192	Not Ready
Item #193	See Comments
Item #194	See Comments
Item #195	See Comments
Item #196	See Comments
Item #197	See Comments
Item #198	No Comment
Item #199	See Comments
Item #200	Standard Comment
Item #201	Standard Comment
Item #202	Standard Comment
Item #203	See Comments
Item #204	See Comments
Item #205	See Comments
Item #206	Standard Comment

CEB/vw



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 3, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

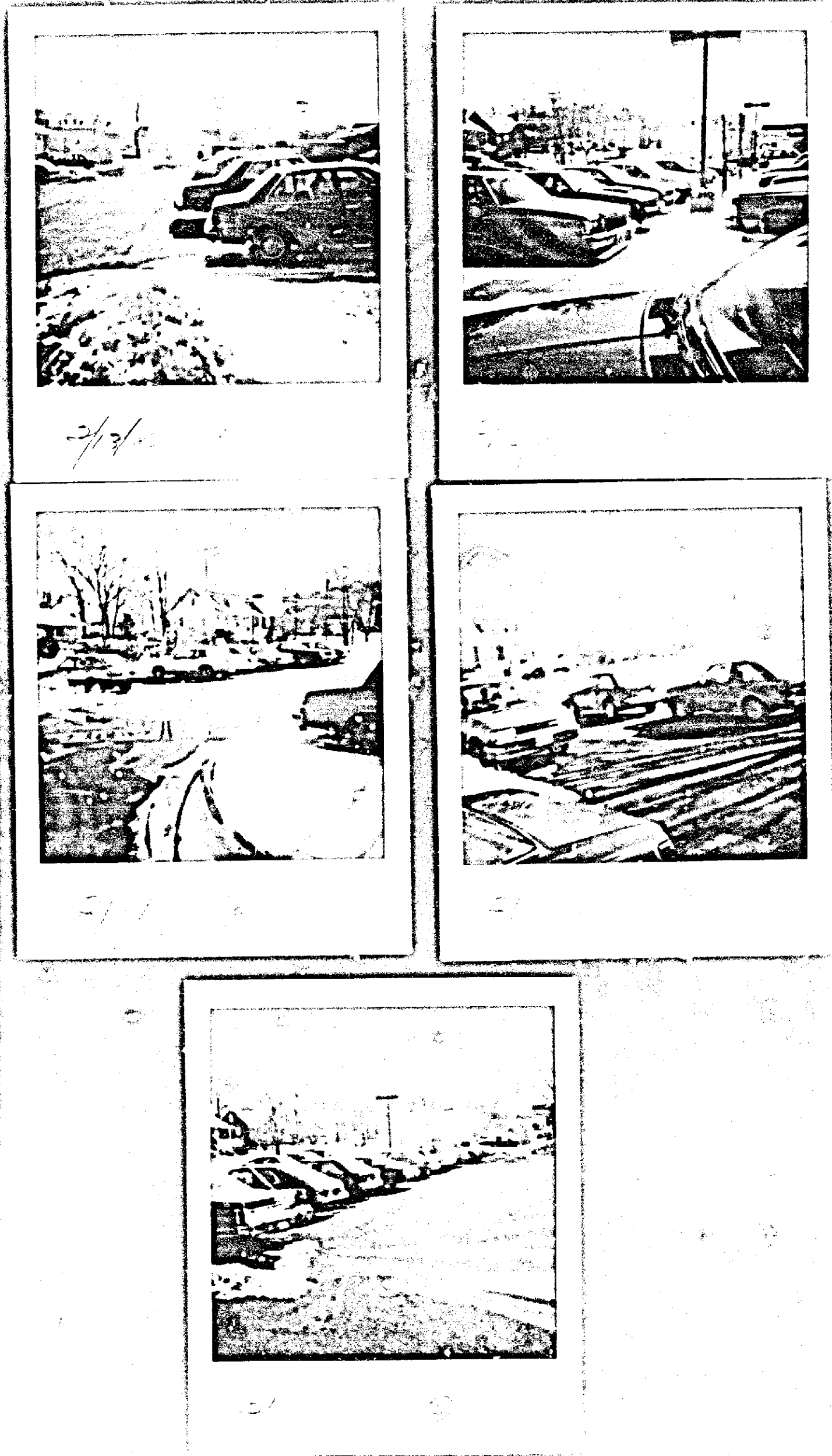
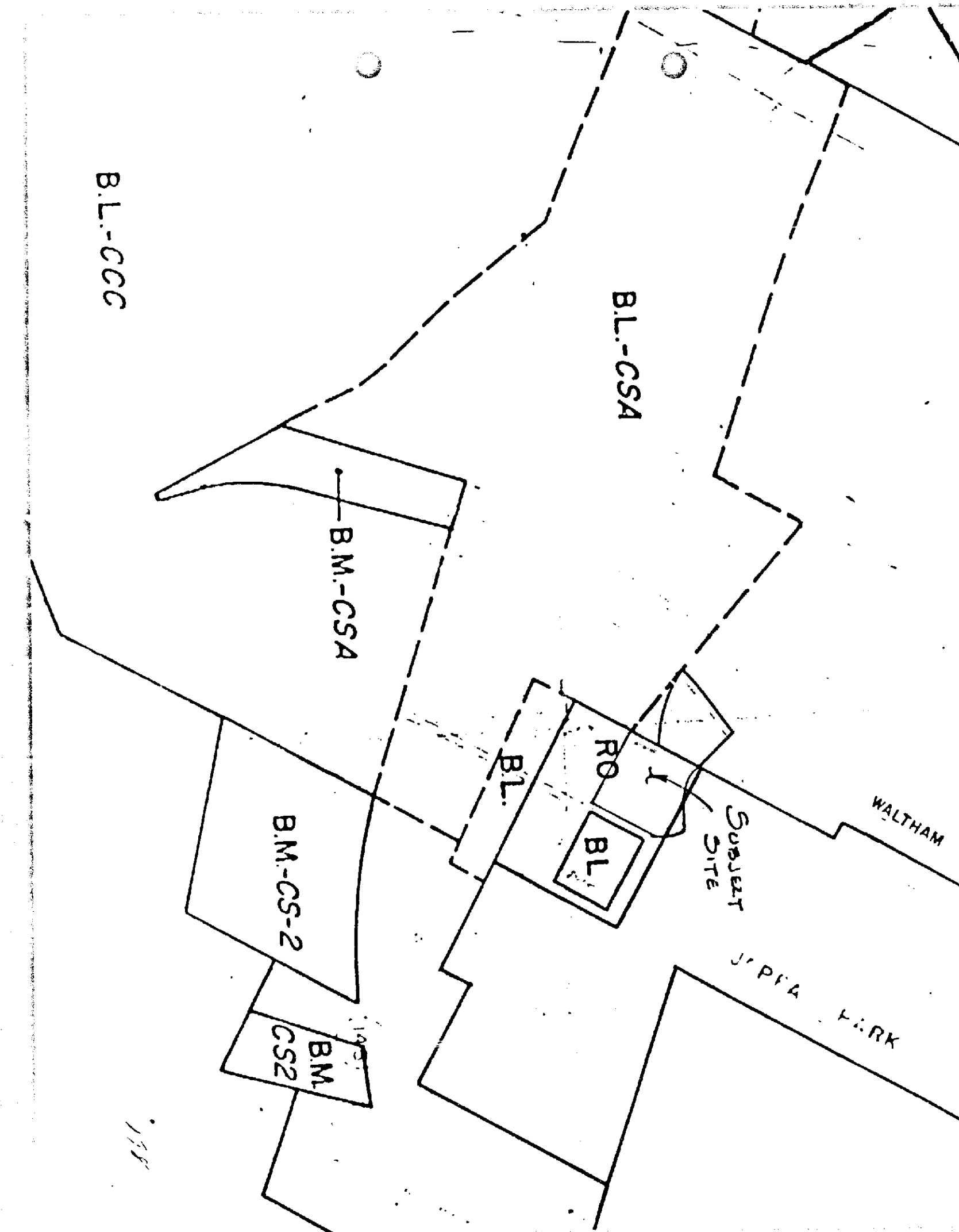
Dear Mr. Jablon:

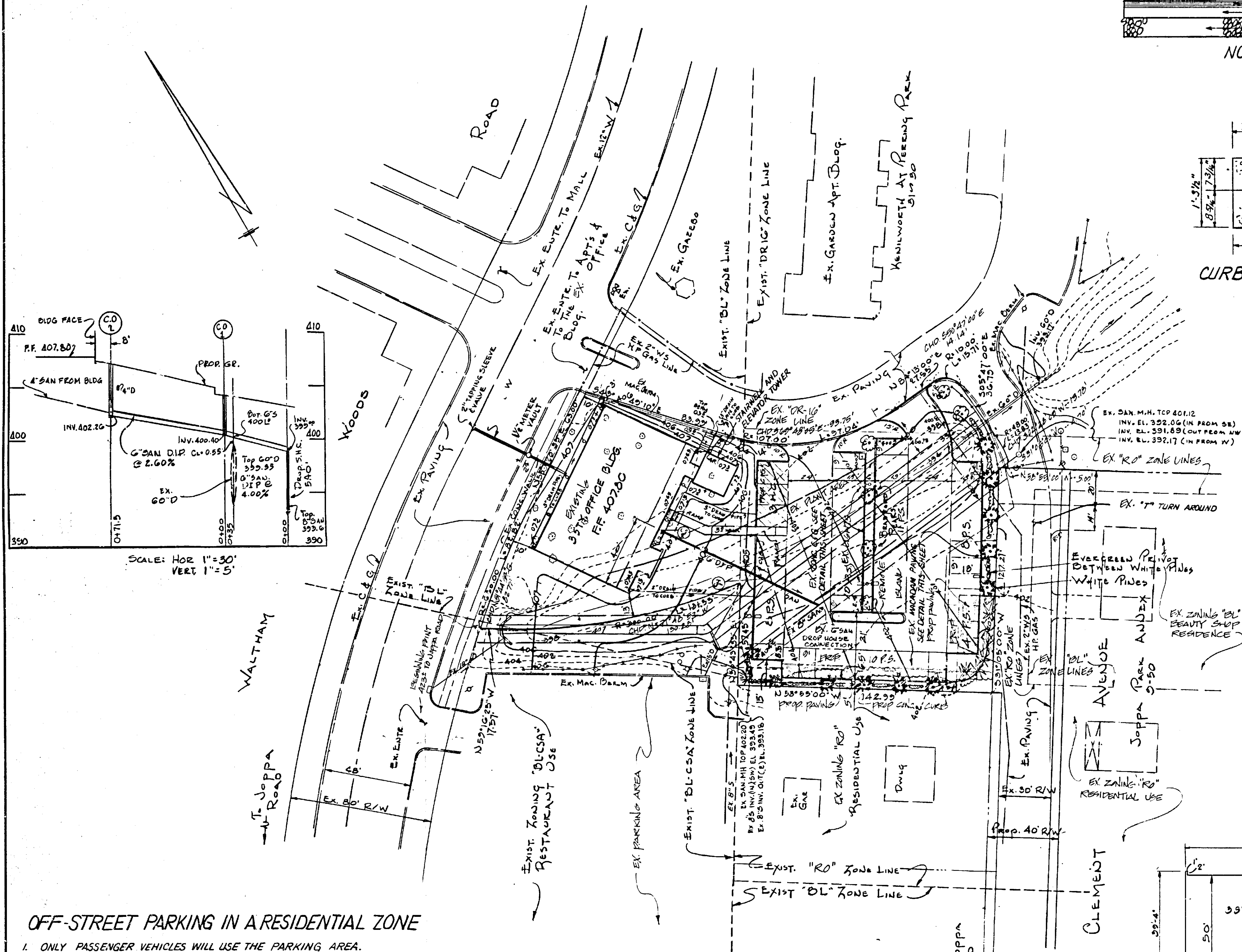
The department of Traffic Engineering has no comments for items number 190, 191, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, and 206.

MSF/bld

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

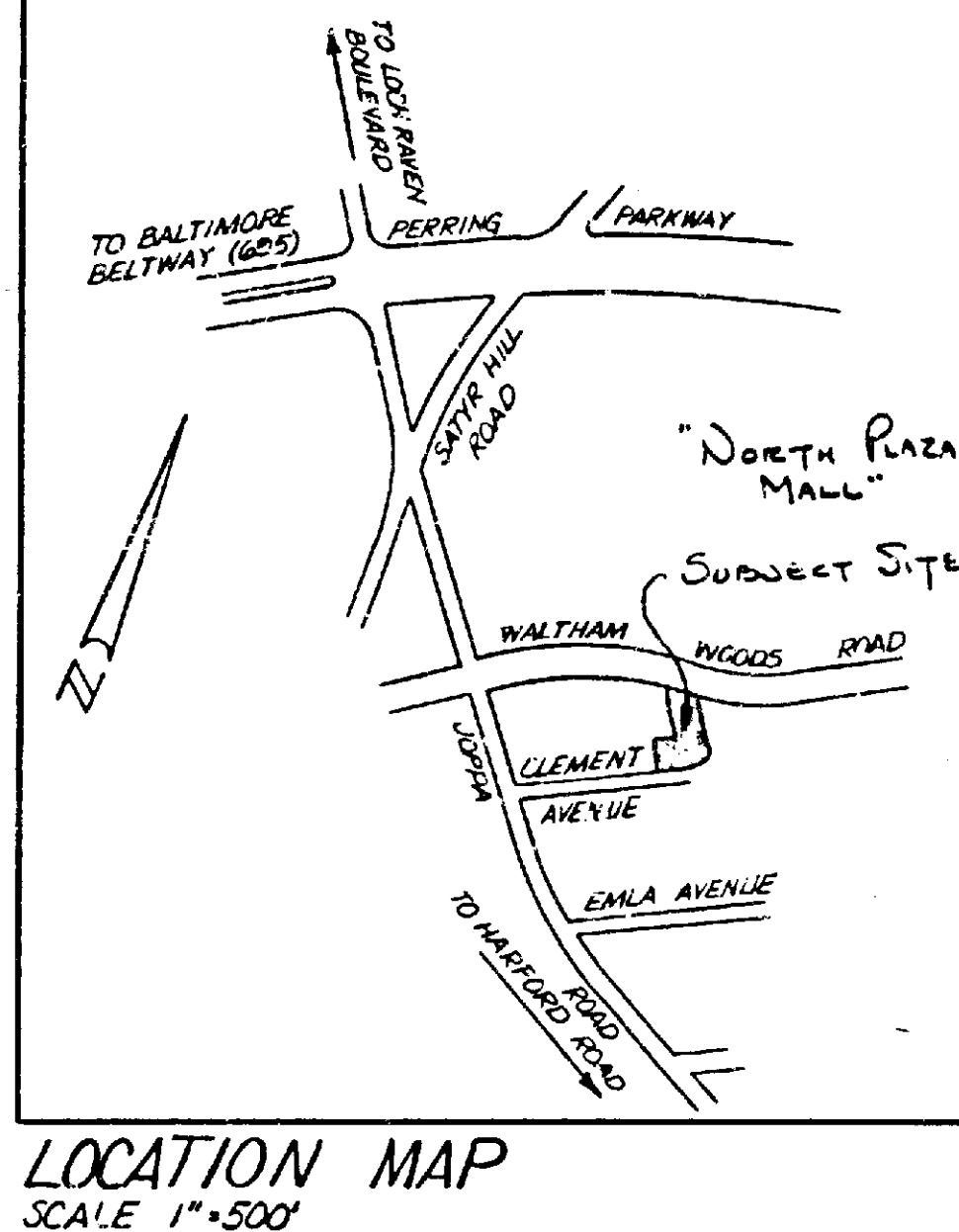
2/24
86-320





1" BITUMINOUS CONCRETE SURFACE COURSE
2" BITUMINOUS CONCRETE BASE COURSE
6" CRUSHER RUN STONE CR-G
NORMAL PAVING SECTION
NOT TO SCALE

7" 1" 1'-6"
1'-3 1/2" 7 3/4" 3/4" 1" 1 1/8" 8"
2'-2"
MIX 2 CONCRETE
CURB & GUTTER DETAIL
NOT TO SCALE
*REVERSE SLOPE WHERE INDICATED BY CONTOURS



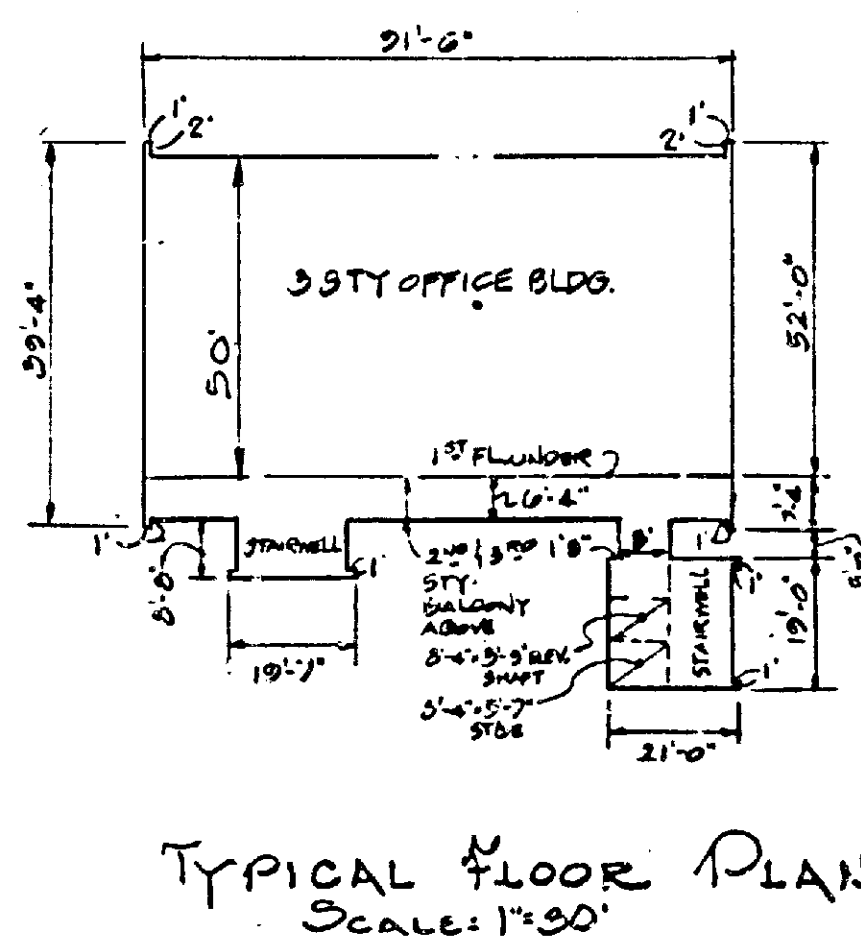
GENERAL NOTES

1. AREA OF PROPERTY EQUALS 0.717 ACRES.
2. EXISTING ZONING OF PROPERTY "BL WITH FRONT YARD VARIANCE" (0.22 AC) PETITION NO 81-123 SPHA - "RO" & "DR-1G" WITH PARKING PERMIT, (PETITION NO 81-123 SPH & 83-112 SPH)
3. EXISTING USE OF PROPERTY "3 STORY OFFICE BUILDING WITH OFF-STREET PARKING"
4. OFF-STREET PARKING DATA:
 - A. GROUND FLOOR AREA = 9100 SQ. FT. REQUIRING 17 SPACES (1/300 @)
 - B. UPPER FLOOR AREA = 10,212 SQ. FT. REQUIRING 20.4 SPACES (1/500 @)
 - C. TOTAL SPACES REQUIRED = 38
 - D. TOTAL SPACES EXISTING = 40
 - E. TOTAL ADDITIONAL SPACES PROPOSED = 13 (SEE NOTE NO 5)
 - F. TOTAL SPACES PROPOSED = 53
5. PETITIONER IS REQUESTING A SPECIAL HEARING TO AMEND THE APPROVED SITE PLAN DATED DEC. 30, 1981 AND TO AMEND PETITION NO 81-123 SPHA & NO 83-112 SPH TO ALLOW ADDITIONAL PARKING ON THE LAND OWNED BY THE PETITIONER.

OFF-STREET PARKING IN A RESIDENTIAL ZONE

1. ONLY PASSENGER VEHICLES WILL USE THE PARKING AREA.
2. NO LOADING OR UNLOADING WILL OCCUR EXCEPT AS REQUIRED TO MOVE TENANTS.
3. LIGHTING (IF REQUIRED) WILL BE DIRECTED AWAY FROM RESIDENTIAL PROPERTIES. LIGHT POLES WILL BE NOT MORE THAN 14' HIGH. LIGHTING WILL BE USED DURING HOURS OF POOR VISIBILITY AND ONLY DURING THE EVENING HOURS WHEN OFFICES WOULD BE OPEN.
4. PARKING AREA WILL BE PAVED AND PROPERTY DRAINED (SEE SITE PLAN).
5. PARKING AREA WILL BE SCREENED FROM ADJACENT RESIDENTIAL PROPERTIES AND WILL BE LANDSCAPED (SEE SITE PLAN).
6. HOURS OF OPERATION WILL BE NORMALLY FROM 7:00 A.M. TO 9:30 P.M.

LANDSCAPING DATA
WHITE PINES
FLOWERING CEARAPPLE
EVERGREEN DRIVOT



Drafting W.B.	DATE	REVISIONS	BY
Check R.L.S.			
Design D.A.			
Check R.L.S.			

KIDDE CONSULTANTS, INC.
ENGINEERS • ARCHITECTS • PLANNERS

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL HEARING TO AMEND THE SITE PLAN

NORTH PLAZA OFFICE BUILDING
WALTHAM WOODS ROAD ELECTION DISTRICT 9 BALTIMORE COUNTY, MD.

SHEET	DATE	JOB NUMBER
1	OCT. 2, 1985	5918 A
OF	SCALE	
1	1"=30'	



J. J. J. J.