

398 PETITION FOR SPECIAL EXCEPTION 86-473-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for A three story Class 'B' office building in 4C an "RO" Zone

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:

THOMAS SPERL

(Type or Print Name)

Signature

9714 Magle St. Rd.

Address

Baltimore MD 21231

City and State

Legal Owner(s):

THOMAS SPERL

(Type or Print Name)

Signature

9714 Magle St. Rd.

(Type or Print Name)

Signature

Attorney for Petitioner:

E. SCOTT MOORE

(Type or Print Name)

Signature

907 Jefferson Bldg.

Address

Towson, MD

City and State

Attorney's Telephone No.: 928-7100

9714 Magle St. Rd. 661-1962

Address Phone No.

Baltimore, MD

City and State

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

THOMAS SPERL

Name

9714 Magle St. Rd. 661-1962

Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day

of April, 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 through-

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

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

County, on the 13th day of May, 1986, at 1:30 o'clock

P. M.

(over)

Zoning Commissioner of Baltimore County.

Thomas Sperl
S/S of Joppa Rd. opposite Seven
Courts Dr. (4111 Joppa Rd.) -
11th Elec. Dist.

86-473-X
#218

86-473-X
#218

IN RE: PETITION SPECIAL EXCEPTION
S/S of Joppa Road, opposite
Seven Courts Drive
(4111 Joppa Road) -
11th Election District
Thomas Sperl,
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-473-X

The Petitioner herein requests a special exception for a three-story Class B office building in a R.O. zone.

Testimony by and on behalf of the Petitioner indicated that he proposes to construct a three-story office building with two stories facing Joppa Road and three stories on the rear. The developer intends to improve Joppa Road and provide assistance with a traffic signal.

The plan, prepared by Kidde Consultants, Inc., revised May 1, 1986 and marked Petitioner's Exhibit 1, provides for storm water management and protection of the 100-year flood plain and was approved by the County Review Group (CRG) on May 8, 1986. A note on the plan states that signs will be limited to the eight square foot, non-illuminated sign permitted on the building, although the engineer referred to a free-standing sign shown near the elevator stairwell. There were no protestants.

Pursuant to the advertisement, posting of property and public hearing, in the opinion of the Deputy Zoning Commissioner, the requirements of Section 502, Baltimore County Zoning Regulations have been met, and the health, safety and general welfare of the community will not be adversely affected, and, therefore, the Special Exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 15th day of May, 1986, that the herein Petition for Special Exception for a three-story Class B office building in a R.O. zone, in accordance with Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of

KIDDE CONSULTANTS, INC.
Sust subsidiary of Kidde, Inc.

DESCRIPTION FOR SPECIAL EXCEPTION
FOR CLASS "B" OFFICE BUILDING
IN A "R.O." ZONE
4111 JOPPA ROAD
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME in the center of Joppa Road at a point located North 73 degrees 26 minutes 29 seconds East 32.7 feet, more or less, from the intersection of the centerline of Seven Courts Drive with said center of Joppa Road, thence leaving said place of beginning and Joppa Road and running the three following courses and distances: binding on the existing "RO-PL" zone line as shown on Zoning Map NE 10 G, (1) South 15 degrees 00 minutes 40 seconds East 292.7 feet, more or less, thence (2) South 47 degrees 12 minutes 00 seconds West 246.00 feet, more or less, thence (3) North 11 degrees 26 minutes 00 seconds West 403.00 feet, to intersect said center of Joppa Road, thence running and binding thereon (4) North 73 degrees 26 minutes 29 seconds East 159.8 feet, more or less, to the place of beginning.

CONTAINING 1.62 acres of land, more or less.

RLS/aeb KCI Job Order No. 01-84101 January 28, 1986
Work Order No. 5125



this Order, subject, however, to the following:

1. An elevation and design drawing for any sign other than the permitted eight square foot, non-illuminated sign on the building must be shown on a revised plan at the time of permit application and must be specifically approved by the Supervisor of the Office of Zoning.

John M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

JMHJ:bg



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

May 15, 1986

E. Scott Moore, Esquire
408 Jefferson Building
Towson, Maryland 21204

RE: PETITION SPECIAL EXCEPTION
S/S of Joppa Road, opposite
Seven Courts Drive
(4111 Joppa Road) -
11th Election District
Thomas Sperl, Petitioner
Case No. 86-473-X

Dear Mr. Moore:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
John M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

PETITION FOR SPECIAL EXCEPTION

11th Election District

Case No. 86-473-X

LOCATION: South Side of Joppa Road opposite Seven Courts Drive
(4111 Joppa Road)

DATE AND TIME: Tuesday, May 13, 1986, at 1:30 p.m.

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

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

Petition for Special Exception for a three-story Class B office building in a R.O. Zone

Being the property of Thomas Sperl, as shown on plat

plan filed with the Zoning Office.

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

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
S/S of Joppa Rd., opposite
Seven Courts Dr. (4111 Joppa Rd.): OF BALTIMORE COUNTY
11th District

THOMAS SPERL, Petitioner Case No. 86-473-X

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

I HEREBY CERTIFY that on this 24th day of April, 1986, a copy of the foregoing Entry of Appearance was mailed to E. Scott Moore, Esquire, 408 Jefferson Bldg., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 24, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 24, 1986.

THE JEFFERSONIAN,

W. Kenton

Publisher

Cost of Advertising

24.75

The Times

Middle River, Md., April 24, 1986

This is to certify that the annexed

Petition, Special
Pg # 2 88380

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of *one* successive weeks before the *24th* day of *April*, 1986.

James E. Oyer Publisher.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *11th* Date of Posting: *4/23/86*
Posted for: *Special Exception*
Petitioner: *Thomas Sperl*
Location of property: *S/S of Joppa Rd. opposite Seven Courts Dr.*
Location of Sign: *4111 Joppa Rd. across 6' E. side of lot*
Remarks: *1st Petitioner*
Posted by: *M. H. Jung* Date of return: *4/23/86*
Number of Signs: *1*

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 14th day of April, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Thomas Sperl
Petitioner's Attorney: E. Scott Moore, Esquire

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



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

May 6, 1986

E. Scott Moore, Esquire
408 Jefferson Building
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
S/S of Joppa Rd. opposite Seven Courts Dr.
(4111 Joppa Rd.)
11th Election District
Thomas Sperl - Petitioner
Case No. 86-473-X

Dear Mr. Moore:

This is to advise you that \$61.40 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. 021700

DATE: 5/13/86 ACCOUNT: 1001-11-000

STATIONER - POST

AMOUNT: \$ 61.40

RECEIVED FROM: T.W.S. Inc.

FOR: Advertising and Posting to Case No. 86-473-X

VALIDATION OR SIGNATURE OF CASHIER

E. Scott Moore, Esquire
408 Jefferson Building
Towson, Maryland 21204

April 15, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
S/S of Joppa Rd. opposite Seven Courts Dr.
(4111 Joppa Rd.)
11th Election District
Thomas Sperl - Petitioner
Case No. 86-473-X

TIME: 1:30 p.m.

DATE: Tuesday, May 13, 1986

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

Zoning Commissioner
of Baltimore County

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

No. 019865

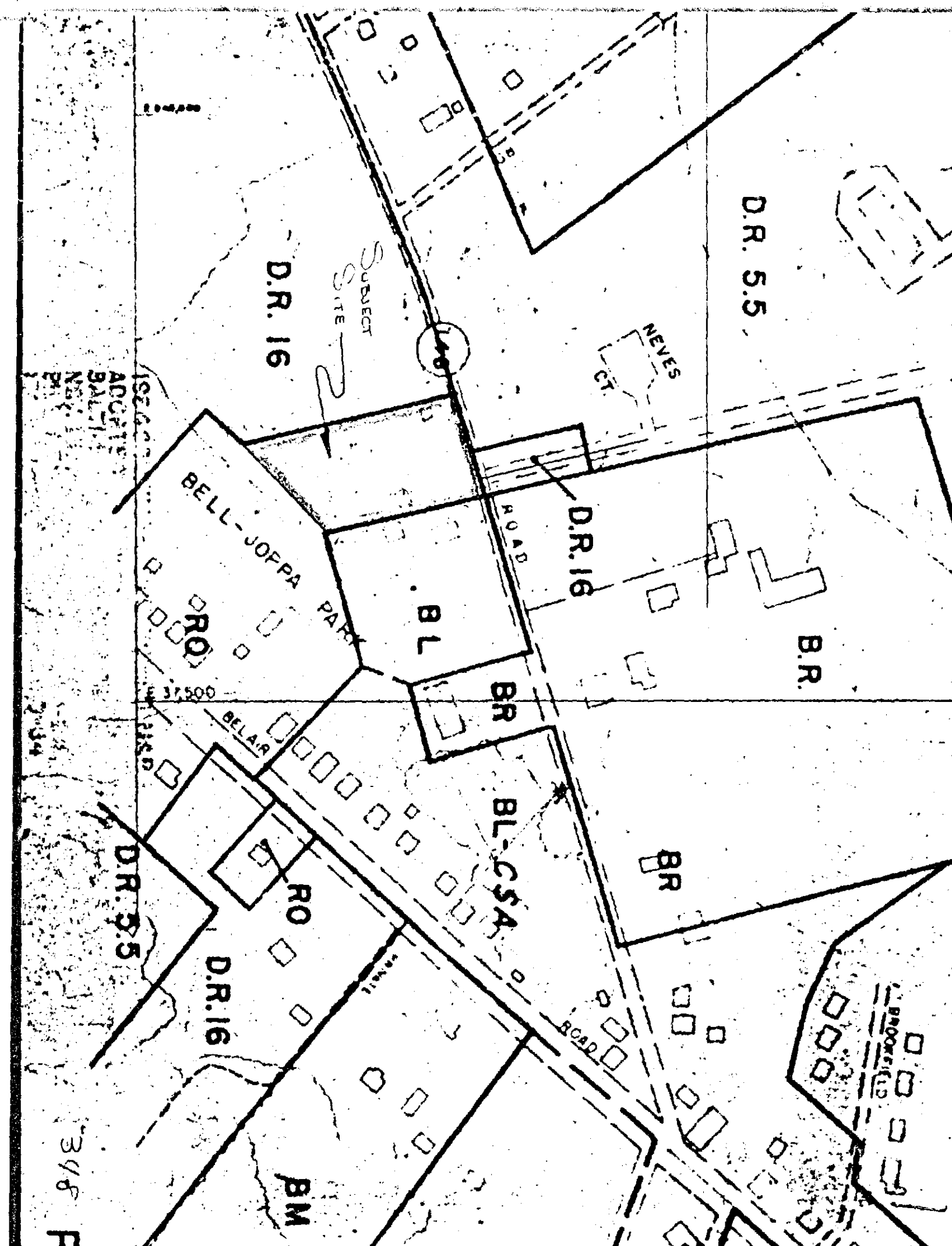
DATE: 3/26/86 ACCOUNT: 01-015-000

AMOUNT: \$ 100.00

RECEIVED FROM: T.W.S. Inc.

FOR: SE # 398

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: May 6, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-473-X

A CRG meeting has been scheduled for this property on May 8, 1986. Please consider the action of the CRG to be the position of this office.

NEG/JGH/sf

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: May 6, 1986
Norman E. Gerber, AICP, Director
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NEG/JGH/sf

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

Jean M. H. Jung
Deputy Zoning Commissioner
Baltimore County Office of
Planning & Zoning
Towson, Maryland 21204

Re: Special Exception
S/S of Joppa Road
Case No. 86-473-X

Dear Ms. Jung:

We very much appreciate the consideration which you showed to our client in rendering your prompt decision on his Petition for Special Exception. The timeliness of your action will help him to promptly begin construction of the building which he hopes to dedicate to his father.

Thank you again.

Very truly yours,

Robert J. Ryan
Robert J. Ryan

RJR:c1

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 25, 1986

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

600

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

P. Scott Moore, Esquire
408 Jefferson Building
Towson, Maryland 21204Re: Item No. 348 - Case No. 86-473-X
Petitioner - Thomas Sperl
Special Exception Petition

Dear Mr. Moore:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

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

Very truly yours,

James E. Byrnes, Jr.

JAMES E. BYRNES, JR.

Chairman

Zoning Plans Advisory Committee

JED:hscc

Enclosures

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

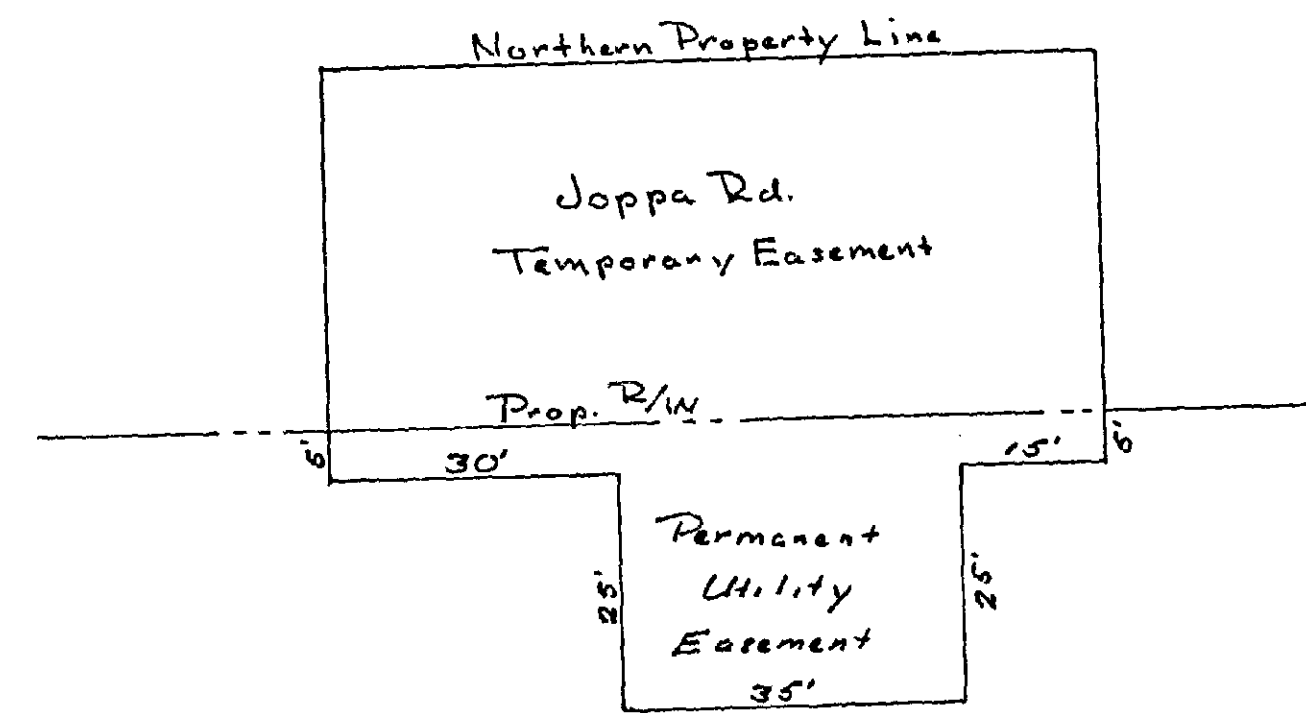
Mr. Arnold Jablon

2

April 15, 1986

Failure to have the easement executed by the beginning of the signal construction will make the developer further responsible for the cost of relocating two signal poles; therefore, it is critical for the developer to proceed with this as soon as possible in order to save on unnecessary expenses.

The necessary easement areas are shown below.



Michael S. Plamigan

Traffic Engineer Associate VI

MSF/lt

Zoning Item # 348 - Zoning Advisory Committee Meeting of April 8, 1986
Page 2

- () Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
 - { } The results are valid until
 - { } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - { } shall be valid until
 - { } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted.
- (X) Other: All VEGETATION IN ALLUVIAL SOILS SHOULD REMAIN UNDISTURBED. PETITIONER MAY WANT TO CONSIDER A RIDGEPATH/VEGETATIVE SWALE TO CARRY OFFAL FROM THE STORM WATER MANAGEMENT POND TO THE STREAM.

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204 2585
494-3550PAUL H. RENCKE
CHIEFMr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: Property Owner: Thomas Sperl

Location: E/S Joppa Rd. & E/S of Seven Courts Dr. Extended

Item No.: 348

Zoning Agenda: Meeting of April 1, 1986

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

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

EXCEEDS the maximum allowed by the Fire Department.

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

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

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

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

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

/mb

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

April 15, 1986

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

Item No. 348 -ZAC- Meeting of April 1, 1986
Property Owner: Thomas Sperl
Location: S/S Joppa Road and E/S of Seven Courts Dr. Extended
Existing Zoning: R.O.-B.L.
Proposed Zoning: Special Exception for a three-story Class B office building
Acres: 1.62 acres
District: 11th

Dear Mr. Jablon:

A traffic signal is proposed for the intersection, and the owner of this property should try to work with the county. Please contact Steve Weber of this department at 494-3554.

The owner will be responsible for the cost of two loop (traffic) detectors, two 8" signal heads, for the preparation and execution of a permanent utility easement, and for the installation and maintenance of traffic signal poles, detectors, and related equipment.

Execution of the easement will be necessary as soon as possible since signal construction may start as early as May 1986.

In addition, if the right-of-way to be added to the county is not executed by the beginning of signal construction, it will be necessary for a temporary easement to be executed for the area indicated on the attached drawing.

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3551

DIRECTOR

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.

- (X) There are no site planning factors requiring comment.
- (X) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- (X) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- (X) A record plat will be required and must be recorded prior to issuance of a building permit.
- (X) The access is not satisfactory.
- (X) The circulation on this site is not satisfactory.
- (X) The parking arrangement is not satisfactory.
- (X) Parking calculations must be shown on the plan.
- (X) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- (X) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-58 of the Development Regulations.
- (X) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- (X) The amended Development Plan was approved by the Planning Board on [Date].
- (X) The property is located in a deficient service area as defined by §111-178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [Location].
- (X) The property is located in a traffic area controlled by a top level intersection as defined by §111-178-79, and its conditions change are re-evaluated annually by the County Council.

A CRG MEETING FOR THIS PROJECT HAS BEEN SCHEDULED FOR 5/6/86 AT 2:30 PM

cc: James Howell

Eugene A. Tober
Chief, Current Planning and Development

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 348 - Zoning Advisory Committee Meeting of April 8, 1986

Property Owner: THOMAS SPERL

Location: 4109 & 4111 E. JOPPA RD District 11th

Water Supply Public Sewage Disposal Public

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

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

April 22, 1986

TED ZALESKI, JR.
DIRECTORMr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 348 - Zoning Advisory Committee Meeting are as follows:
Property Owner: Thomas Sperl
Location: S/S Joppa Road and E/S of Seven Courts Drive extended
District: 11th.

APPLICABLE ITEMS ARE CHECKED:

- (X) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-86, the Maryland Code for the Building and Code (S.B.S. #11-7 - 1986) and other applicable Code and Standards.

- (X) A building and other miscellaneous permits shall be required before the start of any construction. Separate zoning permits are required to raise existing structures.

- (X) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered Professional Engineer is not required on plans and technical data.

- (X) Commercial: Three sets of construction drawings sealed and signed by a registered Professional Engineer or Architect shall be required to file with a permit application. Reproduced seals are not acceptable.

- (X) All the Group except the Single Family Detached dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6' to an interior lot line. All the Group require a one hour wall if closer than 3' to an interior lot line. Any wall built up an exterior lot line shall require a fire or party wall. See Table 101, Section 1007, Section 1006.2 and Table 1002. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

- (X) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office must be submitted until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

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

- (X) 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 the Code to the Code to the Code.

- (X) The proposed project appears to be located in a Flood Plain. Flood Insurance: Please see the attached copy of Section 216 of the Building Code as adopted by Bill #11-86. Site plans shall show the correct elevation above sea level for the lot and the finished floor levels including basement.

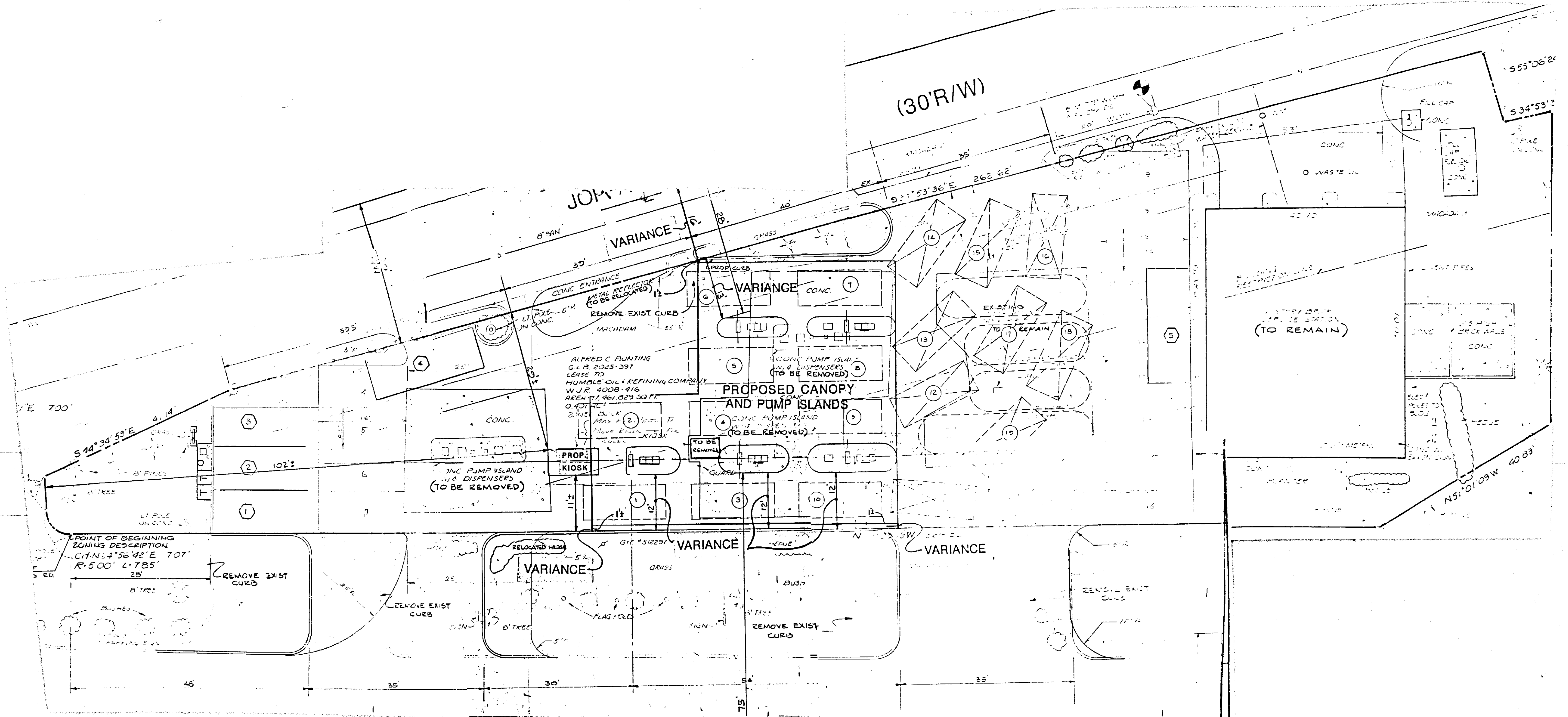
- (X) Comments: Any fuel storage tanks from previous uses shall be removed under separate permit if not already accomplished. Provide handicapped curb cuts at Joppa Road for sidewalks.

- (X) 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 117 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
By: C. E. Norman, Chief
Building Plans Section

LJ2756

JUN 12 1986



STORM WATER MANAGEMENT

1. "C" SOILS WITH SOME "D" SOILS - INFILTRATION NOT FEASIBLE.
2. REQUIRED:

10" R & 2" R PEAK MANAGEMENT

FOR 10" R VOLUME:

$$Q_1 = 7.90 \text{ cfs}$$

$$Q_2 = 10.22 \text{ cfs}$$

$$\frac{Q_1}{Q_2} = 0.773 \quad \frac{V_1}{V_2} = 0.18$$

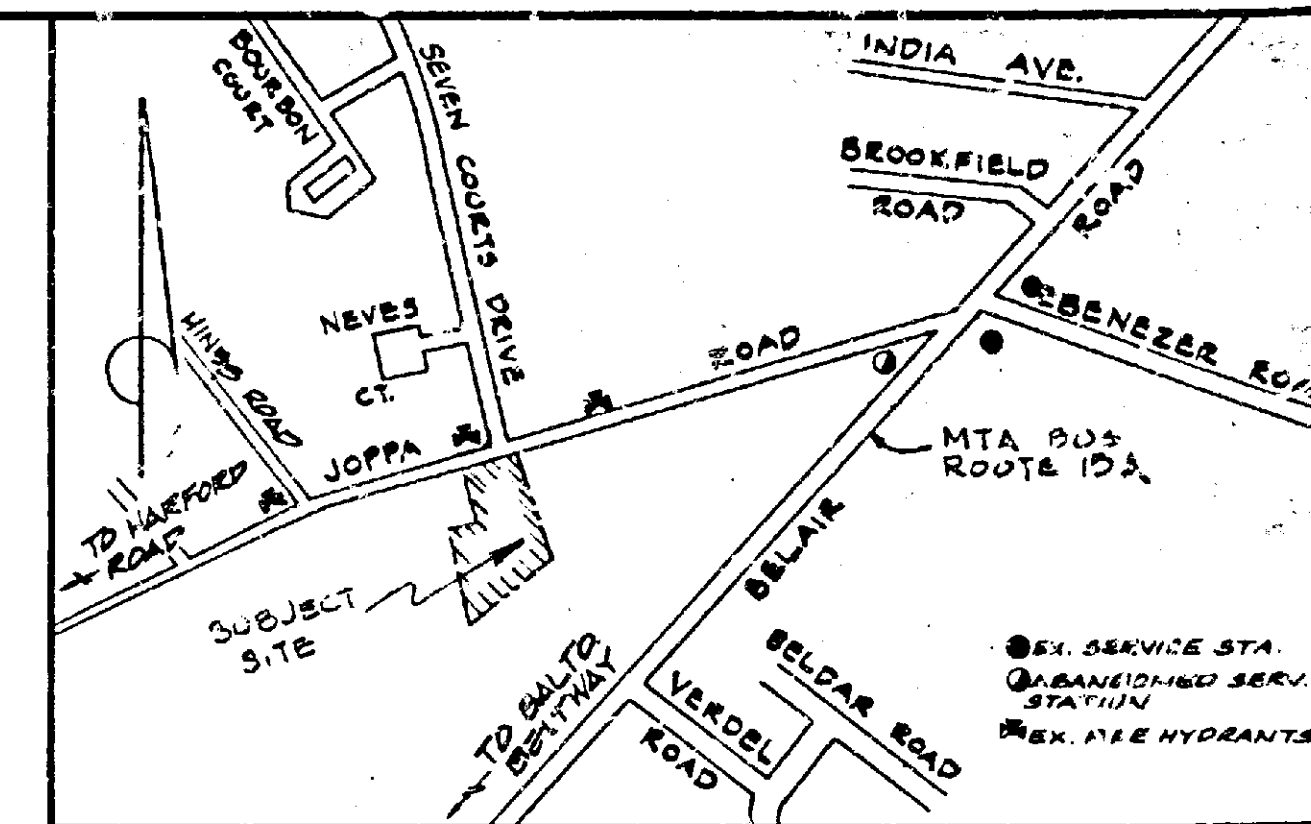
$$V_1 = \frac{(1.54)(3.16)}{12} = 0.408 \text{ AC-FT.}$$

$$V_2 = 0.18(0.408) = 0.0735 \text{ AC-FT.} = 3200 \text{ FT}^3$$

FOR 3200 FT³ STORAGE USE 214.0 TOP & 2095 BOTTOM WITH AVG. AREA = 3016 FT²
VOLUME = 13,572 FT³

3. USING BALTO. CO. DESIGN CRITERIA SECTION 1.2.1.

- ORDER OF PREFERENCE:
- 1) INFILTRATION NOT FEASIBLE
- 2) FLOW ATTENUATION NOT FEASIBLE BECAUSE OF LACK OF SWALE VOLUME
- 3) SWM RETENTION NOT FEASIBLE BECAUSE SITE LACKS BASE FLOW.
- 4) SWM DETENTION IS ONLY VIABLE OPTION ON SITE.

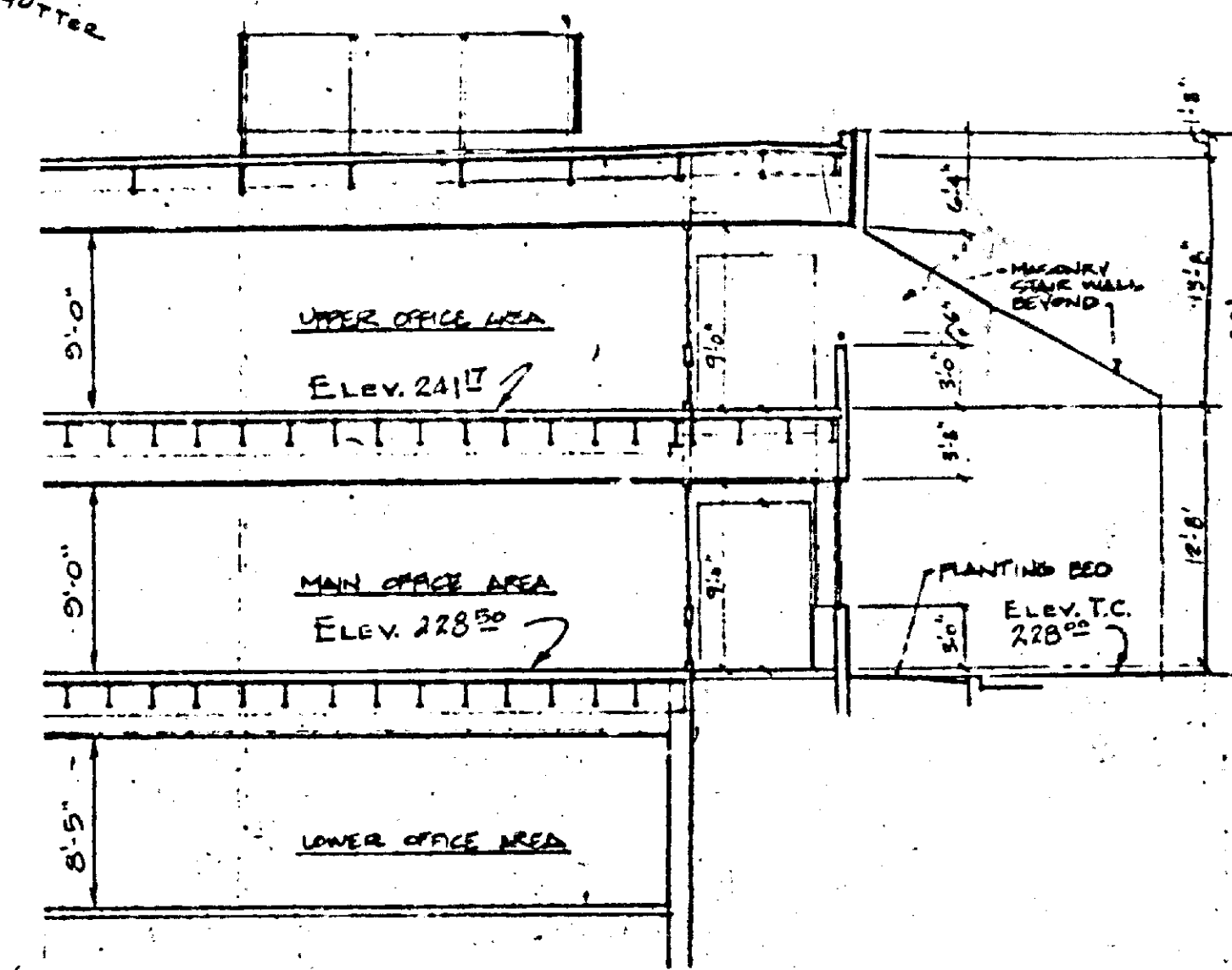


LOCATION MAP

SCALE: 1" = 500'

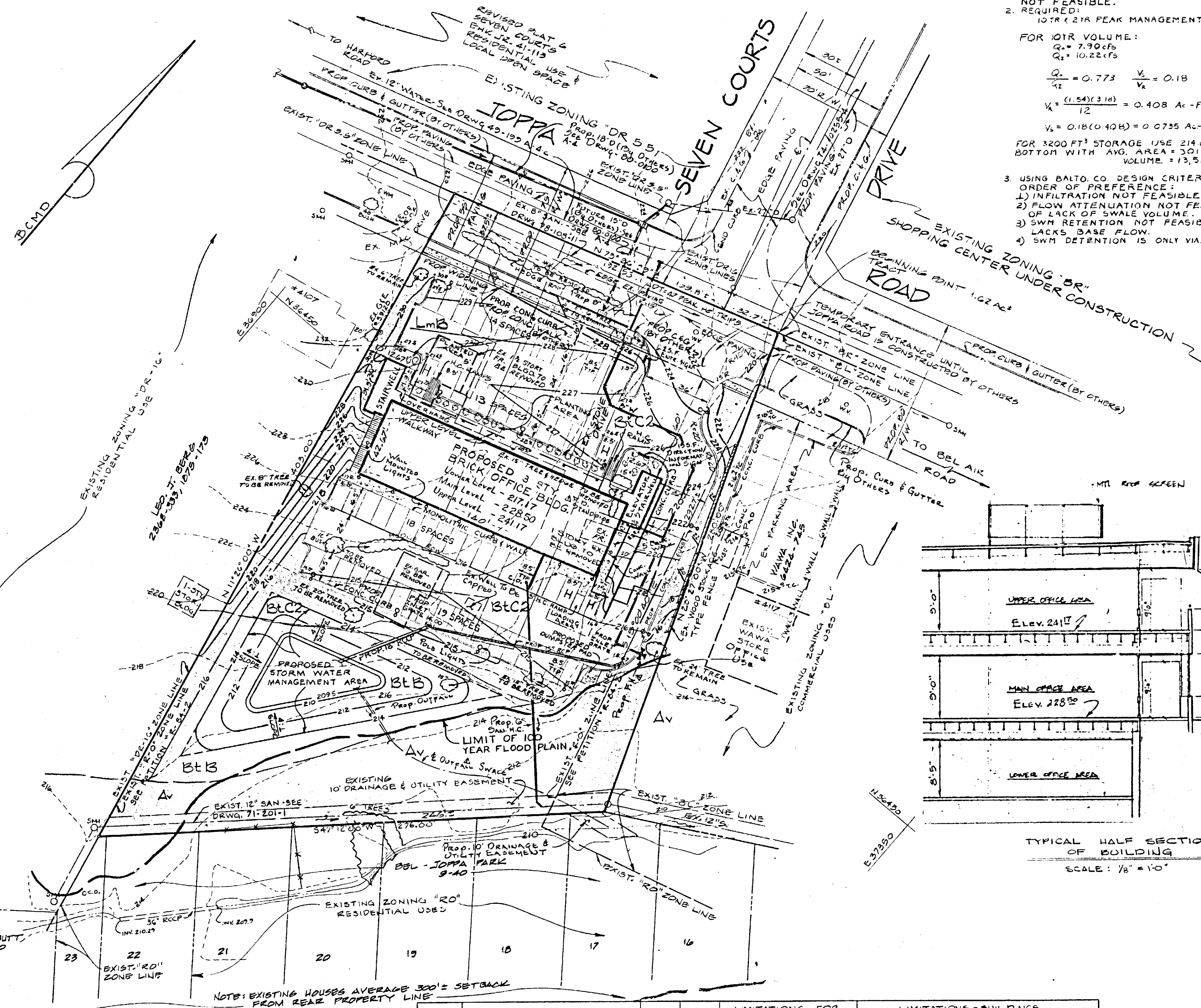
GENERAL NOTES

1. TOTAL AREA OF PROPERTY EQUALS 1.71 AC. ±; NET AREA = 1.94 AC. ±
2. AREA OF PROPERTY REQUESTING "SPECIAL EXCEPTION" EQUALS 1.62 AC. ±
3. EXISTING ZONING OF PROPERTY "R-0" (SEE PETITION R-84-2) (1.62 AC. ±) & "D-1" (0.03 AC. ±)
4. EXISTING USE OF PROPERTY "RESIDENTIAL" USED.
5. PROPOSED ZONING OF PROPERTY "D-1" & "R-0" WITH "SPECIAL EXCEPTION" FOR CLASS "C" OFFICE BUILDING. (SEE PETITION R-84-2)
6. PROPOSED USES "OFFICE USE"
7. PETITIONER IS REQUESTING A "SPECIAL EXCEPTION" TO CONSTRUCT A 3 STORY CLASS "B" OFFICE BUILDING ON THE PROPERTY.
8. OFFSTREET PARKING DATA:
- A. AREA OF GROUND FLOOR = 6,594 SQ. FT. REQUIRING 22 SPACES (1/2000)
- B. AREA OF UPPER FLOORS = 13,970 SQ. FT. REQUIRING 20 SPACES (1/1500) (GENERAL OFFICES ONLY)
- C. TOTAL SPACES REQUIRED = 30
- D. TOTAL SPACES PROPOSED = 44 (INCLUDING 14 HANDICAPPED)
9. REQUIRED MINIMUM OPEN SPACE = 0.41 AC. (23% OF 1.62 AC. ±) 17,423 SQ. FT.
10. PROPOSED OPEN SPACE = 0.79 AC. (24,812 SQ. FT.) (48% OF 1.62 AC. ±) SHADOWED AREA
11. ALLOWABLE F.A.R. = 43.18 (50' x 70' x 70' x 2.0 x 2023)
12. PROPOSED F.A.R. = 0.27 (20364 ÷ 74,431)
13. BUILDING HEIGHT WILL BE 35' (SEE ARCHITECTURAL PLANS)
- PER ZONING POLICY RM-6: TOP OF GRADE TO TOP OF BUILDING
14. EXISTING BUILDINGS ON SITE TO BE REMOVED
15. SITE IS LOCATED IN THE SUNDOWNER DRAINAGE AREA.
16. PROPOSED SEWAGE FLOW = 1791 GPD OR 0.002 MGD
17. TO THE BEST OF OUR KNOWLEDGE THERE ARE:
- A. NO HISTORIC BUILDINGS ON THE SITE
- B. NO WETLANDS
- C. NO CRITICAL AREAS
- D. NO ARCHAEOLOGICAL SITES
- E. NO ENDANGERED SPECIES HABITATS
- F. NO HAZARDOUS MATERIAL SITES AND
- G. NO SIGNIFICANT GEOLOGICAL FORMATIONS ON SITE
18. EXISTING PRIVATE SEPTIC TANKS / SEWERAGE PITS WILL BE REMOVED FROM SITE & BACKFILLED
19. FOR BUILDING ELEVATIONS, FLOOR PLANS, ROOF TYPES & MATERIALS SEE ARCHITECTURAL PLANS
20. PRINCIPAL USE OF BUILDING WILL BE OWNERS OFFICES.
21. APPROXIMATE NUMBER OF EMPLOYEES WILL BE 30
22. HOURS OF OPERATION WILL BE FROM 6:30 A.M. TO 7:00 P.M. MONDAY THROUGH FRIDAY & 6:30 A.M. TO 1:00 P.M. SATURDAYS.
23. SEE LOCATION PLAN FOR LOCATION OF FIRE HYDRANTS
24. OUTDOOR LIGHTING WILL CONSIST OF:
- A. 4 WALL MOUNTED CIRCULAR 150 WATT HSP LAMPS
- B. 40 POLE MOUNTED CIRCULAR 150 WATT HSP LAMPS POLE HEIGHT IS 12'
25. SITE CAN BE SERVED BY MTA VIA BUS ROUTE "15A" ON BELAIR ROAD - SEE LOCATION PLAN
26. SIGN LIMITED TO 6 SQ. FT. ON THE BUILDING - NOT ILLUMINATED - 3 203.3.C.
27. DUMPSTER PAD DETAIL & SCREENING DETAIL IS ON LANDSCAPE PLAN.
28. FOR LOCATION OF EXISTING & ABANDONED SERVICE STATIONS, SEE LOCATION MAP THIS DRAWING.



TYPICAL HALF SECTION OF BUILDING

SCALE: 1/8" = 1'-0"



TYPE	NAME	SLOPE	CLASS	LIMITATIONS FOR STREETS & PARKING	LIMITATIONS - BUILDINGS WITH BASEMENTS	LIMITATIONS - BUILDINGS WITHOUT BASEMENTS
AV	ALLUVIAL LAND			SEVERE: HIGH WATER TABLE FLOODING HAZARD	SEVERE: HIGH WATER TABLE FLOODING HAZARD	SEVERE: HIGH WATER TABLE FLOODING HAZARD
BtC2	BELTSVILLE SILT LOAM	5-10%	C	SEVERE: SLOPE	MODERATE: SEASONALLY PERCHED WATER TABLE	SLIGHT
LMB	LENOIR SILT LOAM	0-5%	D	SEVERE: HIGH WATER TABLE SOMEWHAT POOR NATURAL DRAINAGE	SEVERE: HIGH WATER TABLE SOMEWHAT POOR NATURAL DRAINAGE	SEVERE: HIGH WATER TABLE SOMEWHAT POOR NATURAL DRAINAGE

PUBLIC SERVICES C.R.G. NO. 84072
PLANNING NO.

PETITIONER'S
EXHIBIT 1



KIDDE CONSULTANTS, INC.

ENGINEERS • ARCHITECTS • PLANNERS
1020 CRAWFELL BRIDGE ROAD TOWSON MARYLAND 21204 301-321-5300

COUNCILMANIC DISTRICT NO. 5
CENSUS TRACT 4112.02
SUBSEWER SHED 23
WATER SHED 4
DESIGN REF: E.H.K. JR. GTCB-12G
ACCT NO. 11-06-000650

OWNER & APPLICANT
THOMAS W. SPEER
2343 FOOTER AVE.
BALTIMORE, MARYLAND 21234 301-661-1902

PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION FOR SPEER OFFICE BUILDING AT 4109 & 4111 E. JOPPA ROAD
ELECTION DISTRICT NO. 11 BALTIMORE COUNTY, MARYLAND

SHEET 1 OF 1
DATE MAR. 4, 1988
SCALE 1" = 30'
JOB NUMBER K.C. 01-84101

Drawn J.L.B.
Check R.L.S.
Design
Check R.L.S.