

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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

(Lot 2 of "Jacob W. Wolf's Subdivision")

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 and Zoning Regulations of 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:

Gerald Joel Lehman

(Type or Print Name)

Signature

P.O. BOX 542

Address

HUNT VALLEY, MARYLAND 21031

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Frank E. Charlton, Jr.

(Type or Print Name)

Signature

Joan Charlton

(Type or Print Name)

Signature

Address

City and State

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

Wanda Kay Welsh

Name

19701 Gunpowder Rd

Millers, Maryland 21107

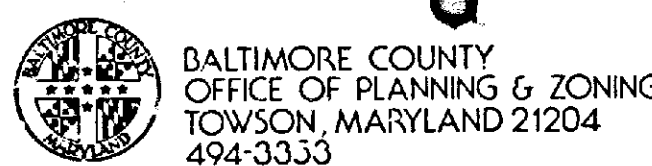
Address

Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 27th 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 3rd day of March, 1986, at 9:45 o'clock a.m.

W.C.O.-No. 1 (over)

Calvin L. Roper
Zoning Commissioner of Baltimore County.



ARNOLD JABLON
ZONING COMMISSIONER

23 September 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Ms. Wanda K. Welsh
19701 Gunpowder Rd
Millers, Maryland 21107

Re: Lots 1 and 2
Jacob W. Wolf's subdivision
Case #: 86-327 and 86-328X

Dear Ms. Welsh,

I have never received a Petition for Special Variance, pursuant to §4A02.4F1, in the above captioned matters. Inasmuch as the hearings were held on 3 March 1986, I would like to dispose of these matters. If I deny the requested special exceptions, you will be unable to file again for a period of 18 months from the date of my order. If you should dismiss the Petitions and request to do so without prejudice, I will grant same and this will serve as no barrier to filing at any time. If I do not hear from you within ten days from the date of this letter, I will deny the special exceptions and issue appropriate orders.

Sincerely,

Arnold Jablon
Arnold Jablon
AJ/sj

conditions precedent as delineated in Section 502.1, Baltimore County Zoning Regulations (BCZR).

The only issue that evolved which would prevent the special exceptions from being granted was the adoption of the Basic Services Maps by the Baltimore County Council in January, 1986, which rated the intersection of Reisterstown Road and Route 140 at an "F" level of service. Pursuant to Section 4A00, et seq., BCZR, no building permit can be issued under this circumstance, unless certain exceptions were applicable or unless a special variance, pursuant to Section 4A02.4.F.1, BCZR, was granted by the Zoning Commissioner.

The Petitioners could not satisfy the former and chose not to attempt the latter. Instead, the Petitioners chose to await the adoption of the 1987 Basic Services Maps with the hope that the rating of the applicable intersection would improve. It did. The latest maps upgraded the rating and removed the intersection from within the strictures of the Growth Management section of the BCZR.

The Petitioners seek relief from Section 203.3.B.2, pursuant to Section 502.1, BCZR.

It is clear that the BCZR permits the uses requested by the Petitioners in an R-O Zone by special exception. It is equally clear that the proposed uses 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 Petitioners.

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

- 2 -

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed uses met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed uses 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 uses at the particular locations described by Petitioners' Exhibits 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. *Schultz v. Pritts*, 432 A.2d 1319 (1981).

The proposed uses 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 properties' zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR.

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of January, 1987, that the Petitions for Special Exception for two Class B office buildings to be constructed on two lots of record be and are hereby GRANTED, from and after the date of this Order, subject to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for

- 3 -

IN RE: PETITIONERS SPECIAL EXCEPTION *
NE/S of Westminster Road, 136' *
W of Wolf Avenue *
and the *
NE/S of Westminster Road, 204' *
W of Wolf Avenue *
4th Election District *
Frank E. Charlton, Jr., et ux, *
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request special exceptions for two Class B office buildings to be constructed on two lots of record, as more particularly described on Petitioners' Exhibits 1, as entered in each of the above cited cases. Inasmuch as the Petitioners are the same and the issues identical, these two cases have been consolidated.

The Petitioners, by their Contract Purchaser, appeared and testified. Donald Hicks, a registered engineer, and Albert Snyder, a registered surveyor, appeared and testified on behalf of the Petitioners. There were no Protestants.

Testimony indicated that the subject properties, subdivided from one tract, are located on Route 140 (Westminster Pike), zoned R-O and D.R.1.5, and contain a total of 0.85 acres. A two-story office building will be constructed on each lot. Each is zoned R-O along the road frontage and D.R.3.5 to the rear of the lots. About two-thirds of each lot is zoned R-O. The proposed office buildings will have general offices only, no medical. The County Review Group approved the proposed buildings on February 5, 1986. Both Mr. Hicks and Mr. Snyder testified that the proposed uses satisfy all of the

- whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The special exception granted herein shall be utilized, pursuant to Section 502.3, BCZR, within five years from the date of this Order.

Calvin L. Roper
Zoning Commissioner of Baltimore County

AJ/srl

cc: Mr. & Mrs. Frank E. Charlton, Jr.

Ms. Wanda Kay Welsh

People's Counsel

ORDER RECEIVED FOR FILING
Date January 27, 1987
By John P. Long

- 4 -

A. L. Pryor
Surveyor
1311 Hammer Pike
Hanover, Maryland 21073

(301) 339-7744

(301) 333-5791

Description to accompany Zoning Petition

Being known and designated as Lot 2 of "Jacob W. Wolf's Subdivision" recorded among the Land Records of Baltimore County Maryland in Liber W.P.C. 338 folio 556 and described as follows:

Beginning for the same on the northeast side of the Westminster Turnpike at a distance of 136.00 feet from the northwest side of Wolf Street and running thence for the outlines of Lot 2.

- 1.) N 49° 42' 00" W 68.0 feet, thence
- 2.) N 47° 42' 00" E 264.0 feet, thence
- 3.) S 41° 02' 00" E 67.5 feet, thence
- 4.) S 47° 43' 00" W 255.5 feet, thence to the place of beginning

Containing 0.45 Acres of land more or less.

Being part of that land which was conveyed by Hattie V. Schaefer, widow, to Frank E. Charlton Jr. and Joan Charlton, his wife, by deed dated April 18, 1966 and recorded among the Land Records of Baltimore County Maryland in Liber O.T.C. 4605 folio 082 etc.



MEMBER: Md. Soc. of Surveyors • W. Va. Assoc. of Land Surveyors • ACSM • CCASE

PETITION FOR SPECIAL EXCEPTION 4th Election District

LOCATION: Northeast Side of Westminster Road, 204 feet West of Wolf Avenue

DATE AND TIME: Monday, March 3, 1986, at 9:45 a.m.

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

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

Petition for Special Exception for a Class B office building on Lot 2 of Jacob W. Wolf's Subdivision

Being the property of Frank E. Charlton, 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

JUL 23 1987

Peter Max Zimmerman
Peter Max Zimmerman

Publischer

**PETITION FOR
RECEIPT OF
4th Election District**

LOCATION: Northeast Side of West
Minister Road, 204 West Main
Street

DATE AND TIME: Monday, March 3,
1986, at 10:00 a.m.

PUBLIC HEARING: Room 104,
County Office Building, 111 W. Chase
Street

The Zoning Commission of Baltimore County, by authority of the
Baltimore County Board of Commissioners, will hold a public hearing
on:

Petition for Special Exception for a
Class B Office Building on Lot 2 of
Jacob W. Wolf's Subdivision

Being the property of Mrs. C. Churn-
ton, and the same is being offered for
sale with EDC, to, Trans-Office.

In the event that this Petition(s) is
granted, the proposed use will be
allowed within the thirty (30) day
appeal period. The Zoning Commis-
sion will be held in session on the
first Tuesday of the month following
the appeal for a stay of the ordinance
and permit during the appeal period
if good cause shown. If the stay
will be maintained in written
form, the stay will be in effect
made at the hearing.

**BY ORDER OF
BALTIMORE COUNTY
ZONING COMMISSION**

**304 B COMMISSIONER
BALTIMORE COUNTY**

729504

NEG:JGH:slm

Thank you one again for your assistance.

Wanda Welsh

JUL 23 1987

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 7, 1986

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

Mr. & Mrs. Frank E. Charlton, Jr.
108 Westminster Road
Reisterstown, Maryland 21136

RE: Item No. 205 - Case No. 86-328-X
Frank E. Charlton, Jr., et ux -
Petitioners
Special Exception Petition

Dear Mr. and Mrs. Charlton, Jr.:

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

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

Very truly yours,

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

JED:mr

Enclosures

cc: Mr. A. L. Snyder
11911 Hanover Pike
Hampstead, Maryland 21074

Project 85294
Jacob W. Wolf's Subdivision, Lots #1 and 2
Page 2
February 3, 1986

GENERAL COMMENTS: (Cont'd)

If it is determined that public improvements are required, a Public Works Agreement must be executed by the owner and Baltimore County, for the required public improvements, prior to the recording of a record plat.

A property resubdivision will require full payment of pre-existing construction loan charges before recordation.

It is possible that offsite 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:

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.

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

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer's engineer must show Baltimore County that he can discharge the storm drainage from this site without adverse effects on downstream property owners.

Project 85294
Jacob W. Wolf's Subdivision, Lots #1 and 2
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STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

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.

Storm water management must comply with the requirements of the 1984 Baltimore County Storm Water Management Policy and Design Manual adopted September 11, 1984. Public easements are required around all storm water management facilities, as well as access easements to these facilities.

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.

Building/Occupancy Permits shall be withheld until offsite right-of-way has been cleared and the contract for the utilities has been awarded.

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.

Public water exists to serve this site (See Drawing 39-063, File 3).

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

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

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

Public sewers are not available to serve this property. Therefore, private sewage systems must be provided. Soil tests must be conducted on each lot prior to approval of a record plat in accordance with Department of Health requirements.

Water connections shall be installed by a utility contractor prior to the road improvements and shall be included in the Public Works Agreement.

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

Project 85294
Jacob W. Wolf's Subdivision, Lots #1 and 2
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This project may be approved, subject to compliance with all comments stated above.

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

EM:HS:ss

cc: File

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: February 3, 1986

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

PROJECT NAME: Jacob W. Wolf's Subdivision,

Lot #1 and 2

PROJECT NUMBER: 85294

LOCATION: Westminster Pike

DISTRICT: 4C3

The Plan for the subject site, dated January 10, 1986, 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 3.0 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.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County. This Developer must meet the State of Maryland's requirements for road widening and paving.

Project 85294
Jacob W. Wolf's Subdivision, Lots #1 and 2
Page 3
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STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

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 box within and outside the development, are also the responsibilities of the Developer.

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

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

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

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 Seedings)".

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

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.

Project 85294
Jacob W. Wolf's Subdivision, Lots #1 and 2
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WATER AND SANITARY SEWER COMMENTS: (Cont'd)

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

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

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.

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
404-321-
NORMAN E. GELMAN
DIRECTOR

FEBRUARY 4, 1986
(CRG)

Re: Zoning Advisory Meeting of DECEMBER 23, 1985
Item # 205 - FRANK E. CHARLTON, JR. ET UX
Location: 108 WESTMINSTER RD. 204' W.
OR WOLF AVE. (Lot 2)

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

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 circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Planning 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 22-98 of the Development Regulations.
- ☒ Developments of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board.
- ☒ Landscaping must comply with Baltimore County Landscape Manual, Bill 128-78. No building permit may be issued until a Reserve Capacity Use Certificate has been issued.
- ☒ The property is located in a deficient service area as defined by Bill 128-78. No building permit may be issued until a Reserve Capacity Use Certificate has been issued.
- ☒ A CRG MEETING HAS BEEN SCHEDULED FOR FEB. 5, 1986 AT 2:00 - JACOB W. WOLF'S SUBDIVISION.
- ☒ THIS SITE IS LOCATED IN A TRAFFIC DEFICIENT SERVICE AREA CONTROLLED BY A 'F' LEVEL INTERSECTION.

cc: James Howell

Norman E. Gelman
Chief, Current Planning and Development

JUL 23 1987



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

December 9, 1985

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

Re: Baltimore County
Item #205
Property Owner: Frank
E. Charlton, Jr.
Location: NE/S Westminster
Road (Rte 140) 204'
W of Wolf Avenue
Existing Zoning R.O. and
D.R. 3.5
Proposed Zoning Spec.
Exception for a Class B
Office Building
Acres: .40 (Lot 2)
District 4th

Att: James Dyer

Dear Mr. Dyer:

On review of the submittal of 11/18/85, and field inspection, the State Highway Administration finds the concept for in common access generally acceptable.

However, the S.H.A. will require the site plan to be revised to show the following.

1. A proposed 80' R/W (40' 1/2 section) for Westminster Pike (Route 140).
2. Show the proposed 25' transition for the proposed curb and gutter to meet the existing paving of Route 140.
3. Note the relocation of the existing utility pole 206' ± N/W of Wolf Avenue.

It is requested the site plan of 11/18/85 be revised prior to a hearing date being set.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

cc: J. Ogle

A.L. Snyder

enclosure

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech

383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

January 24, 1986

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

Re: Baltimore County
CRG Meeting of 2/5/86
"Wolf Subdivision"
Lots # 1 and # 2,
E/S Westminster Pike
Route 140
204' West of Wolf Ave.

Dear Mr. Markle:

On review of the submittal of 1/10/86, and field inspection, the State Highway Administration finds the concept for in-common access generally acceptable.

However, the S.H.A. will require the site plan to be revised to show the following.

1. A proposed 80' Right-of-Way (40' 1/2 section) for Westminster Pike (Route 140).
2. Show the proposed 25' transition for the proposed curb and gutter to meet the existing paving of Route 140.
3. Note the relocation of the existing utility pole 206' N/W of Wolf Avenue.

It is requested that all Baltimore County permits be held until the plan is revised and S.H.A. Permit applied for with the posting of a \$15,000.00 bond or Letter of Credit to guarantee construction.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

cc: J. Ogle

enclosure

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech

383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

February 24, 1986

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

Re: Baltimore County
Item #205 (Revised Plan)
Property Owner: Frank
E. Charlton, Jr.
Location: NE/S Westminster Rd.
(Route 140) 204' W of Wolf Ave.
Existing Zoning: R.O. and
D.R. 3.5
Proposed Zoning: Special
Exception for a Class B Office
Building
Acres: .40 (Lot 2)
District: 4th

Dear Mr. Jablon:

On review of the revised submittal of 1-31-86, the State Highway Administration finds the site plan generally acceptable.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL-GW:maw

cc: Mr. J. Ogle

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech

383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



Maryland Department of Transportation
State Highway Administration

Stephen E. Collins
Director

January 7, 1986

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

Item No. -2AC- Meeting of November 3, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

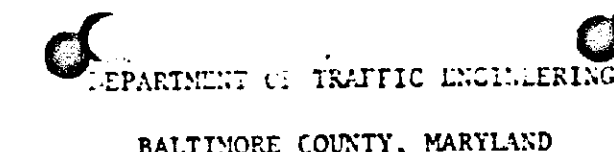
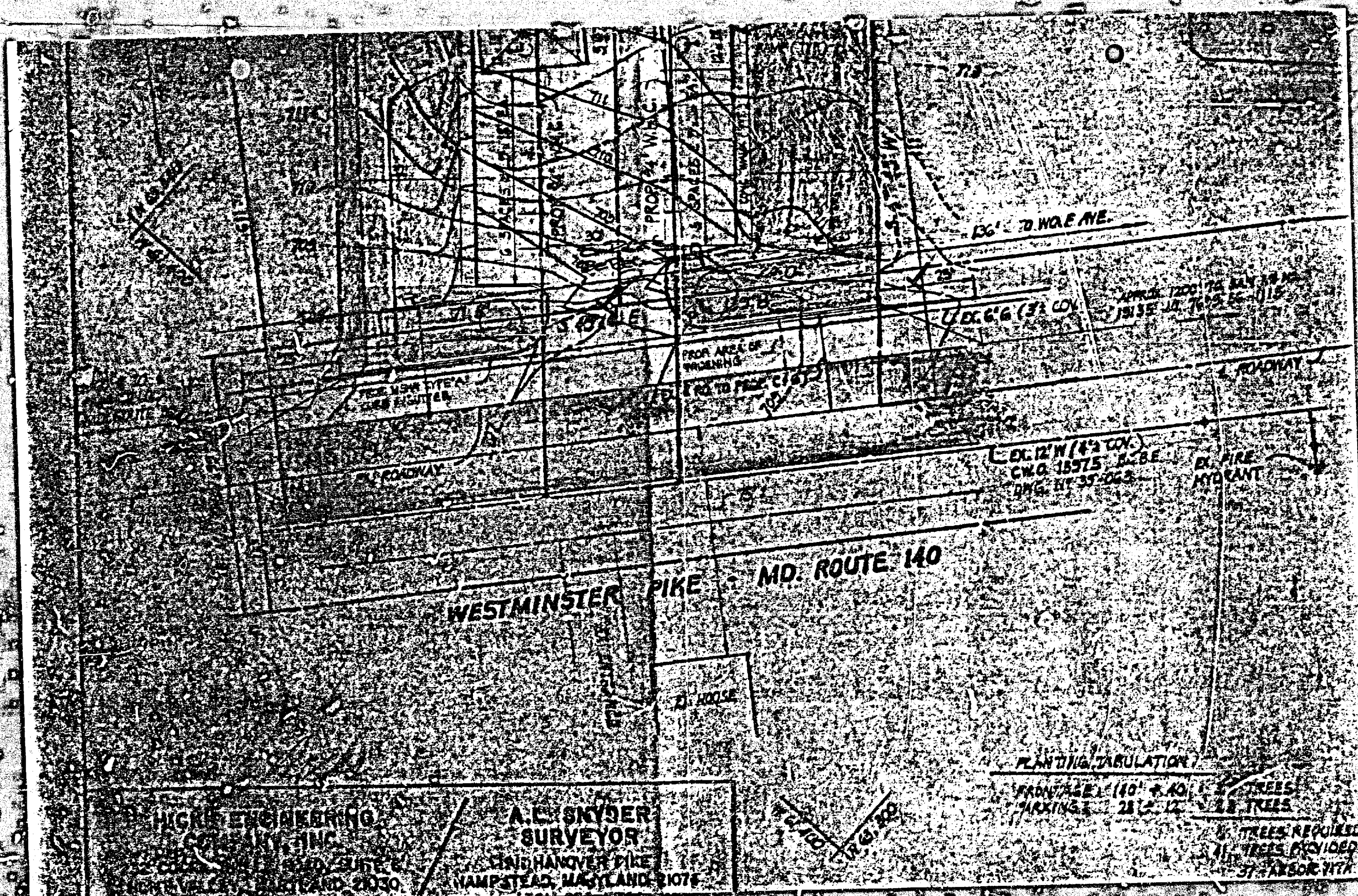
Acres:
District:

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. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II



DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO : Mr. James Markle Date: February 4, 1986
FROM : C. Richard Moore
SUBJECT: C.R.G. Comments

PROJECT NAME: Jacob Wolf C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: 4C3 DEVELOPMENT PLAN:
LOCATION: Westminster RECORD PLAT:

The location of the access is subject to the approval of the SHA.
The proposed curb line needs to be 31 feet off of the centerline
in accordance with the SHA standards for a 5 lane cross-section.
The proposed entrance needs to be 35 feet wide.

C. Richard Moore
C. Richard Moore, Deputy Director
Department of Traffic Engineering

CRG/GU/bld

COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

JACOB W. WOLF'S SUBDIVISION
Subdivision Name, Section and/or Plot

Developer and/or Engineer: *Huck Eng Co. Inc.*
No. of Lots: 2 Total Acreage: .085
Water: *Public* Sewer: *Private*

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 436-2762.
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, 436-2762.
Public sewers, public water, must be utilized and/or extended to serve the property.
A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised, has/have been reviewed and approved.
A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: *in the attached*
It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:
The existing dug well must be installed to a licensed well driller prior to building permit. A well abandonment permit must be completed and submitted to this office.

SS 783R

JUL 23 1987

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
Mr. Brooks Stafford, Director
Environmental Support Services
TO: J. P. Pitt
FROM: J. W. Wolf Property
SUBJECT: ENVIRONMENTAL EFFECTS REPORT
CRG MEETING 2/5/86
Date: February 4, 1986
PLAN REVIEW NOTES
1. Office building on p. 88 covered.
2. Public water and private sewer is proposed.
3. No stream on site.
4. No wetland on site.
5. Storm Water Management required.
6. proposed impervious area.
RESPONSES
The Environmental Effects Report is not approved. In order to receive approval, the following checked items/conditions must be met.
The Environmental Effects Report is approved, subject to the following checked items/conditions.
A. No development is allowed in (soil/name & symbol)
B. A revised site plan indicating no development in must be submitted.

BALTIMORE COUNTY, MARYLAND
SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING
PROJECT NAME: JACOB W. WOLF'S SUBDIVISION
COUNCIL & ELECTION DISTRICT IV-280
PLAN
PLAN EXTENSION
REVISED PLAN
PLAT
The proposed Jacob W. Wolf's subdivision is located within a deficient traffic zone as designated on the Basic Services maps adopted by the Baltimore County Council and dated December, 1984. This deficient traffic zone is controlled by the "F" level of service intersection at Reisterstown Road, Hanover Pike and Westminster Pike.
Bill 178-79 Section 4A02.3C requires that no building permit shall be issued or Plat recorded in a deficient service area until a Reserve Capacity Use Certificate has been issued by Baltimore County. Since there is presently no capacity available, the Plat may be recorded but building permits would not be issued until capacity becomes available. A petition for a special variance from provisions of the Basic Services legislation may be filed as per Section 4A02.4.F.1 of the Zoning Regulations.
The Office of Planning submits the following additional comments on the subject plan dated January 10, 1986:
The proposed office buildings are located in a R.O. Zone under the provisions of Section 22-104, the development of property in the R.O. zone shall be designed to achieve four objectives: 1) compatibility of the proposed development with surrounding uses; 2) tree preservation; 3) protection of water courses and bodies of water from erosion and siltation, and 4) safety, convenience, and amenity for the neighborhoods. Therefore, it is the responsibility of the CRG to make this determination in the design of an R.O. site. 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.O. zones shall be highly compatible with the present or prospective uses of nearby residential property. The R.O. zone is supposed to serve as a transition between the intensity of non-residential development and the existing neighborhood."
To assist in our review of this development, front, side, and rear building elevations must be provided as well as a cross section showing the relationship of adjacent residential buildings to the proposed development.
Westminster Pike - Maryland Route 140 - is to be improved in accordance with the requirements of the S.H.A.
The proposed setbacks to the buildings and parking areas shall be in accordance with the Baltimore County Landscape Manual. A minimum 8' wide planting areas is required along all property lines which abut residential zone. A reorientation of the buildings to face each other would provide the necessary setbacks for landscaping.
Sidewalks around the proposed buildings which lead to the rear parking area should be wide enough to ensure safe pedestrian movement.

BALTIMORE COUNTY, MARYLAND
SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING OFFICE
PROJECT NAME: JACOB W. WOLF'S SUBDIVISION
LOCATION: NE/S Westminster Pike (Rt. 140) 136' NW of Wolf Avenue
DISTRICT: 4th Election District
DATE: February 5, 1986
PLAN: 1/10/86
DEVELOPMENT PLAN:
PLAT:
1. Zoning hearings for two Class B Office Buildings (one in each lot) were filed for 11/22/85 in the Zoning Office under Items Nos. 204 and 205. A tentative hearing date has been set for 3/2/86 at 9:45 a.m. Official notification has not been mailed to the applicant at this writing.
2. The two properties must be divided into Lot No. 1 and Lot No. 2 for the proposed office buildings to qualify as Class B Office Buildings.
W. CARL RICHARDS, JR.
Zoning Coordinator
WCR:rbg

BALTIMORE COUNTY, MARYLAND
Mr. Brooks Stafford
Environmental Effects Report
Page Two
1. The developer must follow the Health Department's Sanitation 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.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO: James A. Markle
FROM: Charles K. Weiss
SUBJECT: Jacob W. Wolf's Sub.
Maryland Route 140 off Reisterstown Road
CRG 4/5/86
Baltimore County does not provide commercial refuse collection.
As submitted there is no location specified for a dumpster on this site. Therefore, it is impossible to comment on the feasibility of collection for this property.
CKW/KRA/rab

BALTIMORE COUNTY, MARYLAND
Jacob W. Wolf's Subdivision
IV-280
CRG Comments
February 4, 1986
continued page 2
All existing trees and shrubs on the site should be shown on the plan. Those to be retained are to be noted. Every effort should be made to retain significant trees adjacent to the existing house and along the property lines. The planting tabulation shall be corrected to include all trees and/or shrubs required by the Baltimore County Landscape Manual, tree count shall be in whole numbers. The proposed planting shown schematically on the CRG plan shall conform to the planting table.
A Final Landscape Plan will be required in accordance with the Baltimore County Landscape Manual prior to the issuance of building permits.
A cross easement for ingress, egress, utilities and maintenance must be established for common use of the driveway and parking areas.
Gary Kerns
Gary Kerns

BALTIMORE COUNTY, MARYLAND
Subject: County Review Group Comments
From: Dept. of Recreation and Parks
Project Name: Jacob W. Wolf's Sub. Lots 1 & 2 Preliminary Plan
Project Number: 85294
Location: Md. Rte. 140 W. of Reisterstown Rd. Final Plat
Districts: 4, C-3
Zoned DR 3.5, R.O.
COMMENTS: Office Buildings
1. Local Open Space is not required.
Frank Mica
Frank Mica Coordinator



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

PAUL H. REINCKE
CHIEF

BALTIMORE COUNTY, MARYLAND

DATE: JANUARY 22, 1986

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION
BUREAU, PLANS REVIEW DIVISION
CAPTAIN JOSEPH KELLY

PROJECT NAME: JACOB W. WOLF'S SUB. LOTS 1 & 2

PROJECT NUMBER: CRG AGENDA 2/5/86, 9:00 AM

LOCATION: MD. RT. 140 OFF REISTERSTOWN ROAD

DISTRICT # 4

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.



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

December 23, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 205 Zoning Advisory Committee Meeting are as follows:

Property Owner: Frank E. Charlton, Jr. et ux
Location: NE/S Westminster Road, 204' W of Wolf Avenue
Districts: 4th.

APPLICABLE ITEMS ARE CIRCLED:

A All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #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. Separate razing permits are required.

C Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

D Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

E All Use Groups except R-1, Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line. See Section 1414.0 for other window and door opening requirements.

F The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

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

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

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

J Comments: The interior lot line if left remaining in place permits a driveway width of approximately 9'-0" + for lot #2, hardly wide enough for any emergency vehicles should the structure be sold individually.

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

BY: C. E. Burnham, Chief
Building Plans Review

L/22/86



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

PAUL H. REINCKE
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: Frank E. Charlton, Jr., et ux

Location: NE/S Westminster Road, 204' W of Wolf Avenue

Item No.: 205

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 or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

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

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.

Plans are approved, as drawn.

Fire Prevention Bureau has no comments at this time.

Noted and
Approved: _____

Division _____
Fire Prevention Bureau

Case No. 84-328-X

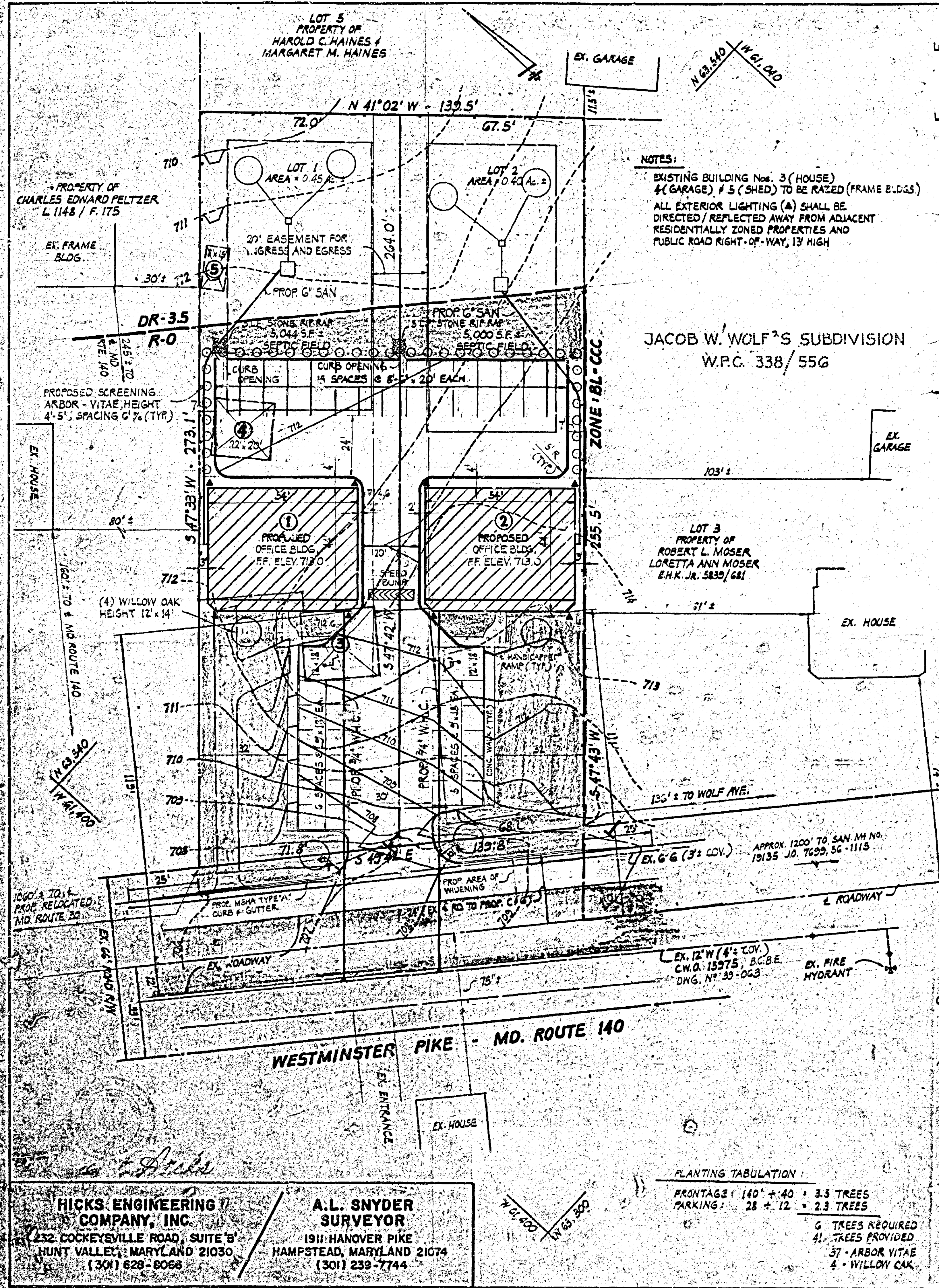
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this
27th day of January, 1986.

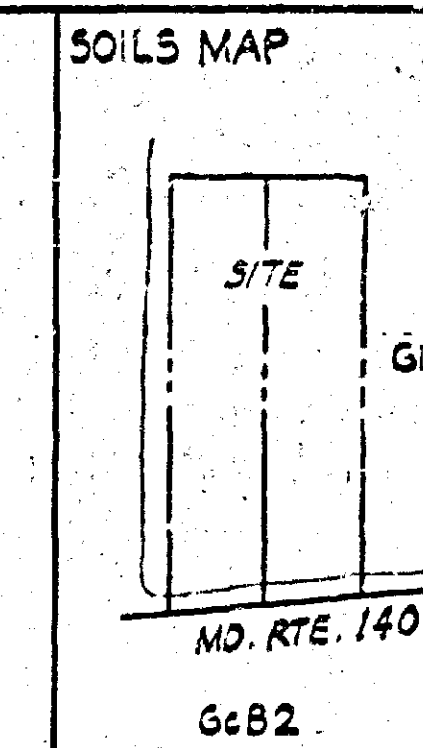
ARNOLD JABLON
Zoning Commissioner

Petitioner: Frank E. Charlton, Jr., et ux
Petitioner's Attorney: _____
Received by: _____
Chairman, Zoning Plans Advisory Committee



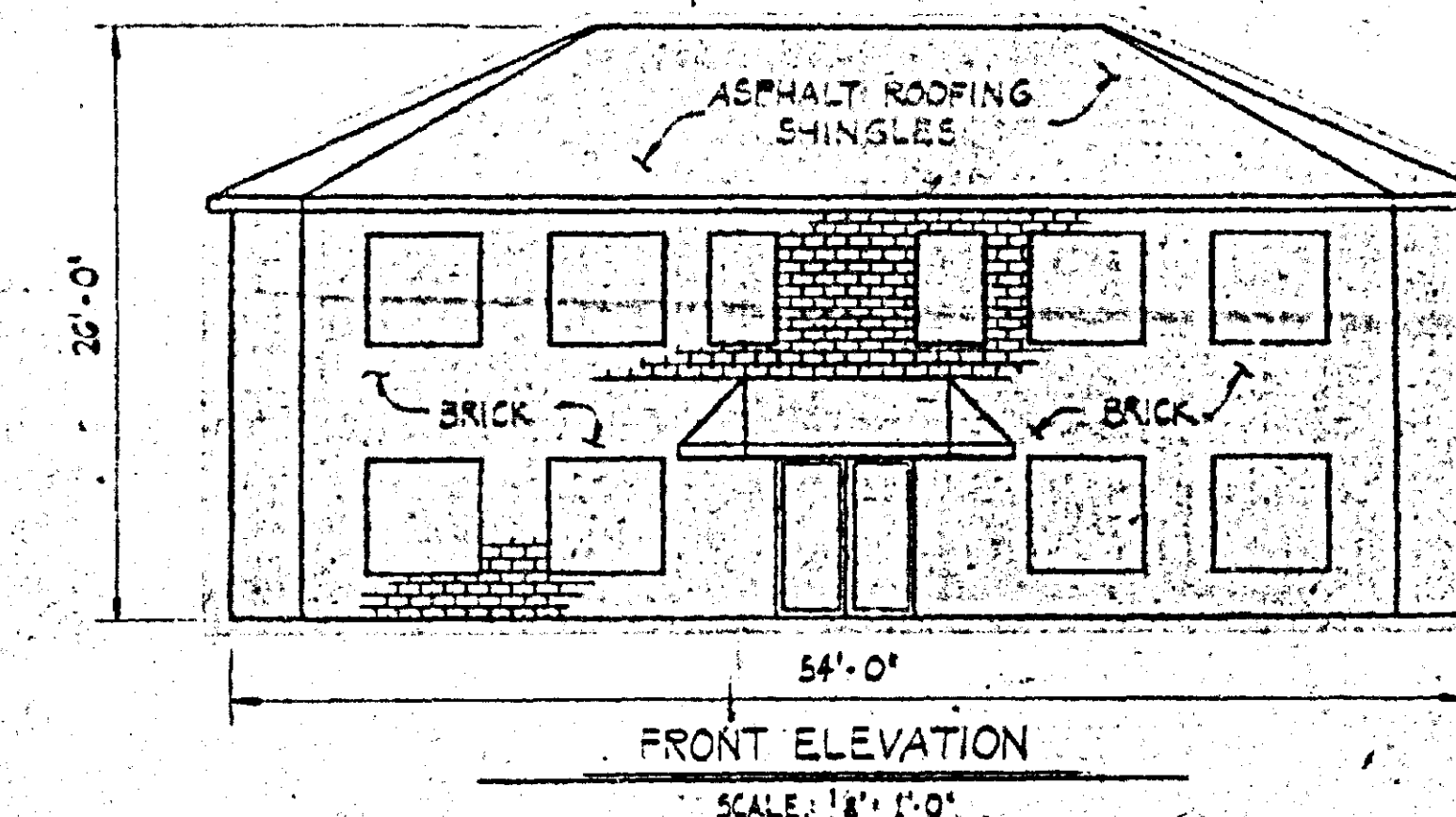
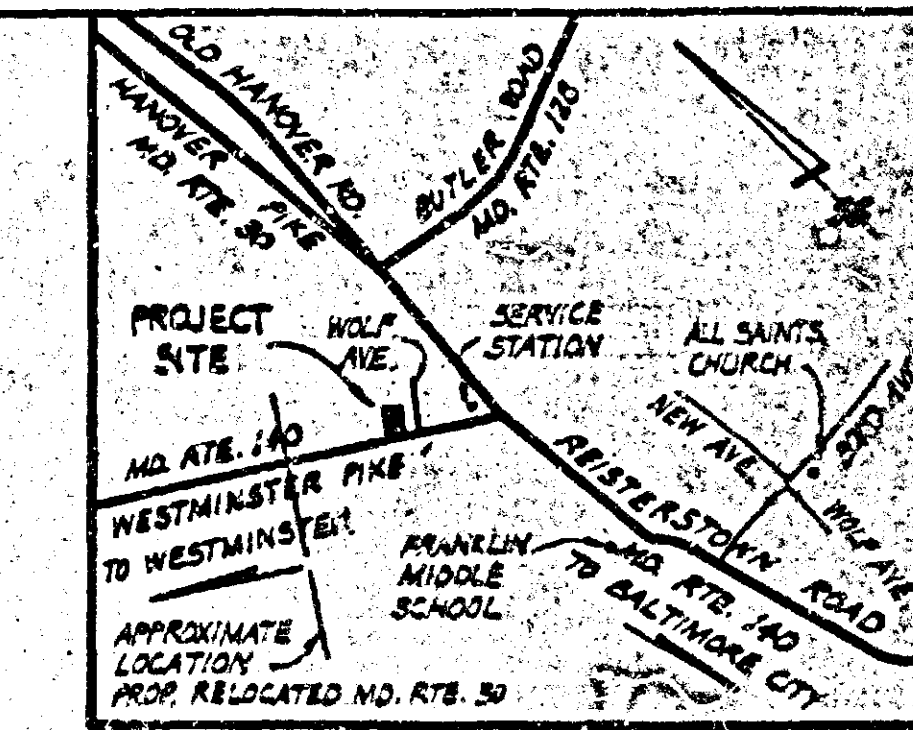
PARKING DATA

LOT 1	1 ST FLOOR - 54' x 44' = 2376 S.F. + 300 = 7.9 SPACES
	2 ND FLOOR - 54' x 44' = 2376 S.F. + 500 = 4.8 SPACES
	TOTAL REQUIRED = 12.7 SPACES
	TOTAL PROVIDED (INCL. 1 HANDICAPPED) = 15 SPACES
LOT 2	1 ST FLOOR - 54' x 44' = 2376 S.F. + 300 = 7.9 SPACES
	2 ND FLOOR - 54' x 44' = 2376 S.F. + 500 = 4.8 SPACES
	TOTAL REQUIRED = 12.7 SPACES
	TOTAL PROVIDED (INCL. 1 HANDICAPPED) = 13 SPACES
	TOTAL SPACES REQUIRED = 26
	TOTAL SPACES PROVIDED = 26 + 2 HANDICAPPED



SOIL DATA

G6B2	Glenelg loam, 3% to 8% slopes, moderately eroded Woodland subclass 2a
GIB	Glenelg Urban land complex, 0% to 3% slopes



SITE ANALYSIS

A. TOTAL AREA	LOT 1 - 19,440 S.F. ± OR 0.4462 AC. ±
	LOT 2 - 17,420 S.F. ± OR 0.3999 AC. ±
B. PRESENT ZONING	LOT 1 - DR-3.5 5,148 S.F. ±
	R-O 14,292 S.F. ±
	LOT 2 - DR-3.5 4,354 S.F. ±
	R-O 13,066 S.F. ±
C. AMENITY OPEN SPACE (A.O.S.):	
GROSS AREA:	LOT 1 - 16,506 S.F. ± OR 0.3810 AC. ±
	LOT 2 - 15,542 S.F. ± OR 0.3569 AC. ±
LOT 1:	1. REQ'D A.O.S. (25% OF GROSS) = 4,126 S.F. ±
	2. PROVIDED (27% OF GROSS) = 4,452 S.F. ±
LOT 2:	1. REQ'D A.O.S. (25% OF GROSS) = 3,886 S.F. ±
	2. PROVIDED (31% OF GROSS) = 4,851 S.F. ±
D. FLOOR AREA RATIO: 0.5 MAX. ALLOWED	
LOT 1 - BLDG. 4,752 S.F. ± + R-O AREA 14,292 S.F. ± = 0.33	
LOT 2 - BLDG. 4,752 S.F. ± + R-O AREA 13,066 S.F. ± = 0.36	

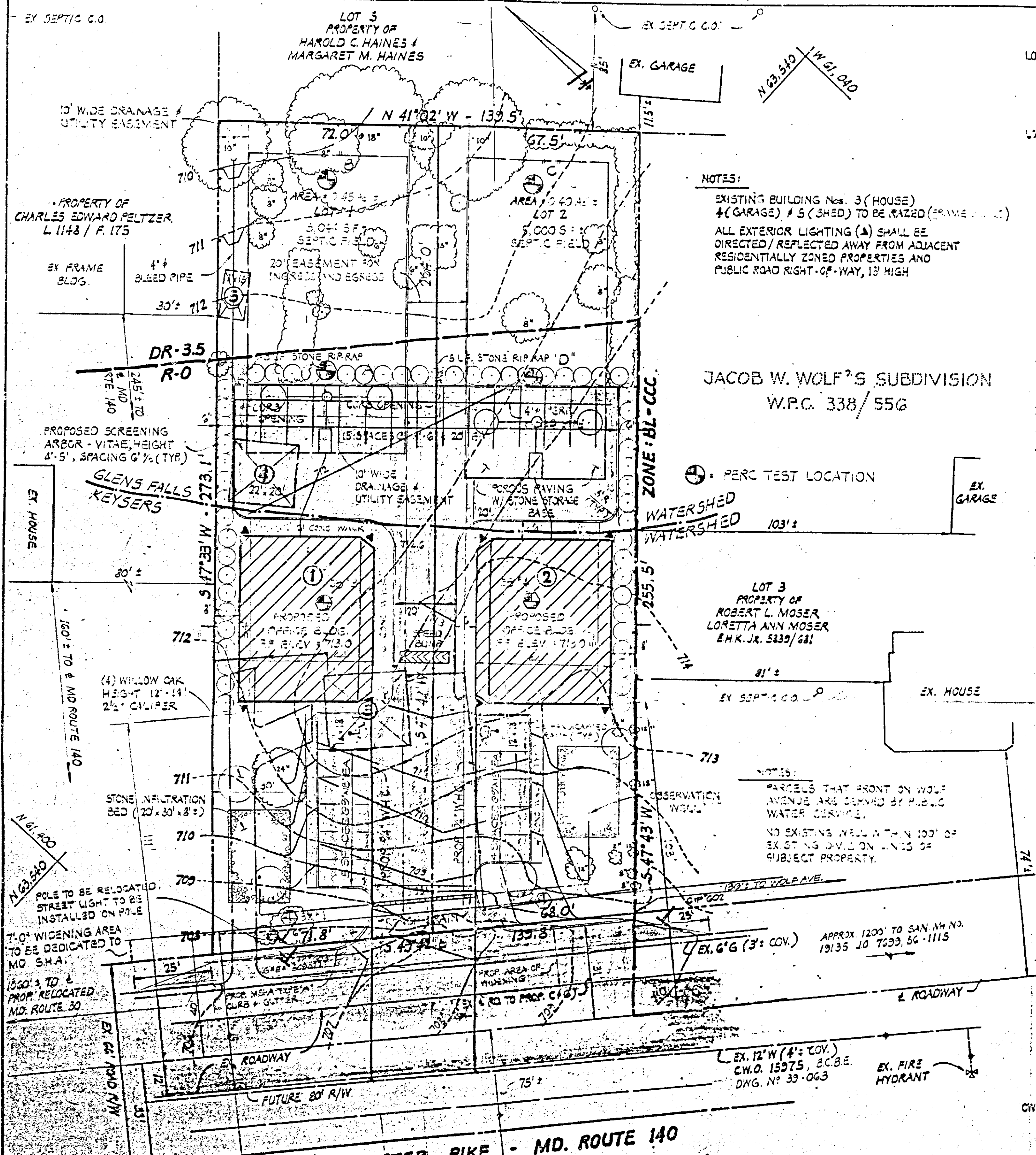
PETITIONER'S EXHIBIT

"SITE PLAN FOR ZONING PETITION FOR SPECIAL EXCEPTION-CLASS B OFFICE BUILDING"

"LOTS 1 & 2 OF JACOB W. WOLF'S SUBDIVISION"

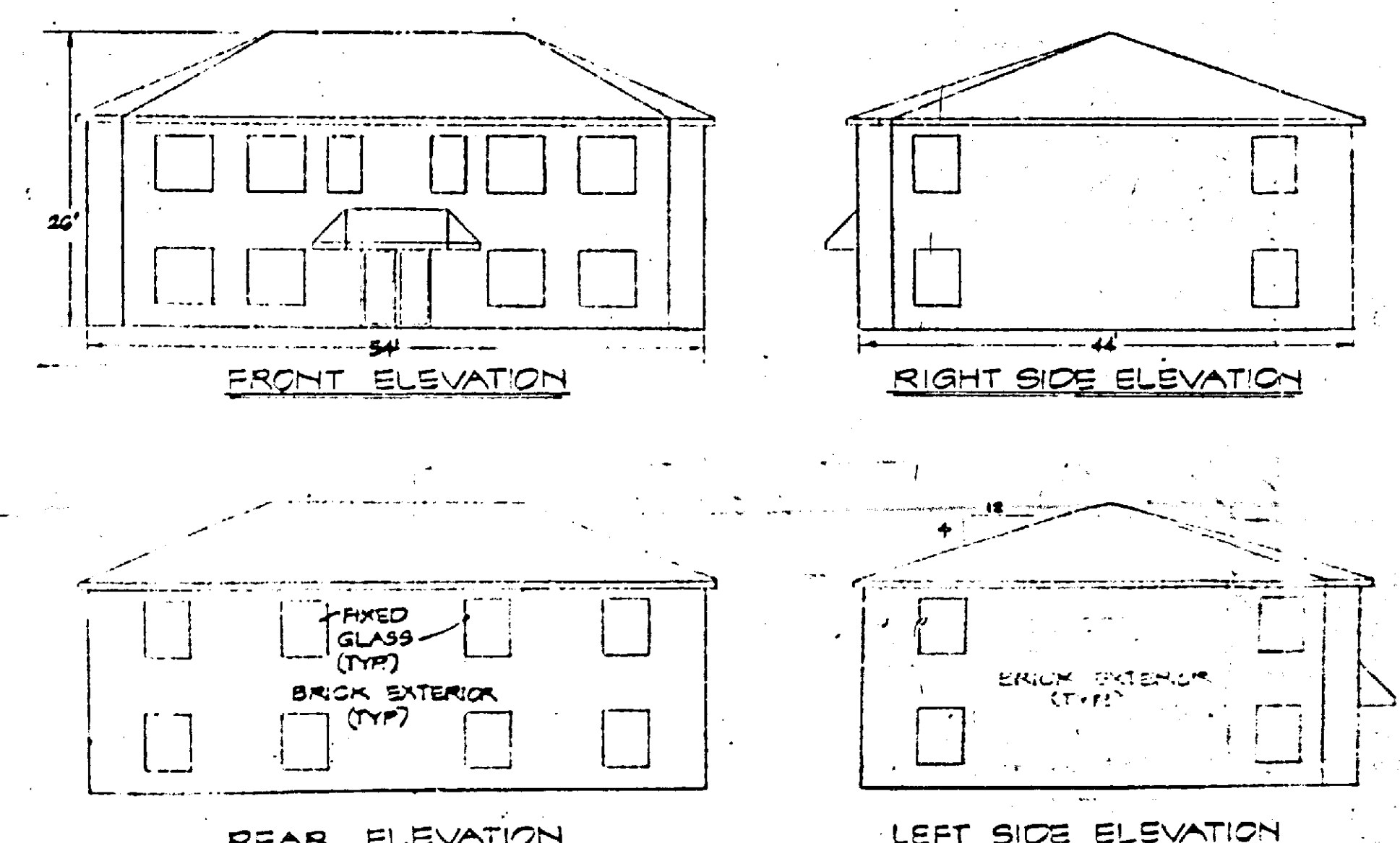
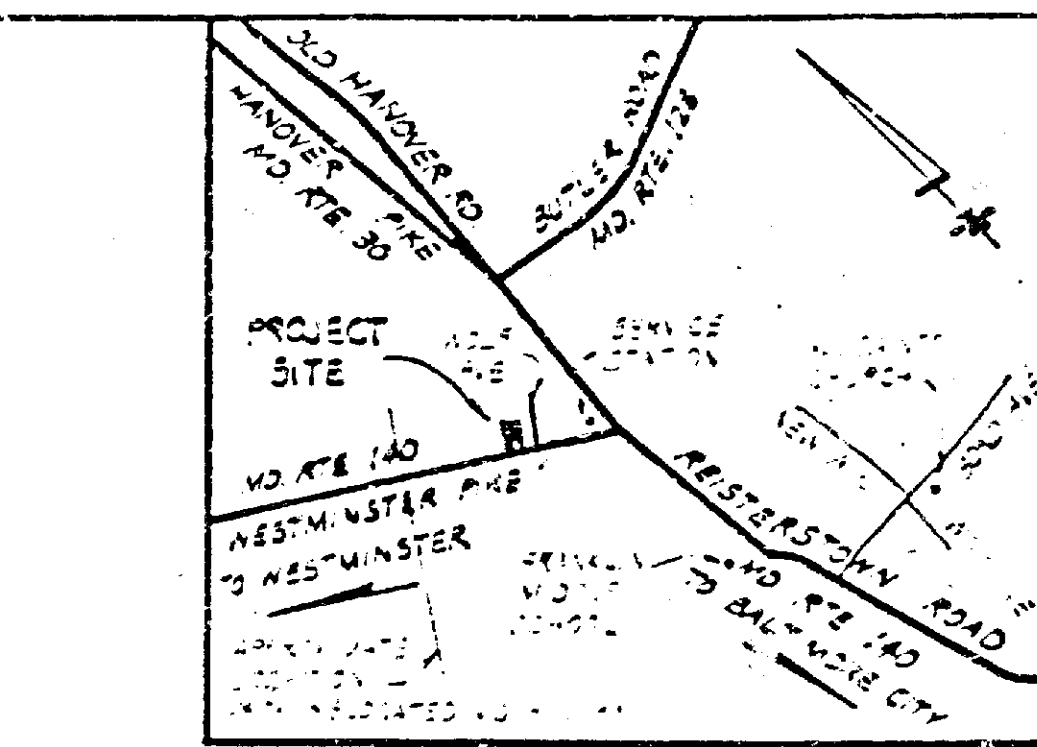
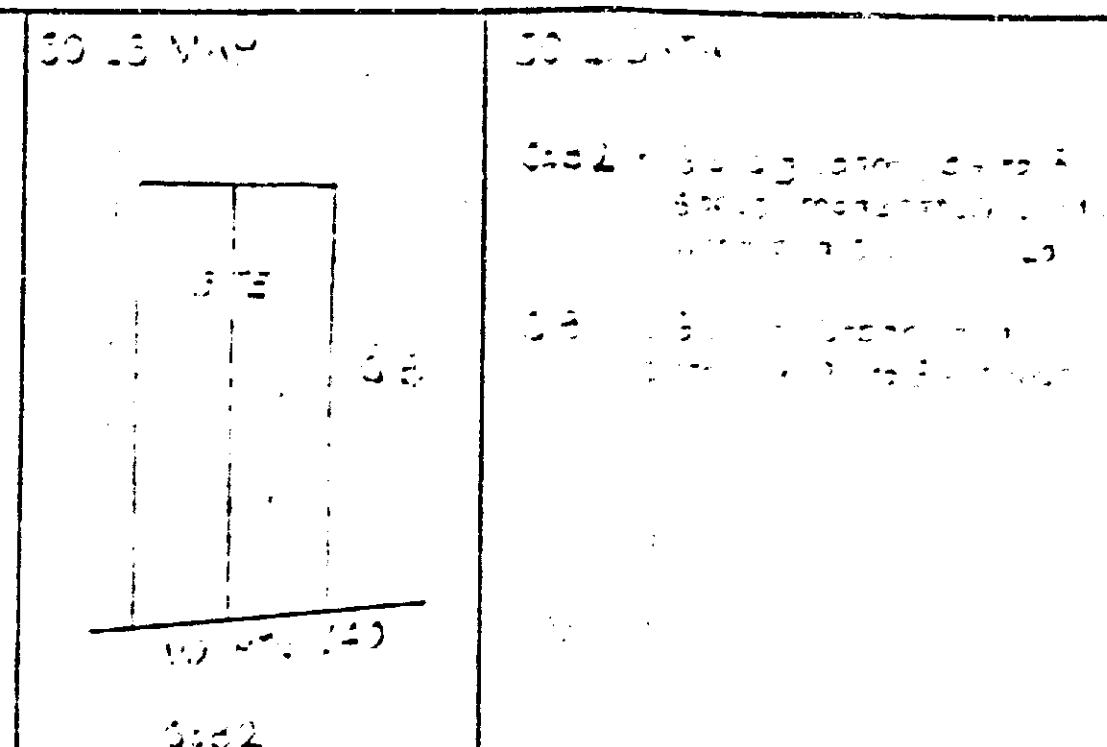
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 20'
DATE: NOV. 18, 1986



PARKING DATA

LOT	FLOOR	AREA	S.F.	SPACES
LOT 1	1 ST FLOOR	54' x 120'	6,480	70
	2 ND FLOOR	54' x 120'	6,480	70
LOT 2	1 ST FLOOR	54' x 120'	6,480	70
	2 ND FLOOR	54' x 120'	6,480	70



- GENERAL NOTES**
1. EXISTING BUILDING NO. 3 (HOUSE) & 4 (GARAGE) & 5 (SHED) TO BE RAZED (REMOVE).
 2. ALL EXTERIOR LIGHTING (A) SHALL BE DIRECTED/REFLECTED AWAY FROM ADJACENT RESIDENTIALLY ZONED PROPERTIES AND PUBLIC ROAD RIGHT-OF-WAY, 13' HIGH.
 3. EXISTING BUILDING NO. 3 (HOUSE) & 4 (GARAGE) & 5 (SHED) TO BE RAZED (REMOVE).
 4. EXISTING BUILDING NO. 3 (HOUSE) & 4 (GARAGE) & 5 (SHED) TO BE RAZED (REMOVE).
 5. EXISTING BUILDING NO. 3 (HOUSE) & 4 (GARAGE) & 5 (SHED) TO BE RAZED (REMOVE).
 6. EXISTING BUILDING NO. 3 (HOUSE) & 4 (GARAGE) & 5 (SHED) TO BE RAZED (REMOVE).
 7. EXISTING BUILDING NO. 3 (HOUSE) & 4 (GARAGE) & 5 (SHED) TO BE RAZED (REMOVE).
 8. EXISTING BUILDING NO. 3 (HOUSE) & 4 (GARAGE) & 5 (SHED) TO BE RAZED (REMOVE).
 9. EXISTING BUILDING NO. 3 (HOUSE) & 4 (GARAGE) & 5 (SHED) TO BE RAZED (REMOVE).
 10. EXISTING BUILDING NO. 3 (HOUSE) & 4 (GARAGE) & 5 (SHED) TO BE RAZED (REMOVE).
 11. EXISTING BUILDING NO. 3 (HOUSE) & 4 (GARAGE) & 5 (SHED) TO BE RAZED (REMOVE).
 12. EXISTING BUILDING NO. 3 (HOUSE) & 4 (GARAGE) & 5 (SHED) TO BE RAZED (REMOVE).
 13. EXISTING BUILDING NO. 3 (HOUSE) & 4 (GARAGE) & 5 (SHED) TO BE RAZED (REMOVE).
 14. EXISTING BUILDING NO. 3 (HOUSE) & 4 (GARAGE) & 5 (SHED) TO BE RAZED (REMOVE).
 15. EXISTING BUILDING NO. 3 (HOUSE) & 4 (GARAGE) & 5 (SHED) TO BE RAZED (REMOVE).
 16. EXISTING BUILDING NO. 3 (HOUSE) & 4 (GARAGE) & 5 (SHED) TO BE RAZED (REMOVE).
 17. EXISTING BUILDING NO. 3 (HOUSE) & 4 (GARAGE) & 5 (SHED) TO BE RAZED (REMOVE).
 18. EXISTING BUILDING NO. 3 (HOUSE) & 4 (GARAGE) & 5 (SHED) TO BE RAZED (REMOVE).
 19. EXISTING BUILDING NO. 3 (HOUSE) & 4 (GARAGE) & 5 (SHED) TO BE RAZED (REMOVE).
 20. EXISTING BUILDING NO. 3 (HOUSE) & 4 (GARAGE) & 5 (SHED) TO BE RAZED (REMOVE).

BUILDING ELEVATIONS

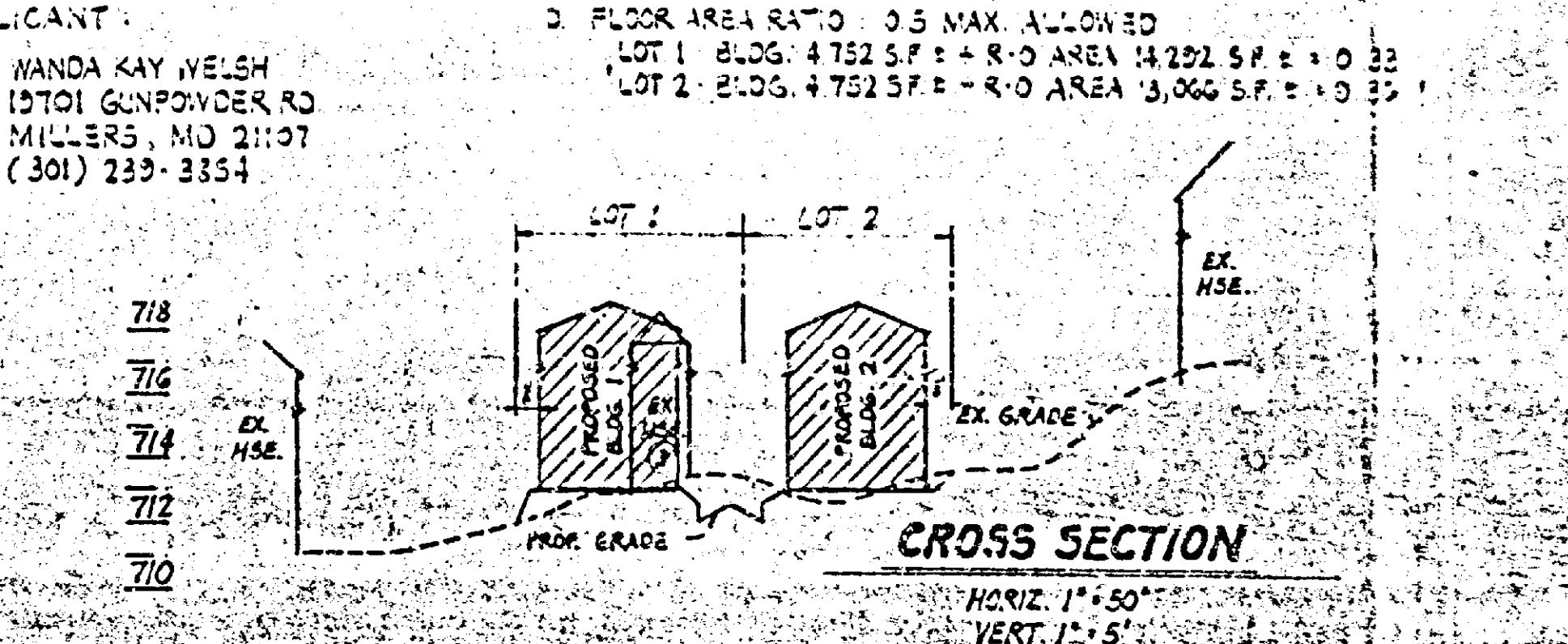
NOT TO SCALE

SITE ANALYSIS

ITEM	LOT 1	LOT 2
A. TOTAL AREA	LOT 1: 10,440 S.F. OR 0.442 AC.	LOT 2: 17,420 S.F. OR 0.399 AC.
B. PRESENT ZONING	LOT 1: DR-35 5,143 S.F. OR 0.142 AC.	LOT 2: DR-35 4,334 S.F. OR 0.130 AC.
C. AMENITY OPEN SPACE (A.O.S.)	LOT 1: 10,440 S.F. OR 0.442 AC.	LOT 2: 17,420 S.F. OR 0.399 AC.
D. FLOOR AREA RATIO (F.A.R.)	LOT 1: 0.5 MAX. ALLOWED	LOT 2: 0.5 MAX. ALLOWED

ALL SOILS GLENN (B) HYDROLOGY

	LOT 1		LOT 2	
	EXIST.	PROP.	EXIST.	PROP.
LAWN	0.398	0.248	0.40	0.212
BUILDING	0.029	0.055		0.055
PAVING		0.147		0.130
GRAY	0.023			



REVIS'D * SITE PLAN FOR ZONING PETITION FOR SPECIAL EXCEPTION - CLASS B, OFFICE BUILDING *

PUBLIC SERVICES CRG NO 85294, PLANNING N°

*** LOTS 1 & 2 OF JACOB W. WOLF'S SUBDIVISION ***

1ST ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 20' DATE: JAN. 31, 1996

HICKS ENGINEERING COMPANY, INC.
232 COCKEYSVILLE ROAD, SUITE B
HUNT VALLEY, MARYLAND 21030
(301) 628-8066

A.L. SNYDER SURVEYOR
1911 HANOVER PIKE
HAMPSTEAD, MARYLAND 21074
(301) 239-7744

PLANTING TABULATION

REQUIRED	PROVIDED
FRONTAGE - 140' x 40' = 4 TREES	FRONTAGE - WILLOW OAK 4
PARKING - 23 x 12 = 3 TREES	SCREENING - ARBOR VITAE 50
TOTAL REQUIRED - 7 TREES	APPROX. NUMBER OF EX. TREES TO REMAIN - 35
	TOTAL PROVIDED - 35 TREES (APPROX)

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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

(Lot 2 of "Jacob W. Wolf's Subdivision")

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 and Zoning Regulations of 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:

Gerald Joel Lehman

(Type or Print Name)

Signature

P.O. BOX 542

Address

HUNT VALLEY, MARYLAND 21031

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Frank E. Charlton, Jr.

(Type or Print Name)

Signature

Joan Charlton

(Type or Print Name)

Signature

Address

108 Westminster Road 822-2127

Phone No.

Reisterstown, Maryland 21136

City and State

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

Wanda Kay Welsh

Name

19701 Gunpowder Rd

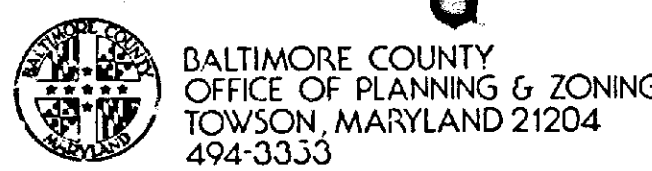
Millers, Maryland 21107 239-3854

Address Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 27th 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 3rd day of March, 1986, at 9:45 o'clock a.m.

(over)

Zoning Commissioner of Baltimore County.



ARNOLD JABLON
ZONING COMMISSIONER

23 September 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Ms. Wanda K. Welsh
19701 Gunpowder Rd
Millers, Maryland 21107

Re: Lots 1 and 2
Jacob W. Wolf's subdivision
Case #: 86-327 and 86-328X

Dear Ms. Welsh,

I have never received a Petition for Special Variance, pursuant to §4A02.4F1, in the above captioned matters. Inasmuch as the hearings were held on 3 March 1986, I would like to dispose of these matters. If I deny the requested special exceptions, you will be unable to file again for a period of 18 months from the date of my order. If you should dismiss the Petitions and request to do so without prejudice, I will grant same and this will serve as no barrier to filing at any time. If I do not hear from you within ten days from the date of this letter, I will deny the special exceptions and issue appropriate orders.

Sincerely,

Arnold Jablon

AJ/sj

conditions precedent as delineated in Section 502.1, Baltimore County Zoning Regulations (BCZR).

The only issue that evolved which would prevent the special exceptions from being granted was the adoption of the Basic Services Maps by the Baltimore County Council in January, 1986, which rated the intersection of Reisterstown Road and Route 140 at an "F" level of service. Pursuant to Section 4A00, et seq., BCZR, no building permit can be issued under this circumstance, unless certain exceptions were applicable or unless a special variance, pursuant to Section 4A02.4.F.1, BCZR, was granted by the Zoning Commissioner.

The Petitioners could not satisfy the former and chose not to attempt the latter. Instead, the Petitioners chose to await the adoption of the 1987 Basic Services Maps with the hope that the rating of the applicable intersection would improve. It did. The latest maps upgraded the rating and removed the intersection from within the strictures of the Growth Management section of the BCZR.

The Petitioners seek relief from Section 203.3.B.2, pursuant to Section 502.1, BCZR.

It is clear that the BCZR permits the uses requested by the Petitioners in an R-O Zone by special exception. It is equally clear that the proposed uses 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 Petitioners.

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

- 2 -

IN RE: PETITIONERS SPECIAL EXCEPTION *
NE/S of Westminster Road, 136' *
W of Wolf Avenue *
and the *
NE/S of Westminster Road, 204' *
W of Wolf Avenue *
4th Election District *
Frank E. Charlton, Jr., et ux, *
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request special exceptions for two Class B office buildings to be constructed on two lots of record, as more particularly described on Petitioners' Exhibits 1, as entered in each of the above cited cases. Inasmuch as the Petitioners are the same and the issues identical, these two cases have been consolidated.

The Petitioners, by their Contract Purchaser, appeared and testified. Donald Hicks, a registered engineer, and Albert Snyder, a registered surveyor, appeared and testified on behalf of the Petitioners. There were no Protestants.

Testimony indicated that the subject properties, subdivided from one tract, are located on Route 140 (Westminster Pike), zoned R-O and D.R.1.5, and contain a total of 0.85 acres. A two-story office building will be constructed on each lot. Each is zoned R-O along the road frontage and D.R.3.5 to the rear of the lots. About two-thirds of each lot is zoned R-O. The proposed office buildings will have general offices only, no medical. The County Review Group approved the proposed buildings on February 5, 1986. Both Mr. Hicks and Mr. Snyder testified that the proposed uses satisfy all of the

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed uses met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed uses 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 uses at the particular locations described by Petitioners' Exhibits 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed uses 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 properties' zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR.

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of January, 1987, that the Petitions for Special Exception for two Class B office buildings to be constructed on two lots of record be and are hereby GRANTED, from and after the date of this Order, subject to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for

- 3 -

- whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The special exception granted herein shall be utilized, pursuant to Section 502.3, BCZR, within five years from the date of this Order.

Zoning Commissioner of Baltimore County

AJ/srl

cc: Mr. & Mrs. Frank E. Charlton, Jr.

Ms. Wanda Kay Welsh

People's Counsel

ORDER RECEIVED FOR FILING
Date January 27, 1987
By John P. Long

- 4 -

A. L. Pryor
Surveyor
1311 Hammer Pike
Hampstead, Maryland 21074

(301) 339-7744

(301) 339-5794

Description to accompany Zoning Petition

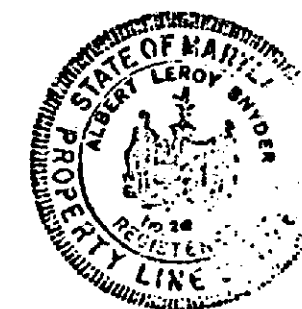
Being known and designated as Lot 2 of "Jacob W. Wolf's Subdivision" recorded among the Land Records of Baltimore County Maryland in Liber W.P.C. 338 folio 556 and described as follows:

Beginning for the same on the northeast side of the Westminster Turnpike at a distance of 136.00 feet from the northwest side of Wolf Street and running thence for the outlines of Lot 2.

- 1.) N 49° 42' 00" W 68.0 feet, thence
- 2.) N 47° 42' 00" E 264.0 feet, thence
- 3.) S 41° 02' 00" E 67.5 feet, thence
- 4.) S 47° 43' 00" W 255.5 feet, thence to the place of beginning

Containing 0.45 Acres of land more or less.

Being part of that land which was conveyed by Hattie V. Schaefer, widow, to Frank E. Charlton Jr. and Joan Charlton, his wife, by deed dated April 18, 1966 and recorded among the Land Records of Baltimore County Maryland in Liber O.T.C. 4605 folio 082 etc.



MEMBER: Md. Soc. of Surveyors • W. Va. Assoc. of Land Surveyors • ACSM • CCASE

PETITION FOR SPECIAL EXCEPTION
4th Election District

LOCATION: Northeast Side of Westminster Road, 204 feet West of Wolf Avenue

DATE AND TIME: Monday, March 3, 1986, at 9:45 a.m.

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

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

Petition for Special Exception for a Class B office building on Lot 2 of Jacob W. Wolf's Subdivision

Being the property of Frank E. Charlton, 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

JUL 23 1987

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NE/S Westminster Rd., 204' W
Wolf Ave., 4th District : OF BALTIMORE COUNTY
FRANK E. CHARLTON, JR., et ux, : Case No. 86-328-X
Petitioners

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 5th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Frank E. Charlton, Jr., 108 Westminster Rd., Reisterstown, MD 21136, Petitioners; Mr. Gerald Joel Lehman, P. O. Box 542, Hunt Valley, MD 21031, Contract Purchaser; and Wanda Kay Welsh, 19701 Gunpowder Rd., Millers, MD 21107, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: February 10, 1986
Posted for: Special Exception
Petitioner: Frank E. Charlton, et ux
Location of property: NE/S Westminster Rd., 204' W Wolf Ave.
Location of Signs: NE/S of Westminster Rd. on front of lot # 2
Remarks: _____
Posted by: S. J. [Signature] Date of return: February 14, 1986
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 12, 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 12, 1986.

TOWSON TIMES,

1986-2-12
Publisher

34.00

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. 86-328-X
Date: February 6, 1986

A revised plan, dated January 31, 1986, was submitted to the CRC and approved on February 5, 1986. Based on that plan, this office is not opposed to the granting of the subject request.

Norman E. Gerber, AICP
Norman E. Gerber, AICP
Director

NEG:JCH:sms

TO: MR. DYER

FROM: W.K. WELSH

DATE: FEBRUARY 21, 1986

RE: CASE NUMBERS: 86-327X AND 86-328X

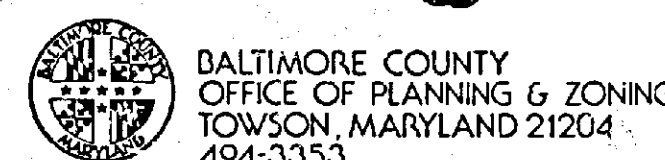
Thank you for advising me the procedure for requesting a variance to the "F" level traffic classification for the above property.

Per your recommendation, enclosed please find my letter to the Zoning Commissioner which you indicated you would have included in your file (s).

Additionally, I would like to take this opportunity to advise you that settlement has occurred and that I am now the owner (with others) of the subject property.

Thank you one again for your assistance.

Wanda Welsh



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

ARNOLD JABLON
ZONING COMMISSIONER

February 19, 1986

JEAN M. H. ZANG
DEPUTY ZONING COMMISSIONER

Mr. Frank E. Charlton, Jr.
Mrs. Joan Charlton
108 Westminster Road
Reisterstown, Maryland 21136

Re: Petition for Special Exception
NE/S Westminster Rd., 204' W Wolf Ave.
4th Election District
Frank E. Charlton, Jr., et ux - Petitioners
Case No. 86-328-X

Dear Mr. and Mrs. Charlton:

This is to advise you that \$63.75 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. 018515
DATE: 2/19/86
AMOUNT: \$63.75
ACCOUNT: 86-328-X
RECEIVED BY: [Signature]
VALIDATION OR SIGNATURE OF CASHIER

Mr. Frank E. Charlton, Jr.
Mrs. Joan Charlton
108 Westminster Road
Reisterstown, Maryland 21136

January 31, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
NE/S Westminster Rd., 204' W Wolf Ave.
4th Election District
Frank E. Charlton, Jr., et ux - Petitioners
Case No. 86-328-X

TIME: 9:45 a.m.

DATE: Monday, March 3, 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. 012381
DATE: 1/22/86
AMOUNT: \$100.00
ACCOUNT: 01-615-100
RECEIVED BY: [Signature]
VALIDATION OR SIGNATURE OF CASHIER

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

Dear Mr. Jablon:

Thank you for agreeing to hold this matter until the County Council votes in December.

As per our phone conversation, Mr. Webber in the Traffic Engineering Department has advised that the Planning Board has approved removal of the "F" level traffic classification which affects this site. It is my understanding that the County Council should vote on this in December, but I have been unable to get an exact date for the vote. I will continue checking and advise you once this is done.

Additionally, I would like to request that the special exception requests be granted for a five (5) year period. In considering our options in developing this site along with the effect of the new tax laws, it seems likely that we will need to build in two phases. As you know, time goes by very quickly and we would like to have the five year time frame to avoid hardship in meeting a two-year deadline.

We appreciate your consideration of this request and your cooperation throughout this transaction.

Should you require any further information, I can be reached at the numbers below.

Sincerely,

Wanda Welsh
Wanda Welsh
home 239-3894
work 252-2111

19701 Gunpowder Road
Millers, Maryland 21107
November 20, 1986

RE: LOTS 1 AND 2
JACOB W. WOLF'S SUBDIVISION
CASE # - 86-327 AND 86-328X

19701 Gunpowder Road
Millers, Maryland 21107

February 21, 1986

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

RE: Lots 1 and 2
Jacob W. Wolf's Subdivision
Case Numbers: 86-327X and 86-328X

Dear Mr. Jablon:

REQUEST FOR VARIANCE OF "F" LEVEL TRAFFIC CLASSIFICATION

Your approval of a variance of the "F" level traffic classification for the above referenced site would be appreciated.

Two nearby traffic interchanges are scheduled for completion in 1986 per the State Highway Administration.

Spring 1986 - highway connecting Rt. 30 (at Butler Road) to Rt. 140
October 1986 - Northwest Expressway interchange at Rt. 140

The completion of the Spring 1986 portion is expected to improve the flow of traffic in the area by providing commuters an alternate to the intersection at Rt. 140 and Reisterstown Road. This should substantially redirect such of the Hunt Valley/Westminster and Westminster/Hanstead traffic now travelling past the subject property.

The completion of the northern portion of the Northwest Expressway (October 1986) is anticipated to so favorably impact the traffic flow as to facilitate the removal of the "F" level traffic classification altogether.

In view of these soon-to-be-open highway improvements, our project should not adversely impact the traffic flow in the area.

Thank you for your consideration.

Sincerely,

Wanda K. Welsh
Wanda K. Welsh

JUL 23 1987

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 7, 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

Mr. & Mrs. Frank E. Charlton, Jr.
108 Westminster Road
Reisterstown, Maryland 21136

RE: Item No. 205 - Case No. 86-328-X
Frank E. Charlton, Jr., et ux -
Petitioners
Special Exception Petition

Dear Mr. and Mrs. Charlton, Jr.:

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

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

Very truly yours,

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

JED:mr

Enclosures

cc: Mr. A. L. Snyder
11911 Hanover Pike
Hampstead, Maryland 21074

Project 85294
Jacob W. Wolf's Subdivision, Lots #1 and 2
Page 2
February 3, 1986

GENERAL COMMENTS: (Cont'd)

If it is determined that public improvements are required, a Public Works Agreement must be executed by the owner and Baltimore County, for the required public improvements, prior to the recording of a record plat.

A property resubdivision will require full payment of pre-existing construction loan charges before recordation.

It is possible that offsite 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:

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.

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

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer's engineer must show Baltimore County that he can discharge the storm drainage from this site without adverse effects on downstream property owners.

Project 85294
Jacob W. Wolf's Subdivision, Lots #1 and 2
Page 4
February 3, 1986

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

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.

Storm water management must comply with the requirements of the 1984 Baltimore County Storm Water Management Policy and Design Manual adopted September 11, 1984. Public easements are required around all storm water management facilities, as well as access easements to these facilities.

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.

Building/Occupancy Permits shall be withheld until offsite right-of-way has been cleared and the contract for the utilities has been awarded.

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.

Public water exists to serve this site (See Drawing 39-063, File 3).

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

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

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

Public sewers are not available to serve this property. Therefore, private sewage systems must be provided. Soil tests must be conducted on each lot prior to approval of a record plat in accordance with Department of Health requirements.

Water connections shall be installed by a utility contractor prior to the road improvements and shall be included in the Public Works Agreement.

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

Project 85294
Jacob W. Wolf's Subdivision, Lots #1 and 2
Page 6
February 3, 1986

This project may be approved, subject to compliance with all comments stated above.

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

EMHHS:ss

cc: File

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: February 3, 1986

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

PROJECT NAME: Jacob W. Wolf's Subdivision,
Lot #1 and 2
PROJECT NUMBER: 85294
LOCATION: Westminster Pike
DISTRICT: 4C3

The Plan for the subject site, dated January 10, 1986, 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 3.0 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.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County. This Developer must meet the State of Maryland's requirements for road widening and paving.

Project 85294
Jacob W. Wolf's Subdivision, Lots #1 and 2
Page 3
February 3, 1986

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

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 box within and outside the development, are also the responsibilities of the Developer.

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

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

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

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 Seedings)".

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

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.

Project 85294
Jacob W. Wolf's Subdivision, Lots #1 and 2
Page 5
February 3, 1986

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

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

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

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.

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
404-321-
NORMAN E. GELMAN
DIRECTOR

FEBRUARY 4, 1986
(CRG)

Re: Zoning Advisory Meeting of DECEMBER 23, 1985
Item # 205 - FRANK E. CHARLTON, JR. ET UX
Location: 108 WESTMINSTER RD. 204 W.
OR WOLF AVE. (Lot 2)

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

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 circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Planning 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 22-98 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.
- ☒ Landscaping must comply with Baltimore County Landscape Manual, Bill 128-78. No building permit may be issued until a Reserve Capacity Use Certificate has been issued by the County Council.
- ☒ The property is located in a private area controlled by a "top level" intersection as defined by Bill 128-79, and its conditions change are re-evaluated annually by the County Council.
- ☒ A CRG MEETING HAS BEEN SCHEDULED FOR FEB. 5, 1986 AT 2:00 - JACOB W. WOLF'S SUBDIVISION.
- ☒ THIS SITE IS LOCATED IN A TRAFFIC DEFICIENT SERVICE AREA CONTROLLED BY A "F" LEVEL INTERSECTION.

cc: James Howell

Norman E. Gelman
Chief, Current Planning and Development

JUL 23 1987



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

December 9, 1985

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

Re: Baltimore County
Item #205
Property Owner: Frank
E. Charlton, Jr.
Location: NE/S Westminster
Road (Rte 140) 204'
W of Wolf Avenue
Existing Zoning R.O. and
D.R. 3.5
Proposed Zoning Spec.
Exception for a Class B
Office Building
Acres: .40 (Lot 2)
District 4th

Att: James Dyer

Dear Mr. Dyer:

On review of the submittal of 11/18/85, and field inspection, the State Highway Administration finds the concept for in common access generally acceptable.

However, the S.H.A. will require the site plan to be revised to show the following.

1. A proposed 80' R/W (40' 1/2 section) for Westminster Pike (Route 140).
2. Show the proposed 25' transition for the proposed curb and gutter to meet the existing paving of Route 140.
3. Note the relocation of the existing utility pole 206' ± N/W of Wolf Avenue.

It is requested the site plan of 11/18/85 be revised prior to a hearing date being set.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

cc: J. Ogle

A.L. Snyder

enclosure

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech

383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

January 24, 1986

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

Re: Baltimore County
CRG Meeting of 2/5/86
"Wolf Subdivision"
Lots # 1 and # 2,
E/S Westminster Pike
Route 140
204' West of Wolf Ave.

Dear Mr. Markle:

On review of the submittal of 1/10/86, and field inspection, the State Highway Administration finds the concept for in-common access generally acceptable.

However, the S.H.A. will require the site plan to be revised to show the following.

1. A proposed 80' Right-of-Way (40' 1/2 section) for Westminster Pike (Route 140).
2. Show the proposed 25' transition for the proposed curb and gutter to meet the existing paving of Route 140.
3. Note the relocation of the existing utility pole 206' N/W of Wolf Avenue.

It is requested that all Baltimore County permits be held until the plan is revised and S.H.A. Permit applied for with the posting of a \$15,000.00 bond or Letter of Credit to guarantee construction.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

cc: J. Ogle

enclosure

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech

383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

February 24, 1986

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

Re: Baltimore County
Item #205 (Revised Plan)
Property Owner: Frank
E. Charlton, Jr.
Location: NE/S Westminster Rd.
(Route 140) 204' W of Wolf Ave.
Existing Zoning: R.O. and
D.R. 3.5
Proposed Zoning: Special
Exception for a Class B Office
Building
Acres: .40 (Lot 2)
District: 4th

Dear Mr. Jablon:

On review of the revised submittal of 1-31-86, the State Highway Administration finds the site plan generally acceptable.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL-GW:maw

cc: Mr. J. Ogle

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech

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P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



Maryland Department of Transportation
State Highway Administration

Stephen E. Collins
Director

January 7, 1986

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

Item No. -2AC- Meeting of November 3, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

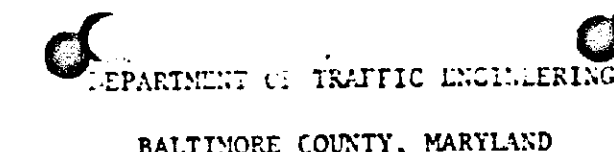
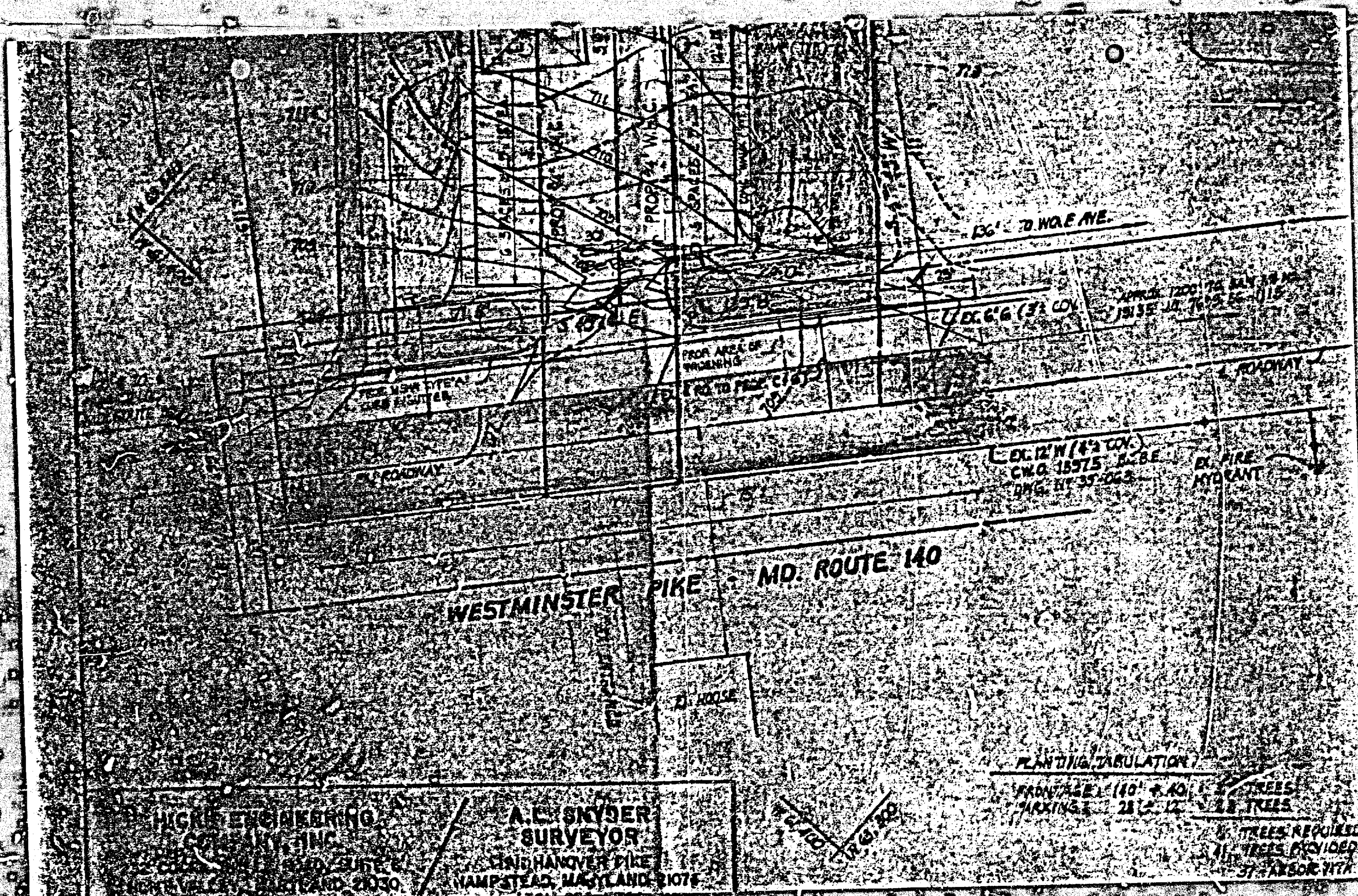
Acres:
District:

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. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II



DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO : Mr. James Markle Date: February 4, 1986
FROM : C. Richard Moore
SUBJECT: C.R.G. Comments

PROJECT NAME: Jacob Wolf C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: 4C3 DEVELOPMENT PLAN:
LOCATION: Westminster RECORD PLAT:

The location of the access is subject to the approval of the SHA.
The proposed curb line needs to be 31 feet off of the centerline
in accordance with the SHA standards for a 5 lane cross-section.
The proposed entrance needs to be 35 feet wide.

C. Richard Moore
C. Richard Moore, Deputy Director
Department of Traffic Engineering

CRG/GU/bld

COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

JACOB W. WOLF'S SUBDIVISION
Subdivision Name, Section and/or Plot

Developer and/or Engineer: *Huck Eng Co. Inc.*
No. of Lots: 2 Total Acreage: .085
Water: *Public* Sewer: *Private*

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 436-2762.
- 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, 436-2762.
- Public sewers, public water, must be utilized and/or extended to serve the property.
- A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised, has/have been reviewed and approved.
- A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
- It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: *in the attached*
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

The existing dug well must be installed to a licensed well driller prior to building permit. A well abandonment permit must be completed and submitted to this office.

SS 783R

JUL 23 1987

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
Mr. Brooks Stafford, Director
Environmental Support Services
TO: J. P. Pitt Date: February 4, 1986
FROM: J. P. Pitt
SUBJECT: ENVIRONMENTAL EFFECTS REPORT J. W. Wolf Property
CRG MEETING 2/5/86 (Date) (Time)
PLAN REVIEW NOTES
1. Office building on p. 88 covered. (Describe site)
2. Public water and private sewer is proposed.
3. No stream on site. (Describe stream on-site)
4. No wetland on site. (Describe wetland on-site)
5. Storm Water Management required.
6. proposed impervious area.
RESPONSES
The Environmental Effects Report is not approved. In order to receive approval, the following checked items/conditions must be met.
The Environmental Effects Report is approved, subject to the following checked items/conditions.
A. No development is allowed in (soil/name & symbol)
B. A revised site plan indicating no development in must be submitted.

BALTIMORE COUNTY, MARYLAND
CR MEETING OF FEBRUARY 5, 1986
Jacob W. Wolf's Subdivision - Lots 1 & 2
1. 24.10 year peak SWM is required for both the portion of the site draining to Glen Mills & the portion draining to Keppeler Run.
2. The proposed infiltration bed in the south corner of the site appears to be too close to the septic system of the adjacent dwelling (100' minimum setback). It may also apply to infiltration bed in the west corner. The septic system for the adjacent property should be shown on the plan.
3. The accompanying soils report indicates that infiltration is feasible in the front portion of the site.
4. Discharge from the SWM (permeable paving) facility in the rear of the site must be safely conveyed to a suitable outfall.
Thomas W. Hines
1/20/86

BALTIMORE COUNTY, MARYLAND
SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING DATE: February 4, 1986
PROJECT NAME: JACOB W. WOLF'S SUBDIVISION PLAN
COUNCIL & ELECTION DISTRICT IV-280 PLAN EXTENSION
REVISED PLAN
PLAT
The proposed Jacob W. Wolf's subdivision is located within a deficient traffic zone as designated on the Basic Services maps adopted by the Baltimore County Council and dated December, 1984. This deficient traffic zone is controlled by the "F" level of service intersection at Reisterstown Road, Hanover Pike and Westminster Pike.
Bill 178-79 Section 4A02.3C requires that no building permit shall be issued or Plat recorded in a deficient service area until a Reserve Capacity Use Certificate has been issued by Baltimore County. Since there is presently no capacity available, the Plat may be recorded but building permits would not be issued until capacity becomes available. A petition for a special variance from provisions of the Basic Services legislation may be filed as per Section 4A02.4.F.1 of the Zoning Regulations.
The Office of Planning submits the following additional comments on the subject plan dated January 10, 1986:
The proposed office buildings are located in a R.O. Zone under the provisions of Section 22-104, the development of property in the R.O. zone shall be designed to achieve four objectives: 1) compatibility of the proposed development with surrounding uses; 2) tree preservation; 3) protection of water courses and bodies of water from erosion and siltation, and 4) safety, convenience, and amenity for the neighborhoods. Therefore, it is the responsibility of the CRG to make this determination in the design of an R.O. site. 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.O. zones shall be highly compatible with the present or prospective uses of nearby residential property. The R.O. zone is supposed to serve as a transition between the intensity of non-residential development and the existing neighborhood."
To assist in our review of this development, front, side, and rear building elevations must be provided as well as a cross section showing the relationship of adjacent residential buildings to the proposed development.
Westminster Pike - Maryland Route 140 - is to be improved in accordance with the requirements of the S.H.A.
The proposed setbacks to the buildings and parking areas shall be in accordance with the Baltimore County Landscape Manual. A minimum 8' wide planting areas is required along all property lines which abut residential zone. A reorientation of the buildings to face each other would provide the necessary setbacks for landscaping.
Sidewalks around the proposed buildings which lead to the rear parking area should be wide enough to ensure safe pedestrian movement.

BALTIMORE COUNTY, MARYLAND
SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: February 5, 1986
FROM: ZONING OFFICE
PROJECT NAME: JACOB W. WOLF'S SUBDIVISION LOT 1 and 2 PLAN: 1/10/86
LOCATION: NE/S Westminster Pike (Rt. 140) DEVELOPMENT PLAN:
136' NW of Wolf Avenue
DISTRICT: 4th Election District PLAT:
1. Zoning hearings for two Class B Office Buildings (one in each lot) were filed for 11/22/85 in the Zoning Office under Items Nos. 204 and 205. A tentative hearing date has been set for 3/2/86 at 9:45 a.m. Official notification has not been mailed to the applicant at this writing.
2. The two properties must be divided into Lot No. 1 and Lot No. 2 for the proposed office buildings to qualify as Class B Office Buildings.
W. Carl Richards, Jr.
Zoning Coordinator
WCR:rbg

BALTIMORE COUNTY, MARYLAND
Mr. Brooks Stafford
Environmental Effects Report J. W. Wolf Property (Name)
Page Two
1. The developer must follow the Health Department's Sanitation 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.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO: James A. Markle Date: January 31, 1986
FROM: Charles K. Weiss
SUBJECT: Jacob W. Wolf's Sub. Maryland Route 140 off Reisterstown Road CRG 4/5/86
Baltimore County does not provide commercial refuse collection.
As submitted there is no location specified for a dumpster on this site. Therefore, it is impossible to comment on the feasibility of collection for this property.
CKW/KRA/rab

BALTIMORE COUNTY, MARYLAND
Jacob W. Wolf's Subdivision
IV-280
CRG Comments
February 4, 1986
continued page 2
All existing trees and shrubs on the site should be shown on the plan. Those to be retained are to be noted. Every effort should be made to retain significant trees adjacent to the existing house and along the property lines. The planting tabulation shall be corrected to include all trees and/or shrubs required by the Baltimore County Landscape Manual, tree count shall be in whole numbers. The proposed planting shown schematically on the CRG plan shall conform to the planting table.
A Final Landscape Plan will be required in accordance with the Baltimore County Landscape Manual prior to the issuance of building permits.
A cross easement for ingress, egress, utilities and maintenance must be established for common use of the driveway and parking areas.
Gary Kerns
Gary Kerns

BALTIMORE COUNTY, MARYLAND
Subject: County Review Group Comments Date: January 17, 1986
From: Dept. of Recreation and Parks
Project Name: Jacob W. Wolf's Sub. Lots 1 & 2 Preliminary Plan
Project Number: 85294 Development Plan
Location: Md. Rte. 140 W. of Reisterstown Rd. Final Plat
Districts: 4, C-3 CRG Plan X
Zoned DR 3.5, R.O.
COMMENTS: Office Buildings
1. Local Open Space is not required.
Frank Mica
Frank Mica Coordinator



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

PAUL H. REINCKE
CHIEF

BALTIMORE COUNTY, MARYLAND

DATE: JANUARY 22, 1986

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION
BUREAU, PLANS REVIEW DIVISION
CAPTAIN JOSEPH KELLY

PROJECT NAME: JACOB W. WOLF'S SUB. LOTS 1 & 2

PROJECT NUMBER: CRG AGENDA 2/5/86, 9:00 AM

LOCATION: MD. RT. 140 OFF REISTERSTOWN ROAD

DISTRICT # 4

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.



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

December 23, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 205 Zoning Advisory Committee Meeting are as follows:

Property Owner: Frank E. Charlton, Jr. et ux
Location: NE/S Westminster Road, 204' W of Wolf Avenue
Districts: 4th.

APPLICABLE ITEMS ARE CIRCLED:

A All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #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. Separate razing permits are required.

C Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

D Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

E All Use Groups except R-1, Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line. See Section 1414.0 for other window and door opening requirements.

F The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

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

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

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

J Comments: The interior lot line if left remaining in place permits a driveway width of approximately 9'-0" + for lot #2, hardly wide enough for any emergency vehicles should the structure be sold individually.

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

BY: C. E. Burnham, Chief
Building Plans Review

L/22/86



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

PAUL H. REINCKE
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: Frank E. Charlton, Jr., et ux

Location: NE/S Westminster Road, 204' W of Wolf Avenue

Item No.: 205

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 or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

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

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.

Plans are approved, as drawn.

Fire Prevention Bureau has no comments at this time.

Noted and
Approved: _____

Division _____
Fire Prevention Bureau

Case No. 84-328-X

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

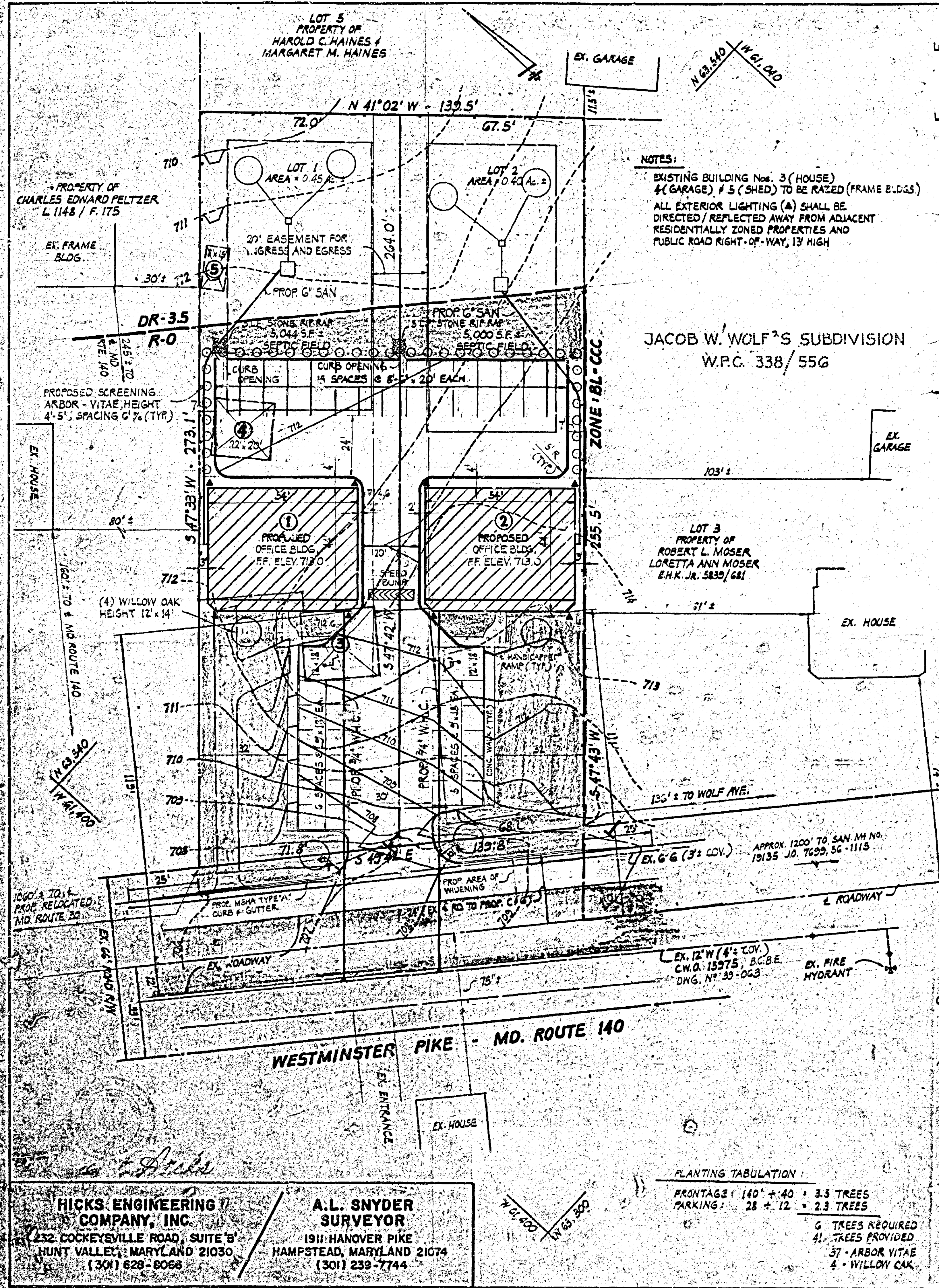
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
27th day of January, 1986.

ARNOLD JABLON
Zoning Commissioner

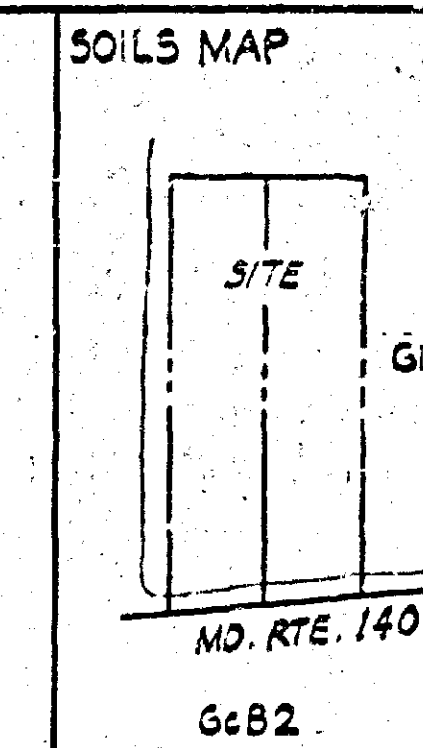
Petitioner: Frank E. Charlton, Jr., et ux
Petitioner's Attorney: _____

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



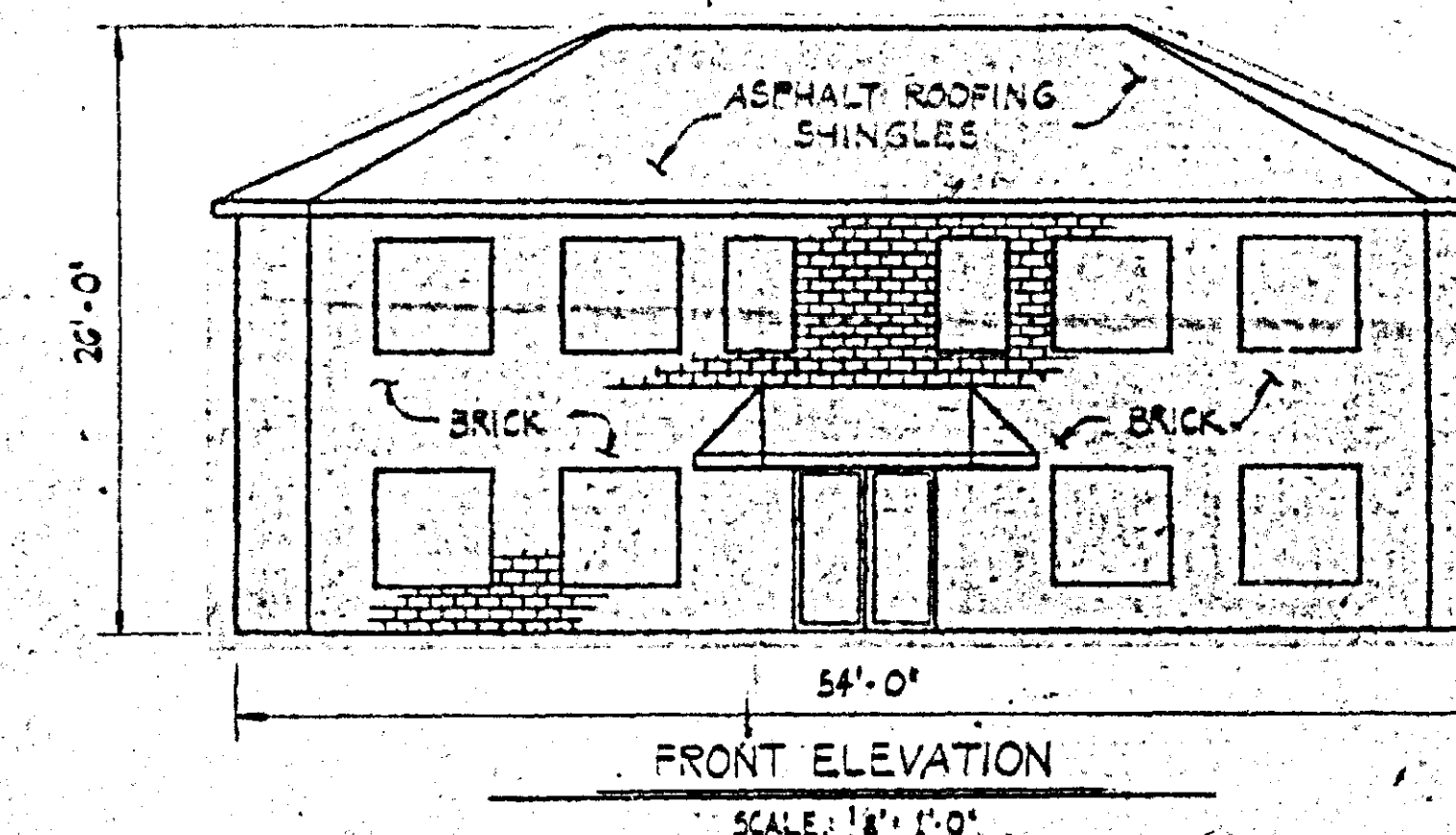
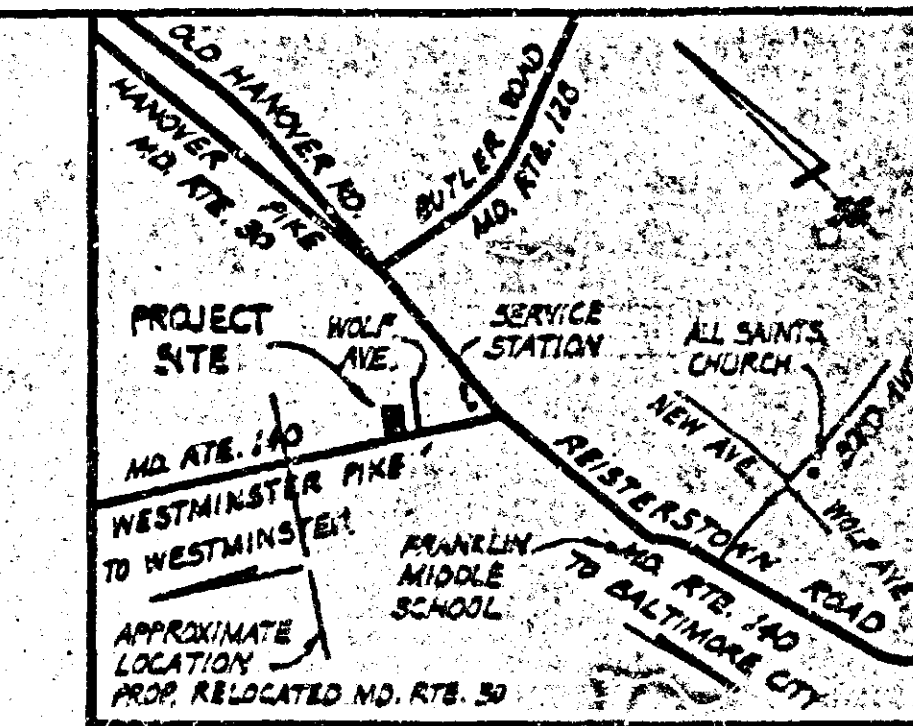
PARKING DATA

LOT 1	1 ST FLOOR - 54' x 44' = 2376 S.F. + 300 = 7.9 SPACES
	2 ND FLOOR - 54' x 44' = 2376 S.F. + 500 = 4.8 SPACES
	TOTAL REQUIRED = 12.7 SPACES
	TOTAL PROVIDED (INCL. 1 HANDICAPPED) = 15 SPACES
LOT 2	1 ST FLOOR - 54' x 44' = 2376 S.F. + 300 = 7.9 SPACES
	2 ND FLOOR - 54' x 44' = 2376 S.F. + 500 = 4.8 SPACES
	TOTAL REQUIRED = 12.7 SPACES
	TOTAL PROVIDED (INCL. 1 HANDICAPPED) = 13 SPACES
	TOTAL SPACES REQUIRED = 26
	TOTAL SPACES PROVIDED = 26 + 2 HANDICAPPED



SOIL DATA

GcB2	Glenelg loam, 3% to 8% slopes, moderately eroded Woodland subclass 2s
GIB	Glenelg Urban land complex, 0% to 3% slopes



SITE ANALYSIS

A. TOTAL AREA	LOT 1 - 19,440 S.F. ± OR 0.4462 Ac. ±
	LOT 2 - 17,420 S.F. ± OR 0.3999 Ac. ±
B. PRESENT ZONING	LOT 1 - DR-3.5 5,148 S.F. ±
	R-O 14,292 S.F. ±
	LOT 2 - DR-3.5 4,354 S.F. ±
	R-O 13,066 S.F. ±
C. AMENITY OPEN SPACE (A.O.S.):	
GROSS AREA:	LOT 1 - 16,506 S.F. ± OR 0.3810 Ac. ±
	LOT 2 - 15,542 S.F. ± OR 0.3569 Ac. ±
LOT 1:	1. REQ'D A.O.S. (25% OF GROSS) = 4,149 S.F. ±
	2. PROVIDED (27% OF GROSS) = 4,459 S.F. ±
LOT 2:	1. REQ'D A.O.S. (25% OF GROSS) = 3,886 S.F. ±
	2. PROVIDED (31% OF GROSS) = 4,851 S.F. ±
D. FLOOR AREA RATIO: 0.5 MAX. ALLOWED	
LOT 1 - BLDG.	4,752 S.F. ± + R-O AREA 14,292 S.F. ± = 0.33
LOT 2 - BLDG.	4,752 S.F. ± + R-O AREA 13,066 S.F. ± = 0.36

PETITIONER'S EXHIBIT

"SITE PLAN FOR ZONING PETITION FOR SPECIAL EXCEPTION - CLASS B OFFICE BUILDING"

"LOTS 1 & 2 OF JACOB W. WOLF'S SUBDIVISION"

4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 20'
DATE: NOV. 18, 1985

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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

(Lot 2 of "Jacob W. Wolf's Subdivision")

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:

Gerald Joel Lehman

(Type or Print Name)

Signature

P.O. BOX 542

Address

HUNT VALLEY, MARYLAND 21031

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Frank E. Charlton, Jr.

(Type or Print Name)

Signature

Joan Charlton

(Type or Print Name)

Signature

Address

108 Westminster Road 822-2127

Phone No.

Reisterstown, Maryland 21136

City and State

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

Wanda Kay Welsh

Name

19701 Gunpowder Rd

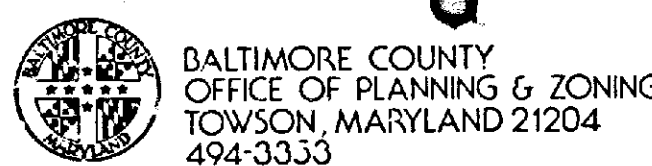
Millers, Maryland 21107 239-3854

Address Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 27th 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 3rd day of March, 1986, at 9:45 o'clock a.m.

W.C.O.-No. 1 (over)

Calvin L. Rappaport
Zoning Commissioner of Baltimore County.



ARNOLD JABLON
ZONING COMMISSIONER

23 September 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Ms. Wanda K. Welsh
19701 Gunpowder Rd
Millers, Maryland 21107

Re: Lots 1 and 2
Jacob W. Wolf's subdivision
Case #: 86-327 and 86-328X

Dear Ms. Welsh,

I have never received a Petition for Special Variance, pursuant to §4A02.4F1, in the above captioned matters. Inasmuch as the hearings were held on 3 March 1986, I would like to dispose of these matters. If I deny the requested special exceptions, you will be unable to file again for a period of 18 months from the date of my order. If you should dismiss the Petitions and request to do so without prejudice, I will grant same and this will serve as no barrier to filing at any time. If I do not hear from you within ten days from the date of this letter, I will deny the special exceptions and issue appropriate orders.

Sincerely,

Arnold Jablon
Arnold Jablon
AJ/sj

conditions precedent as delineated in Section 502.1, Baltimore County Zoning Regulations (BCZR).

The only issue that evolved which would prevent the special exceptions from being granted was the adoption of the Basic Services Maps by the Baltimore County Council in January, 1986, which rated the intersection of Reisterstown Road and Route 140 at an "F" level of service. Pursuant to Section 4A00, et seq., BCZR, no building permit can be issued under this circumstance, unless certain exceptions were applicable or unless a special variance, pursuant to Section 4A02.4.F.1, BCZR, was granted by the Zoning Commissioner.

The Petitioners could not satisfy the former and chose not to attempt the latter. Instead, the Petitioners chose to await the adoption of the 1987 Basic Services Maps with the hope that the rating of the applicable intersection would improve. It did. The latest maps upgraded the rating and removed the intersection from within the strictures of the Growth Management section of the BCZR.

The Petitioners seek relief from Section 203.3.B.2, pursuant to Section 502.1, BCZR.

It is clear that the BCZR permits the uses requested by the Petitioners in an R-O Zone by special exception. It is equally clear that the proposed uses 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 Petitioners.

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

- 2 -

IN RE: PETITIONERS SPECIAL EXCEPTION *
NE/S of Westminster Road, 136' *
W of Wolf Avenue *
and the *
NE/S of Westminster Road, 204' *
W of Wolf Avenue *
4th Election District *
Frank E. Charlton, Jr., et ux, *
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request special exceptions for two Class B office buildings to be constructed on two lots of record, as more particularly described on Petitioners' Exhibits 1, as entered in each of the above cited cases. Inasmuch as the Petitioners are the same and the issues identical, these two cases have been consolidated.

The Petitioners, by their Contract Purchaser, appeared and testified. Donald Hicks, a registered engineer, and Albert Snyder, a registered surveyor, appeared and testified on behalf of the Petitioners. There were no Protestants.

Testimony indicated that the subject properties, subdivided from one tract, are located on Route 140 (Westminster Pike), zoned R-O and D.R.1.5, and contain a total of 0.85 acres. A two-story office building will be constructed on each lot. Each is zoned R-O along the road frontage and D.R.3.5 to the rear of the lots. About two-thirds of each lot is zoned R-O. The proposed office buildings will have general offices only, no medical. The County Review Group approved the proposed buildings on February 5, 1986. Both Mr. Hicks and Mr. Snyder testified that the proposed uses satisfy all of the

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed uses met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed uses 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 uses at the particular locations described by Petitioners' Exhibits 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. *Schultz v. Pritts*, 432 A.2d 1319 (1981).

The proposed uses 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 properties' zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR.

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of January, 1987, that the Petitions for Special Exception for two Class B office buildings to be constructed on two lots of record be and are hereby GRANTED, from and after the date of this Order, subject to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for

- 3 -

- whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The special exception granted herein shall be utilized, pursuant to Section 502.3, BCZR, within five years from the date of this Order.

Arnold Jablon
Zoning Commissioner of Baltimore County

AJ/srl

cc: Mr. & Mrs. Frank E. Charlton, Jr.

Ms. Wanda Kay Welsh

People's Counsel

ORDER RECEIVED FOR FILING
Date January 27, 1987
By John P. Longmire

- 4 -

A. L. Poyler
Surveyor
1311 Hammer Pike
Hampstead, Maryland 21074

(301) 353-7744

(301) 353-5791

Description to accompany Zoning Petition

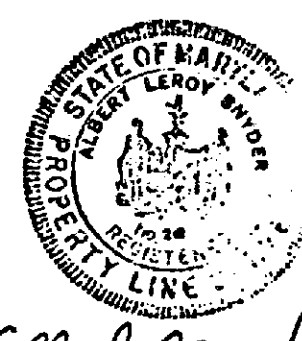
Being known and designated as Lot 2 of "Jacob W. Wolf's Subdivision" recorded among the Land Records of Baltimore County Maryland in Liber W.P.C. 338 folio 556 and described as follows:

Beginning for the same on the northeast side of the Westminster Turnpike at a distance of 136.00 feet from the northwest side of Wolf Street and running thence for the outlines of Lot 2.

- 1.) N 49° 42' 00" W 68.0 feet, thence
- 2.) N 47° 42' 00" E 264.0 feet, thence
- 3.) S 41° 02' 00" E 67.5 feet, thence
- 4.) S 47° 43' 00" W 255.5 feet, thence to the place of beginning

Containing 0.45 Acres of land more or less.

Being part of that land which was conveyed by Hattie V. Schaefer, widow, to Frank E. Charlton Jr. and Joan Charlton, his wife, by deed dated April 18, 1966 and recorded among the Land Records of Baltimore County Maryland in Liber O.T.C. 4605 folio 082 etc.



Calvin L. Rappaport

MEMBER: Md. Soc. of Surveyors • W. Va. Assoc. of Land Surveyors • ACSM • CCASE

PETITION FOR SPECIAL EXCEPTION 4th Election District

LOCATION: Northeast Side of Westminster Road, 204 feet West of Wolf Avenue

DATE AND TIME: Monday, March 3, 1986, at 9:45 a.m.

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

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

Petition for Special Exception for a Class B office building on Lot 2 of Jacob W. Wolf's Subdivision

Being the property of Frank E. Charlton, 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

JUL 23 1987

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NE/S Westminster Rd., 204' W
Wolf Ave., 4th District : OF BALTIMORE COUNTY
FRANK E. CHARLTON, JR., et ux, : Case No. 86-328-X
Petitioners

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 5th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Frank E. Charlton, Jr., 108 Westminster Rd., Reisterstown, MD 21136, Petitioners; Mr. Gerald Joel Lehman, P. O. Box 542, Hunt Valley, MD 21031, Contract Purchaser; and Wanda Kay Welsh, 19701 Gunpowder Rd., Millers, MD 21107, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: February 10, 1986
Posted for: Special Exception
Petitioner: Frank E. Charlton, et ux
Location of property: NE/S Westminster Rd., 204' W Wolf Ave.
Location of Signs: NE/S of Westminster Rd. on front of lot # 2
Remarks: _____
Posted by: S. J. [Signature] Date of return: February 14, 1986
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 12, 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 12, 1986.

TOWSON TIMES,
1986-2-12
Publisher
34.00

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. 86-328-X
Date: February 6, 1986

A revised plan, dated January 31, 1986, was submitted to the CRC and approved on February 5, 1986. Based on that plan, this office is not opposed to the granting of the subject request.

Norman E. Gerber, AICP
Norman E. Gerber, AICP
Director

NEG:JCH:sms

TO: MR. DYER

FROM: W.K. WELSH

DATE: FEBRUARY 21, 1986

RE: CASE NUMBERS: 86-327X AND 86-328X

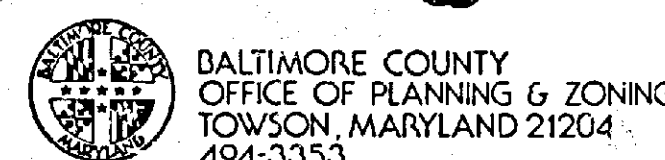
Thank you for advising me the procedure for requesting a variance to the "F" level traffic classification for the above property.

Per your recommendation, enclosed please find my letter to the Zoning Commissioner which you indicated you would have included in your file (s).

Additionally, I would like to take this opportunity to advise you that settlement has occurred and that I am now the owner (with others) of the subject property.

Thank you one again for your assistance.

Wanda Welsh



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

ARNOLD JABLON
ZONING COMMISSIONER

February 19, 1986

JEAN M. H. ZANG
DEPUTY ZONING COMMISSIONER

Mr. Frank E. Charlton, Jr.
Mrs. Joan Charlton
108 Westminster Road
Reisterstown, Maryland 21136

Re: Petition for Special Exception
NE/S Westminster Rd., 204' W Wolf Ave.
4th Election District
Frank E. Charlton, Jr., et ux - Petitioners
Case No. 86-328-X

Dear Mr. and Mrs. Charlton:

This is to advise you that \$63.75 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. 018515
DATE: 2/19/86
AMOUNT: \$63.75
PAID TO: [Signature]
FOR: [Signature]
VALIDATION OR SIGNATURE OF CASHIER

Mr. Frank E. Charlton, Jr.
Mrs. Joan Charlton
108 Westminster Road
Reisterstown, Maryland 21136

January 31, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
NE/S Westminster Rd., 204' W Wolf Ave.
4th Election District
Frank E. Charlton, Jr., et ux - Petitioners
Case No. 86-328-X

TIME: 9:45 a.m.

DATE: Monday, March 3, 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. 012381
DATE: 1/22/86
AMOUNT: \$100.00
PAID TO: [Signature]
FOR: [Signature]
VALIDATION OR SIGNATURE OF CASHIER

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

Dear Mr. Jablon:

Thank you for agreeing to hold this matter until the County Council votes in December.

As per our phone conversation, Mr. Webber in the Traffic Engineering Department has advised that the Planning Board has approved removal of the "F" level traffic classification which affects this site. It is my understanding that the County Council should vote on this in December, but I have been unable to get an exact date for the vote. I will continue checking and advise you once this is done.

Additionally, I would like to request that the special exception requests be granted for a five (5) year period. In considering our options in developing this site along with the effect of the new tax laws, it seems likely that we will need to build in two phases. As you know, time goes by very quickly and we would like to have the five year time frame to avoid hardship in meeting a two-year deadline.

We appreciate your consideration of this request and your cooperation throughout this transaction.

Should you require any further information, I can be reached at the numbers below.

Sincerely,

Wanda Welsh
Wanda Welsh
home 239-3894
work 252-2111

19701 Gunpowder Road
Millers, Maryland 21107
November 20, 1986

RE: LOTS 1 AND 2
JACOB W. WOLF'S SUBDIVISION
CASE # - 86-327 AND 86-328X

19701 Gunpowder Road
Millers, Maryland 21107

February 21, 1986

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

Dear Mr. Jablon:

REQUEST FOR VARIANCE OF "F" LEVEL TRAFFIC CLASSIFICATION

Your approval of a variance of the "F" level traffic classification for the above referenced site would be appreciated.

Two nearby traffic interchanges are scheduled for completion in 1986 per the State Highway Administration.

Spring 1986 - highway connecting Rt. 30 (at Butler Road) to Rt. 140
October 1986 - Northwest Expressway interchange at Rt. 140

The completion of the Spring 1986 portion is expected to improve the flow of traffic in the area by providing commuters an alternate to the intersection at Rt. 140 and Reisterstown Road. This should substantially redirect such of the Hunt Valley/Westminster and Westminster/Hanstead traffic now travelling past the subject property.

The completion of the northern portion of the Northwest Expressway (October 1986) is anticipated to so favorably impact the traffic flow as to facilitate the removal of the "F" level traffic classification altogether.

In view of these soon-to-be-open highway improvements, our project should not adversely impact the traffic flow in the area.

Thank you for your consideration.

Sincerely,

Wanda K. Welsh
Wanda K. Welsh

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 7, 1986

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

Mr. & Mrs. Frank E. Charlton, Jr.
108 Westminster Road
Reisterstown, Maryland 21136

RE: Item No. 205 - Case No. 86-328-X
Frank E. Charlton, Jr., et ux -
Petitioners
Special Exception Petition

Dear Mr. and Mrs. Charlton, Jr.:

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

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

Very truly yours,

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

JED:mr

Enclosures

cc: Mr. A. L. Snyder
11911 Hanover Pike
Hampstead, Maryland 21074

Project 85294
Jacob W. Wolf's Subdivision, Lots #1 and 2
Page 2
February 3, 1986

GENERAL COMMENTS: (Cont'd)

If it is determined that public improvements are required, a Public Works Agreement must be executed by the owner and Baltimore County, for the required public improvements, prior to the recording of a record plat.

A property resubdivision will require full payment of pre-existing construction loan charges before recordation.

It is possible that offsite 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:

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.

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

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer's engineer must show Baltimore County that he can discharge the storm drainage from this site without adverse effects on downstream property owners.

Project 85294
Jacob W. Wolf's Subdivision, Lots #1 and 2
Page 4
February 3, 1986

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

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.

Storm water management must comply with the requirements of the 1984 Baltimore County Storm Water Management Policy and Design Manual adopted September 11, 1984. Public easements are required around all storm water management facilities, as well as access easements to these facilities.

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.

Building/Occupancy Permits shall be withheld until offsite right-of-way has been cleared and the contract for the utilities has been awarded.

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.

Public water exists to serve this site (See Drawing 39-063, File 3).

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

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

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

Public sewers are not available to serve this property. Therefore, private sewage systems must be provided. Soil tests must be conducted on each lot prior to approval of a record plat in accordance with Department of Health requirements.

Water connections shall be installed by a utility contractor prior to the road improvements and shall be included in the Public Works Agreement.

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

Project 85294
Jacob W. Wolf's Subdivision, Lots #1 and 2
Page 6
February 3, 1986

This project may be approved, subject to compliance with all comments stated above.

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

EMHHS:ss

cc: File

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: February 3, 1986

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

PROJECT NAME: Jacob W. Wolf's Subdivision,
Lot #1 and 2
PROJECT NUMBER: 85294
LOCATION: Westminster Pike
DISTRICT: 4C3

The Plan for the subject site, dated January 10, 1986, 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 3.0 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.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County. This Developer must meet the State of Maryland's requirements for road widening and paving.

Project 85294
Jacob W. Wolf's Subdivision, Lots #1 and 2
Page 3
February 3, 1986

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

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 box within and outside the development, are also the responsibilities of the Developer.

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

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

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

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 Seedings)".

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

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.

Project 85294
Jacob W. Wolf's Subdivision, Lots #1 and 2
Page 5
February 3, 1986

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

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

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

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.

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
404-321-
NORMAN E. GELMAN
DIRECTOR

FEBRUARY 4, 1986
(CRG)

Re: Zoning Advisory Meeting of DECEMBER 23, 1985
Item # 205 - FRANK E. CHARLTON, JR. ET UX
Location: 108 WESTMINSTER RD. 204 W.
OR WOLF AVE. (Lot 2)

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

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, forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Planning 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 22-98 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.
- ☒ Landscaping must comply with Baltimore County Landscape Manual, Bill 128-78. No building permit may be issued until a Reserve Capacity Use Certificate has been issued.
- ☒ The property is located in a deficient service area as defined by Bill 128-78. No building permit may be issued until a Reserve Capacity Use Certificate has been issued.
- ☒ A CRG MEETING HAS BEEN SCHEDULED FOR FEB. 5, 1986 AT 2:00 - JACOB W. WOLF'S SUBDIVISION.
- ☒ THIS SITE IS LOCATED IN A TRAFFIC DEFICIENT SERVICE AREA CONTROLLED BY A "F" LEVEL INTERSECTION.

cc: James Howell

Norman E. Gelman
Chief, Current Planning and Development

JUL 23 1987



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO: Mr. Brooks Stafford, Director
Environmental Support Services
FROM: J. P. Pitt
SUBJECT: ENVIRONMENTAL EFFECTS REPORT
CRG MEETING 2/5/86
PLAN REVIEW NOTES
1. Office building on p. 88 covered.
2. Public water and private sewer is proposed.
3. No stream on site.
4. No wetland on site.
5. Storm Water Management required.
6. proposed impervious area.
RESPONSES
The Environmental Effects Report is not approved. In order to receive approval, the following checked items/conditions must be met.
The Environmental Effects Report is approved, subject to the following checked items/conditions.
A. No development is allowed in (soil/name & symbol)
B. A revised site plan indicating no development in must be submitted.

BALTIMORE COUNTY, MARYLAND
SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING
PROJECT NAME: JACOB W. WOLF'S SUBDIVISION
COUNCIL & ELECTION DISTRICT IV-280
The proposed Jacob W. Wolf's subdivision is located within a deficient traffic zone as designated on the Basic Services maps adopted by the Baltimore County Council and dated December, 1984. This deficient traffic zone is controlled by the "F" level of service intersection at Reisterstown Road, Hanover Pike and Westminster Pike.
Bill 178-79 Section 4A02.3C requires that no building permit shall be issued or Plat recorded in a deficient service area until a Reserve Capacity Use Certificate has been issued by Baltimore County. Since there is presently no capacity available, the Plat may be recorded but building permits would not be issued until capacity becomes available. A petition for a special variance from provisions of the Basic Services legislation may be filed as per Section 4A02.4.F.1 of the Zoning Regulations.
The Office of Planning submits the following additional comments on the subject plan dated January 10, 1986:
The proposed office buildings are located in a R.O. Zone under the provisions of Section 22-104, the development of property in the R.O. zone shall be designed to achieve four objectives: 1) compatibility of the proposed development with surrounding uses; 2) tree preservation; 3) protection of water courses and bodies of water from erosion and siltation, and 4) safety, convenience, and amenity for the neighborhoods. Therefore, it is the responsibility of the CRG to make this determination in the design of an R.O. site. 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.O. zones shall be highly compatible with the present or prospective uses of nearby residential property. The R.O. zone is supposed to serve as a transition between the intensity of non-residential development and the existing neighborhood."
To assist in our review of this development, front, side, and rear building elevations must be provided as well as a cross section showing the relationship of adjacent residential buildings to the proposed development.
Westminster Pike - Maryland Route 140 - is to be improved in accordance with the requirements of the S.H.A.
The proposed setbacks to the buildings and parking areas shall be in accordance with the Baltimore County Landscape Manual. A minimum 8' wide planting areas is required along all property lines which abut residential zone. A reorientation of the buildings to face each other would provide the necessary setbacks for landscaping.
Sidewalks around the proposed buildings which lead to the rear parking area should be wide enough to ensure safe pedestrian movement.

BALTIMORE COUNTY, MARYLAND
SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING
PROJECT NAME: JACOB W. WOLF'S SUBDIVISION
COUNCIL & ELECTION DISTRICT IV-280
The proposed Jacob W. Wolf's subdivision is located within a deficient traffic zone as designated on the Basic Services maps adopted by the Baltimore County Council and dated December, 1984. This deficient traffic zone is controlled by the "F" level of service intersection at Reisterstown Road, Hanover Pike and Westminster Pike.
Bill 178-79 Section 4A02.3C requires that no building permit shall be issued or Plat recorded in a deficient service area until a Reserve Capacity Use Certificate has been issued by Baltimore County. Since there is presently no capacity available, the Plat may be recorded but building permits would not be issued until capacity becomes available. A petition for a special variance from provisions of the Basic Services legislation may be filed as per Section 4A02.4.F.1 of the Zoning Regulations.
The Office of Planning submits the following additional comments on the subject plan dated January 10, 1986:
The proposed office buildings are located in a R.O. Zone under the provisions of Section 22-104, the development of property in the R.O. zone shall be designed to achieve four objectives: 1) compatibility of the proposed development with surrounding uses; 2) tree preservation; 3) protection of water courses and bodies of water from erosion and siltation, and 4) safety, convenience, and amenity for the neighborhoods. Therefore, it is the responsibility of the CRG to make this determination in the design of an R.O. site. 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.O. zones shall be highly compatible with the present or prospective uses of nearby residential property. The R.O. zone is supposed to serve as a transition between the intensity of non-residential development and the existing neighborhood."
To assist in our review of this development, front, side, and rear building elevations must be provided as well as a cross section showing the relationship of adjacent residential buildings to the proposed development.
Westminster Pike - Maryland Route 140 - is to be improved in accordance with the requirements of the S.H.A.
The proposed setbacks to the buildings and parking areas shall be in accordance with the Baltimore County Landscape Manual. A minimum 8' wide planting areas is required along all property lines which abut residential zone. A reorientation of the buildings to face each other would provide the necessary setbacks for landscaping.
Sidewalks around the proposed buildings which lead to the rear parking area should be wide enough to ensure safe pedestrian movement.

BALTIMORE COUNTY, MARYLAND
SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING OFFICE
PROJECT NAME: JACOB W. WOLF'S SUBDIVISION
LOCATION: NE/S Westminster Pike (Rt. 140)
DISTRICT: 4th Election District
1. Zoning hearings for two Class B Office Buildings (one in each lot) were filed for 11/22/85 in the Zoning Office under Items Nos. 204 and 205. A tentative hearing date has been set for 3/2/86 at 9:45 a.m. Official notification has not been mailed to the applicant at this writing.
2. The two properties must be divided into Lot No. 1 and Lot No. 2 for the proposed office buildings to qualify as Class B Office Buildings.

BALTIMORE COUNTY, MARYLAND
SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: DEPT. OF RECREATION AND PARKS
PROJECT NAME: JACOB W. WOLF'S SUB. LOTS 1 & 2 Preliminary Plan
Project Number: 85294
Location: Md. Rte. 140 w. of Reisterstown Rd. Final Plat
Districts: 4, C-3
Zoned DR 3.5, R.O.
COMMENTS: Office Buildings
1. Local Open Space is not required.

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

PAUL H. REINCKE
CHIEF

BALTIMORE COUNTY, MARYLAND

DATE: JANUARY 22, 1986

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION
BUREAU, PLANS REVIEW DIVISION
CAPTAIN JOSEPH KELLY

PROJECT NAME: JACOB W. WOLF'S SUB. LOTS 1 & 2

PROJECT NUMBER: CRG AGENDA 2/5/86, 9:00 AM

LOCATION: MD. RT. 140 OFF REISTERSTOWN ROAD

DISTRICT # 4

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.



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

December 23, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 205 Zoning Advisory Committee Meeting are as follows:

Property Owner: Frank E. Charlton, Jr. et ux
Location: NE/S Westminster Road, 204' W of Wolf Avenue
Districts: 4th.

APPLICABLE ITEMS ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #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. Separate razing permits are required.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-1, Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line. See Section 1414.0 for other window and door opening requirements.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use _____. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments: The interior lot line if left remaining in place permits a driveway width of approximately 9'-0" + for lot #2, hardly wide enough for any emergency vehicles should the structure be sold individually.
- 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 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

BY: C. E. Burman, Chief
Building Plans Review

L/22/86



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

PAUL H. REINCKE
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: Frank E. Charlton, Jr., et ux

Location: NE/S Westminster Road, 204' W of Wolf Avenue

Item No.: 205

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 or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

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

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.

Plans are approved, as drawn.

Fire Prevention Bureau has no comments at this time.

Noted and

Approved:

Division

John F. O'Neill
Fire Prevention Bureau

Case No. 84-328-X

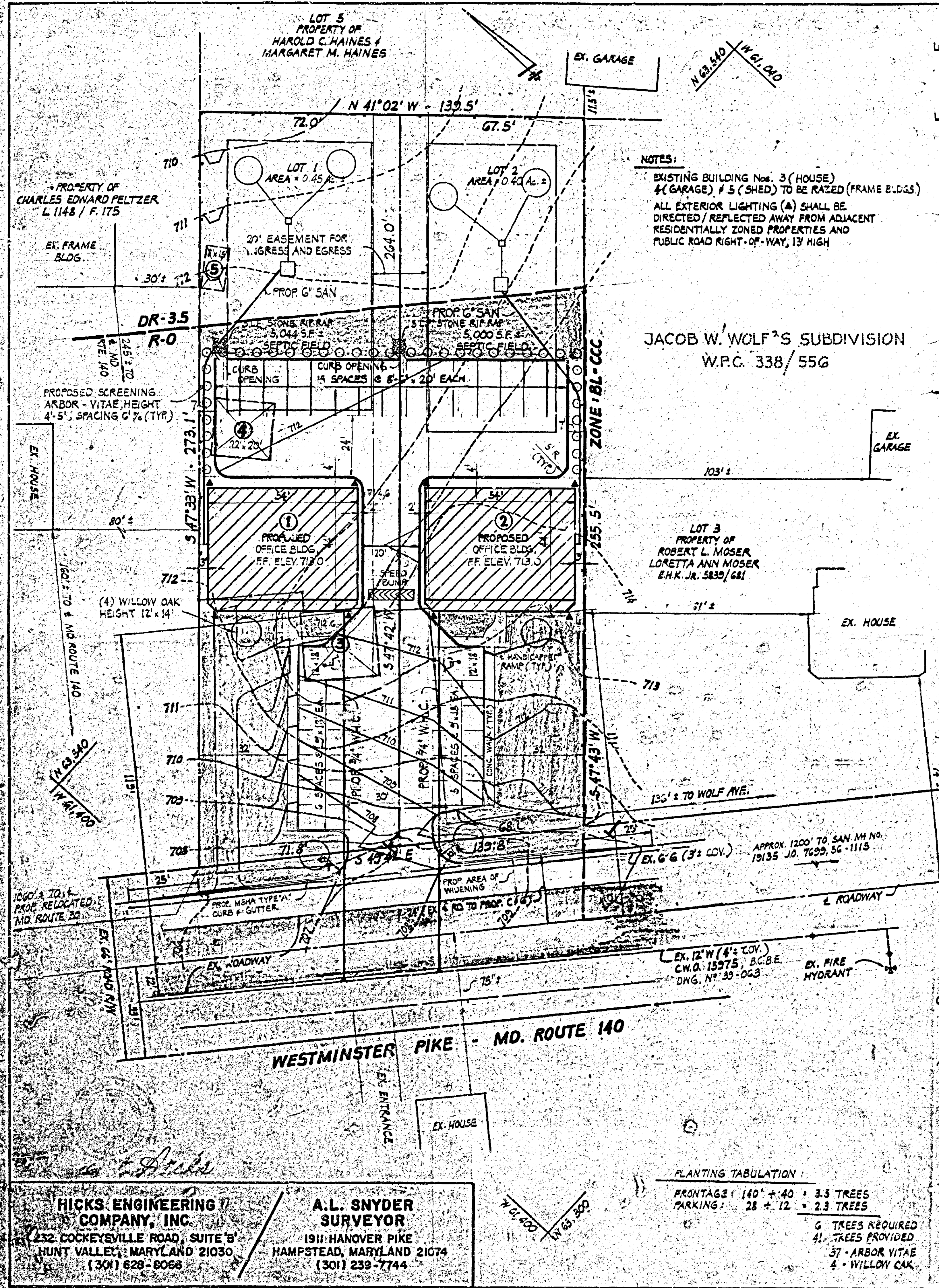
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this
27th day of January, 1986.

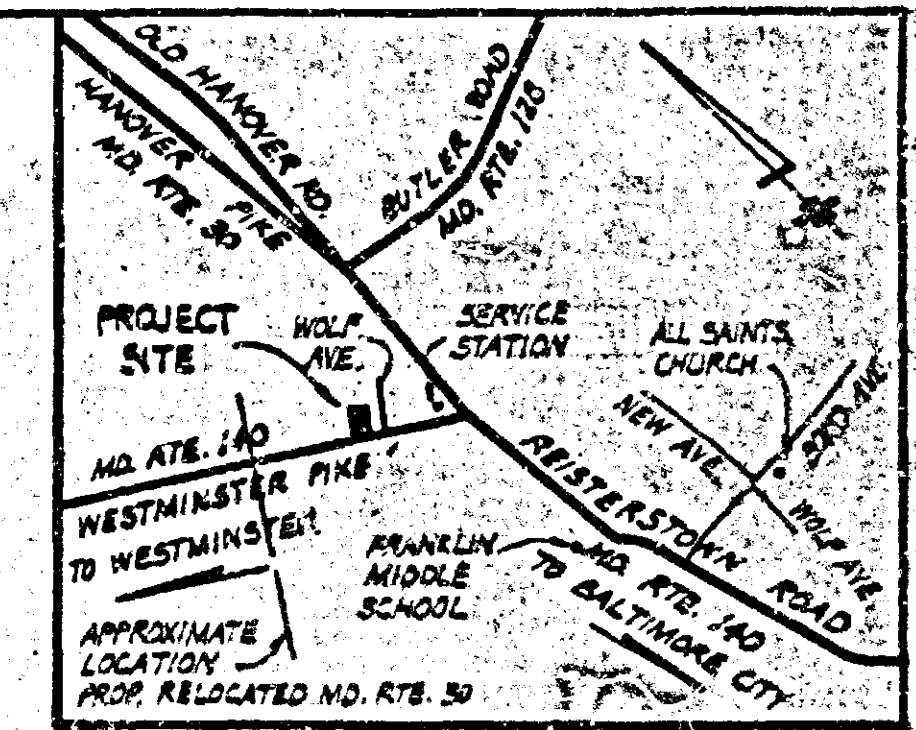
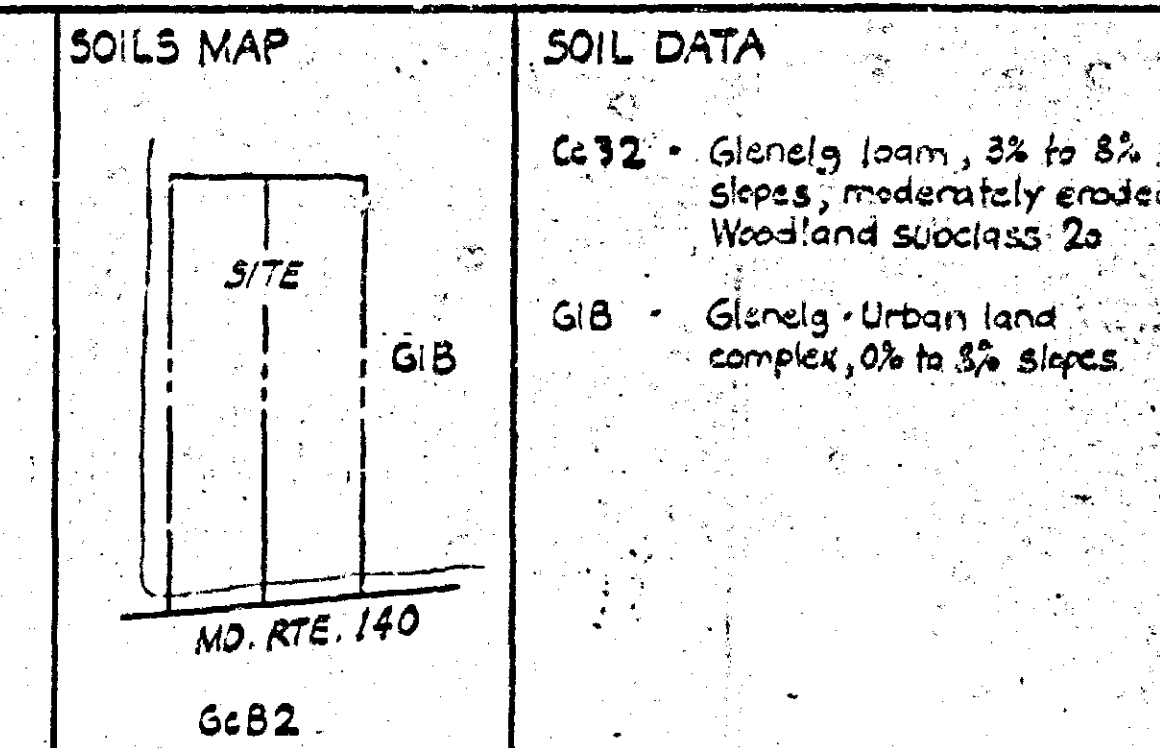
ARNOLD JABLON
Zoning Commissioner

Petitioner: Frank E. Charlton, Jr., et ux
Petitioner's Attorney: _____
Received by: _____
Chairman, Zoning Plans Advisory Committee

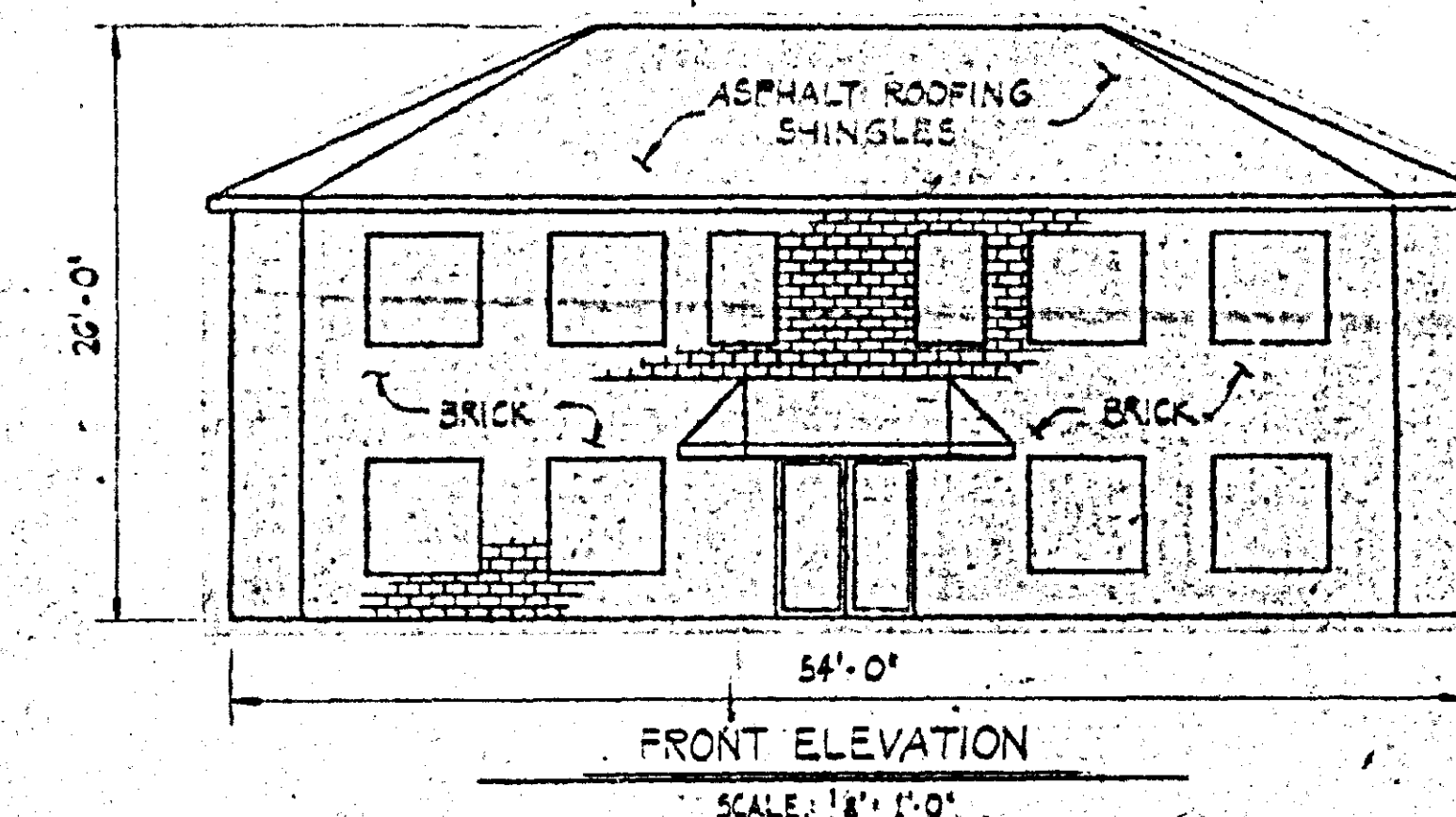


PARKING DATA

LOT	FLOOR	AREA	S.F.	SPACES
LOT 1	1 ST FLOOR	54' x 44'	2376 S.F.	7.9 SPACES
	2 ND FLOOR	54' x 44'	2376 S.F.	4.8 SPACES
	TOTAL REQUIRED			12.7 SPACES
TOTAL PROVIDED (INCL. 1 HANDICAPPED)				15 SPACES
LOT 2	1 ST FLOOR	54' x 44'	2376 S.F.	7.9 SPACES
	2 ND FLOOR	54' x 44'	2376 S.F.	4.8 SPACES
	TOTAL REQUIRED			12.7 SPACES
TOTAL PROVIDED (INCL. 1 HANDICAPPED)				13 SPACES
TOTAL SPACES REQUIRED				26
TOTAL SPACES PROVIDED				26 + 2 HANDICAPPED



- GENERAL NOTES**
- AVERAGE DAILY TRIPS: 351.2 TOTAL
 - STREET LIGHTING SHOWN THUSLY: ▲
 - CENSUS TRACT: 4044.01
 - COUNCILMANIC DISTRICT: 3
 - ELECTION DISTRICT: 4
 - SUBSEVERSHED: N/A
 - WATERSHED: LIBERTY
 - TOPOGRAPHY: EXISTING GRADES BASED ON FIELD RUN SURVEY BY AL. SNYDER, SURVEYOR
 - EXISTING GRADES: -----
 - PROPOSED GRADES: -----
 - UTILITIES: WATER, GAS & ELECTRIC AVAILABLE AS SHOWN
 - EXISTING ON-SITE STRUCTURES TO BE DEMOLISHED
 - PRESENT USE: RESIDENTIAL
 - PROPOSED USE: GENERAL OFFICE; HOURS 8 A.M. TO 5 P.M.
 - NO HISTORIC BUILDINGS, WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED OR THREATENED SPECIES HABITAT OR HAZARDOUS MATERIALS HAVE BEEN IDENTIFIED
 - TRANSIT FACILITIES: NONE
 - LANDSCAPING SHALL NOT IMPAIR SITE DISTANCE AT ENTRANCE
 - SITE GRADING PRELIMINARY ONLY
 - PROPOSED PAVING SHALL BE 11" DEPTH (BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS PLATE R-1) DRAINED WITH BITUMINOUS CURB (BALTO. CO. PLATE R-20)
 - UNABLE TO LOCATE EXISTING SEPTIC AREA
 - SIGNS: SURFACE AREA WILL NOT EXCEED 8 SQ. FT. WILL NOT BE ILLUMINATED; WILL NOT PROJECT MORE THAN 6" INCHES FROM THE BUILDING
 - NUMBER OF EMPLOYEES: INDETERMINATE
 - LOT 1: GROSS AREA: 0.45 AC. ±; NET AREA: 0.45 AC. ±
 - LOT 2: GROSS AREA: 0.40 AC. ±; NET AREA: 0.40 AC. ±



SITE ANALYSIS

ITEM	LOT 1	LOT 2
A. TOTAL AREA	LOT 1 - 19,440 S.F. ± OR 0.4462 AC. ±	LOT 2 - 17,420 S.F. ± OR 0.3999 AC. ±
B. PRESENT ZONING	LOT 1 - DR-3.5 5,148 S.F. ± R-O 14,292 S.F. ±	LOT 2 - DR-3.5 4,354 S.F. ± R-O 13,066 S.F. ±
C. AMENITY OPEN SPACE (A.O.S.)	GROSS AREA: LOT 1 - 16,506 S.F. ± OR 0.3810 AC. ± LOT 2 - 15,542 S.F. ± OR 0.3569 AC. ±	
	LOT 1: 1. REQ'D A.O.S. (25% OF GROSS) = 4,149 S.F. ± 2. PROVIDED (27% OF GROSS) = 4,459 S.F. ±	LOT 2: 1. REQ'D A.O.S. (25% OF GROSS) = 3,886 S.F. ± 2. PROVIDED (31% OF GROSS) = 4,851 S.F. ±
D. FLOOR AREA RATIO: 0.5 MAX. ALLOWED	LOT 1 - BLDG. 4,752 S.F. ± + R-O AREA 14,292 S.F. ± = 0.33	LOT 2 - BLDG. 4,752 S.F. ± + R-O AREA 13,066 S.F. ± = 0.36

PETITIONER'S EXHIBIT

"SITE PLAN FOR ZONING PETITION FOR SPECIAL EXCEPTION-CLASS B OFFICE BUILDING"

"LOTS 1 & 2 OF JACOB W. WOLF'S SUBDIVISION"

4TH ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND

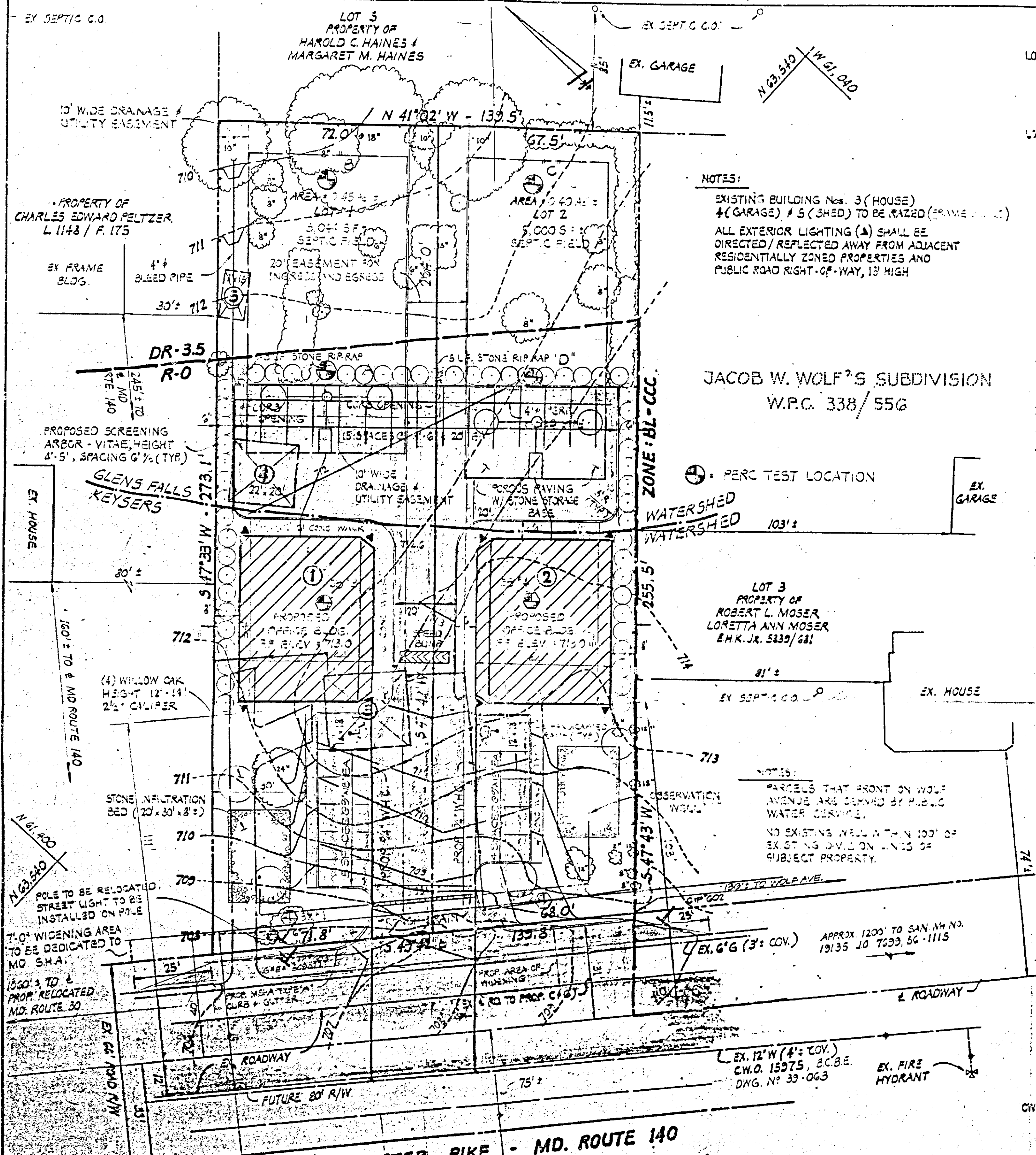
SCALE: 1" = 20'
 DATE: NOV. 18, 1986

HICKS ENGINEERING COMPANY, INC.
 232 COCKEYSVILLE ROAD, SUITE 'B'
 HUNT VALLEY, MARYLAND 21030
 (301) 628-8068

A.L. SNYDER SURVEYOR
 1911 HANOVER PIKE
 HAMPSTEAD, MARYLAND 21074
 (301) 239-7744

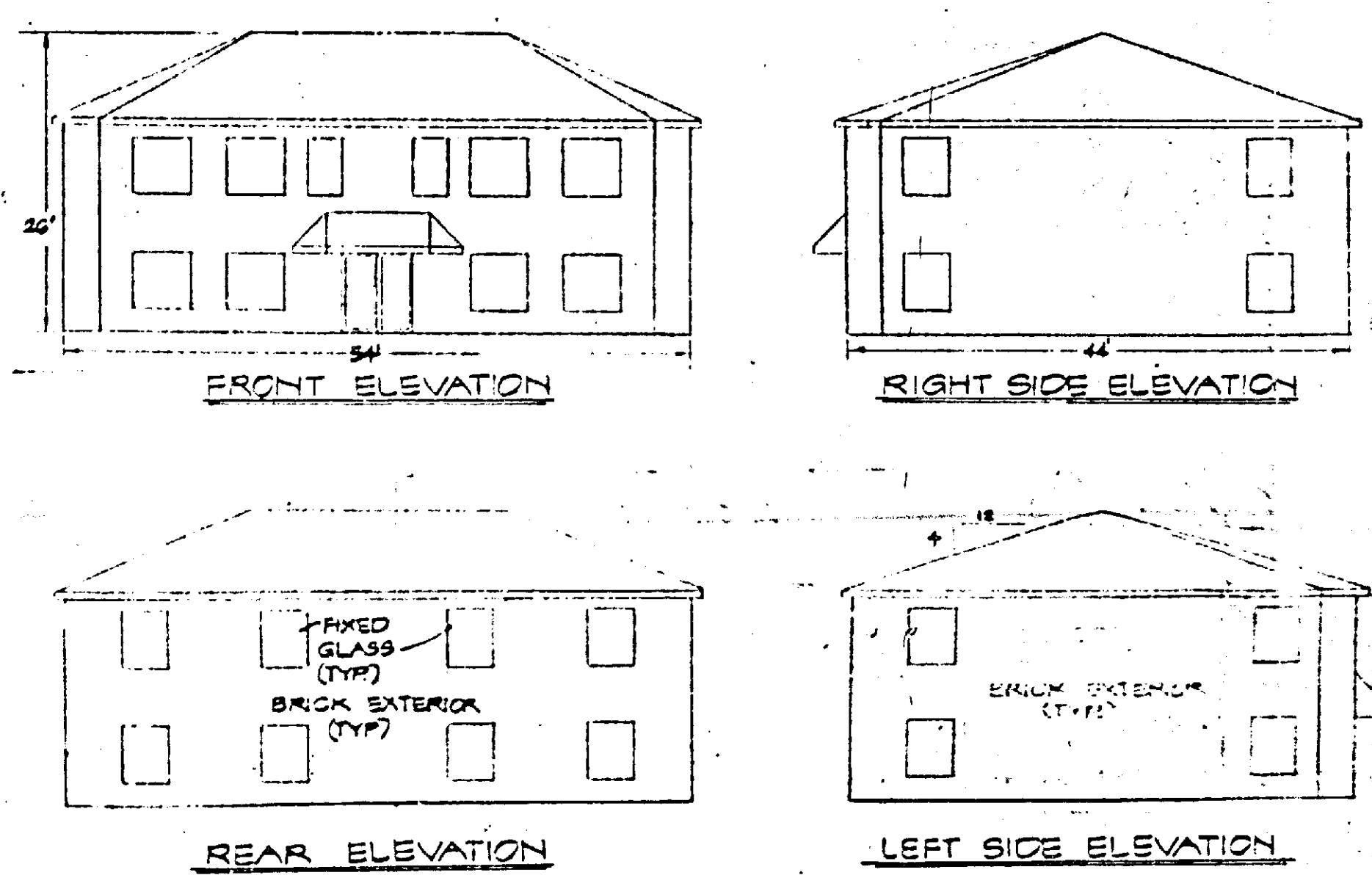
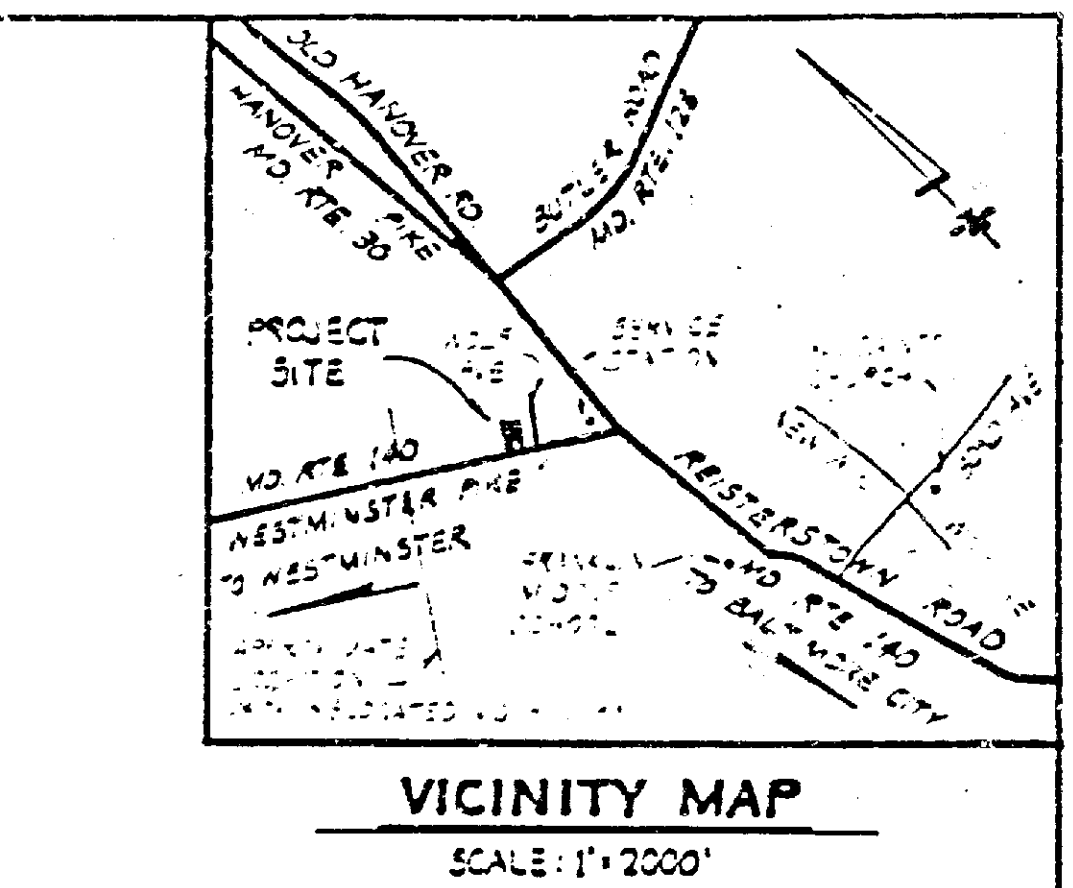
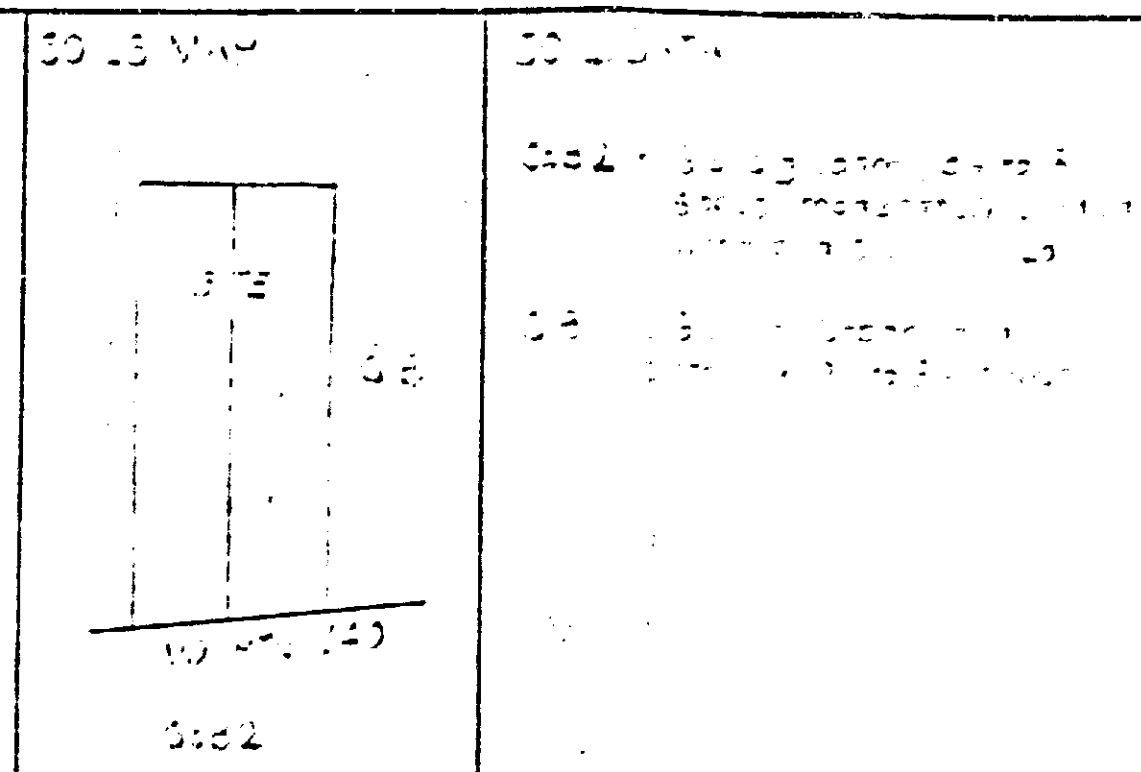
OWNER:
 FRANK E. CHARLTON, JR. AND
 JOAN CHARLTON
 O.T.G. 4625, FOLIO 082

APPLICANT:
 WANDA KAY WELSH
 15701 GUNPOWDER RD.
 MILLERS, MD 21107
 (301) 239-3854



PARKING DATA

LOT	FLOOR	AREA	S.F.	SPACES
LOT 1	1 ST FLOOR	54' x 120'	6,480	70
	2 ND FLOOR	54' x 120'	6,480	70
LOT 2	1 ST FLOOR	54' x 120'	6,480	70
	2 ND FLOOR	54' x 120'	6,480	70
LOT 3	1 ST FLOOR	54' x 120'	6,480	70
	2 ND FLOOR	54' x 120'	6,480	70



SITE ANALYSIS

ITEM	LOT 1	LOT 2
A. TOTAL AREA	10,440 S.F. OR 0.240 AC.	10,440 S.F. OR 0.240 AC.
B. PRESENT ZONING	DR-35 (1.43 S.F. = 0.0003 AC.)	DR-35 (1.43 S.F. = 0.0003 AC.)
C. AMENITY OPEN SPACE (A.O.S.)	10,440 S.F. OR 0.240 AC.	10,440 S.F. OR 0.240 AC.
D. FLOOR AREA RATIO (F.A.R.)	0.5 MAX. ALLOWED	0.5 MAX. ALLOWED

ALL SOILS GLENN (B) HYDROLOGY

ITEM	LOT 1		LOT 2	
	EXIST.	PROP.	EXIST.	PROP.
LAWN	0.398	0.248	0.40	0.212
BUILDING	0.029	0.055		0.055
PAVING		0.147		0.133
GRAY	0.023			

HICKS ENGINEERING COMPANY, INC.
232 COCKEYSVILLE ROAD, SUITE B
HUNT VALLEY, MARYLAND 21030
(301) 628-8066

A.L. SNYDER SURVEYOR
1911 HANOVER PIKE
HAMPSTEAD, MARYLAND 21074
(301) 239-7744

PLANTING TABULATION

REQUIRED	PROVIDED
FRONTAGE - 140' x 40' = 4 TREES	FRONTAGE - WILLOW OAK 4
PARKING - 23' x 12' = 3 TREES	SCREENING - ARBOR VITAE 50
TOTAL REQUIRED - 7 TREES	APPROX. NUMBER OF EX. TREES TO REMAIN - 35
	TOTAL PROVIDED - 35 TREES (APPROX.)

OWNER:
FRANK E. CHARLTON, JR. AND
JOAN CHARLTON
C/O. 4003. ROUTE 032

CLIENT:
WANDA KAY WELSH
1301 GUNPOWDER RD
MILLERS, MD 21107
(301) 239-3354

REVISOR:
WANDA KAY WELSH
1301 GUNPOWDER RD
MILLERS, MD 21107
(301) 239-3354

DATE: 1/31/96

REVISOR'S SITE PLAN FOR ZONING PETITION FOR SPECIAL EXCEPTION - CLASS B OFFICE BUILDING

PUBLIC SERVICES CRG NO 85294, PLANNING NO

*** LOTS 1 & 2 OF JACOB W. WOLF'S SUBDIVISION ***

1ST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 20' DATE: JAN. 31, 1996