



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

January 8, 1987

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79.

CASE NO. 87-54-XA

FRANK B. PROCTER, ET AL
E/S OF FAIRMOUNT AVE.; 191' N OF THE C/L
OF E. JOPPA ROAD
9th District
SE - CLASS B OFFICE BUILDING IN R-O ZONE
VARIANCE - FREE-STANDING SIGN OF 24 SQ. FT.
IN LIEU OF PERMITTED 8 SQ. FT. ATTACHED TO BLDG.
9/19/86 - ZONING COMMISSIONER DENIED VARIANCE;
GRANTED SE W/RESTRICTIONS

ASSIGNED FOR:

WEDNESDAY, JANUARY 28, 1987 at 10:00 a.m.

cc: Keith E. Ronald, Esquire Attorney for Appellant/Protestant
Campus Hills Comm. Assn, Inc. Protestants
William N. Hesson, Jr., Esquire Attorney for Appellees/Petitioners
Mr. Frank B. Procter Appellee/Petitioner
Mrs. Harriett Procter VanSant " "
Latshaw Commercial Properties " "
Phyllis Cole-Friedman, Esquire People's Counsel
Norman E. Garber
James Howell
Arnold Jablon
Jean M. H. Jung
James E. Iyer
Margaret E. du Bois
Ms. Mary Bell Grempler
Thomas J. Bollinger, Esquire

Kathi C. Weidenhammer
Administrative Secretary



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

October 20, 1986

William M. Hesson, Jr., Esquire
Nolan, Plushoff & Williams, Chartered
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE
E/S of Fairmount Ave., 191' N of the c/l of
E. Joppa Rd.
9th Election District
Frank B. Procter, et al - Petitioners
Case No. 87-54-XA

Dear Mr. Hesson:

Please be advised that on October 17, 1986, an appeal was filed by the Protestant, Campus Hills Community Association, Inc., from my decision which was rendered in this case on September 19, 1986.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals (494-3180).

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ:med

ccs: Keith E. Ronald, Esquire

Ms. Mary Bell Grempler, President,
Grempler Realty, Inc.

People's Counsel for Baltimore County

IN RE: PETITION SPECIAL EXCEPTION
AND VARIANCE
E/S of Fairmount Avenue, 191'
N of the centerline of East
Joppa Road - 9th Election
District
Frank B. Procter, et al,
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-54-XA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special exception for a Class B office building in an R-O Zone and, additionally, a variance to permit a free-standing sign containing 24 square feet in lieu of the permitted 8 square foot sign attached to a building, as more particularly described on Petitioners' Exhibits 8 and 3, respectively.

The Petitioners, by their Contract Purchaser, Robert Latshaw, President of Latshaw Commercial Properties, appeared and testified and were represented by Counsel. Testifying on their behalf were James Collimore, a registered architect; John Smith, a registered civil engineer; Wes Guckert, an expert traffic engineer; and Catherine Mahan, a registered landscape architect. The Campus Hills Community Association, by its Board of Directors, presented witnesses in opposition to the request and was represented by Counsel. Mary Ginn, Alliance of Baltimore County Community Councils, testified in opposition to only the sign variance.

Testimony indicated that the subject property, zoned R-O and located at Fairmount Avenue and Epsom Road, is presently improved with an old frame dwelling. The Petitioners propose to raze the dwelling, which has been vacant for over a year, and construct a three-story general office building containing approximately 26,000 square feet. The building will consist of condominium

he utilized Baltimore County statistics compiled in January, 1985 for the intersection of Fairmount Avenue and Joppa Road to determine that the proposed office building would not adversely impact the traffic patterns for the area or for Campus Hills. He projected that a 26,000 square foot general office building would generate 50 to 60 trips during the peak hours of 7:00 a.m. and 9:00 a.m. and 4:00 p.m. and 6:00 p.m. There are approximately 3,000 to 3,300 vehicles entering the studied intersections during the peak hours, and he concluded that 50 to 60 additional vehicles would not create a problem. The intersections are currently operating at B and C levels; at times, the intersection of Fairmount Avenue and Joppa Road operates at a C or D level.

The Protestants, neighbors on Epsom Road, believe that the proposed building will not be compatible with the area and fear that it will further reduce or eliminate the buffer area between their community and the commercial district of Towson. They would not oppose the renovation of the existing dwelling into offices; however, the Petitioners testified that the dwelling could not be converted. The Protestants argued that the size, height, and square footage of the proposed building are not in conformity with the R-O zoning, and therefore, not compatible with the community.

The Petitioners seek relief from Section 203.3.B.2, pursuant to Section 502.1, and from Section 203.3.C, pursuant to Section 307, BCZR.

There is no question that the concerns of the community are well-founded. There is an established and stable residential community that has had its borders dramatically developed, and this encroachment has taken its toll in trees being removed, paving being substituted for natural turf, and high rises being substituted for single-family dwellings. Some call this growth, other retardation. There is no simple answer that can adequately deflect these concerns or solve them. Some say growth is inevitable, others that

- 3 -

RECEIVED
OCT 17 1986

W. LEE THOMAS, P. A.
ATTORNEYS AT LAW
SUITE 314
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
TELEPHONE (301) 206-6777

ZONING OFFICE

October 17, 1986

Arnold Jablon, Esquire
Zoning Commissioner
County Office Building
Towson, Maryland 21204

IN RE: Petition for Special Exception
Frank B. Procter, et. al., Petitioners
Case No. 87-54-XA

Dear Mr. Commissioner:

Please accept this letter as a formal appeal to the Board of Appeals for Baltimore County of that portion of your Order dated September 19 granting a special exception to the Petitioners in the above-referenced proceeding. Said appeal is hereby taken at the request of my client, the Campus Hills Community Association, Inc., P.O. Box 9776, Towson, Maryland 21204.

Enclosed please find my client's check made payable to Baltimore County, Maryland in the amount of \$115.00, representing the \$100.00 filing fee and \$15.00 posting costs.

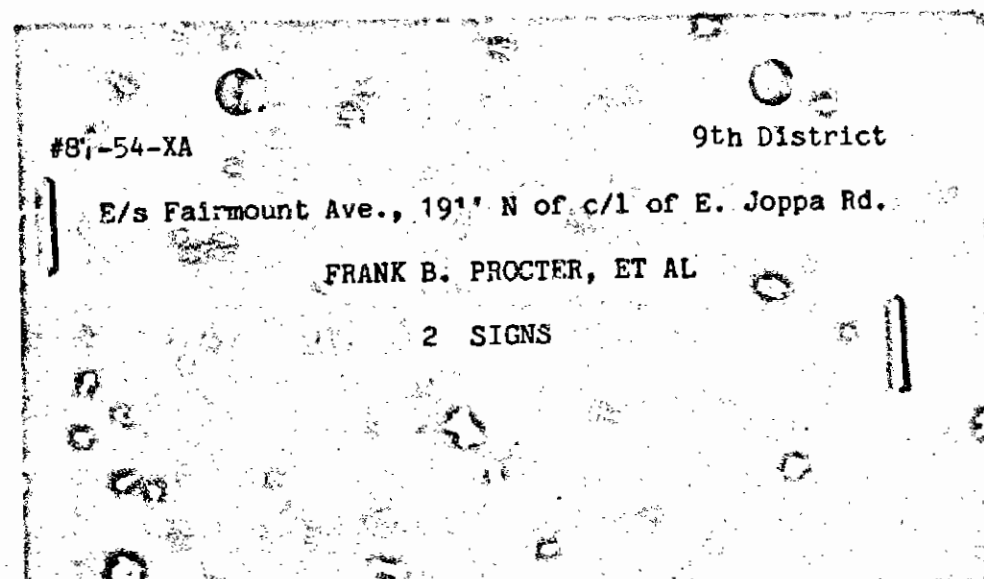
Very truly yours,

Keith E. Ronald
Attorney for Appellant

KER:ff
Enclosure

cc: Rosemary M. Ranier, President
William M. Hesson, Jr., Esquire

HAND DELIVERED



office units, with Latshaw Commercial Properties, the developer of the site, utilizing approximately 3,000 square feet and the remainder being sold as condominium units. Mr. Latshaw testified that this project would be unique in the Towson area because there is only one other office building like it. He expects that there will be no problem in finding buyers and that there is a definite need for one in the Towson area. The Petitioners pointed out that all of the requirements for a Class B office building are being met and no variances are being requested therefrom. The County Review Group (CRG) approved the plan on June 18, 1986.

There is a residential area that stretches behind the property, known as Campus Hills and a commercial area immediately adjacent and across Fairmount Avenue. The property to the south is zoned O-1 and is improved with a four-story office building, and the property across Fairmount Avenue is zoned B.M.-C.T. Epsom Road borders to the north, with one-half of the road, adjacent to the instant site, zoned R-O and the other half zoned D.R.5.5. The road is paved only one-half of its length.

All of the expert witnesses presented by the Petitioners testified that the building would be compatible with the area and that all of the conditions precedent as delineated in Section 502.1, Baltimore County Zoning Regulations (BCZR), will be satisfied. Ms. Mahan testified that the landscaping proposed would exceed that which is required by the Baltimore County Landscape Manual. Mr. Collimore was the only witness to testify regarding the sign. He stated that its proposed location at the entrance to the property on Fairmount Avenue would be more compatible with the surrounding area than it would be located on the building and that the area would be landscaped. Mr. Guckert testified that a traffic study was conducted at the intersection of Goucher Boulevard and Fairmount Avenue in May and again in late August, 1986 and that

growth must be controlled. Certainly, the Baltimore County Council (Council), in adopting the R-O zoning classification for this site, attempted to enforce the latter. Section 203.2, BCZR, defines the parameters of development in R-O Zones and requires that buildings and uses be "highly compatible" with the present or prospective uses of nearby residential property. In doing so, the Council permitted Class A office buildings by right, i.e., existing homes converted to offices without exterior change, and Class B office buildings by special exception. The latter is limited to height restrictions and must satisfy a minimum amenity open space requirement. Certainly, in addition, the conditions as defined in Section 502.1 must be met. If the latter is satisfied, then by presumption, there has been compliance with the stricture quoted in Section 203.2. Indeed, the Court of Special Appeals in People's Counsel v. Webster, 501 A.2d 1343 (1986), in reviewing the compatibility question, pointed out that a satisfactory finding under Section 502.1.g, BCZR, necessarily implied a finding that the proposed use was a compatible one, as required by Section 203.2, BCZR.

The proposed office building is compatible. The development on Fairmount Avenue and Joppa Road consumes the instant site. The existence of the residential community to the rear does not negate that compatibility. The plans presented and the renderings provided clearly show that the Petitioners propose an office building in tune with and aesthetically in line with the adjacent commercial uses and nearby residential properties.

All of the testimony presented by the Petitioners that the proposed use would have no adverse impact was uncontradicted. A study of the case file indicates careful consideration by the CRG of traffic impact and compatibility. In addition to Mr. Guckert's testimony, the CRG report cites the proposed improvement to the Fairmount Avenue and Goucher Boulevard intersection.

- 4 -

June 04, 1987

Although, as previously stated, the concerns raised by the community are valid, those concerns are insufficient for this special exception to be denied.

It is clear that the BCZR permits the use requested by the Petitioners in an R-O Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioners.

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

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioners' Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pitts, 432 A.2d 1319 (L81).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR.

502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of September, 1986, that a variance to permit a free-standing sign containing 24 square feet in lieu of the permitted 8 square foot sign attached to the building be and is hereby DENIED and, additionally, the special exception for a Class B office building in an R-O Zone be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall permanently prevent access to the site from Rpsom Road by the placement of appropriate screening and shall ensure that no employees or visitors park their vehicles on Rpsom or Sadler Roads at any time.
3. The Petitioners shall prohibit construction traffic access to the site from Sadler and Rpsom Roads.
4. There shall be no medical office use.
5. The Petitioners shall be bound by either the landscape plan submitted as Petitioners' Exhibit 7 or the Baltimore County Landscape Manual, whichever provides greater screening for the residential community.

[Signature]
Zoning Commissioner of
Baltimore County

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 8828, TOWSON, MARYLAND 21204

Description To Accompany A Petition For
A Special Exception For A Class "B"
Office Building In An R-O Zone.

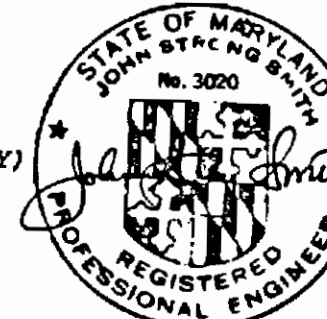
April 21, 1986

RE: Fairmount Green

Point of beginning being located on the east side of Fairmount Avenue (North 20° East 191 feet ±) from the point of intersection of the centerlines of Joppa Road and Fairmount Avenue thence in a clockwise direction:

- 1) A line with a radius of 1,351.26 feet, a length of 164.01 feet ± and chord of North 05° 07' 43" West 163.90 feet ±
 - 2) South 70° 01' 48" East 376.77 feet ±
 - 3) South 19° 58' 12" West 148.37 feet ±
 - 4) North 70° 02' 48" West 160.83 feet ± and
 - 5) North 70° 01' 48" West 146.42 feet ± to the place of beginning.
- Containing 1.16 acres of land more or less.

(THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY)



OFFICE COPY

RECEIVED
OCT 17 1986
ZONING OFFICE

W. LEE THOMAS, P.A.
ATTORNEYS AT LAW
SUITE 304
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
TELEPHONE (301) 296-6777

October 17, 1986

Arnold Jablon, Esquire
Zoning Commissioner
County Office Building
Towson, Maryland 21204

IN RE: Petition for Special Exception
Frank B. Procter, et al., Petitioners
Case No. 87-54-XA

Dear Mr. Commissioner:

Please accept this letter as a formal appeal to the Board of Appeals for Baltimore County of that portion of your Order dated September 19 granting a special exception to the Petitioners in the above-referenced proceeding. Said appeal is hereby taken at the request of my client, the Campus Hills Community Association, Inc., P.O. Box 9776, Towson, Maryland 21204.

Enclosed please find my client's check made payable to Baltimore County, Maryland in the amount of \$115.00, representing the \$100.00 filing fee and \$15.00 posting costs.

Very truly yours,

[Signature]
E. Ronald
Attorney for Appellant

BALTIMORE COUNTY, MARYLAND		No. 025579	
OFFICE OF FINANCE-REVENUE DIVISION			
MISCELLANEOUS CASH RECEIPT			
DATE 10/20/86	ACCOUNT 8-01-617-000		
AMOUNT \$ 115.00			
Campus Hills Community Association, Inc.,			
Towson, Md. 21204			
RECEIVED FROM: APPEAL AND SIGN POSTING FEE RE CASE #87-54-XA			
FOR: B 8020*****115018 0204F			
VALIDATION OR SIGNATURE OF CASHIER			

cc: William M. Hesson, Jr., Esquire
Keith E. Ronald, Esquire
People's Counsel

While it is true that the request to locate the sign at the entrance to the property is motivated by aesthetic concerns, those concerns do not permit the variance to be granted.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would be contrary to the spirit of the BCZR and would result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that no practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has not been established that the requirement from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested would be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

October 20, 1986

William M. Hesson, Jr., Esquire
Nolan, Plunhoff & Williams, Chartered
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE
E/S of Fairmount Ave., 191' N of the c/l of
E. Joppa Rd.
9th Election District
Frank B. Procter, et al - Petitioners
Case No. 87-54-XA

Dear Mr. Hesson:

Please be advised that on October 17, 1986, an appeal was filed by the Protestant, Campus Hills Community Association, Inc., from my decision which was rendered in this case on September 19, 1986.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals (494-3180).

Sincerely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

AJ:med

ccs: Keith E. Ronald, Esquire

Ms. Mary Bell Grempler, President,
Grempler Realty, Inc.

People's Counsel for Baltimore County

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

9th Election District

Case No. 87-54-XA

LOCATION: East Side of Fairmount Avenue, 191 feet North of the Centerline of East Joppa Road

DATE AND TIME: Monday, September 15, 1986, at 11:45 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 in an R.O. Zone

Petition for Zoning Variance to permit a free-standing 24 sq. ft. ID sign in lieu of the permitted non-illuminated 8 sq. ft. sign attached to a building

Being the property of Frank B. Procter, et al, 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

June 04, 1987

PETITION FOR SPECIAL EXCEPTION AND ZONING VARIANCE

9th Election District

Case No. 87-54-XA

LOCATION: East Side of Fairmount Avenue, 191 feet North of the Centerline of East Joppa Road

DATE AND TIME: Monday, September 8, 1986, at 11:30 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 in a R.O. Zone

Petition for Zoning Variance to permit a free-standing 24 sq. ft. ID sign in lieu of the permitted non-illuminated 8 sq. ft. sign attached to a building

Being the property of Frank B. Procter, et al, 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
PETITION FOR VARIANCE
E/S Fairmount Ave., 191' N of : OF BALTIMORE COUNTY
C/L of E. Joppa Rd., 9th Dist.
FRANK B. PROCTER, et al., : Case No. 87-54-XA
Petitioners

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 18th day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Thomas C. Barbuti, Esquire, Gordon, Feinblatt, Rotman, Hoffberger & Hollander, 233 E. Redwood St., Baltimore, MD 21202; William M. Hesson, Jr., Esquire, and Douglas L. Burgess, Esquire, Nolan, Plumhoff & Williams, 204 W. Pennsylvania Ave., Towson, MD 21204; and Letshaw Commercial Properties, 600 E. Joppa Rd., Towson, MD 21204.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-54-XA

District: 9th Date of Posting: 7/11/86
Posted for: Special Exception + Variance
Petitioner: Frank B. Procter, et al
Location of property: E/S Fairmount Ave., 191' N of E. Joppa Rd.
Location of Sign: _____
Remarks: Hearing date changed on own motion to 7/25/86
Posted by: M. Jablon Date of return: 7/25/86
Number of Signs: 2

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-54-XA

District: 9th Date of Posting: 7/25/86
Posted for: Special Exception + Variance
Petitioner: Frank B. Procter, et al
Location of property: E/S Fairmount Ave., 191' N of E. Joppa Rd.
Location of Sign: Signs Fairmount Ave., approx. 12' E. of Joppa Rd. on property of Letshaw
Remarks: _____
Posted by: M. Jablon Date of return: 8/1/86
Number of Signs: 2

9th Election District 87-54-XA

Location: E/S of Fairmount Ave., 191' N of the c/l of E. Joppa Rd.

Hearing: Monday, September 8, 1986, at 11:45am

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

Petition for Zoning Variance to permit a free-standing 24 sq. ft. ID sign in lieu of the permitted non-illuminated 8 sq. ft. sign attached to a building
Name of Petitioners: Frank B. Procter, et al
No. of Signs: 2

Robyn.
Please prepare sign stickers for 2 signs
for Walt for Friday
re this change.
Postponed to
8/1/86

PETITION FOR SPECIAL EXCEPTION AND ZONING VARIANCE

9th Election District

Case No. 87-54-XA

LOCATION: East Side of Fairmount Avenue, 191 feet North of the Centerline of East Joppa Road

DATE AND TIME: Tuesday, August 12, 1986, at 2:00 p.m.

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

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

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

Petition for Zoning Variance to permit a free-standing 24 sq. ft. ID sign in lieu of the permitted non-illuminated 8 sq. ft. sign attached to a building

Being the property of Frank B. Procter, et al, 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



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

September 10, 1986

William M. Hesson, Jr., Esquire
Nolan, Plumhoff & Williams, Chartered
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE
E/S of Fairmount Ave., 191' N of the c/l of
E. Joppa Rd.
9th Election District
Frank B. Procter, et al - Petitioners
Case No. 87-54-XA

Dear Mr. Hesson:

This is to advise you that \$95.75 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.

Please make the check payable to Baltimore County, Maryland, and remit to the Zoning Department, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 025514
DATE: 9/12/86 ACCOUNT: 9-01-915-000
SIGNATURE: [Signature] AMOUNT: \$ 95.75
RETURNED: 9/14/86
RECEIVED FROM: Nolan, Plumhoff & Williams, Chartered, 204 W. Pennsylvania Ave., Towson, Md. 21204
FOR: Advertising & Posting on E/S of Fairmount Ave.
VALIDATION OR SIGNATURE OF CARRIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-54-XA

District: 9th Date of Posting: 7/11/86
Posted for: Special Exception + Variance
Petitioner: Frank B. Procter, et al
Location of property: E/S Fairmount Ave., 191' N of E. Joppa Rd.
Location of Sign: Signs Fairmount Ave., approx. 12' E. of Joppa Rd. on property of Letshaw
Remarks: _____
Posted by: M. Jablon Date of return: 7/11/86
Number of Signs: 2

87-54-XA

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
10th day of June, 1986.

Petitioner: Frank B. Procter, et al Received by: Jessie F. Eyer
Petitioner's Attorney: William M. Hesson, Jr., Esquire Chairman, Zoning Plans Advisory Committee

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE
E/S of Fairmount Ave., 191' N of the c/l of
E. Joppa Rd.
9th Election District
Frank B. Procter, et al - Petitioners
Case No. 87-54-XA

TIME: 11:45 a.m.

DATE: Monday, September 15, 1986

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

[Signature]
Zoning Commissioner
of Baltimore County

AJ:med

ccs: Letshaw Commercial Properties
600 East Joppa Road
Towson, Maryland 21204

Mr. Frank B. Procter
Mrs. Harriett Procter VanSant
c/o Thomas C. Barbuti, Esquire
Gordon, Feinblatt, Rotman, Hoffberger, and Hollander
233 East Redwood Street
Baltimore, Maryland 21202

June 24, 1987

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 27, 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 August 27, 86

TOWSON TIMES,

Luan Sander Orest

Publisher

38.25

PETITION FOR SPECIAL EXCEPTION
ON ELECTION DISTRICT
LOCATION: East Side of Fairmount Avenue, 191' N of the c/l of E. Joppa Rd.
DATE AND TIME: Monday, September 15, 1986, at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for Special Exception for a Class B office building in its R.O. Zone.
Petition for Special Exception is granted a free-standing 24 sq. ft. ID sign in lieu of the permitted wall sign, and 8 sq. ft. sign attached to a building.
Being the property of Frank B. Procter, et al., as shown on plat filed with the Zoning Office.
In the event that this petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during said period for good cause shown. Such request must be received in writing by the date of the hearing as shown or made at the hearing.
By Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
2236 Aug 27

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 28, 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 August 28, 1986

THE JEFFERSONIAN,

Luan Sander Orest

Publisher

Cost of Advertising

27.50

PETITION FOR SPECIAL EXCEPTION
ON ELECTION DISTRICT
LOCATION: East Side of Fairmount Avenue, 191' N of the c/l of E. Joppa Rd.
DATE AND TIME: Monday, September 15, 1986, at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for Special Exception for a Class B office building in its R.O. Zone.
Petition for Special Exception is granted a free-standing 24 sq. ft. ID sign in lieu of the permitted wall sign, and 8 sq. ft. sign attached to a building.
Being the property of Frank B. Procter, et al., as shown on plat filed with the Zoning Office.
In the event that this petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during said period for good cause shown. Such request must be received in writing by the date of the hearing as shown or made at the hearing.
By Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
2236 Aug 28

William M. Hesson, Jr., Esquire
Douglas L. Burgess, Esquire
Nolan, Plumhoff & Williams, Chartered
204 West Pennsylvania Avenue
Towson, Maryland 21204

July 7, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE
E/S Fairmount Ave., 191' N of the c/l of E. Joppa Rd.
9th Election District
Frank B. Procter, et al - Petitioners
Case No. 87-54-XA

TIME: 2:00 p.m.

DATE: Tuesday, August 12, 1986

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

AJ:med

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND No. 021668

OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 8/11/86 ACCOUNT: 01-415

AMOUNT: \$ 200.00

RECEIVED: NOLAN PLUMHOFF & WILLIAMS

FOR: FILING FEE FOR SPX & VAR Item 44B

FRANK B. PROCTER - PETITIONER

*****200.00*****

VALIDATION OR SIGNATURE OF CASHIER



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

ARNOLD JABLON
ZONING COMMISSIONER

JAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 9, 1987

C. Wayne Kampske, Chair
Zoning Committee
Campus Hills Community Association, Inc.
P.O. Box 9776
Buddwood Station
Towson, Maryland 21204

RE: Case No. 87-54-XA
Frank B. Procter, et al,
Petitioners

Dear Mr. Kampske:

I am in receipt of your letter dated March 6, 1987.

Please be advised that I have no authority to refund the appeal filing fee as you request.

If I can be of any further assistance, please feel free to contact me.

Sincerely,
Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ:srl

William M. Hesson, Jr., Esquire
Douglas L. Burgess, Esquire
Nolan, Plumhoff & Williams, Chartered
204 West Pennsylvania Avenue
Towson, Maryland 21204

July 25, 1986

NOTICE OF HEARING
RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE
E/S Fairmount Ave., 191' N of the c/l of E. Joppa Rd.
9th Election District
Frank B. Procter, et al - Petitioners
Case No. 87-54-XA

TIME: 11:30 a.m.

DATE: Monday, September 8, 1986

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

AJ:med

ccs: Lashaw Commercial Properties
606 East Joppa Road
Towson, Maryland 21204

Mr. Frank B. Procter
Mrs. Harriette Procter VanSant
c/o Thomas C. Barbati, Esquire
Gordon, Reinblatt, Rotman, Hoffberger, and Hollander
233 East Redwood Street
Baltimore, Maryland 21202



COMMUNITY ASSOCIATION, INC.
P.O. BOX 9776 EUDWOOD STATION
TOWSON, MARYLAND 21204

712 Scarlett Drive
Towson MD 21204
March 6, 1987

RECEIVED
MAR 9 1987
ZONING OFFICE

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
111 W. Chesapeake Avenue
Towson MD 21204

RE: Special Exception Hearing
Case No. 87-54-XA
FRANK B. PROCTER, et al

Dear Mr. Jablon:

In October 1986, the Campus Hills Community Association filed an appeal to the findings of the Special Exception Hearing of September 15, 1986 through the offices of W. Lee Thomas, P.A., with Mr. Keith Ronald being the attorney of record.

The Community Association and Mr. Robert Latshaw, the developer of Fairmount Green, were successful in reaching agreement in terms of a protective covenant agreement. Said agreement was signed by all parties on January 21, 1987 and recorded among the Land Records of Baltimore County.

It has come to my attention that it may be possible to have the appeal filing fee refunded since the process was terminated prior to the scheduled hearing date. Please advise if this is, in fact, a possibility.

Your attention given this request is appreciated.

Sincerely,

C. Wayne Kampske

C. Wayne Kampske, Chair
Zoning Committee

321-0383

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 26, 1986

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

Chairman

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

William M. Hesson, Jr., Esquire
Nolan, Plumhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 44B - Case No. 87-54-XA
Petitioner: Frank B. Procter, et al
Petitions for Special Exception and Zoning Variance

Dear Mr. Hesson:

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.

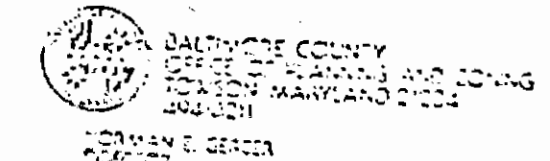
Very truly yours,

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

JED:kbb

Enclosures

cc: George William Stephens, Jr. & Associates
P.O. Box 6828
Towson, Maryland 21204



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

JULY 14, 1986

Re: Zoning Advisory Meeting of June 17, 1986
Item No. 44B
Property Owner: FRANK B. PROCTER, et al
Location: E/S FAIRMOUNT AVENUE, 191' N OF EAST JOPPA RD.

Dear Mr. Jablon:

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

- () There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- () The County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract. Therefore it is defined as a subdivision. The plan must show the entire tract.
- (X) A record plat will be required and must be recorded prior to issuance of a building permit.
- () The process is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-59 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on 11/11/85.
- (X) Landscaping: This property with Baltimore County Landscape Manual, 8111 172-29. To building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- (X) The property is located in a traffic area. Construction by a top level intersection as defined by 2111 172-29. No 24 variations change the unavailability of the County Council.
- (X) The property is located in a traffic area. Construction by a top level intersection as defined by 2111 172-29. No 24 variations change the unavailability of the County Council.

RE: PLAN-IX-477 (FAIRMOUNT GREEN) WAS APPROVED ON 6/18/86

cc: James Hesson

Estimate A. Boser
Chair, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

July 1, 1986

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

Item No. 44B -ZAC- Meeting of June 17, 1986
Property Owner: Frank B. Procter, et al
Location: E/S FAIRMOUNT AVENUE, 191 feet N of East Joppa Rd.

Existing Zoning: R.O.
Proposed Zoning: Special Exception for a Class B Office Building in an R.O. zone and a Variance to permit a free-standing sign of 24 square feet in lieu of the permitted 8 square feet sign attached to the building 1.16 acres
9th Election District

Acres:

District:

Dear Mr. Jablon:

Please see CRG comments.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

June 24, 1987



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2536
494-4500

PAUL H. REINCKE
CHIEF

June 24, 1986

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

RE: Property Owner: Frank B. Proctor, et al

Location: E/S Fairmount Avenue, 191 feet N. of E. Joppa Road

Item No.: 448 Zoning Agenda Meeting of 6/17/86

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

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

3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

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

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

6. Site plans are approved, as drawn.

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

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

/mb

COUNTY REVIEW GROUP MEETING MINUTES

Wednesday, June 18, 1986

FAIRMOUNT GREEN

COUNTY REVIEW GROUP - THOSE PRESENT*

Peter Paff, Chairman - Department of Public Works
Gary Kerns, Co-Chairman - Office of Current Planning

Agency Representatives

Robert Covahey - Public Services
Greg Jones - Traffic Engineering
Capt. Kelly - Fire Department
Dwight Little - Developers Engineering Division
John Ruke - Developers Engineering Division

Developer and/or Representatives

James Colimore - Colimore Clarke Assoc.
Bill Hesson, Esq. - Nolan, Plunhoff & Williams
Jim Kline - G. W. Stephens, Jr. & Assoc., Inc.
John S. Smith - G. W. Stephens, Jr. & Assoc., Inc.
Robert E. Latsch, Jr. - Developer
*Interested Citizens - See Attached

Mr. Paff opened the meeting at 11:10 a.m., introduced the staff, and explained the purpose of the meeting.

Mr. Smith presented the Plan.

Mr. Kerns summarized the staff comments submitted from the Fire Department, Health Department, Bureau of Sanitation, Building Plans Review, Storm Water Management Review, Developers Engineering Division, Dept. of Recreation & Parks, Office of Planning and Zoning, Traffic Engineering, Bureau of Land Acquisition. These comments have been made a part of these minutes, and a copy was also given to the developer and developer's engineer.

When presenting the Plan, Mr. Smith indicated that the proposed development was to be a 3-story building approximately 26,000 square feet in area. In response to comments made at the pre-CRC meeting, the developer had moved the dumpster location, added parking details, put in the island at the entrance for right turn only for ingress and egress and the common use entrance with Grempler Property. Mr. Colimore further expanded on the design of the building. He mentioned that the building location was placed to have it as far from the residential area as possible. All large specimen trees will be saved if possible. Although three stories, the building will be tucked into the hill so its profile will be lower than if the lot was level. The base of the building will be brick and the top covered with a limestone type finish. The glass will be dark tinted bronze.

The staff comments to be addressed are as follows:

Developers Engineering Division indicated that Epsom Road will be formally closed

COUNTY REVIEW GROUP MEETING MINUTES

-2-

June 18, 1986

FAIRMOUNT GREEN

by the subject site and no "T" turnaround will be required. The Developer indicated that Epsom Road doesn't really exist, but is a private right-of-way owned by an adjacent land owner. The matter will be investigated and if need be the road will be closed. Planning was concerned with the compatibility of the plaster used for the top portion of the building. The limestone type finish was deemed to be acceptable. It was also required that a tree surgeon be involved with landscaping to insure the proper practices to save as many of the mature trees as possible. Zoning remarked on the illuminated proposed sign needing a variance.

All other agency comments as well as those mentioned above were included on the submitted plan.

The citizens were invited to comment. Mr. John Benner was concerned with an increase in traffic in the area. He was particularly concerned with the intersections of Fairmount and Joppa Roads and Fairmount Ave. and Goucher Blvd. Mr. John Strohecker felt this project was changing the character of his neighborhood and was concerned with parking and storm water management. Mr. Stan Klukowski also expressed concern with traffic and parking. Mrs. Gretchen Connor felt this project was not compatible with the neighborhood. She felt that the development should be more in line with others on Joppa Road; that is, convert the existing structure and add space on the rear of the existing structure. Mr. Frederick Wood echoed the concern with the compatibility of this project.

Mr. Keith Ronald requested that Epsom Road be formally closed. It was indicated that this will be done if needed. He was concerned with the operating hours of the building. A note will be added to the Plan showing the hours of operation. A note will also be added per Mr. Ronald's request that no entrance will be placed opening onto Epsom Road or Goucher Boulevard. Mr. Ronald voiced concern about the lighting on the parking lot. Several proposals were discussed. The Developer indicated that he will work with the area residents to minimize the adverse impact of the lighting and still provide adequate parking lot lighting. Mr. Ronald also wanted to know the estimated number of employees the building will have, and also stated that he felt the building was too large. Mrs. Yates pointed out that a few years ago she wanted to build a garage but was told she couldn't because of the Epsom Road right-of-way. She reiterated that the County should check the status of Epsom Road.

CONCLUSION: Greg Jones of Traffic Engineering discussed with the citizens their concerns about traffic on Joppa Rd., Fairmount Ave., and Goucher Blvd. He showed them a proposed improvement to the Fairmount Ave. and Goucher Blvd. intersection. All other concerns were discussed and Mr. Kerns went into detail about the issue of compatibility and the zoning hearing procedure. The Committee gave the project a Conditional Approval based on the outcome of outstanding zoning hearing and variances. Mr. Paff explained the appeal process and the meeting was concluded at 12:15 p.m.

P.A.P.

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: June 16, 1986

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

PROJECT NAME: Fairmount Green

PROJECT NUMBER: #86103

LOCATION: Fairmount Avenue

DISTRICT: GC4

The Plan for the subject site, dated April 4, 1986, and revised June 12, 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.

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

Project #86103
Fairmount Green
Page 2
June 16, 1986

GENERAL COMMENTS: (Cont'd)

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

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

The Plan is satisfactory pending conformance with the following comments.

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 when the streets have been accepted for County maintenance.

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

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

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

Fairmount Avenue is an existing road, which is improved as an 80-foot street cross-section on an 108-foot right-of-way. The Developer's responsibility shall be the preparation of a right-of-way plat for and the dedication of any widening and slope easements at no cost to the County. The widening shall be based on the future realignment of Fairmount Avenue when finalized.

Epsom Road is an existing road, which will ultimately be improved as a 50-foot street cross-section on a 50-foot right-of-way. The Developer's responsibility along the existing road frontage shall be as follows:

The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the site or as may be required to establish file and grade.

Project #86103
Fairmount Green
Page 3
June 16, 1986

HIGHWAY COMMENTS: (Cont'd)

b. The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.

c. The relocation of any utilities or poles as required by the road improvements.

d. The construction of a tee-turnaround within the existing right-of-way along the Developer's frontage. The paving thickness shall conform with Baltimore County Standards and requirements for 11-inch thick paving.

Prior to the recording of this plat, a road closing hearing is required for Epsom Road and the road must be formally closed by the County Executive.

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

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot minimum radii curb returns with handicapped ramps, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards (Detail R-32, 1977 Edition), as the Developer's total responsibility.

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

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

The tee-turnaround shall conform with Baltimore County Standard Detail R-16.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

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

The Developer must provide necessary drainage facilities (temporary

Project #86103
Fairmount Green
Page 4
June 16, 1986

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

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.

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.

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.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year and 10-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the 1984 Baltimore County Storm Water Management Policy and Design Manual adopted September 11, 1984.

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. Comments have been received from the City, and their comments are:

"...service may be obtained from the Towson Fourth Zone.

A metered service for the proposed office building may be taken from the existing 8-inch main in Epsom Road.

The developer should arrange to have fire flow tests made to



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

July 24, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Johnson:

Comments on Item # 1448 Zoning Advisory Committee Meeting are as follows:

Property Owner: Frank B. Proctor, et al
Location: E/S Fairmount Avenue, 191 feet N of East Joppa Road
District: 9th.

APPLICABLE CODES ARE CITED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85, the Maryland Code for the Handicapped and Age (A.R.A. #11-1-1980) and other applicable Codes and Standards, such as signs, ramps, dumpsters, etc., etc.

2. A building and other miscellaneous permits shall be required before the start of any construction.

3. 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.

4. 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. Registered seals are not acceptable.

5. All the Group except 4-4 Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 4'-0" to an interior lot line. All the Group 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 1-1, Section 107, Section 106.2 and Table 107. No openings are permitted in an exterior wall within 3' of an interior lot line.

6. The structure does not appear to comply with Table 505 for permissible height/area. Ref. to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this Department.

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

8. When filing for a required Change of the 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 the Group are from the Building Code or to Kind Use. See Section 315 of the Building Code.

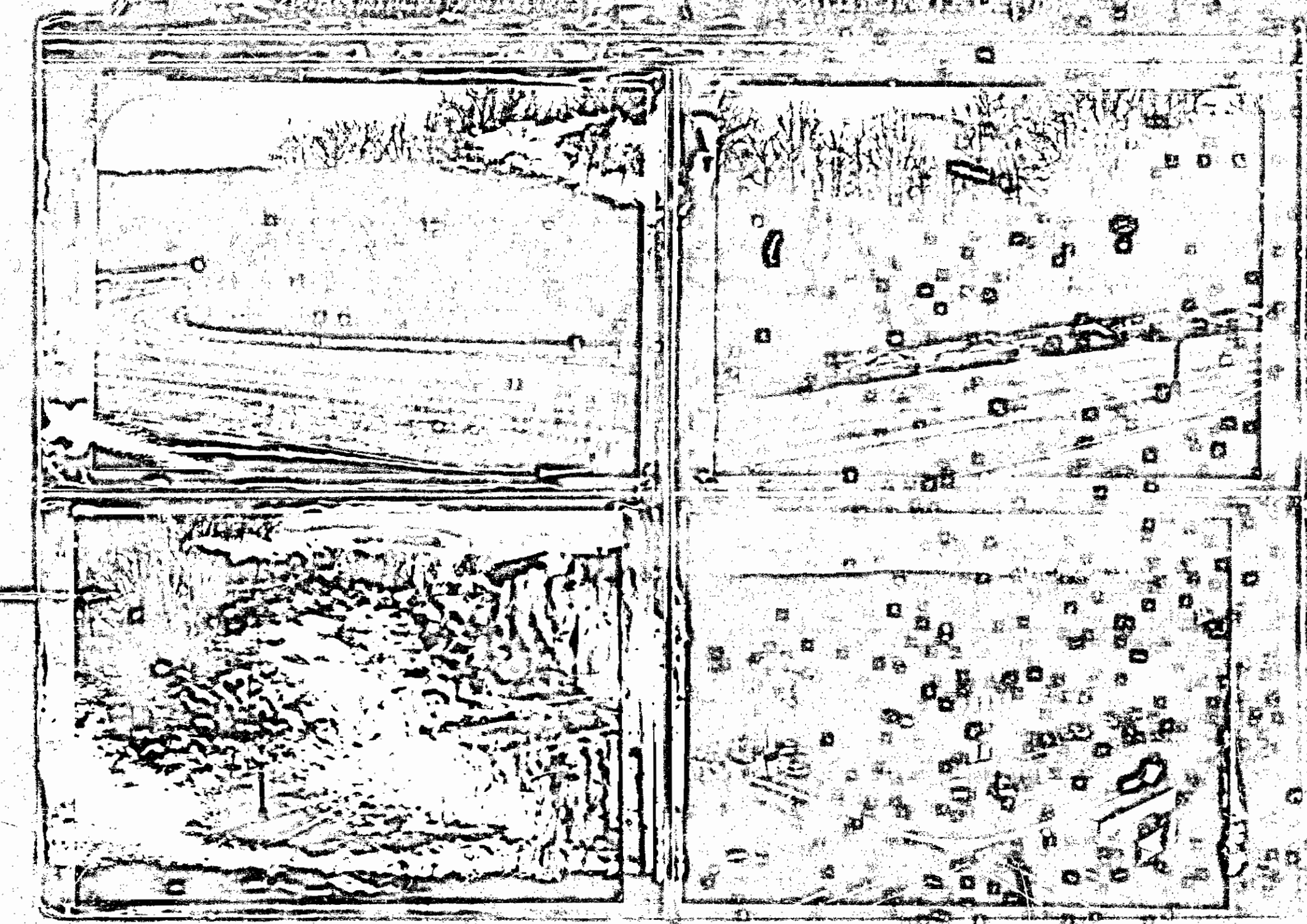
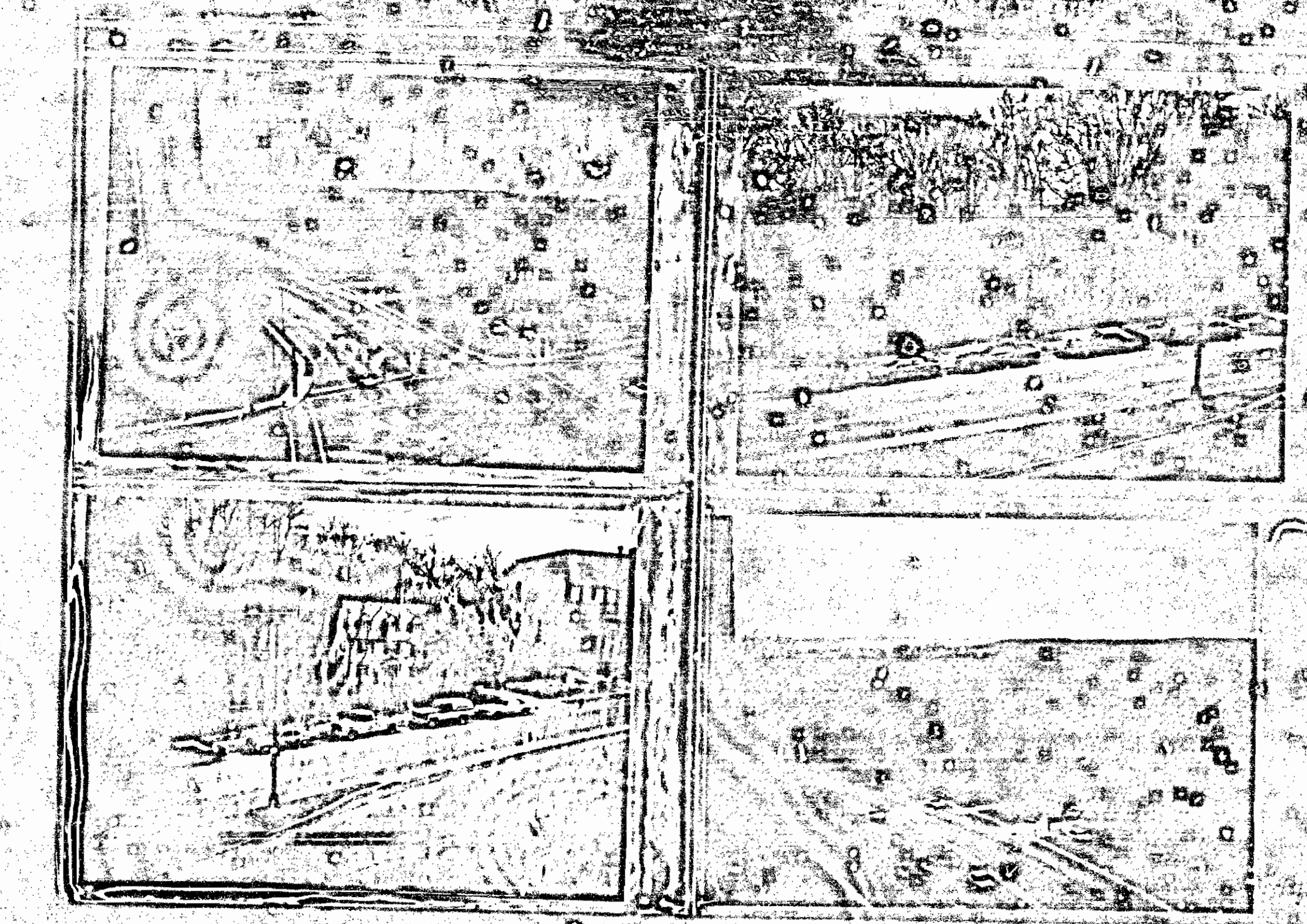
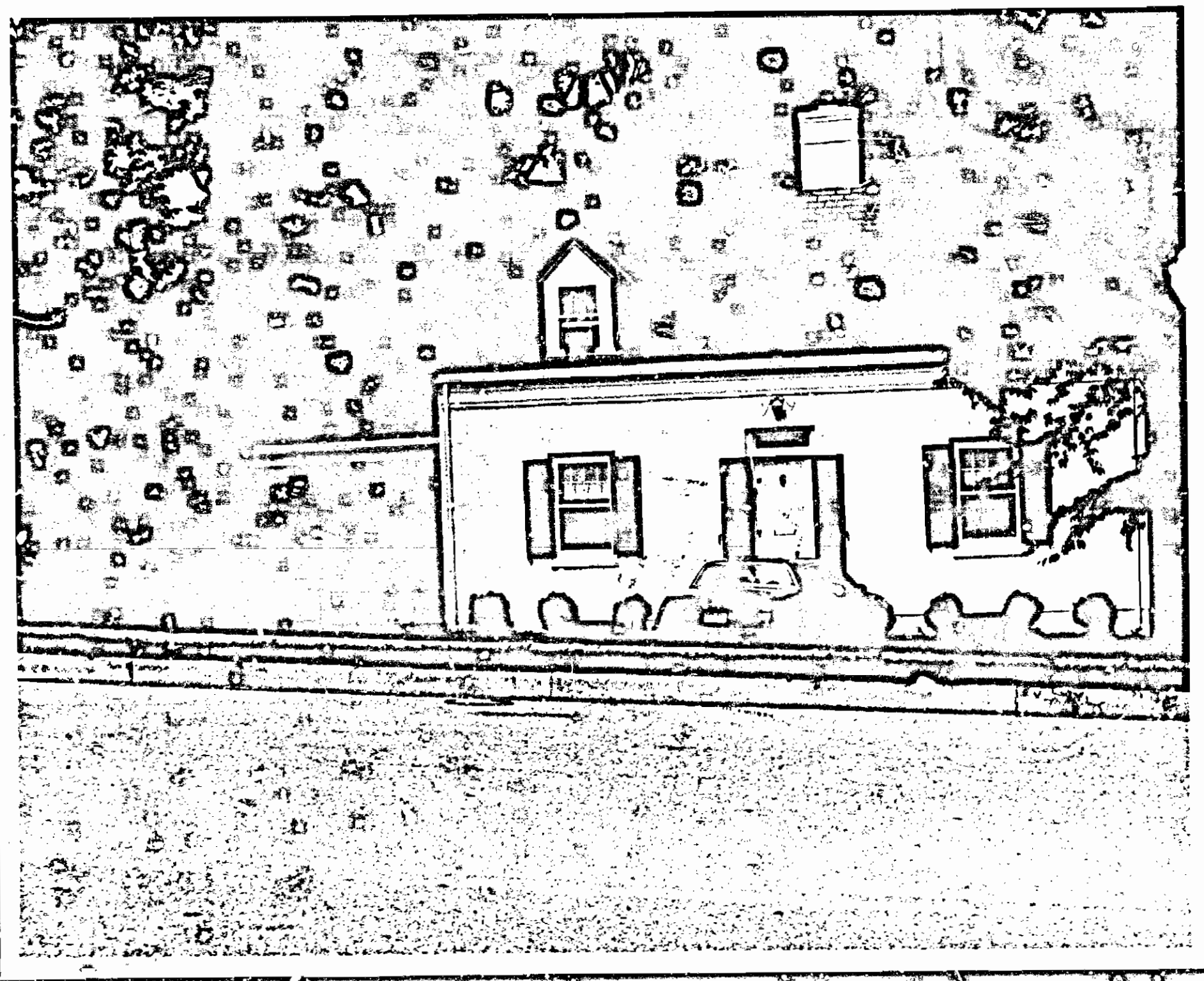
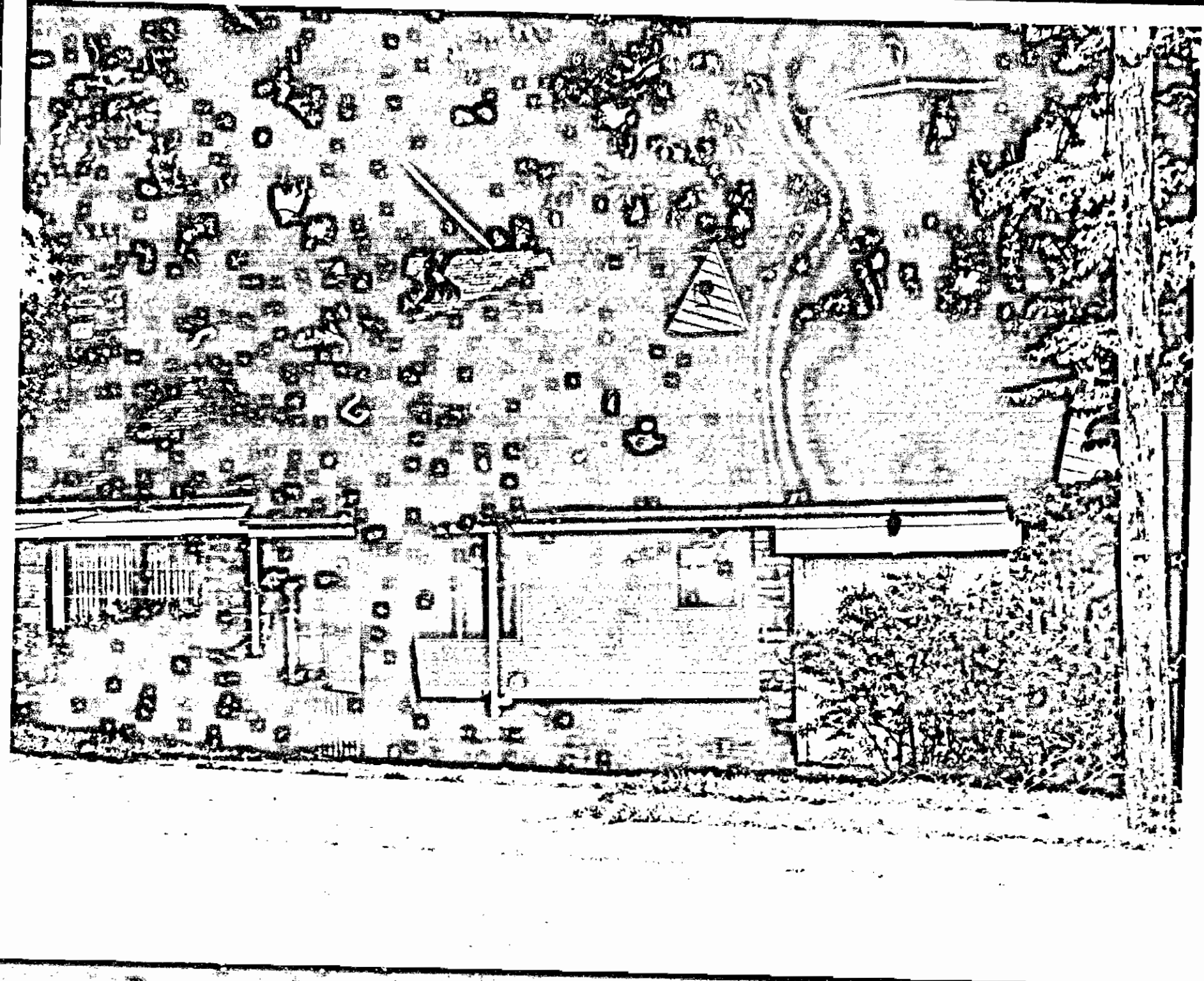
9. The proposed project appears to be located in a Flood Plain. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #11-85. This plan shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

10. Comments: Accessible routes for handicapped shall comply to A.N.S.I. A117.1 - 1980 Section 4.0. See Section 1702.0 B.O.C.A. Code for sprinklers required. An elevator for handicapped is required.

11. These abbreviated comments reflect only on the information provided by the developer submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. It is desired the applicant may obtain additional information by visiting some 100 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Baltimore County Building Plans Review

June 24, 1987



WATER AND SANITARY SEWER COMMENTS: (Cont'd)

determine if the water available is adequate for fire protection and domestic service. Arrangements for fire flow tests can be made by contacting Mr. T. F. Schwartz, Chief of Pumping Section, Bureau of Water and Waste Water, Ashburton Filtration Plant, 3001 Druid Park Drive, 396-0360.

All mains within the project not in public roads will not be serviced or maintained by the City."

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

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

Permission to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

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

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

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

EAM:GDL:ss

cc: File

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James A. Markle Date: June 5, 1986
FROM: Charles K. Weiss
SUBJECT: Fairmount Green
Fairmount Ave.
CRG 4/18/86

Baltimore County does not provide commercial refuse collection. However, there is no problem with the location as shown.

CKW/KRA/ms

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: June 18, 1986

PROJECT NAME: Fairmount Green PLAN
COUNCIL & ELECTION DISTRICT: C-4 IX-477 PLAN EXTENSION
REVISED PLAN XXXXXXXXX
PLAT

The Office of Planning has reviewed the revised subject plan received in this office on 6/16/86 and submits the following comments:

- 1) This CRG plan has been revised since the original submission. The plan must include a revision date and list of changes.
- 2) Under the provisions of Section 22-104 of the Development Regulations, development of property in the R.O. Zone shall be designed to achieve a number of objectives including compatibility with surrounding uses and tree preservation. This office has reviewed the cross sections, elevation drawings and preliminary landscape plan and finds the proposed development compatible subject to the following comments:
 - a) The elevation drawings have been reviewed and are generally acceptable. We recommend that the cement plaster be a color that complements the brick and bronze glass.
 - b) The revised preliminary landscape plan indicates the intent to preserve a number of large existing trees on this site. This preservation will require special treatment from the beginning of the project. A qualified tree surgeon should be involved from the beginning of clearing and grading. Protective measures must be installed over root zones of the trees. These protective measures and special construction techniques will be reviewed in more detail at the final landscape plan stage of the project.
 - c) Additional planting is required to effectively screen the parking and development from the existing residential areas. This additional landscaping must meet the requirements of the Landscape Manual.
- 3) A final landscape plan must be approved by this office prior to issuance of building permits.

Gary L. Kerns
Gary L. Kerns
Current Planning and Development

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director
TO: Environmental Support Services Date: June 4, 1986
FROM: Rocky Russell
Waste and Water Quality Management
SUBJECT: ENVIRONMENTAL EFFECTS REPORT - Fairmount Green
CRG MEETING June 18, 1986 11:00 am
(Date) (Time)

PLAN REVIEW NOTES

1. *Describe site* (Describe site)
2. *water and sewer is proposed.* (Describe streams on-site)
3. *No wetlands* (Describe wetland soils on-site)
4. *Storm Water Management* is required.
5. *0.92 acres* 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.

MICROFILMED

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: June 18, 1986

FROM: ZONING OFFICE

PROJECT NAME: Fairmount Green PLAN: 5/8/86
LOCATION: E/S Fairmount Ave., 191' N REV: 6/12/86 REV:
of the Centerline of Joppa Rd.
DISTRICT: 9th Election District REVISED PLAN KEY:
COMPLIANCE WITH COMMENT CHECKED
NON-COMPLIANCE IS CIRCLED
ADDITIONAL COMMENTS ADDED LAST:

1. A special exception for a Class 3 office building and a variance to S. 203.3.C to permit a free-standing sign of 24 sq. ft. in lieu of the allowed 8 sq. ft. on the building was filed for in the Zoning Office on 6/2/86 under Item No. 448.
2. Prior to acceptance for filing, the following revisions were made on 6/2/86 and should be included on the C.R.G. plan:
 - a. Notes 30 and 31 were added concerning the height and paving and
 - b. The sign detail was added, parking, A.O.S. and fire hydrant.
3. In addition to the changes that were made, the following revisions are requested:
 - a. After Note No. 30 add "per Zoning Policy BW-11". If the sign is to be illuminated, this will have to be included in the variance request and the plans updated accordingly. *Indicate on plan*
 - b. Elevation drawings should be submitted graphically indicating the height determination, and showing the elevation of the basement and the building entry. Correct A.O.S. provided on both plans. Show square footage and .34 as shaded on the plan.
 - c. Include a basement parking plan and update the parking provided on both plans in the notes and the tabulation.
 - d. Include the area of the basement space not used for parking in the F.A.R. calculations, and

MICROFILMED

DEPARTMENT OF TRAFFIC ENGINEERING

BALTIMORE COUNTY, MARYLAND

TO: Mr. James Markle Date: 6-17-86
FROM: C. Richard Moore
SUBJECT: C.R.G. Comments
PROJECT NAME: Fairmount Green C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: 9C4 86103 DEVELOPMENT PLAN:
LOCATION: Fairmount Ave. N. of Joppa Rd. RECORD PLAT:

The following comments are offered:

1. There needs to be a 5% downgrade towards Fairmount Ave. at least 20 ft. back from the future curb line.
2. The plan needs to show the future curb line of Fairmount Ave. The curb return radiuses and right turn island should be constructed to conform to the ultimate curb line if feasible at this time.
3. The possible future use-in-common access should be at the existing Grepler Bldg. curb cut to the south. It is recommended that an easement be recorded for this (see attached sketch).

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

CRW:GU:lt

MICROFILMED

BALTIMORE COUNTY, MARYLAND

Subject: County Review Group Comments Date: June 2, 1986
From: Dept. of Recreation and Parks

Project Name: Fairmount Green Preliminary Plan
Project Number: 86103 Development Plan
Location: Fairmount Avenue Final Plat
Districts: 9, C-4 CRG Plan X

COMMENTS: Zoned RO
L.O.S. note required.

FR:ssm

Francis R. Niner
Facilities Coordinator

MICROFILMED

June 04, 1987

[illegible]

1. 2 to 10 year peak storm is required.
2. Infiltration of the one inch storm must be investigated at final design.
3. 10 year release rates may be reduced if the receiving S.D. is undersized.

Thomas L. Widman
6/2/86

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 823-7800

OF COUNSEL
RALPH E. DEITZ
9026 LIBERTY ROAD
HODDANSTOWN, MARYLAND 21133
(301) 923-2121
RUSSELL J. WHITE

HAND DELIVERY

Re: Petition for Special Exception
and Variance
Frank B. Procter, et al. - Pet:
Case No.: 87-54-XA

Dear Mr. Jablon:

The above-captioned case is presently scheduled for hearing at 2 p.m. on Tuesday, August 12, 1986. In order to permit the Petitioners to fully prepare for the presentation of their case, I respectfully request that the hearing be postponed and rescheduled to a later date (excluding the week of August 25, 1986).

Sincerely,

 William M. Hesson, Jr.

WMHJR/mdg

cc: Mr. Robert E. Latshaw, Jr.
Thomas C. Barbuti, Esquire
Mr. John Smith
Mr. James Colimore

INTER-OFFICE CORRESPONDENCE

TO Catherine Werfield, C. R. G. Date June 3, 1986

FROM Charles E. Burnham, Chief, Building Plans Review 629

SUBJECT Fairmount Green #86103, District 9 CL

The building shall comply with the Baltimore County Building Code, Council Bill #17-85, which includes the 1984 Editions of the B.O.C.A. Basic National Building, Mechanical and Energy Codes. Also, we enforce the Maryland State Handicapped Code which includes the A.N.S.I. Standard A117.1 - 1980.

Separate permits will be required for the various improvements, razing of buildings, etc.

It appears the structure will require sprinklers under Section 1702.11 and standpipes under Section 1711.2.11.

Section 313.0 titled mixed uses will also be of interest to the Architect/Designer, as will Section 1402.10.

The plat plan shall show handicapped parking spaces, location, signs, ramps, curb cuts, entrance, and elevator location. The interior of the building shall be made useable and accessible to the handicapped.

The Building Code determines the number of possible occupants in an office building by use of Table 206. Business uses are 100 square feet per occupant. Parking garage would be 200 square feet per person. Therefore, the building occupancy load would be considered to be 210 persons.

434/va

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

PAUL H. REINCKE
CHIEF

BALTIMORE COUNTY, MARYLAND

DATE: JUNE 2, 1986

SUBJECT: SUBDIVISION REVIEW COMMENTS

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

PROJECT NAME: FAIRMOUNT GREEN

PROJECT NUMBER: CRG AGENDA 6/18/86, 11:00 AM

LOCATION: FAIRMOUNT AVENUE.

DISTRICT # 9

COMMENTS:

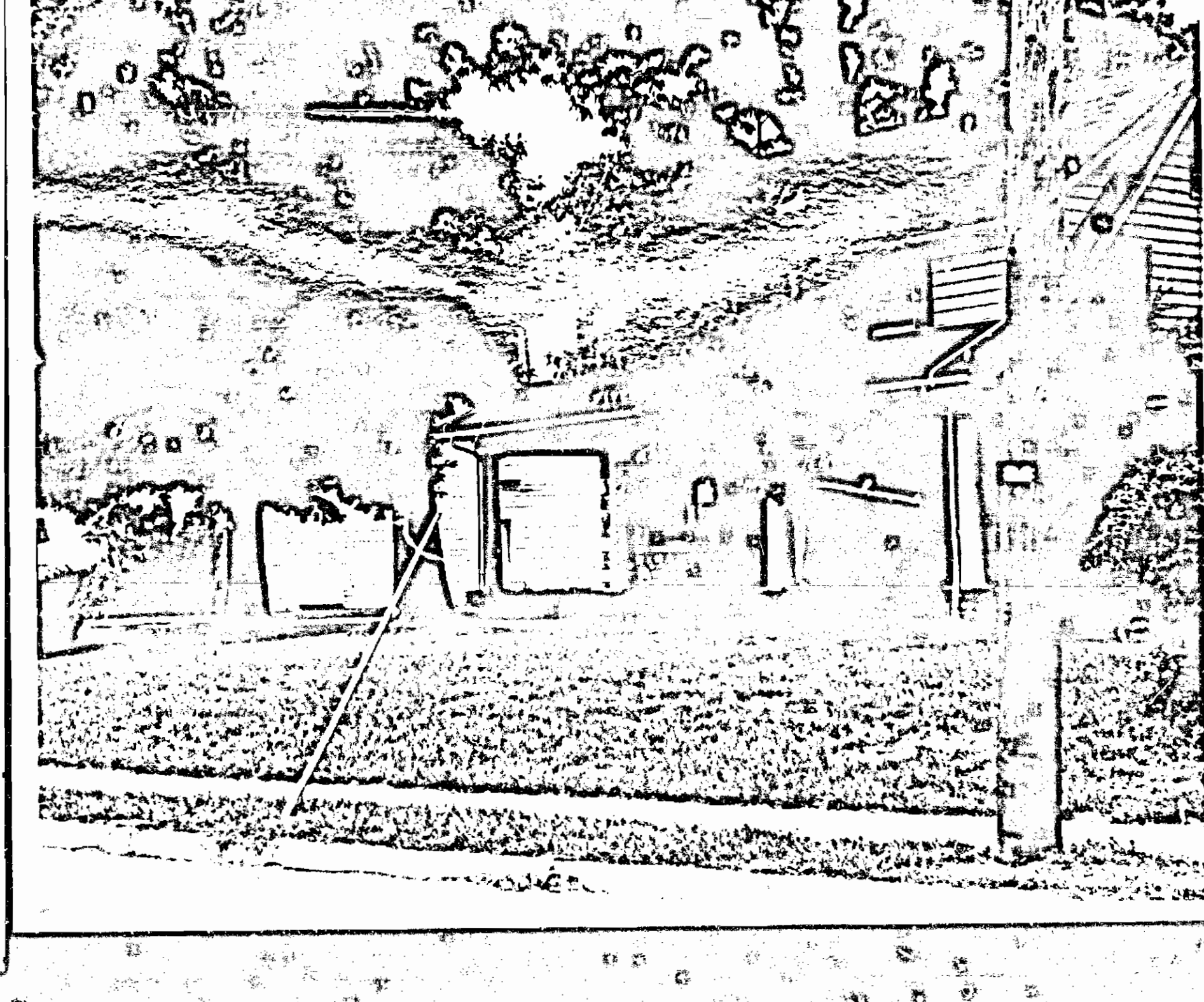
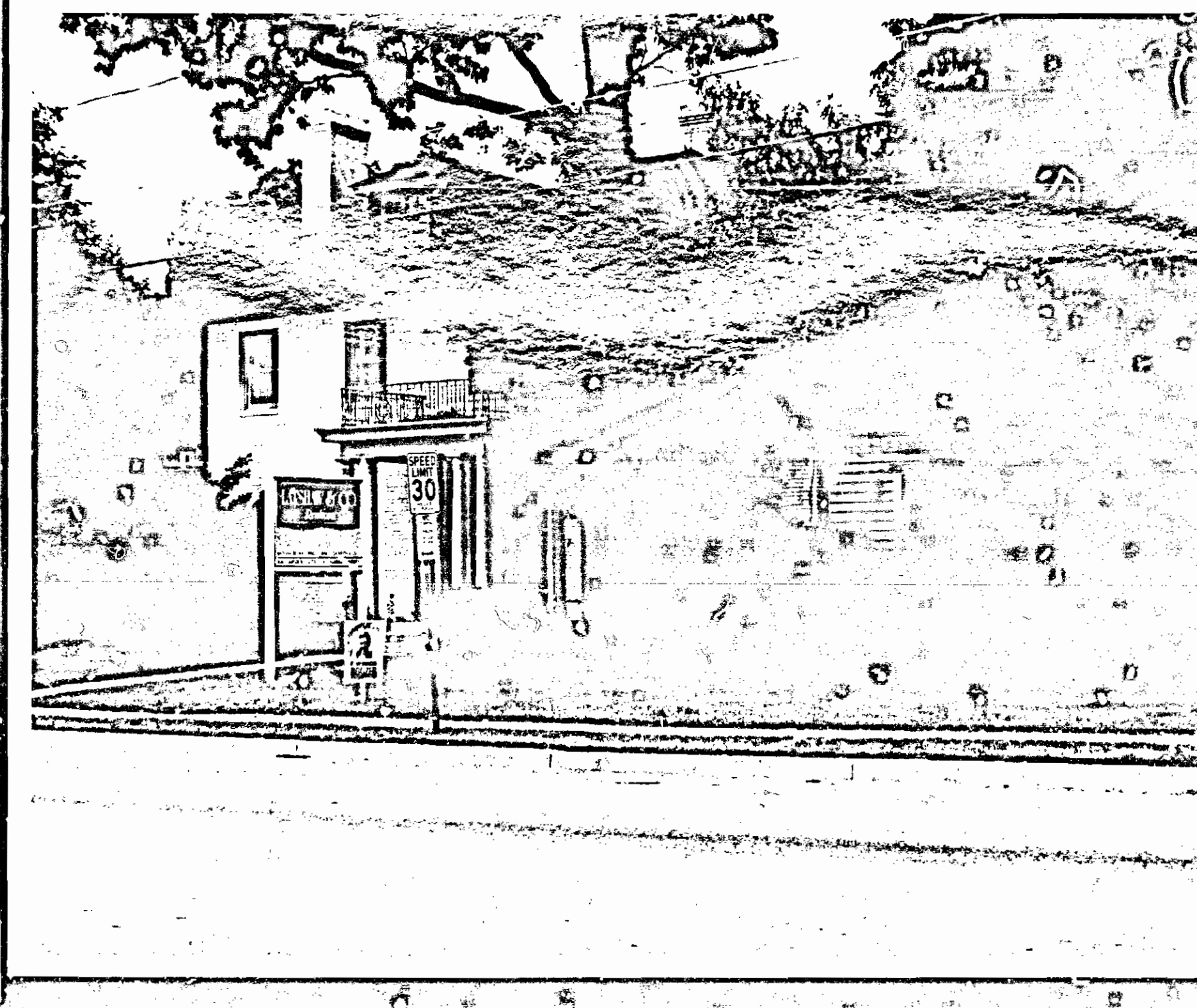
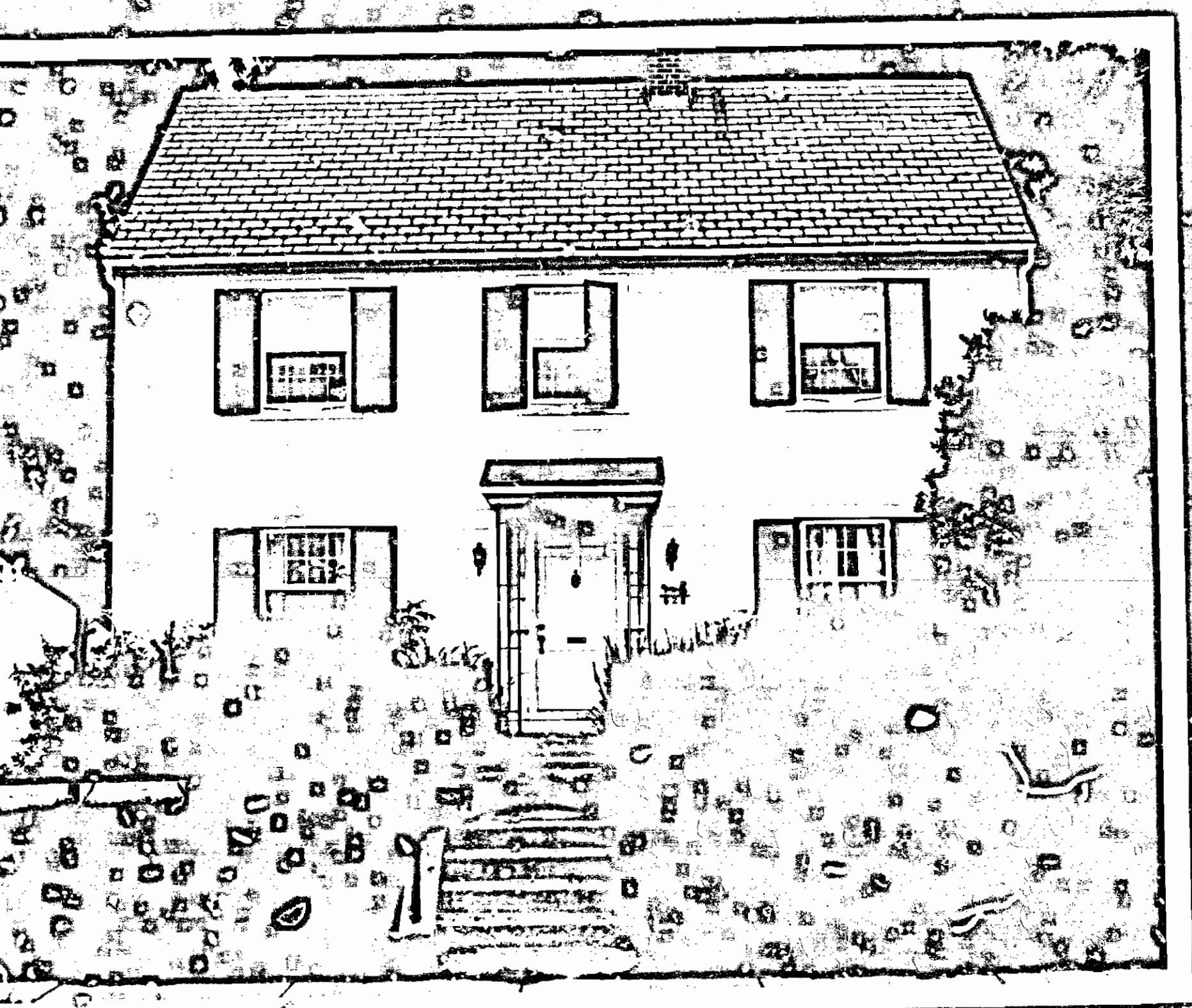
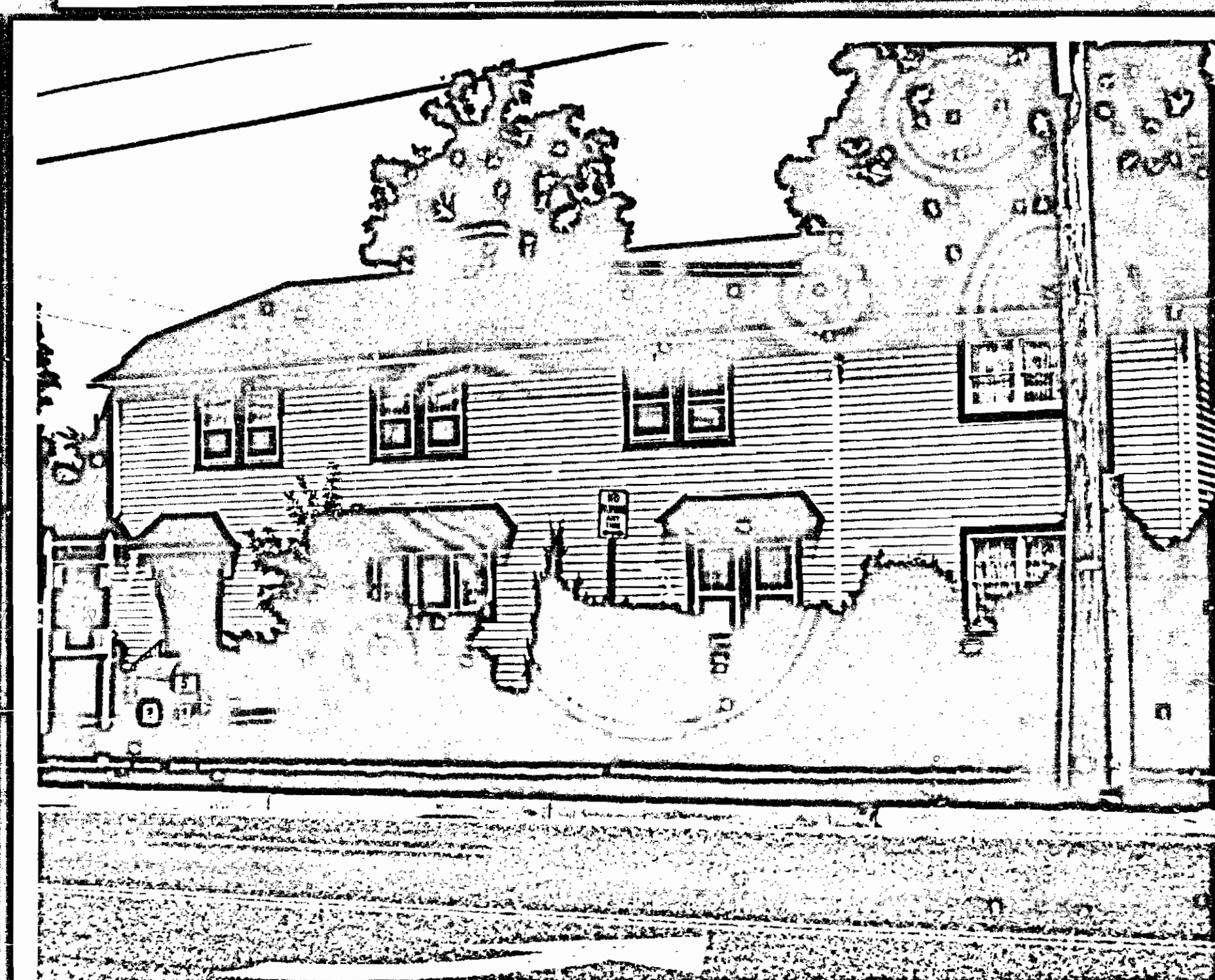
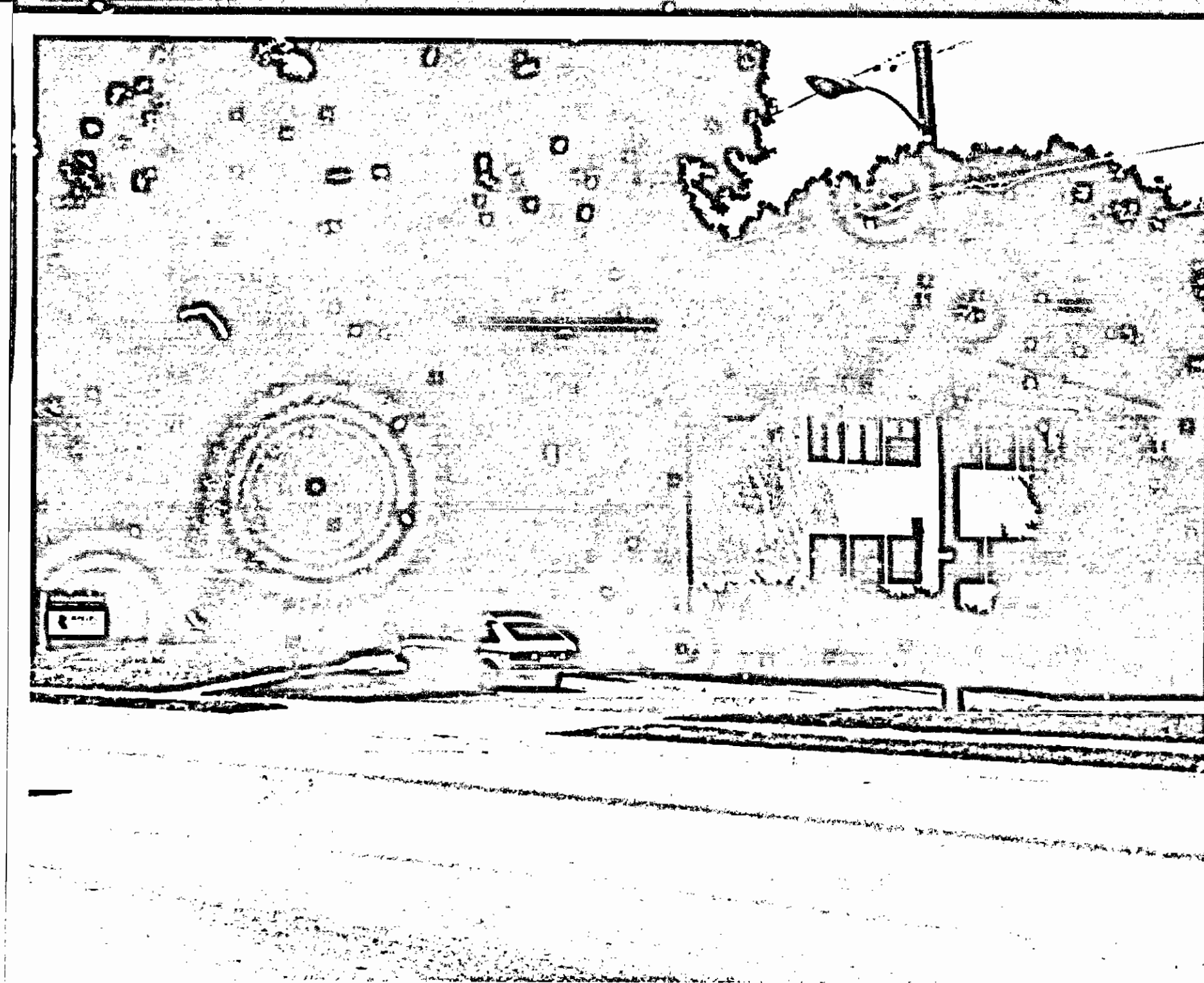
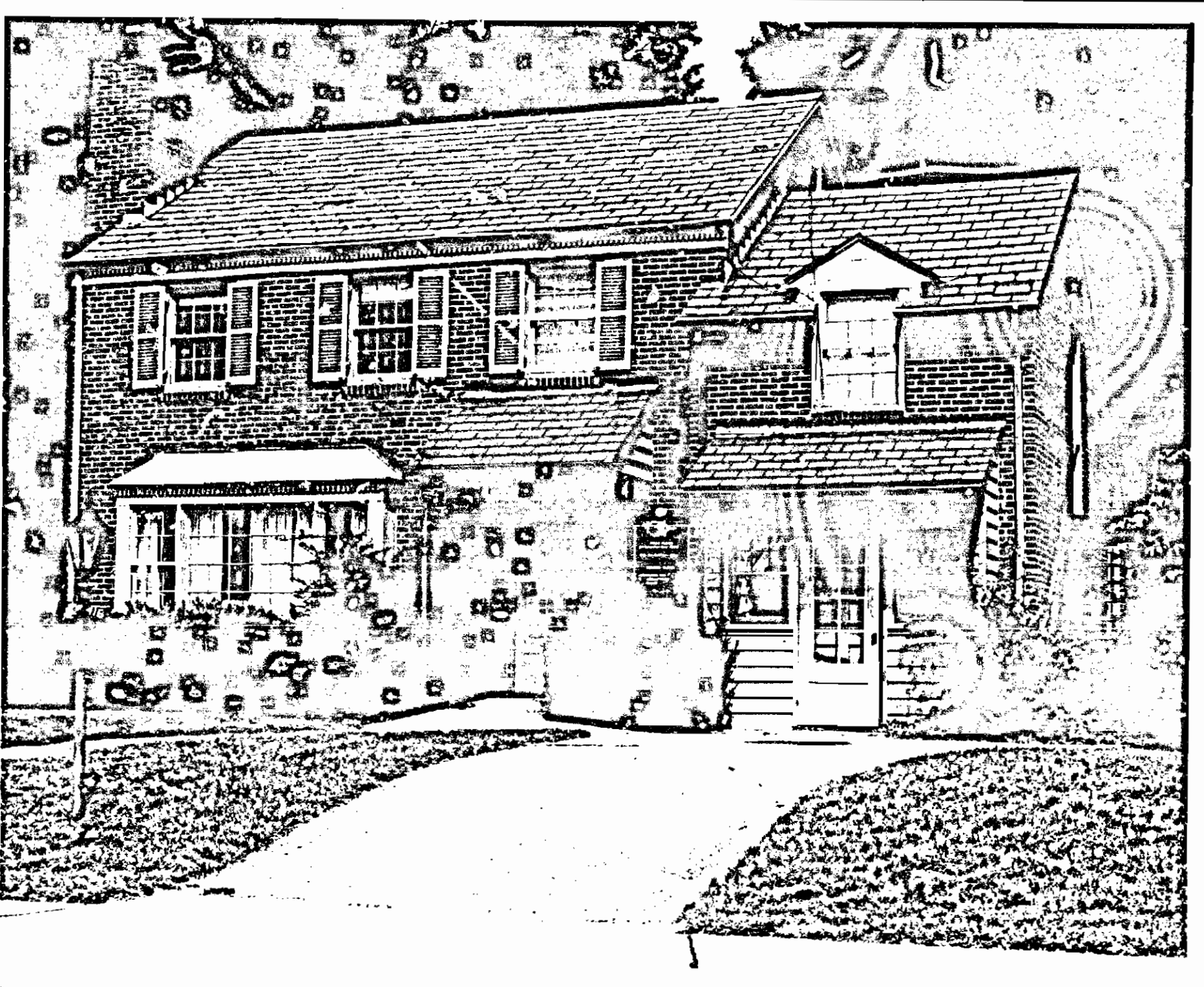
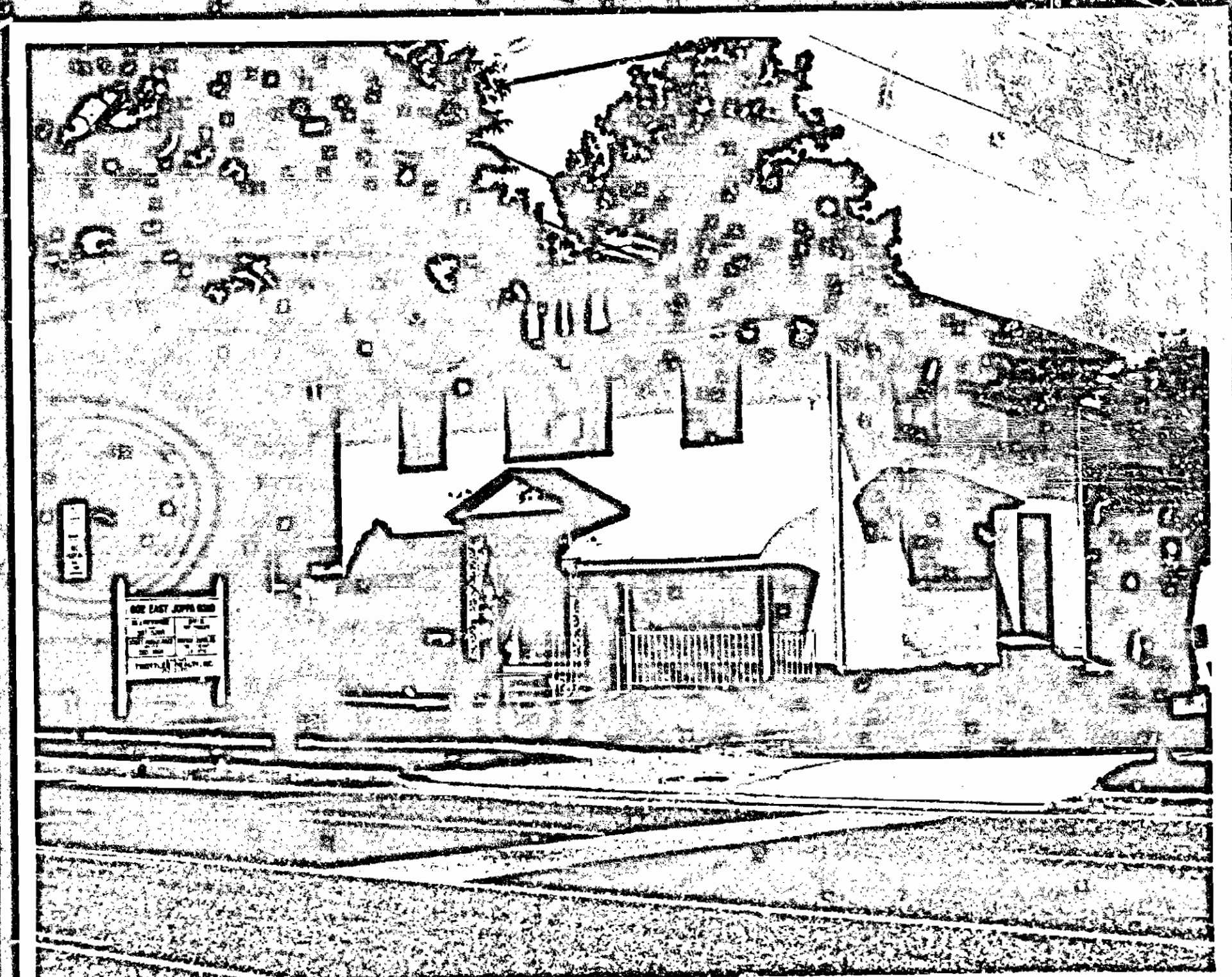
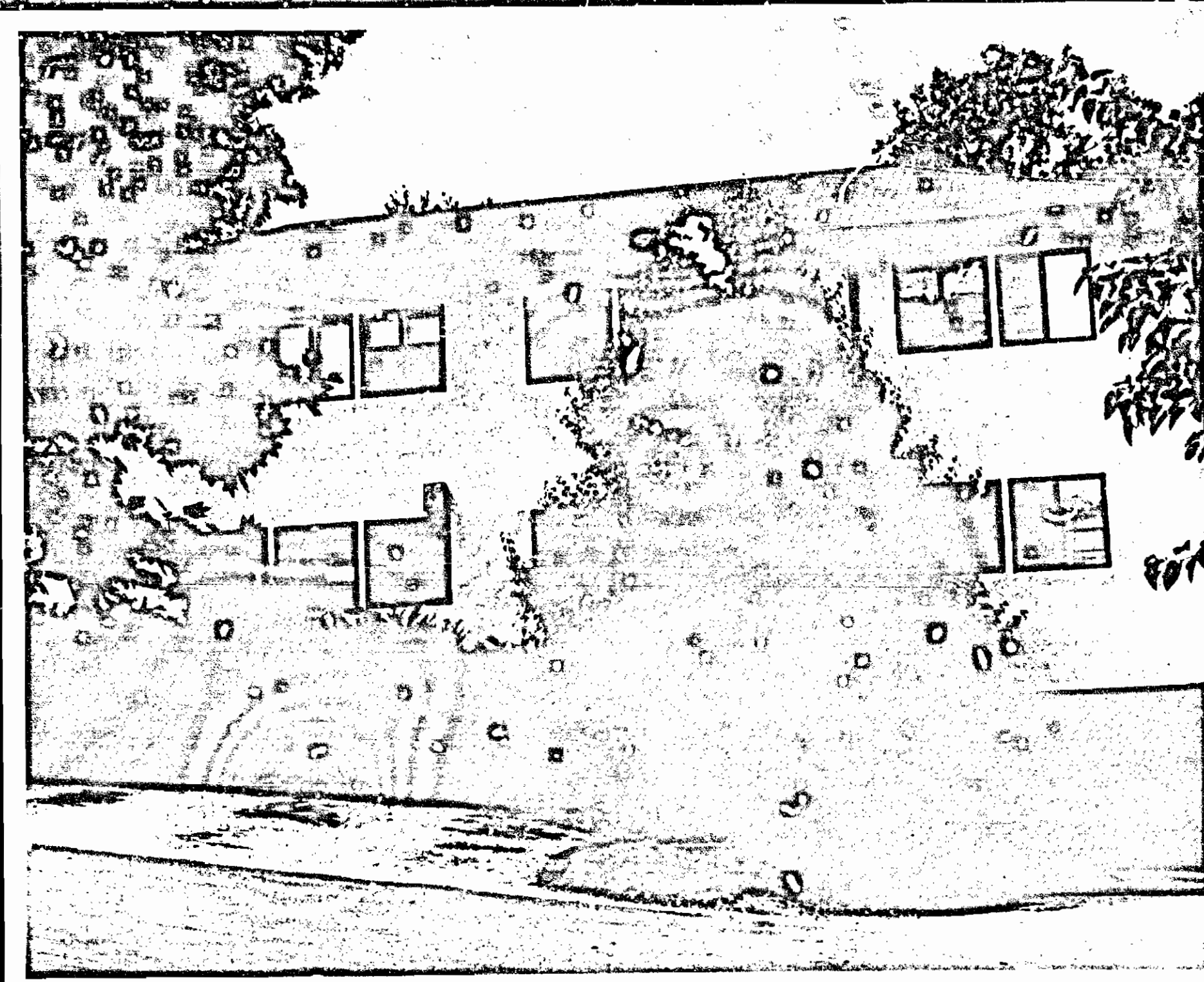
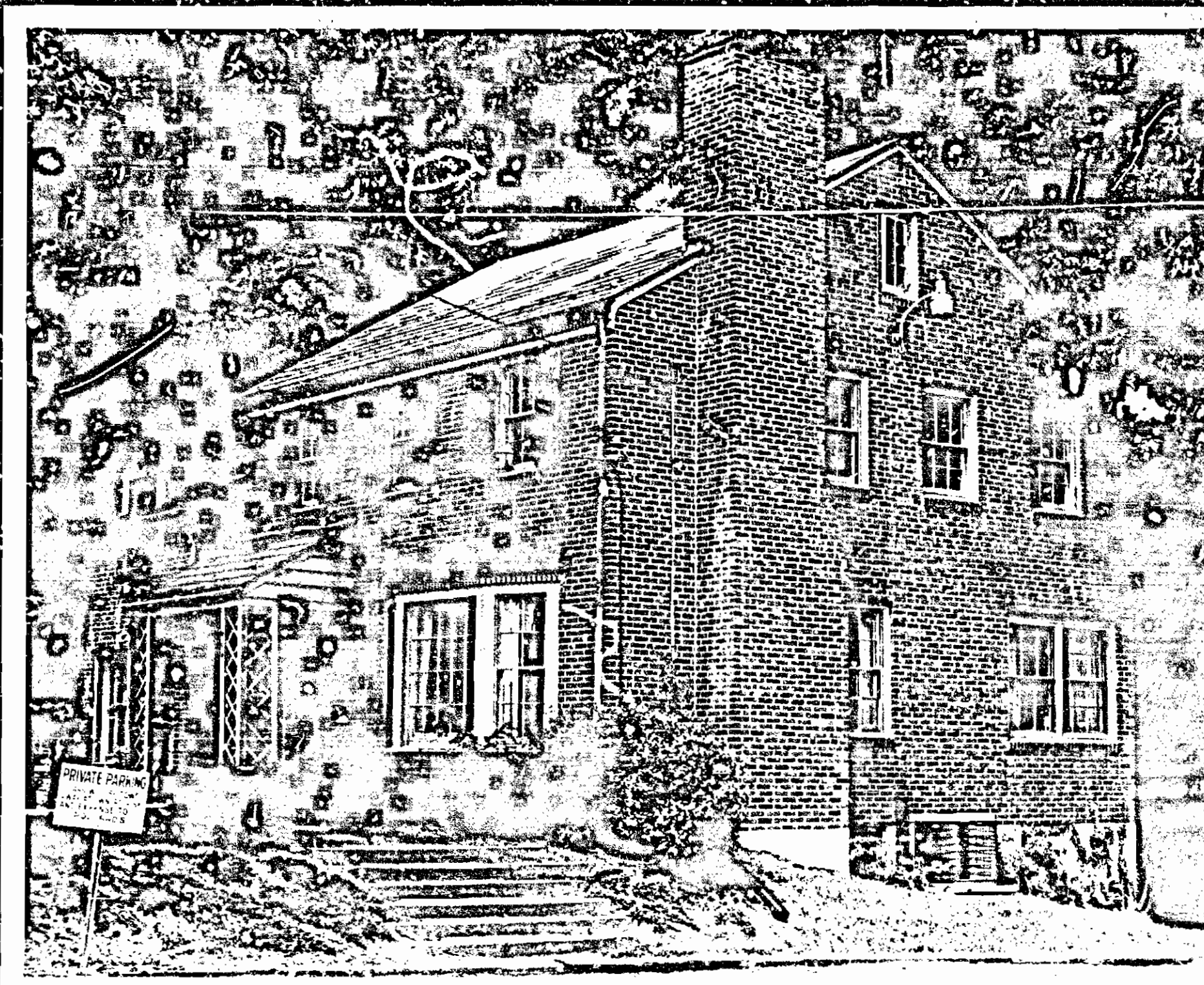
CRG 01
PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO
MEET THE APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE
AND THE NFPA 101 LIFE SAFETY CODE, 1983 EDITION.

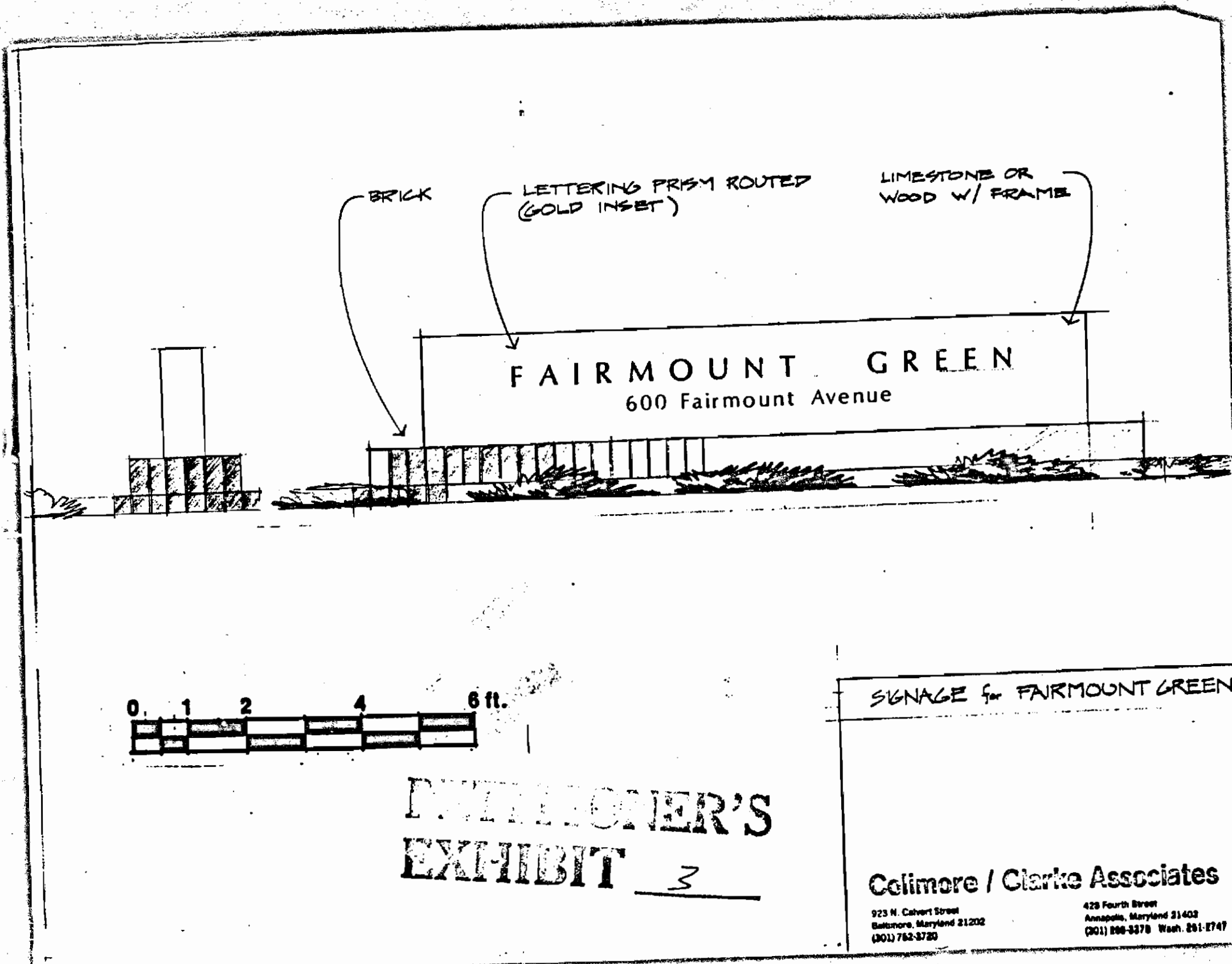
CRG 09
ALL FIRE HYDRANT SPACING SHALL BE IN ACCORDANCE WITH THE BALTIMORE
COUNTY STANDARD DESIGN MANUAL, SEC 2.4.4, FIRE HYDRANTS. 300 FEET
INTERVALS ALONG FAIRMOUNT AVENUE.

A high-contrast, black and white illustration of a large, multi-story building, possibly a school or institutional structure. The building features a prominent central tower with a gabled roof and a large, dark, irregular shape in the foreground. The style is reminiscent of a woodcut or a high-contrast photograph. The building has multiple windows and a complex roofline. The foreground is filled with dark, irregular shapes, possibly representing trees or a large shadow. The overall composition is vertical, with the building occupying most of the frame.

A high-contrast, black and white photograph of a large, multi-story building, possibly a school or institutional structure, heavily obscured by dense foliage and trees. The building features a prominent gabled roof and several windows. The image is framed by a thick black border.

June 24, 1987





Catherine Mahan & Associates

Landscape Architects

Catherine Mahan
Landscape Architect

Professional Experience

- 1983 - present Principal and sole proprietor
Catherine Mahan & Associates, Inc.
Landscape Architects
- 1981 - 1983 Senior Landscape Architect
Land Design/Research
Columbia, Md.
- 1979 - 1981 Landscape Architect
RTKL Associates
Baltimore, Md.
- 1977 - 1979 Park Planner
Maryland Department of Natural Resources

Education

- 1977 M.L.A. University of Virginia
Charlottesville, Virginia
Bruce Fund Summer Grant; Thomas Jefferson Scholar
- 1970 B.A. Georgetown University
Washington, D.C.
Cum Laude graduate; Phi Beta Kappa

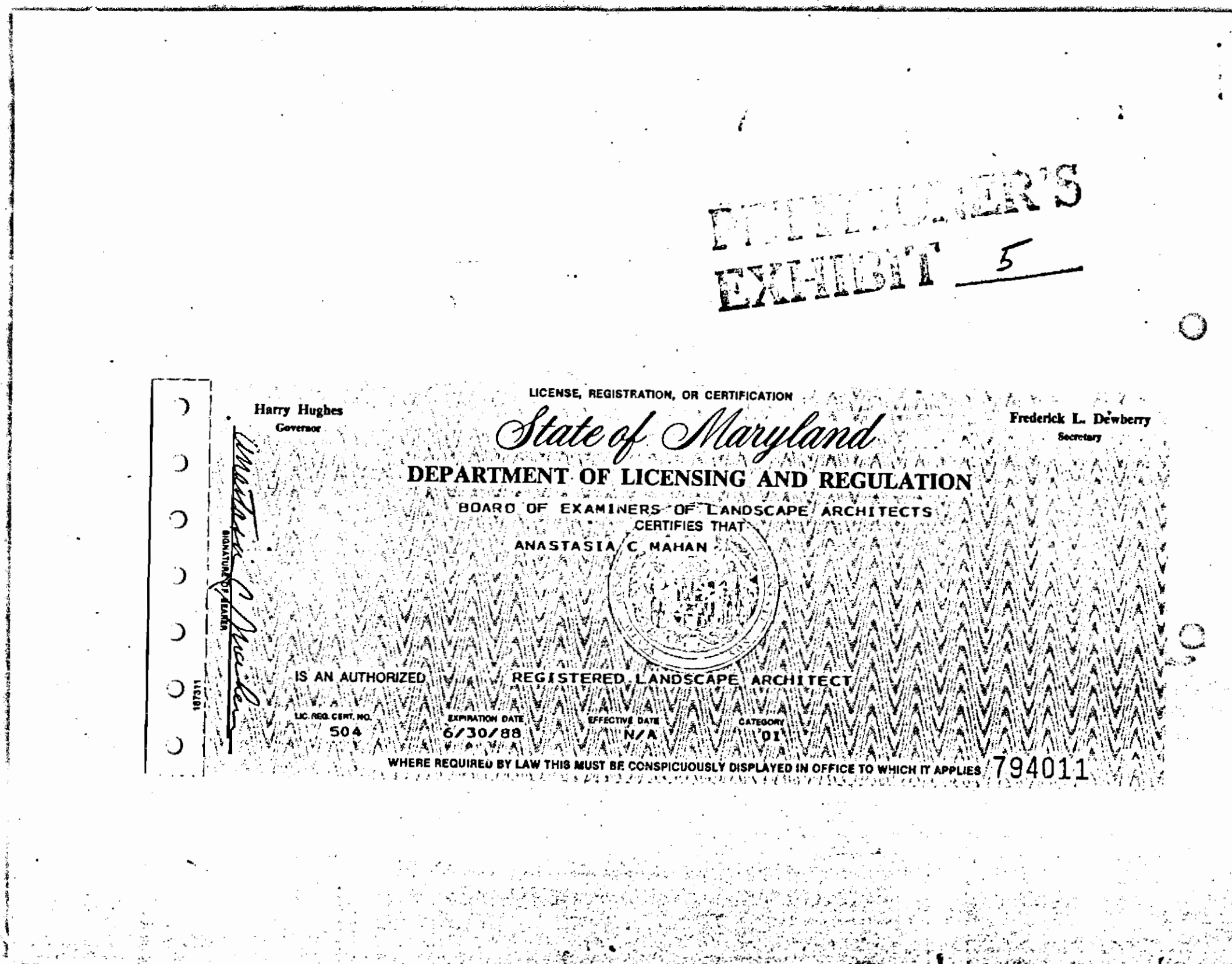
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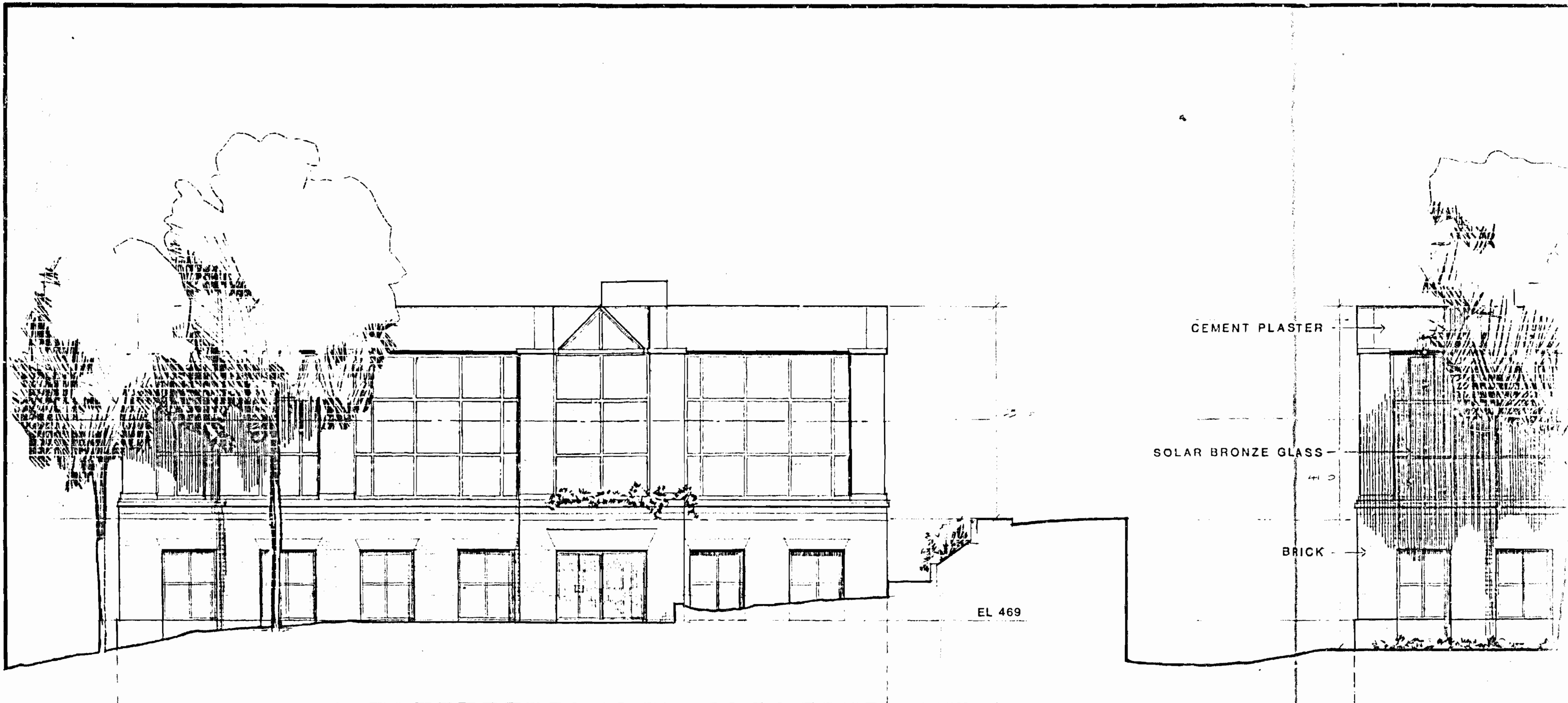
- 1980 Maryland (In progress: Maine, Virginia)

Honors

- 1984 Merit Award, Md. ASLA for Sudbrook Park article
- 1981 Merit Award, Md. ASLA
Award of Excellence, Baltimore AIA for Suburban Square
Pedestrian Mall (with RTKL Assoc.)
- 1982 Invited lecture, "The Planning and Development of
Columbia, Maryland" for Dept. of Geography, University
of Peking; Peking, China
- 1983 Invited lecture, "The Joys and Sorrows of Independent
Practice," University of Utah, Salt Lake City, Utah
- 1986 Merit Award, Md. ASLA for Hildreth Residence

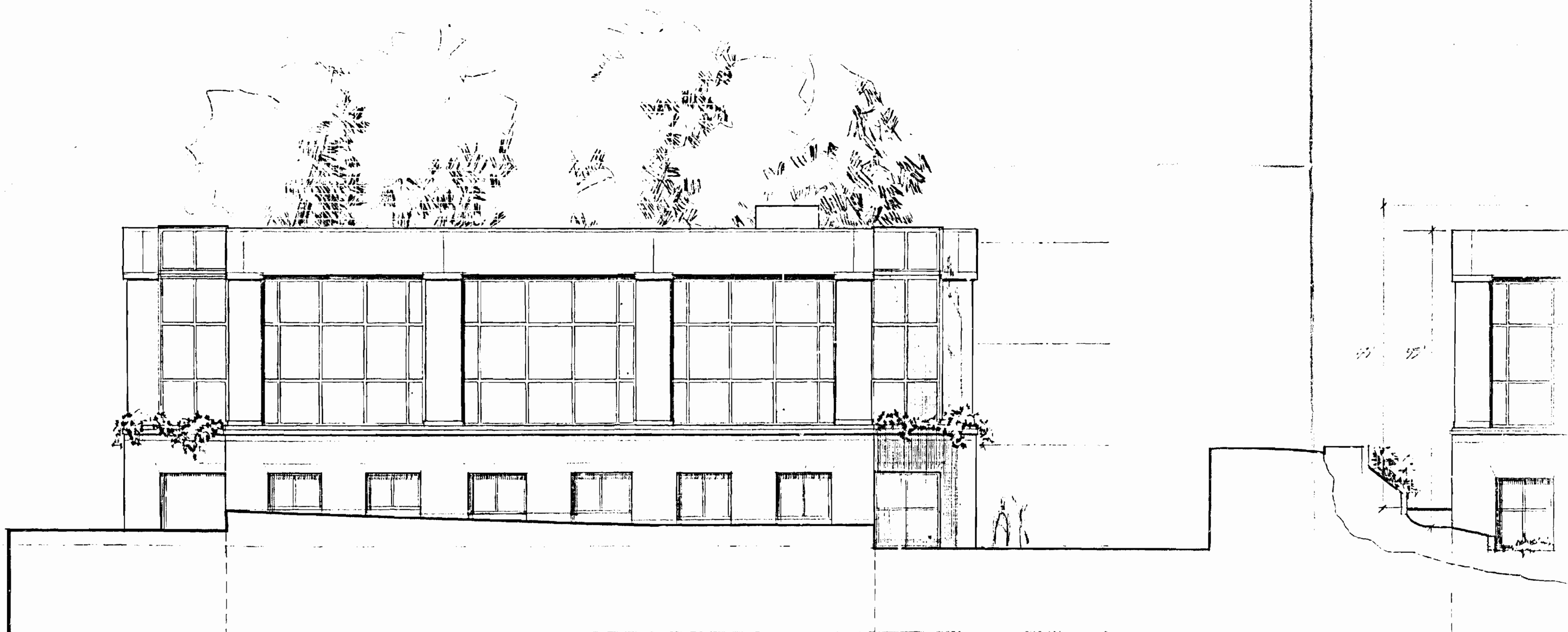
Jenkins House
721 St. Paul Street
Baltimore, Maryland 21202
301 576-1214





WEST ELEVATION

NORTH ELE



SOUTH ELEVATION

EAST ELE



NORTH ELEVATION



EAST ELEVATION

PETITIONER'S
EXHIBIT 2

Fairmount Green
Office Building

Latshaw Commercial Properties
P.O. Box 20310
600 East Joppa Road
Baltimore, MD 21204

Colimore/Clarke Associates
923 North Calvert Street
Baltimore, Maryland 21202
(301) 752-3320

Architect
29 Francis Street
Annapolis, Maryland 21401
(410) 288-1373

PRINTED

SEP 15 1986

COLIMORE • CLARKE
ASSOCIATES, INC

Revisions:

Drawn By:

NAJ

Date:

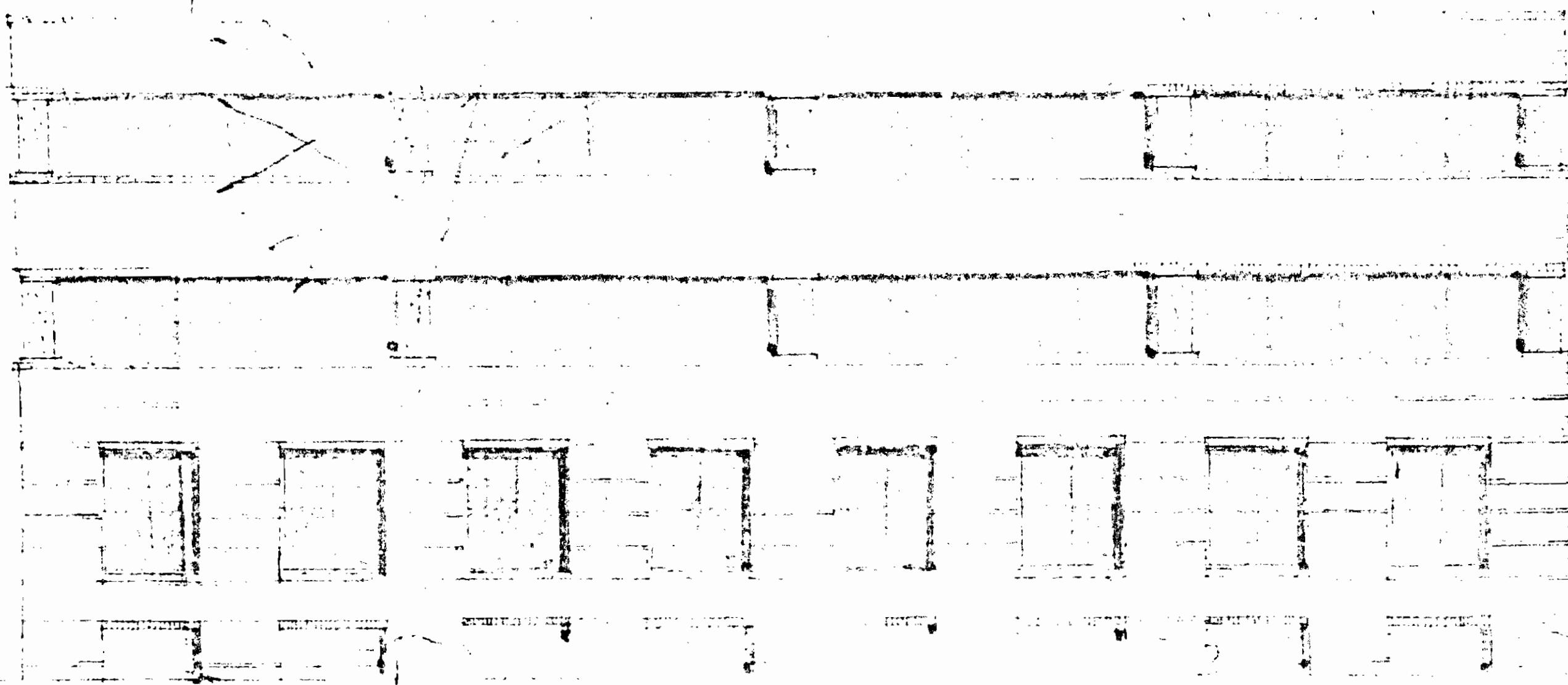
4/28/86

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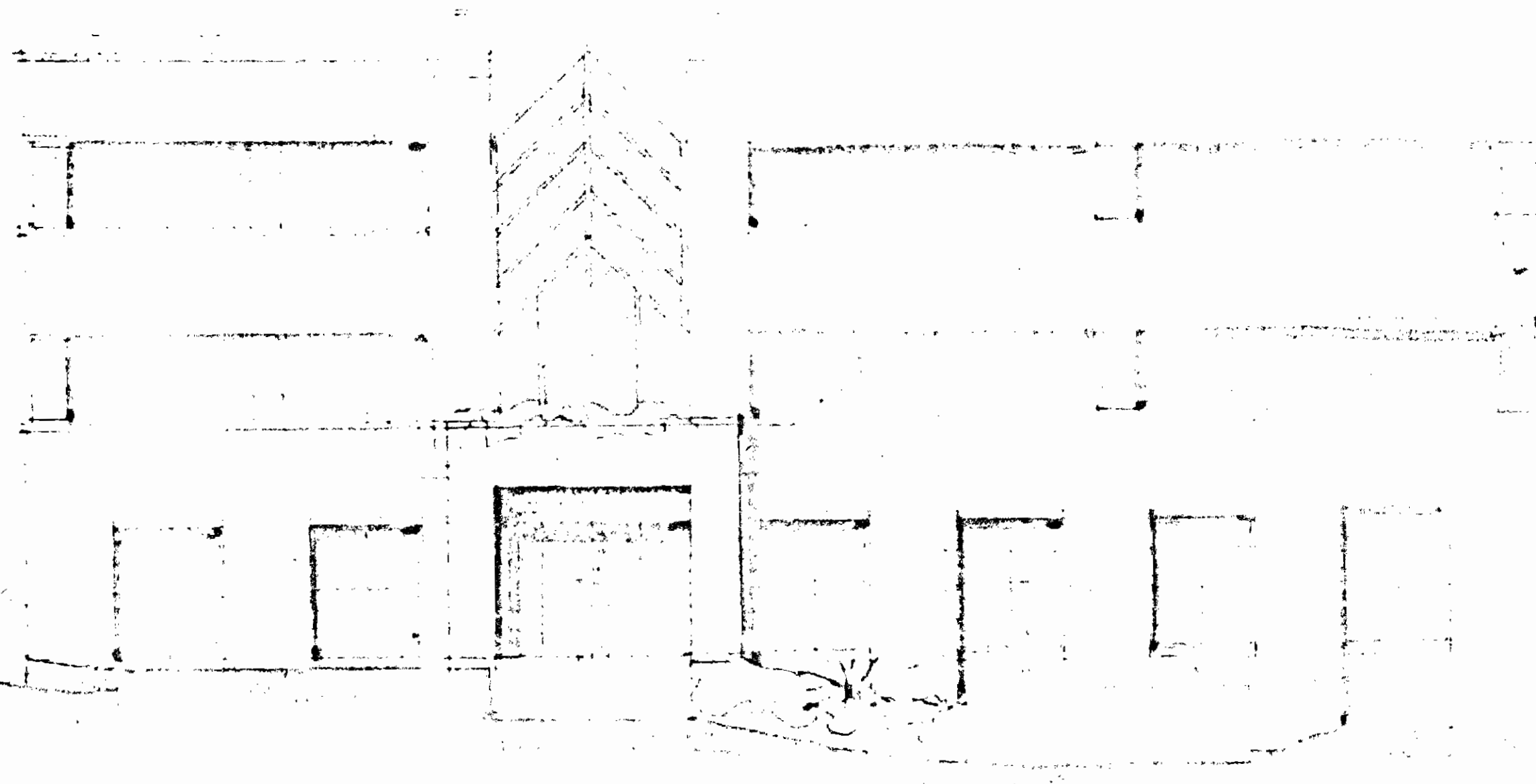
8610

Drawing No.:

A-3



NORTH ELEVATION



EAST ELEVATION

**PETITIONER'S
EXHIBIT 1**

Fairmount Green
Office Building

Latshaw Commercial Properties
P.O. Box 20310
600 East Joppa Road
Baltimore, MD 21204

Colimore/Clarke Associates Architects
P.O. Box 20310
600 East Joppa Road
Baltimore, MD 21204

PRINTED

SEP 15 1986

COLIMORE • CLARKE
ASSOCIATES, INC

REVISIONS

Drawn by

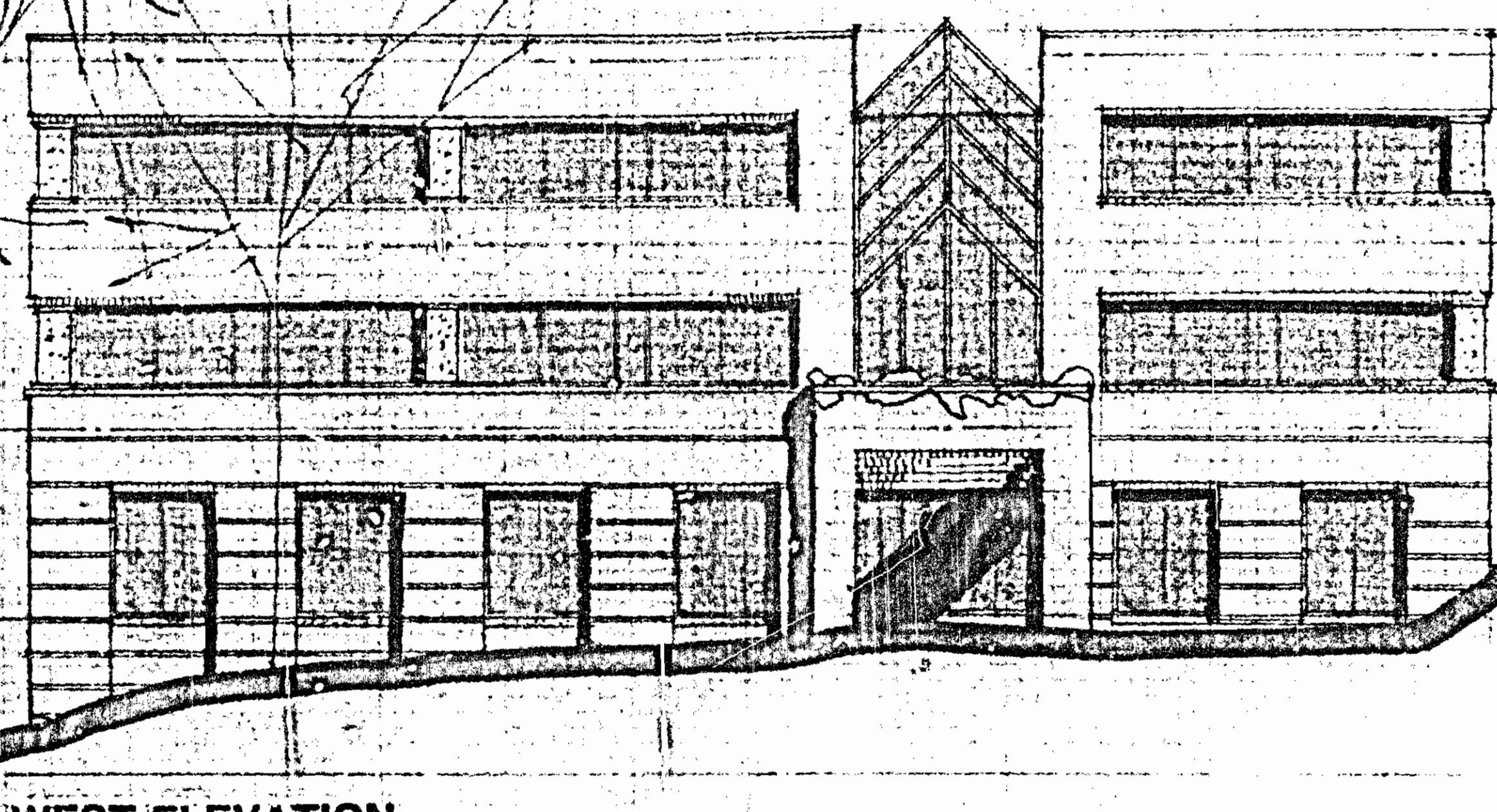
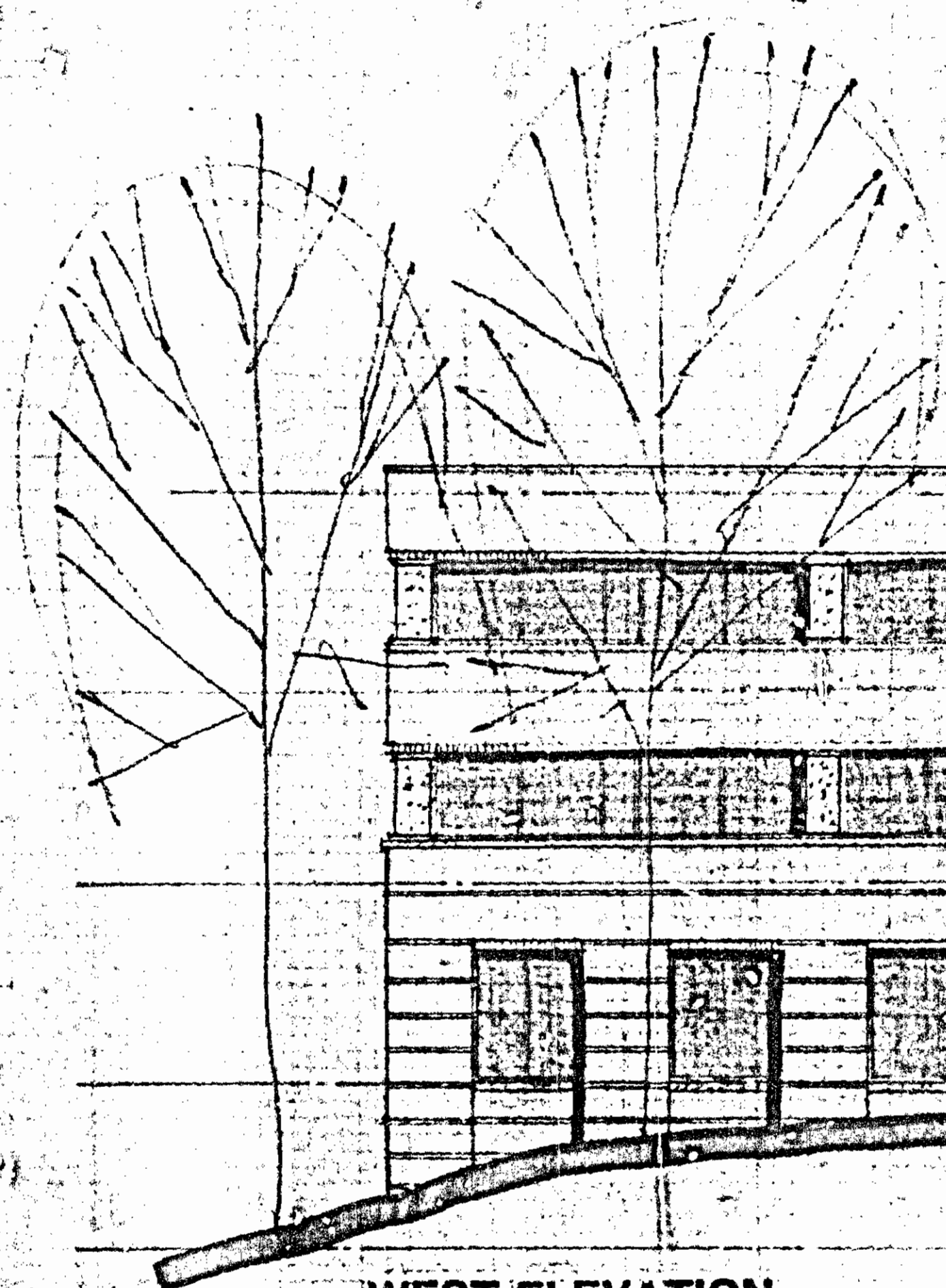
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Project No.

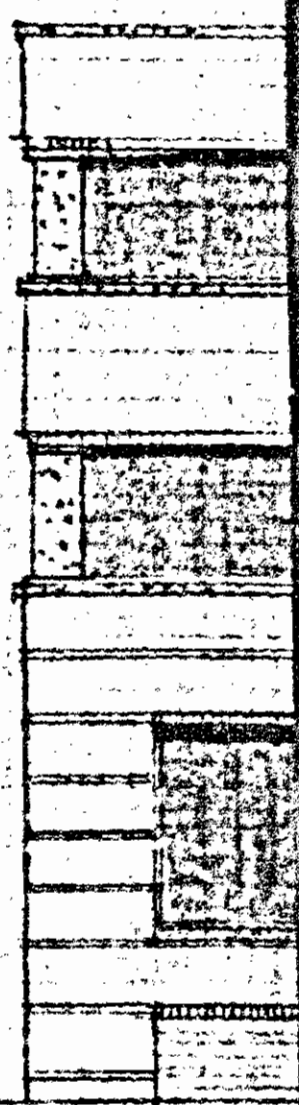
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Drawing No.

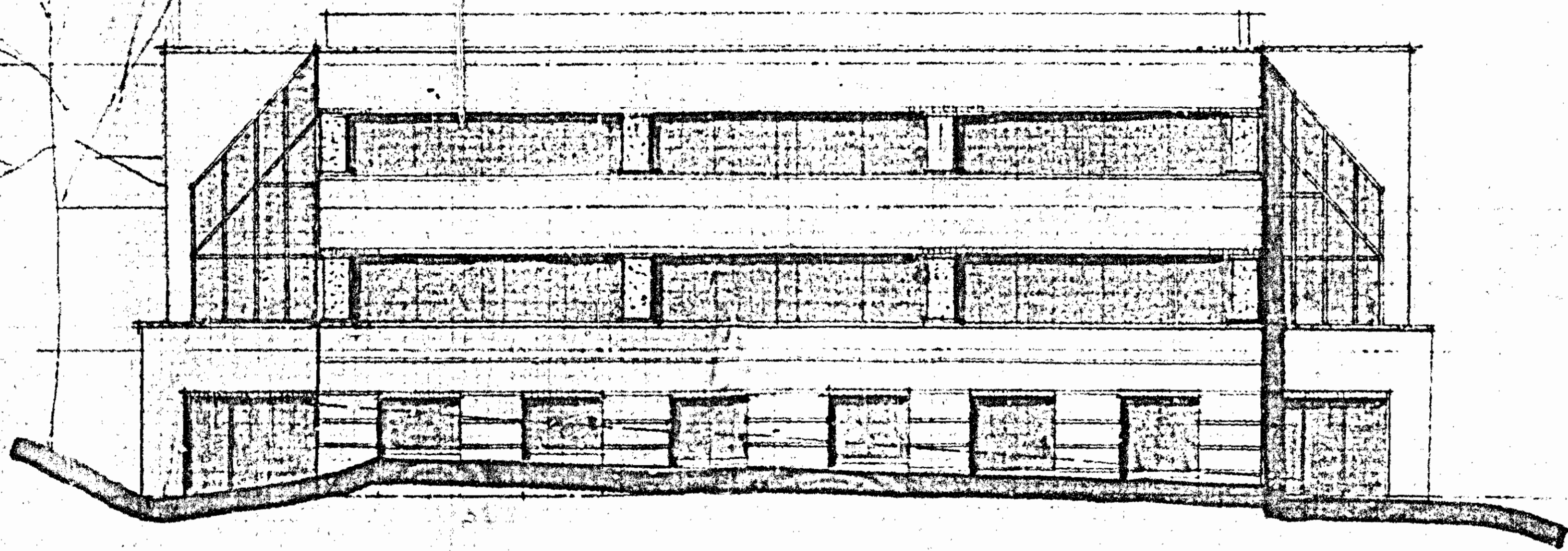
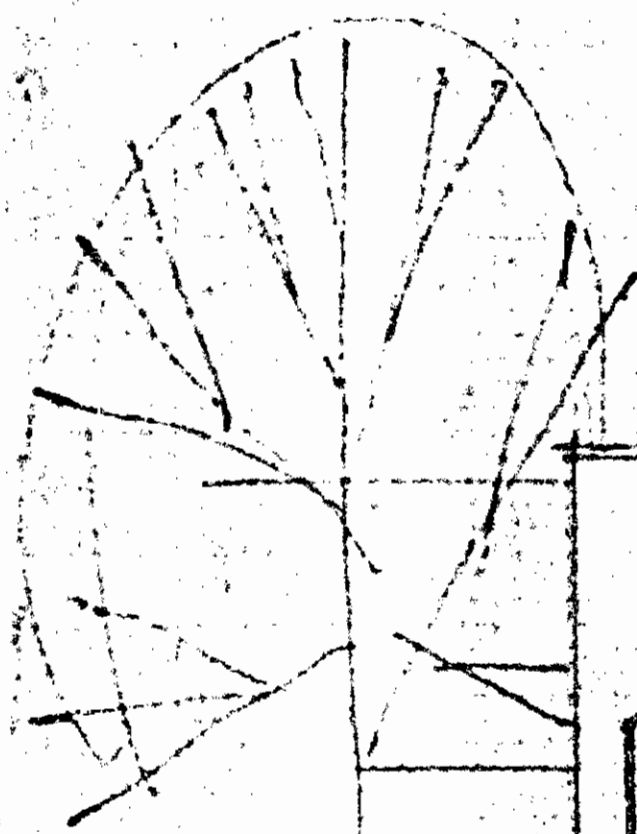
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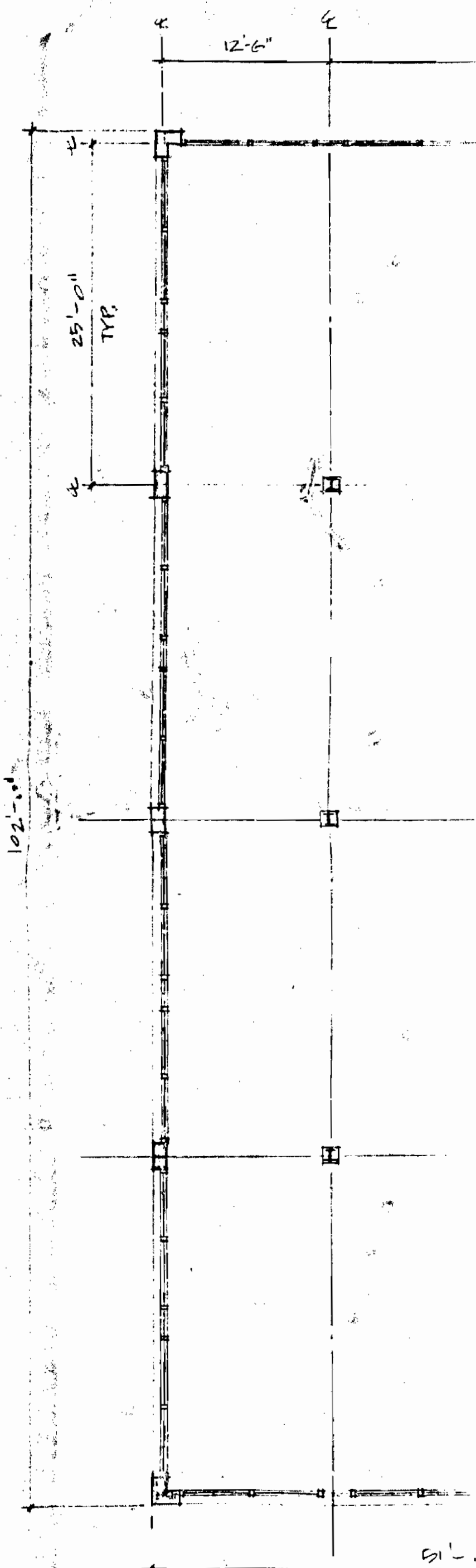
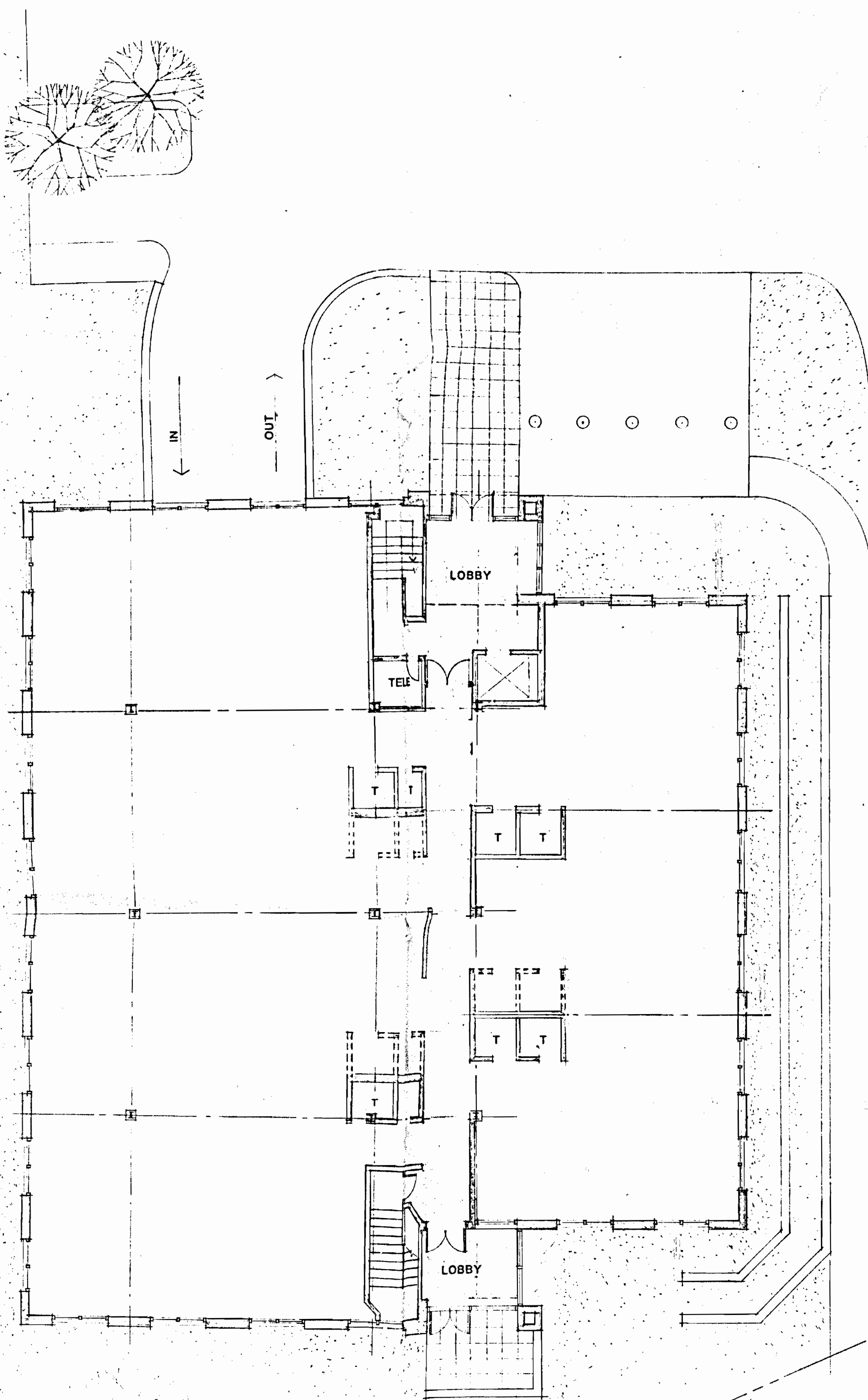
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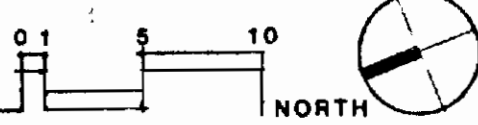
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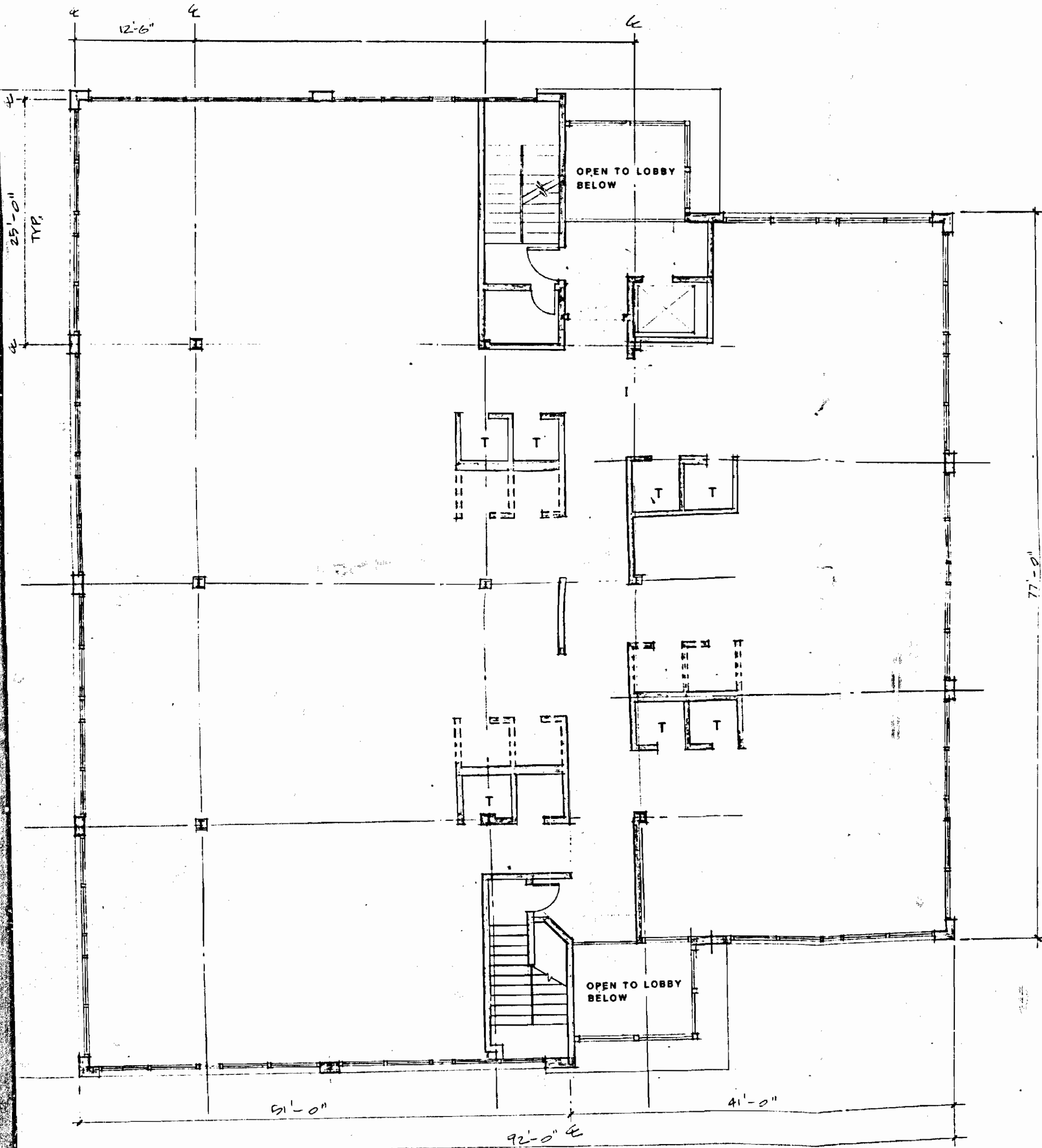


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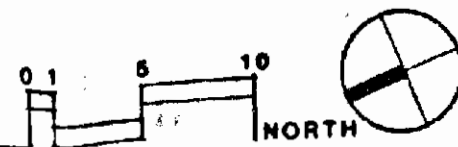


GROUND FLOOR PLAN





TYPICAL UPPER FLOOR PLAN



PARKING FL: 8313GSF
 1st FLOOR: 8680GSF
 2nd FLOOR: 8420GSF
 3rd FLOOR: 8420GSF
 TOTAL: 33833GSF

Fairmount Green
 Office Building

Latshaw Commercial Properties
 P.O. Box 20310
 600 East Joppa Road
 Baltimore, MD 21204

Colimore/Clarke Associates, Architects
 923 North Calvert Street, Baltimore, Maryland 21202
 (301) 752-3720
 29 Francis Street, Annapolis, Maryland 21401
 (301) 268-3378 Wash. 261-2747

PRINTED

SEP 15 1986

**COLIMORE • CLARKE
 ASSOCIATES, INC**

Revisions:

Drawn By:

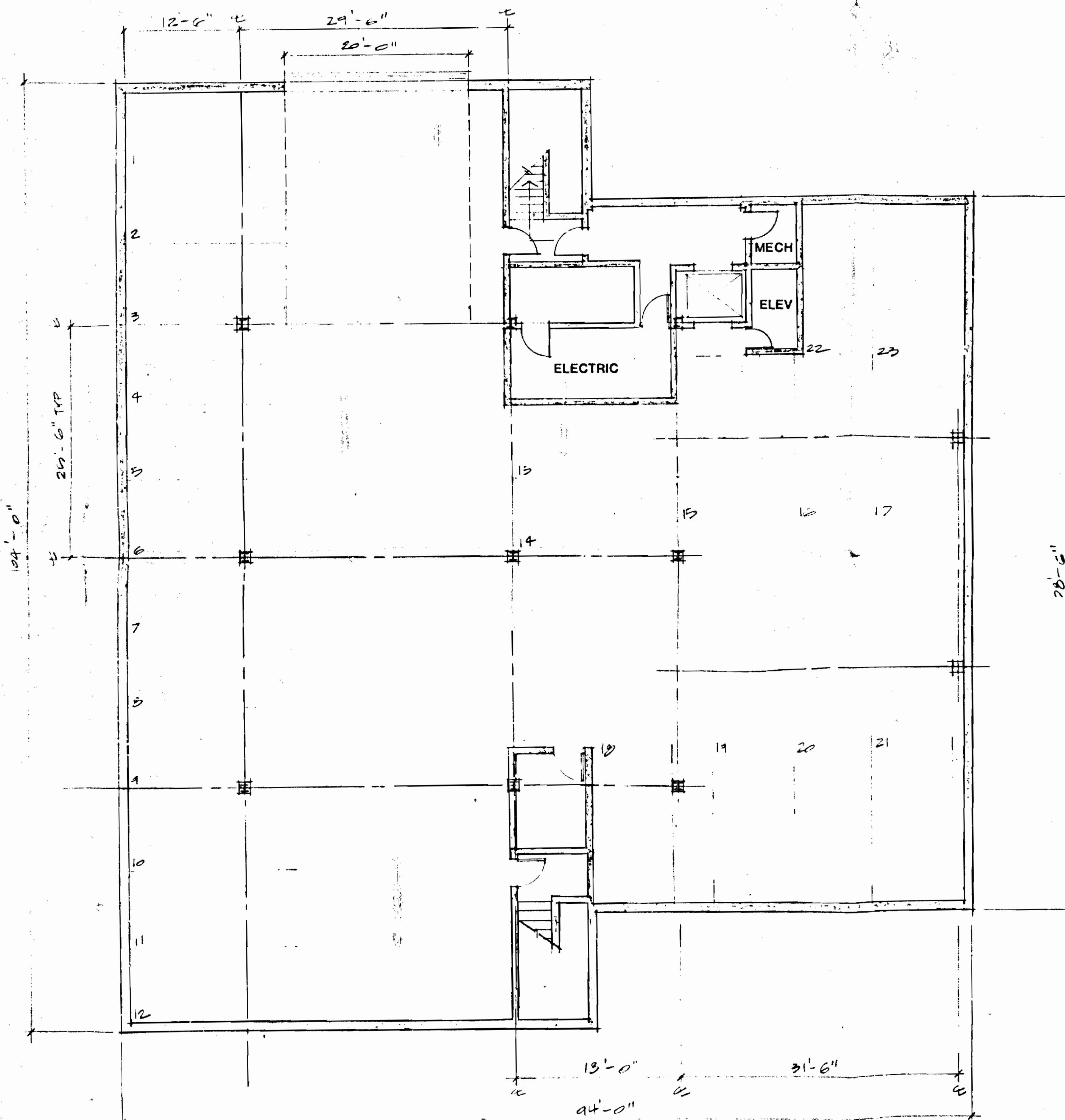
Date: 9/2/86

Project No.:

8610

Drawing No.:

A-1



PARKING FLOOR PLAN

8313GSF

Fairmount Green
Office Building

Latshaw Commercial Properties
P.O. Box 20310
600 East Joppa Road
Baltimore, MD 21204

Colimore/Clarke Associates
943 North Calvert Street
Baltimore, Maryland 21202
(301) 752-3720

Revisions:

Drawn By:

PRINTED

Date: 9/2/86

SEP 15 1986

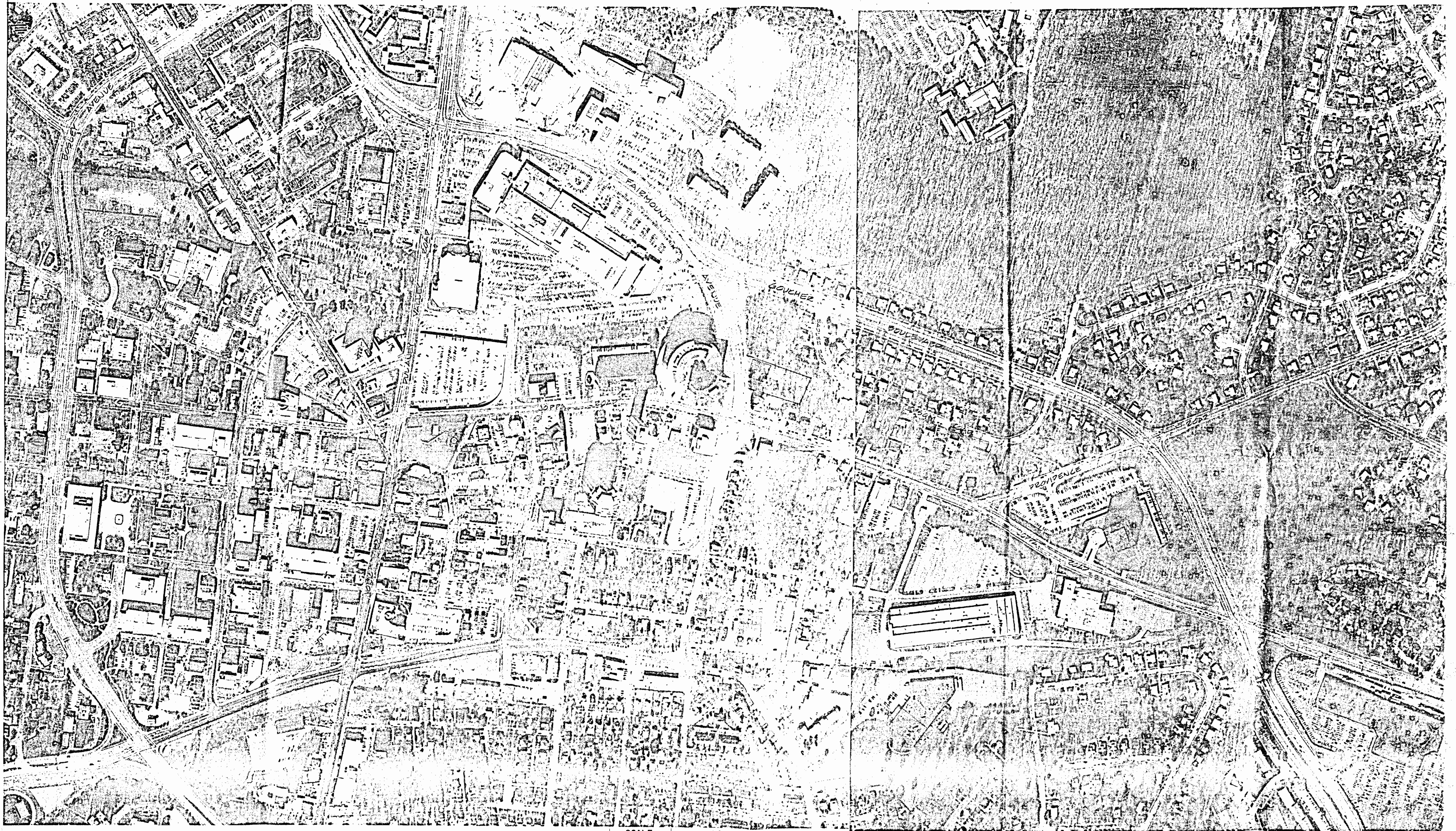
Project No:

Drawing No:

CCLIMORE • CLARKE
ASSOCIATES, INC

8610

A-2



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
TOWSON

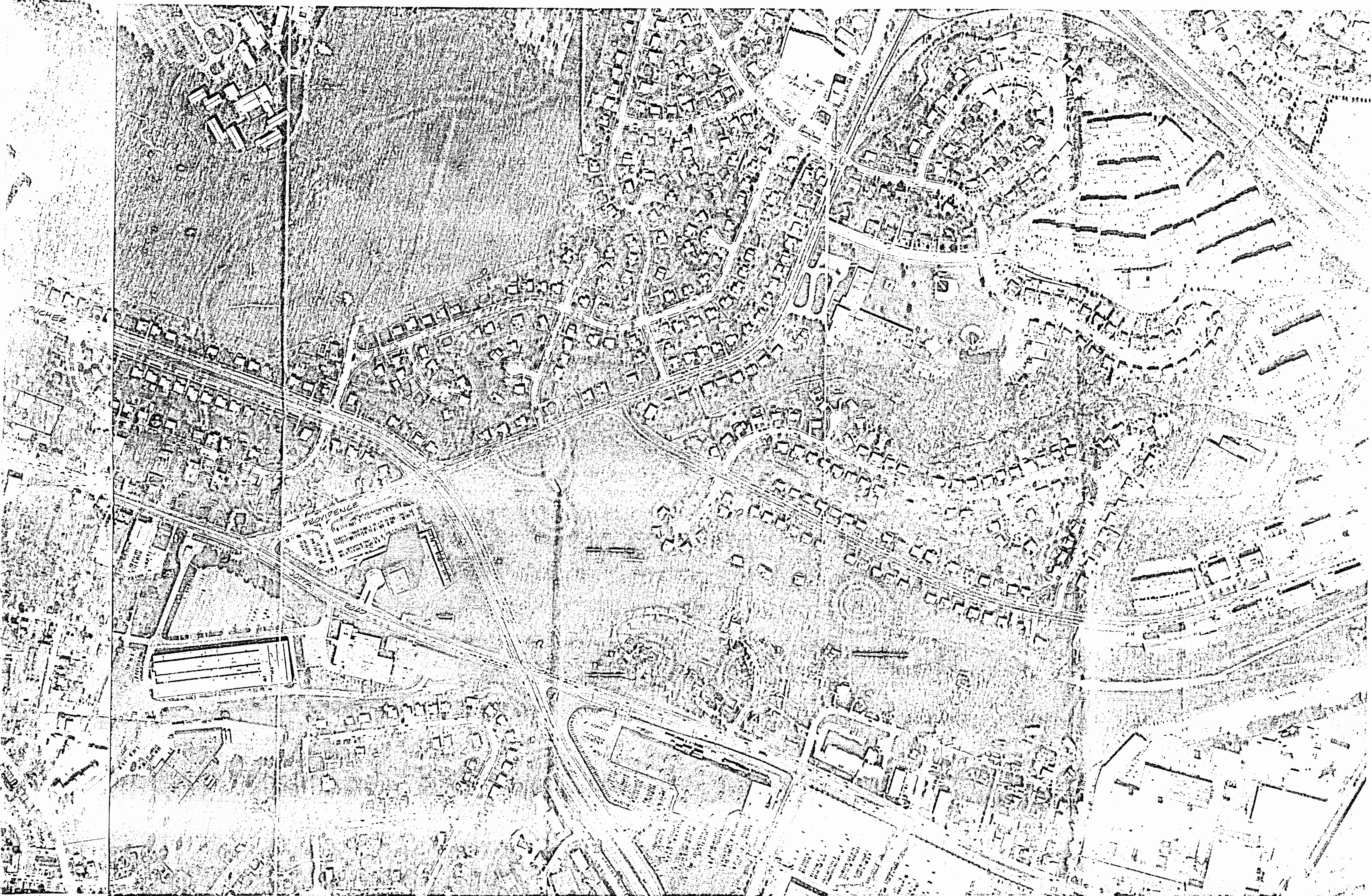
SHEET
N.E.
10-A

WITH OWNER'S
EXHIBIT 6

PHOTOGRAPHICS, INC.
P.O. BOX 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

June 24, 1987



SHEET

N.E.
10-A

IN THE OFFICE'S
EXHIBIT 6

PHOTOGRAPHICS, INC.
I.V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200'±

DATE
OF
PHOTOGRAPHY
1987

LOCATION

EUDOWOOD
TOWSON ESTATES
TOWSON HEIGHTS

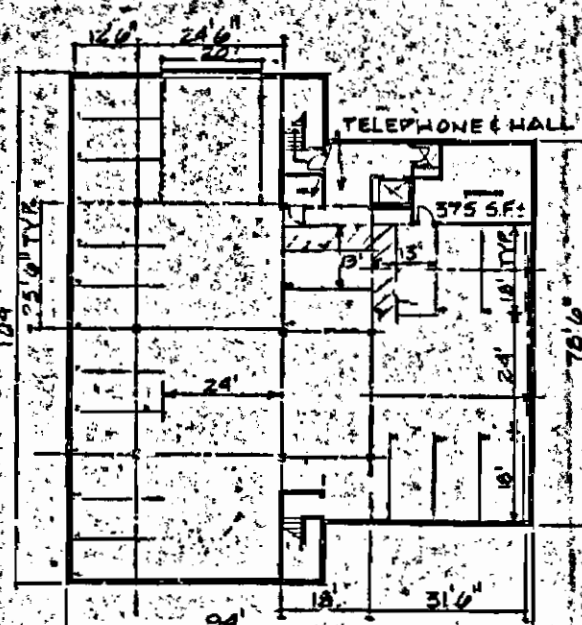
SHEET

N.E.
10-B

June 24, 1987

20' REVISIONS - JUNE 2, 1996

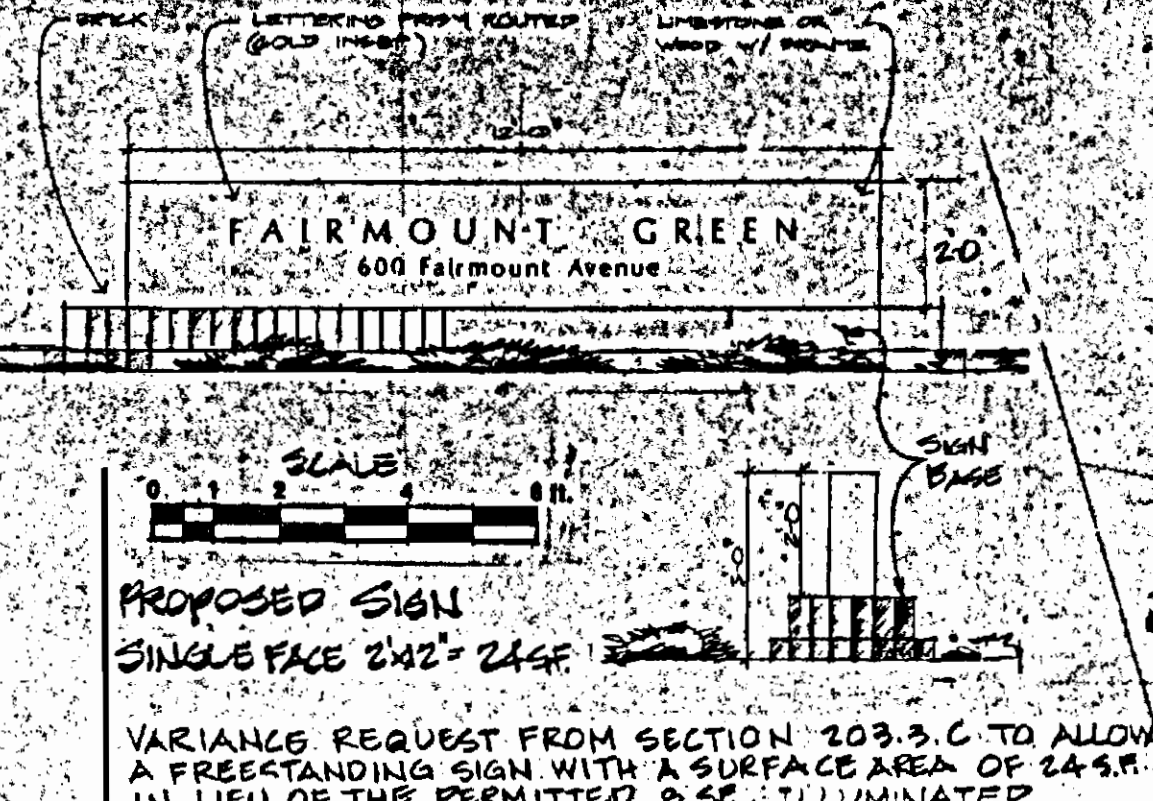
1. ADDED SIGN DETAIL
2. CLARIFIED OUTLINE
3. INDICATED LOCATION OF FIRE HYDRANT
4. READJUSTED A.D.S. LABELING AND CALCULATIONS



BASEMENT PARKING AREA
20 PARKING SPACES
SCALE: 1"=40'

PRE-CRG REVISIONS - JUNE 12, 1996

1. ADDED NOTE FOR POSSIBLE USE IN COMMON ENTRANCE
2. ADDED RIGHT IN - RIGHT OUT ISLAND
3. SHOWN DETAIL ON 2" CEMENT PARKING AREA AND REVISED PARKING LAYOUT AND TABULATION
4. ADJUSTED SQUARE FOOTAGE OF BASEMENT AND NOTES #6 AND 9
5. REVISED NOTES #17 AND 24
6. CHANGED DUMPSTER LOCATION
7. REVISED NOTE ON FAIRMOUNT AVENUE
8. ELIMINATED CURB OPENING N.W. CORNER OF PARKING LOT
9. ADDED SECTION LINES
10. ADDED SPT ELEVATIONS
11. ADDED NOTE #32

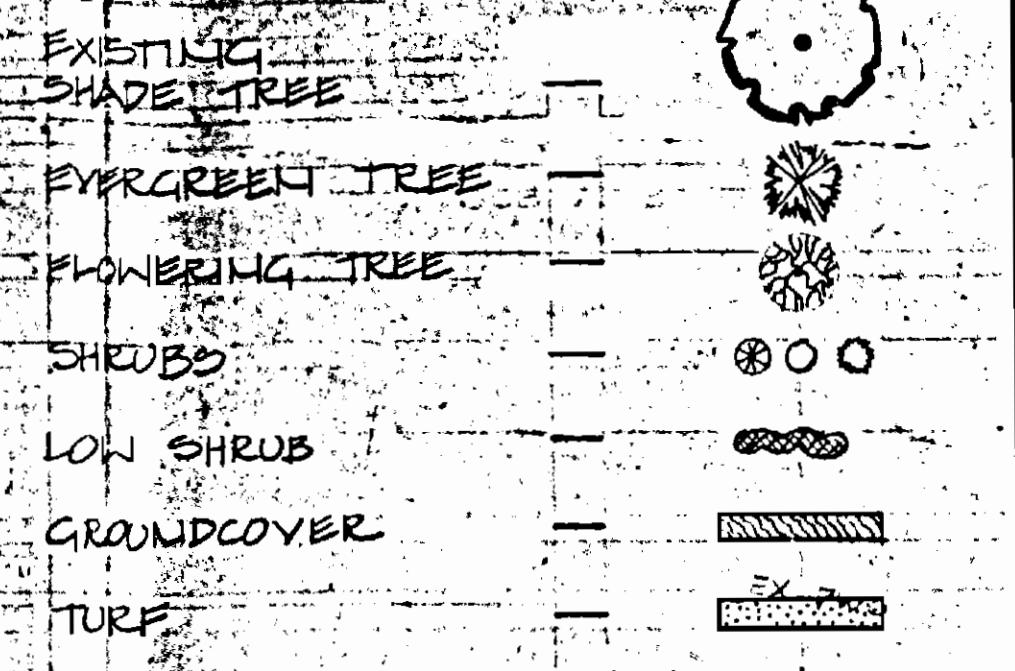


VARIANCE REQUEST FROM SECTION 203.3.C TO ALLOW A FREESTANDING SIGN WITH A SURFACE AREA OF 24 SQ. FT. IN LIEU OF THE PERMITTED 8 SQ. FT. ILLUMINATED

RACHUBA ENTERPRISES, INC.
6456 10
19-00-005211
*700 FAIRMOUNT AVE

BASEMENT - BELOW GRADE PARKING
& STORAGE - NO PARKING REQUIRED

PLANT LEGEND



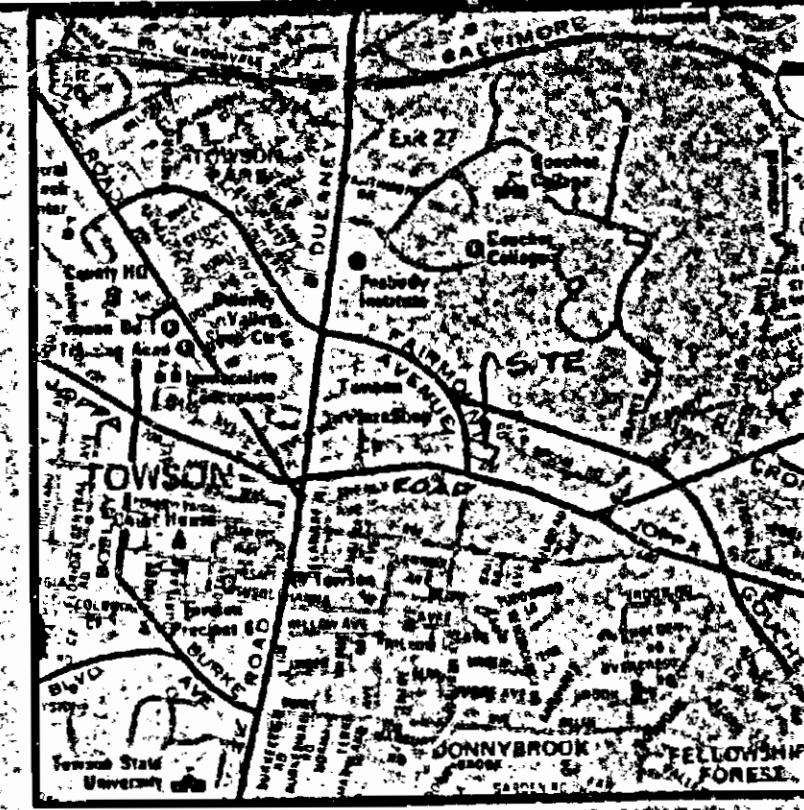
PARKING TABULATION

PARKING REQUIRED	
1ST FLOOR 8,547 + 300 = 29	
2ND FLOOR 8,559 + 500 = 17	
3RD FLOOR 8,559 + 500 = 17	
TOTAL = 63 PS	
BASEMENT 420 SF - NO OFFICE SPACE	
PARKING PROVIDED	
OUTSIDE 55 PS @ 8'5" X 18'	
2 H.P.S. DOUBLE @ 21' X 10' TOTAL	
10 COMPACT @ 8'5" X 10'	
18 PS @ 8'5" X 10'	
24 PS @ 8'5" X 10'	
TOTAL = 87 PS	

SWM DATA

SOIL GROUP	B
EXISTING CONDITIONS	
PA	1.16 AC
RG	0.01
2 YEAR FLOW	0.76 CFS
10 YEAR FLOW	2.47 CFS
PROPOSED CONDITIONS	
ROUTED & MANAGED	
PA	0.76 AC
RG	0.01
2 YEAR FLOW	2.95 CFS
10 YEAR FLOW	6.0 CFS
NOT ROUTED	
PA	0.38 AC
RG	0.01
2 YEAR FLOW	1.09 CFS
10 YEAR FLOW	2.29 CFS

2 YR STORAGE REQUIRED = 4023 CF
10 YR STORAGE REQUIRED = 6378 CF
STORAGE PROVIDED IN UNDERGROUND
STONE (40 X 10) = 10,200 CF X 4 = 40,800 CF



LOCATION MAP

SCALE: 1"=2000'

GENERAL NOTES

1. ELECTION DISTRICT
2. CENSUS TRACT
3. CENSUS TRACT
4. WATER-SHED
5. SUBWATER-SHED
6. SITE DATA FOR EXISTING RD. ZONE
7. GROSS AREA
8. AMENITY 05 REQUIRED
9. AMENITY 05 PROVIDED
10. BUILDING COVERAGE
11. TOTAL FLOOR AREA
12. PARKING PROVIDED
13. (INCLUDES 4 HANDICAPPED SPACES)
14. PEOP. REFERENCE 1425-17
15. TAX ACCOUNT NO. 08-10-750000
16. FLOOR AREA RATIO
17. PERMITTED
18. SHOWN 25,885 SF + 53,321.25 SF = 79,206 SF
19. NO WETLANDS
20. GEOLOGICAL INFORMATION
21. (SEE ENVIRONMENTAL EFFECTS REPORT)
22. NO ARCHAEOLGICAL SITES
23. NO ENDANGERED SPECIES
24. NO HAZARDOUS MATERIAL
25. LIGHTING SHALL BE EFFECTED SO AS NOT TO REFLECT LIGHT TOWARD ADJACENT RESIDENCES OR INTERFERE WITH TRAFFIC VISION. LIGHT FIXTURES WITH SHIELDING SHALL BE PROVIDED IN ACCORDANCE WITH APPROPRIATE REGULATIONS
26. FENCING TO BE SCREENED FROM ADJACENT RESIDENCES BY V.M. FENCES EVERGREEN PLANTINGS & FENCES (EITHER OF WHICH COMBINATION) SEE LANDSCAPING PLAN
27. BUILDINGS 3 STY OR LESS - STREETCLOSING SHALL BE 10' MIN. - PARKING LOTS - MODERATE, MODERATE, BE 12' MIN.
28. FENCING USE - GEOREG. OFFICE
29. NO CR. EMPLOYEES - UNDETERMINABLE
30. HOUSE OF OPERATION - UNDETERMINABLE
31. EX. CONTOUR
32. EX. CONTOUR
33. ROUTE # 27
34. THE SITE IS SERVED BY MTA BUS ROUTE # 27
35. TOPD IS SUBJECT TO CHANGE
36. NO NATURAL SLOPES OVER 25%
37. A.D.S.
38. NO CRITICAL AREAS
39. PAVING TO CONSIST OF A DURABLE, DUST-FREE SURFACE
40. HEIGHT 7' BUILDING 35' EXCLUDING PARAPET WALL
41. GRADES TO BE RE-STUDIED TO SAVE TREES WHERE POSSIBLE

Evergreen Buffer Planting

EVERGREEN TREES AND SHRUBS PLANTED TO COMPLY STANDARDS TO SCREEN VIEWS FROM ADJACENT RESIDENTIAL PROPERTIES. THICK EVERGREEN PLANTING WILL MINIMIZE PEDESTRIAN SHORTCUTS.

Existing Trees

MEASURES WILL BE TAKEN TO SAVE ALL POSSIBLE EXISTING TREES.

Small Flowering Trees

SMALL FLOWERING TREES FOR SPRING COLOR. ALSO TO ACCENT ENTRANCE AND INTRODUCE PEDESTRIAN SCALE.

Low Evergreen Plants

6'-18" HIGH MIXED EVERGREEN GROUNDCOVER AND SHRUBS TO STABILIZE SLOPE, PROVIDE WINTER INTEREST.

Illustrative Landscape Plan

Catherine Mahan & Associates
Landscape Architects

7211 St. Paul Street, Suite 201
Baltimore, Md 21202
410/576-1214

PETITIONER'S EXHIBIT 1

CRG PLAN

PLAT TO ACCOMPANY A PETITION FOR SPECIAL EXCEPTION FOR A CLASS "B" OFFICE BUILDING IN AN "R" ZONE AND A SIGN VARIANCE FOR FAIRMOUNT GREEN

BALTIMORE COUNTY, MD
PUBLIC SERVICES CRG NO. 2006
PLANNING NO. 2006-0001
APPEAL NO. 2006-0001
SCALE: 1"=20'

(PARKING TAB, A.D.S. CALC.)
REMOVED 5/10/06 (RAMP TO BASEMENT & GARAGE)



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 325-8120

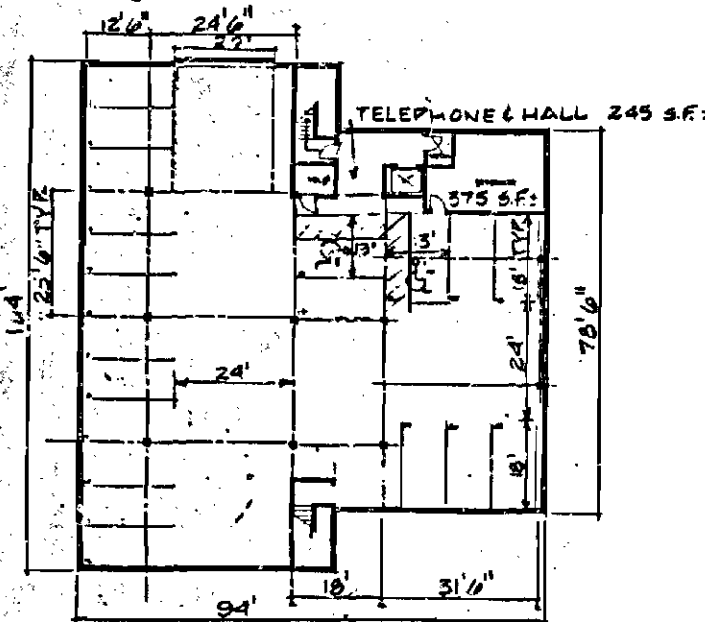
DEVELOPER

ROBERT E. LATSHAW, JR.
LATSHAW COMMERCIAL PROPERTIES
600 EAST JOPPA ROAD
TOWSON, MARYLAND 21204
(301) 821-6600

OWNER

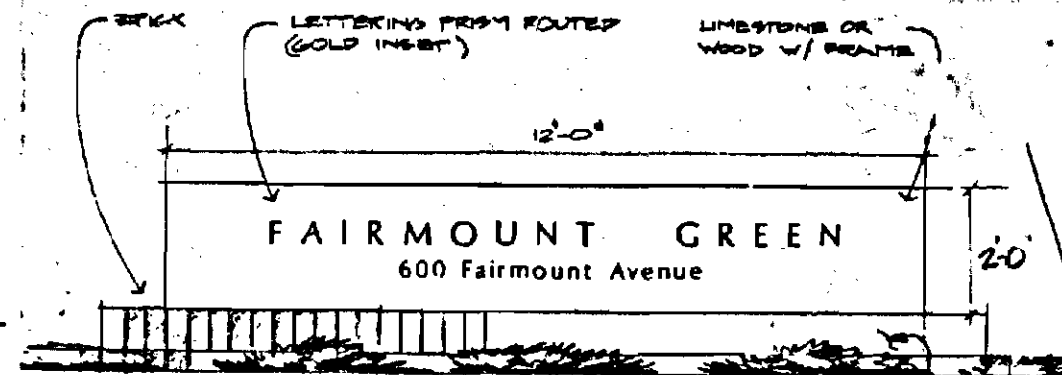
FRANK B. PROCTER
1503 POTSPRING ROAD
TIMONIUM, MARYLAND 21093
(301) 823-6331

1. ADDED SIGN DETAIL
2. CLARIFIED OUTLINE
3. INDICATED LOCATION OF FIRE HYDRANT
4. READJUSTED A.O.S. LABELING AND CALCULATIONS



22 PARKING SPACES
SCALE: 1" = 40'

1. ADDED NOTE FOR POSSIBLE USE IN COMMON ENTRANCE
2. ADDED SIGN IN FRONT OF ISLAND
3. SHOWED DETAILS OF BASEMENT PARKING AREA AND REVISED PARKING LAYOUT AND TABULATION
4. ADJUSTED SQUARE FOOTAGE OF BASEMENT AND NOTES 6 AND 9
5. REVISED NOTES 7 AND 24
6. CHANGED PUMPER LOCATION
7. REVISED NOTE ON FAIRMOUNT AVENUE
8. ELIMINATED CURB OPENING N/W CORNER OF PARKING LOT
9. ADDED SECTION LINES
10. ADDED SPECIFICATIONS
11. ADDED NOTE #32



0 1 2 4

PROPOSED SIGN

SINGLE FACE 2'x2" = 24 SF

VARIANCE REQUEST FROM SECTION 203.3.C TO ALLOW A FREESTANDING SIGN WITH A SURFACE AREA OF 24 SF IN LIEU OF THE PERMITTED 8 SF - ILLUMINATED

ACHUBA ENTERPRISES, INC
6456-10
19-00-005211
*700 FAIRMOUNT AVE

PLAT
OF
CAMPUS HILLS, SEC SOUTH-1A

BLOCK A
LOT 2

PARKING REQUIRE?

1ST FLOOR 8,547 + 300 = 23

2ND FLOOR 8,359 + 500 = 17

3RD FLOOR 8,359 + 500 = 17

TOTAL = 63 PS.

BASEMENT 420 SF - NO OFFICE SPACE

PARKING REQUIRE?

OUTSIDE 55 PS @ 85' x 18'

2 4 PS DOUBLE @ 21' x 18' TOTAL

10 COMPACT @ 85' x 16'

INSIDE 18 PS @ 65' x 18'

2 4 PS @ 13' x 18'

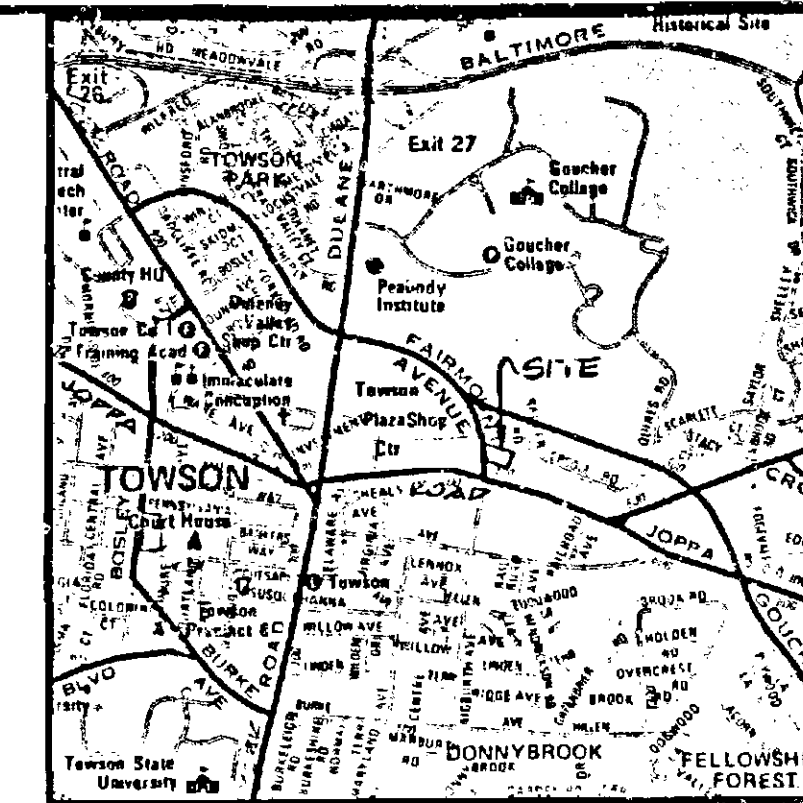
TOTAL = 87 PS.

SOIL GROUP 'B'
EXISTING CONDITIONS
7A = 110 AC
2CN = 34
2 YEAR FLOW = 0.75 CFS
10 YEAR FLOW = 2.47 CFS

PROPOSED CONDITIONS
ROUTED & MANAGED
7A = 0.75 AC
2CN = 34
2 YEAR FLOW = 2.95 CFS
10 YEAR FLOW = 5.0 CFS

NOT ROUTED
7A = 3.38 AC
2CN = 87
2 YEAR FLOW = 1.09 CFS
10 YEAR FLOW = 4.09 CFS

2 YR STORAGE REQUIRE = 4623 CF
10 YR STORAGE REQUIRE = 6378 CF
STORAGE PROVIDED BY ULTRAGROUT
STONE (40 % VOID) = $16,295 \text{ CF} \times .4 = 6480 \text{ CF}$



LOCATION 147

$$SLA_{E'} = 2000$$

1 SECTION 7520 3
2 CONCLUSION 7520 4
3 CENSUS 7520 408
4 INTERVIEW 0
5 SUBSEQUENT 59
6 SITE 7520 FOR EASTING 20 ZONE
LET AREA 1.641
GROSS AREA 12746.3
AMENITY 05 7520 27 x 25 x 324
AMENITY 05 7520 3446.3
BUILDING LOT AREA 8,745.5
TOTAL FLOOR AREA 25,885.5
2000 05 7520 63.5
2000 05 7520 87.5
(CLOSURE 4-4-75 7520 2000)
7 REFERENCE 1425-71
8 TAX ACCOUNT NO 09-04-750466
9 FLOOR AREA 240
PERM 27 030
SHOW 25,885.5-5532.25 F=040
10 NET AREA
11 GEOLOGICAL FORMATION
(SEE ENVIRONMENTAL EFFECTS REPORT)
12 ARCHITECTURAL 7520
13 ENHANCED SPECIAL
14 05 7520 7520
15 05 7520 7520
16 05 7520 7520
17 05 7520 7520
18 05 7520 7520
19 05 7520 7520
20 05 7520 7520

50 L	BUILDING	STY OR LESS	2 REETS &
TYPE	W BSM	NO BSM	222 NO LTO
GIL	MODERATE	MODERATE	SEVERE SWOP

- 9 PRINCIPLE USE DESIGNER OFFICE
1777 (24 x 24.5) = 308.8
- 20 LO OF SWAMP OVER 14 UNDETERMINEABLE
- 21 MOVES OF OPERA IN UNDETERMINEABLE
- 22 EX CONTOUR = 470
- 23 PROP CONTOUR = 470
- 24 PROP SWAN - SEE DETAIL
- 25 THE SITE IS SERVED BY WATER'S
ROUTE * BP
- 26 TOPO IS SUBJECT TO CHANGE
- 27 NO NATURAL SLOPES OVER 25 %
- 28 [] = AOS
- 29 NO CRITICAL AREAS
- 30 PAVING TO CONSIST OF A DURABLE,
DUST-FREE SURFACE
31. HEIGHT OF BUILDING 35' EXCLUDING 4'
PARAPET WALL
- 32 GRASSES TO BE RESTORED TO SAVE
TERR. WHERE POSSIBLE.

**PETITIONER'S
EXHIBIT 8**

PLAT TO ACCOMPANY A PETITION
FOR SPECIAL EXCEPTION FOR A
CLASS "B" OFFICE BUILDING IN AN
20 ZONE
AND A SIGN VARIANCE
FOR
FAIRMOUNT GREEN

BALTIMORE COUNTY, MD.
PUBLIC SERVICES CRG NO. 84103
PLANNING NO. _____

APZ L 4, 1882
SCALE: 1" = 20'

1. INDICATED NUMBER OF BASEMENT PARKING SPACES
2. ADDED NOTES ABOUT USE-IN-COMMON ENTRANCE
3. INDICATED POSSIBLE FUTURE CURB LINE
4. REMOVED T-TURNAROUND ON EPSOM ROAD AND INDICATED NO FUTURE ACCESS
5. ADDED FIRE HYDRANT

1. CLOSE PROPOSED ACCESS
AT SUCH TIME AS A FUTURE
USE-IN-COMMON ACCESS IS
CONSTRUCTED UTILIZING
EXISTING GREMPLER—
BLDG CURB CUT.

2. RECORD EASEMENT
PERMITTING USE-IN-COMMON
ACCESS TO BE CONSTRUCTED
AND PROPOSED ACCESS TO
BE CLOSED

RONALD E GEMPLEY MORTGAGE
5077/357 5543-24
09-07-585250 09-07-583993
*402,404 E. JOPPA ST

DEVELOPER:

ROBERT E. LATSHAW, JR.
LATSHAW COMMERCIAL PROPERTIES
600 EAST JOPPA ROAD
TOWSON, MARYLAND 21204
(301) 821-6600

OWNER:

FRANK B. PROCTER
1503 POTSPRING ROAD
TIMONIUM, MARYLAND 21093
(301) 823-6331

NORMAN J GAZBUEZ
 E MAZGAZETHE U.
 4980/473
 09-07-585730
 *400 E. JOPPA RD

EX. DWELLING



**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**

CIVIL ENGINEERS & LAND SURVEYORS

303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120