

PETITION FOR ZONING VARIANCE

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 Variance from Section 413.1.e.(3) to permit a directional and informational sign 254.8 sq. ft., including both sides, externally illuminated, in lieu of the permitted 25 sq. ft. sign, or from Section 413.1 (a) to permit a sign indicating name of owner, externally illuminated, 254.8 sq. ft., including both sides, in lieu of the permitted on (1) sq. ft. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be determined at hearing

469
87-70-A

MAP 51-2F
22
E.D. 1ST
DATE 4-28-86
200
1000
DP

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

I, or we, agree to pay expenses of above Variance 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: _____
(Type or Print Name)
Signature _____
Address _____
City & State _____

Legal Owner(s): _____
(Type or Print Name)
Signature _____
Address _____
City & State _____

Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____

John B. Howard, Esquire
6665 Security Blvd. 265-5500
Baltimore, Maryland 21207
210 Allegheny Avenue
Towson, Maryland 21204
Attorney's Telephone No.: 823-4111

87-70-A
#469

ORDER RECEIVED FOR FILING
DATE 8/28/86
BY [Signature]

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore, on the _____ day of August, 1986, at 11:00 o'clock

[Signature]
Zoning Commissioner of Baltimore County.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: _____ Date of Posting: August 6-86
Posted for: Variance
Petitioner: Ingleside Investors
Location of property: N/S of Ingleside Ave., 5' S of the c/l of Lodge Rd. Extended
Location of Sign: N.W. side of Ingleside Ave. approx 25' south of Lodge Rd.
Remarks: _____
Posted by: [Signature] Date of return: August 8-86
Number of Signs: 1

ORDER RECEIVED FOR FILING
DATE 8/28/86
BY [Signature]

IN RE: PETITION FOR ZONING VARIANCE
N/S of Ingleside Avenue, 5' S of the c/l of Lodge Road Ext. 1st Election District
Ingleside Investors
Petitioners

BEFORE: _____
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-70-A

The Petitioners herein request a zoning variance from Section 413.1.e.(3) of the Baltimore County Zoning Regulations (BCZR), to permit a directional and informational sign, externally illuminated, of 254.8 sq.ft., including both sides, in lieu of the permitted 25 sq.ft. sign, or from Section 413.1.a of the BCZR to permit a sign indicating the name of the owner, externally illuminated, of 254.8 sq.ft., including both sides, in lieu of the permitted 1 sq. ft. sign.

At the onset of the hearing, counsel for the Petitioner requested the instant Petition be considered under Section 413.1.e.(3) of the BCZR rather than under Section 413.1.a. The request was granted.

Testimony on behalf of the Petitioner indicated that the developer has improved several properties in Baltimore County with single story, high tech and office buildings and has utilized identical, although non-illuminated, signs, as shown on the plan submitted, prepared by Carroll Engineering, Inc. dated May 15, 1986 and identified as Petitioner's Exhibit 2. The sign will be set back 18 feet from the Ingleside Avenue property line, to the south of the entrance to the site, and illuminated by enclosed floodlights. Illuminated signage is necessary because of the 24-hour medical coverage, including occasional emergencies, to be provided by Columbia Medical Plan, which will rent 30,000 square feet under a 10 year lease with a 10 year option. Approximately three quarters of the site is zoned O-1 and one quarter of the site, along the frontage on Ingleside Avenue, is zoned DR 5.5 as shown on the plan submitted,

prepared by George William Stephens, Jr. and Associates, Inc. dated February 19, 1986 and identified as Petitioner's Exhibit 1. A traffic expert testified that a sight distance of 400 feet will be provided in both directions.

There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, it IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 28th day of August, 1986, that the herein request for a variance to permit a directional and informational sign, externally illuminated, of 254.8 sq. ft., including both sides, in accordance with Petitioner's Exhibits 1 and 2, is hereby GRANTED, from and after the date of this Order, subject, however, to the following:

The sign shall be illuminated only when the medical operation is open for clients.

[Signature]
Deputy 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

August 28, 1986

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance
N/S of Ingleside Avenue, 5' S of the c/l of Lodge Road Ext. 1st Election District
Case No. 87-70-A

Dear Mr. Howard:

Please be advised that your request for a zoning variance in the above referenced Petition has been granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

[Signature]
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bjs

Attachments

cc: People's Counsel

LEO W. RADEK
REGISTERED SURVEYOR

HYDROGRAPHY
TOPOGRAPHY
GEODESY

SUBDIVISION
ENGINEERING
TITLE SURVEYS
LAND PLANNING

38 Belfast Road - Timonium, Maryland 21093

CL 2-2920 on
252-2920

June 12, 1986

DESCRIPTION OF SIGN SITE
BELTWAY WEST CORPORATE CENTER

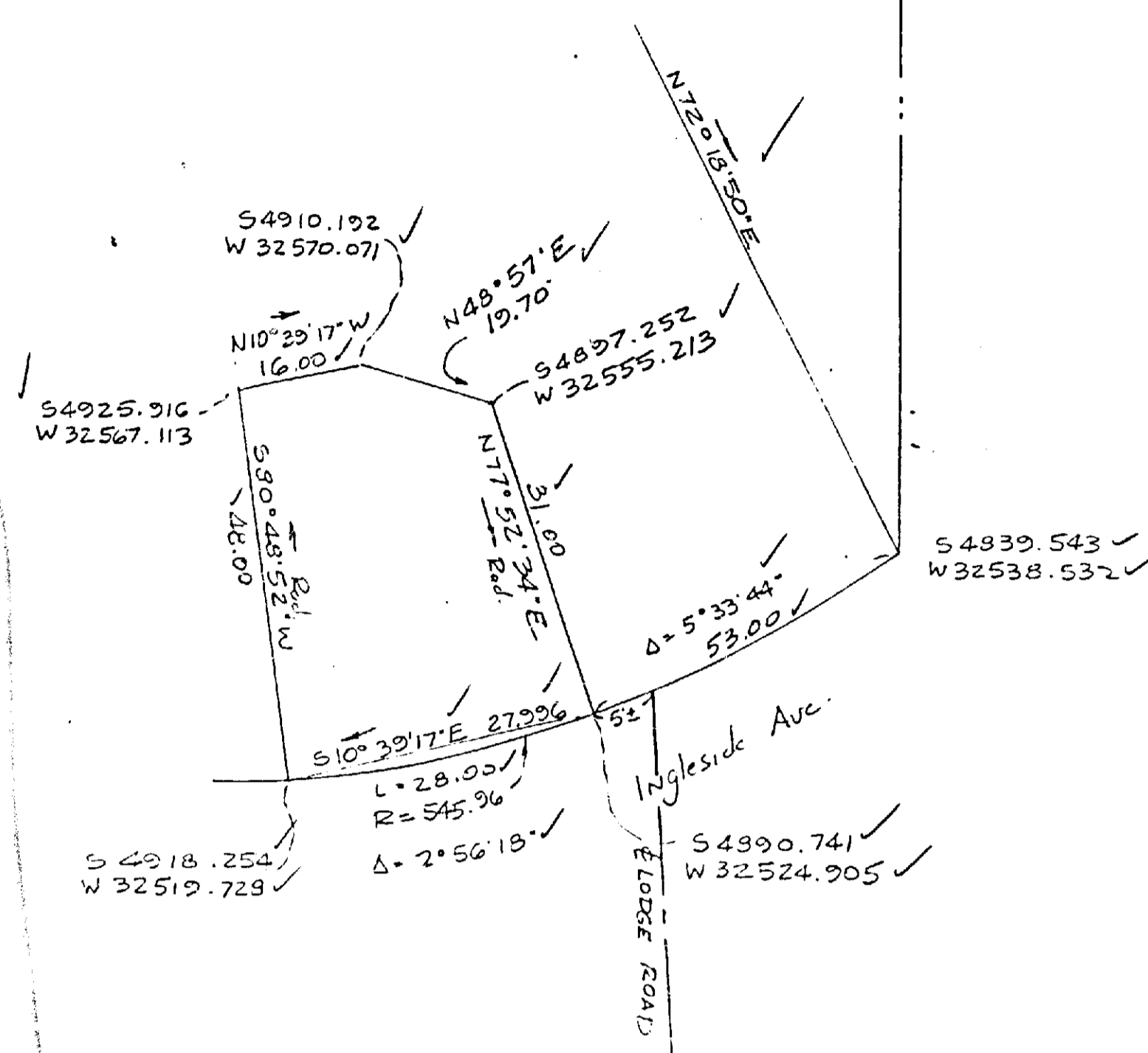
BEGINNING for the same on the westerly side of Ingleside Avenue distant 5 feet more or less from the intersection formed by the centerline of Lodge Road extended westerly with said westerly side of Ingleside Avenue, said place of beginning being at Baltimore County coordinate position South 4890.74 - West 32524.91, thence binding on the westerly side of Ingleside Avenue by a line curving to the right with a radius of 545.96 feet for a distance of 28.00 feet (the chord of said curving line bearing South 10 degrees 39 minutes 17 seconds East 28.00 feet); thence South 80 degrees 48 minutes 52 seconds West 48.00 feet, North 10 degrees 39 minutes 17 seconds West 16.00 feet, North 48 degrees 57 minutes East 19.70 feet, and North 77 degrees 52 minutes 34 seconds East 31.00 feet to the place of beginning, being in the First Election District of Baltimore County, and containing 1,206.62 square feet or 0.028 acres, more or less.

LEO W. RADEK
REG. LAND SURVEYOR
38 BELFAST ROAD
TIMONIUM, MARYLAND 21093
(301) 252-2920

N/E Ingleside Ave
Sign Site (Not to Scale)

June 11, 1986

Rad Pl.
5005.405 ✓
33058.686 ✓



PETITION FOR ZONING VARIANCE

1st Election District

Case No. 87-70-A

LOCATION: North Side of Ingleside Avenue, 5 feet South of the Centerline of Lodge Road Extended

DATE AND TIME: Tuesday, August 26, 1986, at 11:00 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 Zoning Variance to permit a double-faced, externally illuminated directional and informational sign of 254.8 square feet in lieu of the permitted 25 square feet or a double-faced, externally illuminated sign indicating name of owner of 254.8 square feet in lieu of the permitted 1 square foot

Being the property of Ingleside Investors, 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 VARIANCE : BEFORE THE ZONING COMMISSIONER
 N/S of Ingleside Ave., : OF BALTIMORE COUNTY
 5' S of c/l of Lodge Rd. :
 Extended, 1st District :
 INGLESIDE INVESTORS, : Case No. 87-70-A
 Petitioner :

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 31st day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
 Peter Max Zimmerman

PETITION FOR ZONING VARIANCE
 In Election District
 Case No. 87-70-A
 LOCATION: North Side of Ingleside Avenue, 5' South of Centerline of Lodge Road, Extended
 DATE AND TIME: Tuesday, August 26, 1986, at 11:00 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit a double-lot, centrally illuminated directional and informational sign of 25 square feet in size of the permitted 25 square feet or a double-lot, centrally illuminated sign indicating name of owner of 25 square feet in size of the permitted 25 square feet in size of the permitted 25 square feet.
 Being the property of Ingleside Investors, as shown on plan filed with the Zoning Office.
 In the event that this Petitioner(s) is granted, a 30-day period shall be allowed within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the hearing and 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
 8001 Aug. 7.

PETITION FOR ZONING VARIANCE
 In Election District
 Case No. 87-70-A
 LOCATION: North Side of Ingleside Avenue, 5' South of the Centerline of Lodge Road, Extended
 DATE AND TIME: Tuesday, August 26, 1986, at 11:00 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit a double-lot, centrally illuminated directional and informational sign of 25 square feet in size of the permitted 25 square feet or a double-lot, centrally illuminated sign indicating name of owner of 25 square feet in size of the permitted 25 square feet.
 Being the property of Ingleside Investors, as shown on the plan filed with the Zoning Office.
 In the event that the Petitioner(s) is granted a hearing permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the hearing and 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
 8001 Aug. 7.

CERTIFICATE OF PUBLICATION

TOWSON, MD, August 7, 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 7, 1986

THE JEFFERSONIAN,
Susan Sanders Street
 Publisher
 Cost of Advertising
 27.50

Patuxent Publishing Corp.
 10750 Little Patuxent Pkwy
 Columbia, MD 21044

August 18, 1986

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR ZONING VARIANCE

was inserted in the following:
 Catonsville Times
 Arbutus Times
 weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 9 day of August, 1986, that is to say, the same was inserted in the issues of

August 7, 1986

PATUXENT/PUBLISHING CORP.
 By *[Signature]*

John B. Howard, Esquire
 210 Allegheny Avenue
 Towson, Maryland 21204
 July 18, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
 N/S of Ingleside Ave., 5' S of the c/l of Lodge Rd. Extended
 1st Election District
 Ingleside Investors - Petitioner
 Case No. 87-70-A

TIME: 11:00 a.m.
 DATE: Tuesday, August 26, 1986
 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
 Commissioner of County

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 020057
 DATE: 8/18/86 ACCOUNT: 01-15-000
 AMOUNT: \$ 100.00
 RECEIVED FROM: [unclear]
 FOR: [unclear]
 VALIDATION OR SIGNATURE OF CASHIER

August 12, 1986

Mr. Arnold Jablon
 Zoning Commissioner
 Baltimore County
 Towson, MD 21204

Re: Sign Variance
 Case No. 87-70-A

Dear Mr. Jablon:

We the undersigned, have reviewed the project identification sign plans for Beltway West Corporate Center and have no objections to the proposed design and location.

NAME	ADDRESS
<i>[Signature]</i>	642 Ingleside Ave, 21225
<i>[Signature]</i>	637 Ingleside Ave, 21225
<i>[Signature]</i>	644 Ingleside Ave, 21225
<i>[Signature]</i>	644 Ingleside Ave, 21225
<i>[Signature]</i>	630 Ingleside Ave 21228
<i>[Signature]</i>	626 Ingleside Ave 21228
<i>[Signature]</i>	622 Ingleside Ave 21228
<i>[Signature]</i>	820 Ingleside Ave 21228
<i>[Signature]</i>	618 Ingleside Ave 21228
<i>[Signature]</i>	615 Ingleside Ave 21228

EXHIBIT 4

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

ARNOLD JABLON
 ZONING COMMISSIONER

August 29, 1986

John B. Howard, Esquire
 210 Allegheny Avenue
 Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
 N/S of Ingleside Ave., 5' S of the c/l of Lodge Rd. Extended
 1st Election District
 Ingleside Investors - Petitioner
 Case No. 87-70-A

Dear Mr. Howard:

This is to advise you that \$63.85 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 Baltimore County, Maryland

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 021847
 DATE: 8/26/86 ACCOUNT: R-01-613-000
 SIGN & POST RETURNED: 8/26/86 AMOUNT: \$ 63.85
 FROM: Cook, Howard, Downes & Tracy, 210 Allegheny Ave., P.O. Box 5517, Towson, Md. 21204
 FOR: ADVERTISING & POSTING COSTS RE CASE 87-70-A
 VALIDATION OR SIGNATURE OF CASHIER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

IN THE CIRCUIT COURT
 FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff
 vs
 Defendant

87-70-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

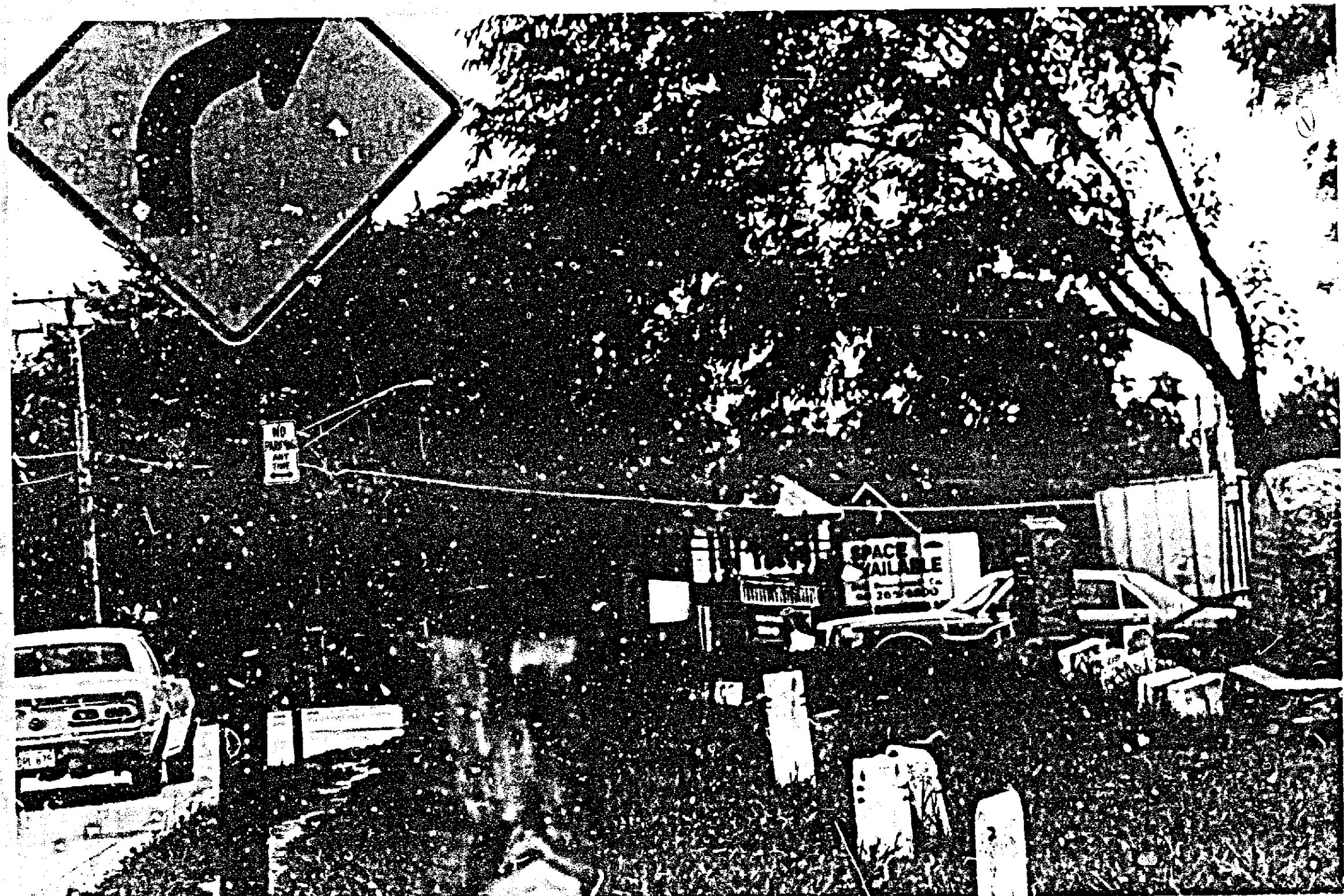
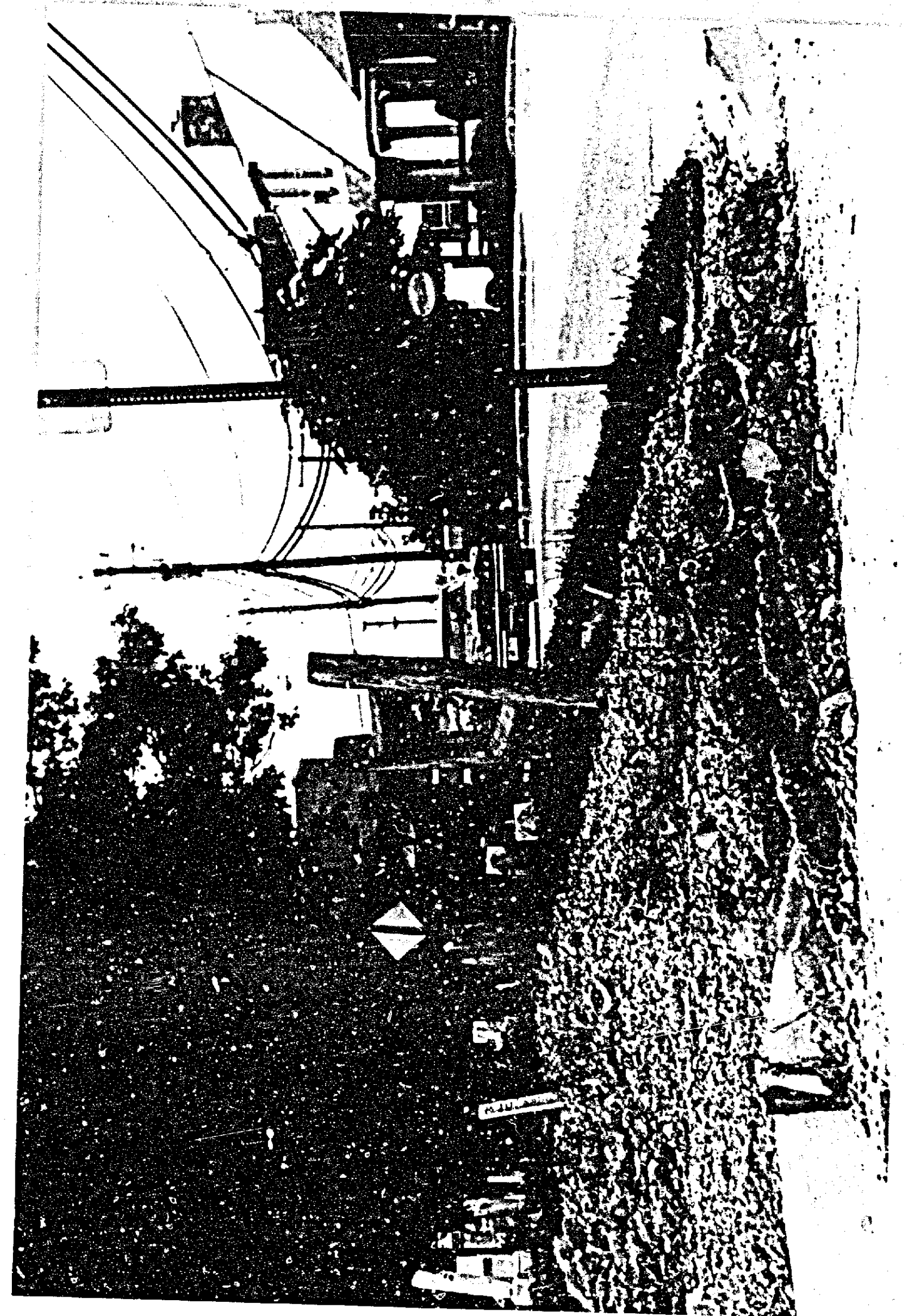
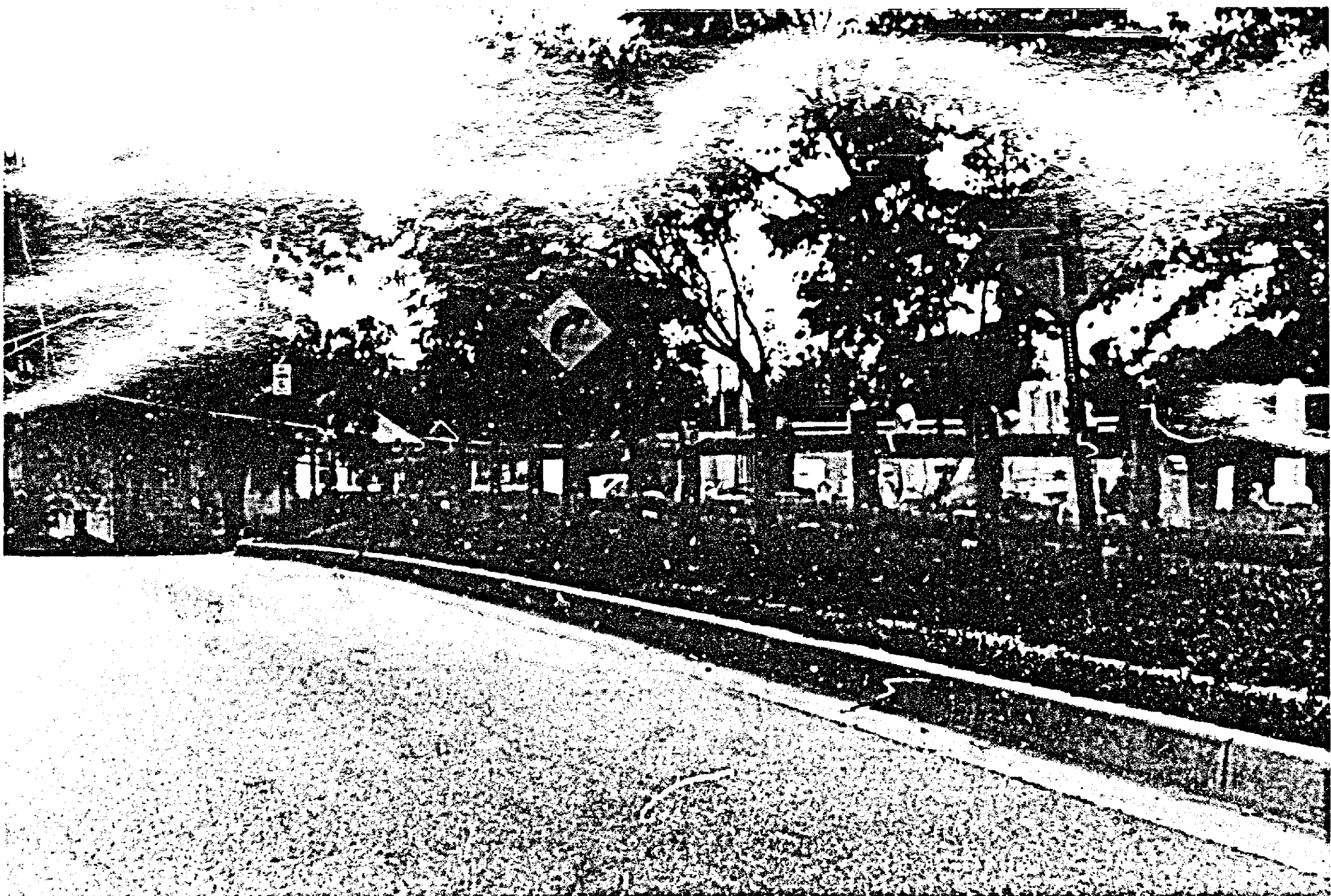
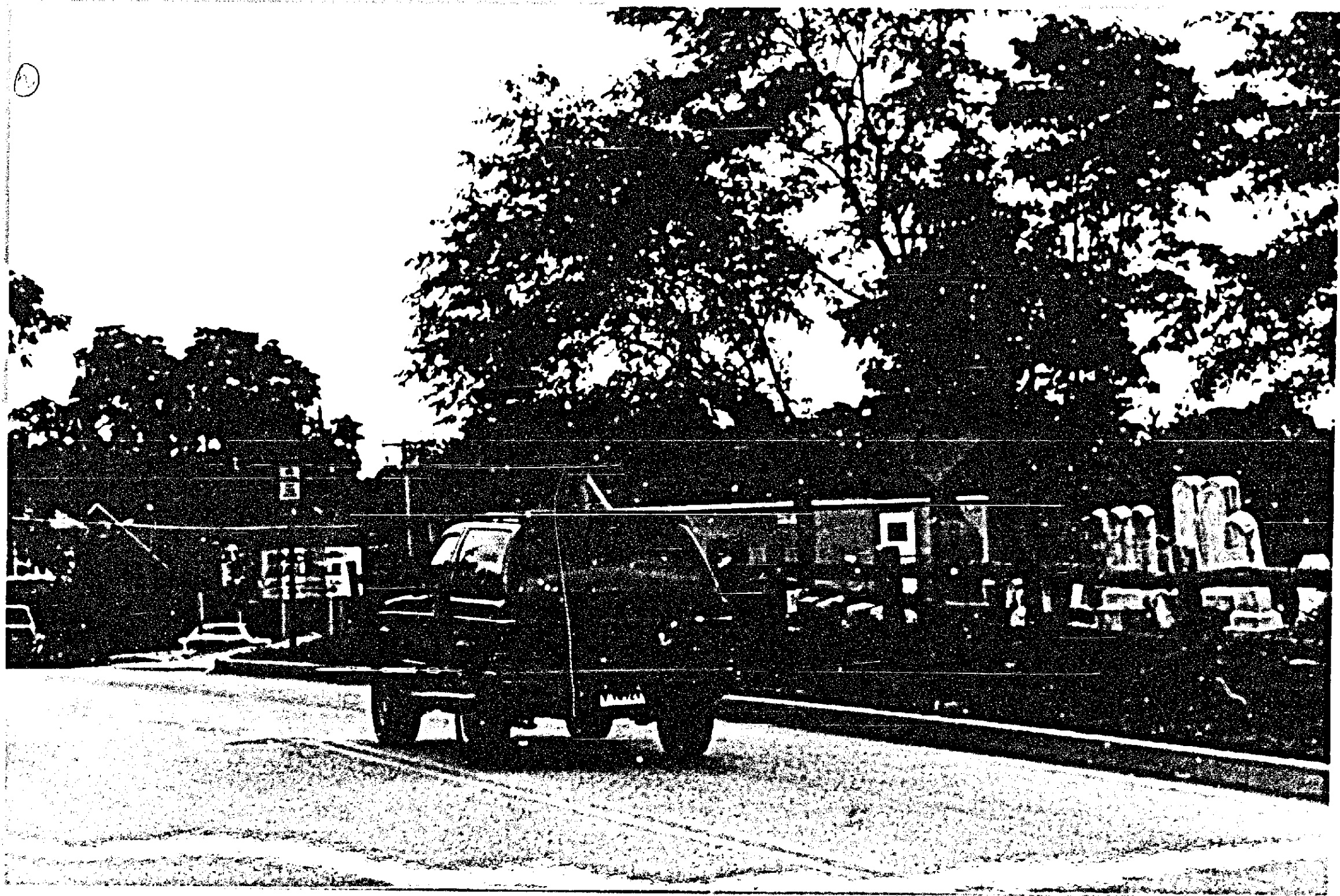
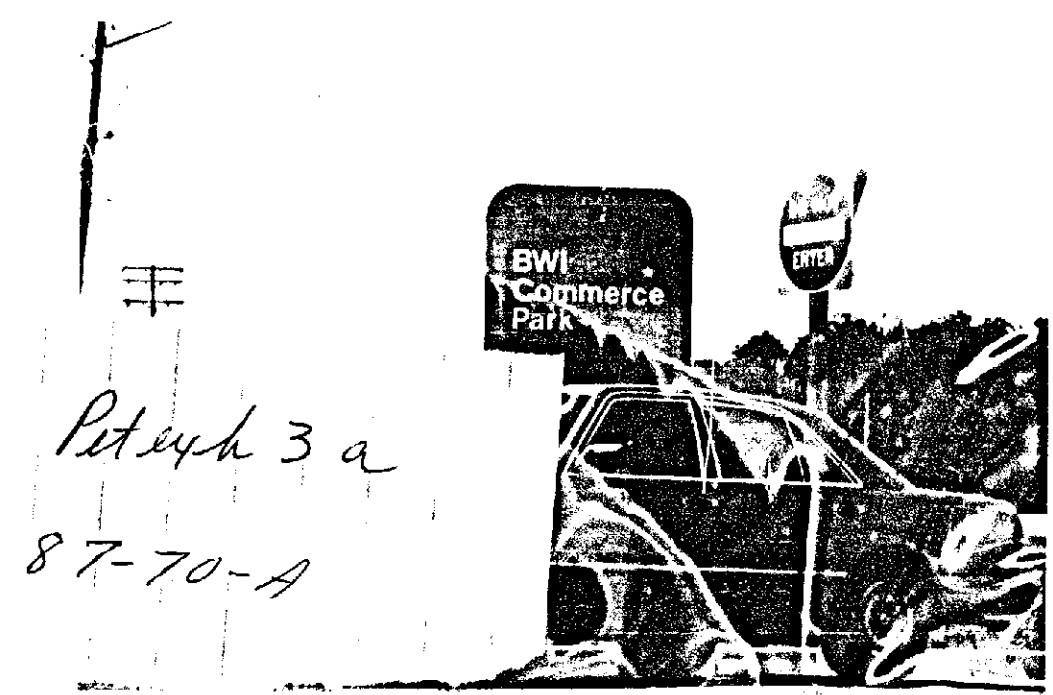
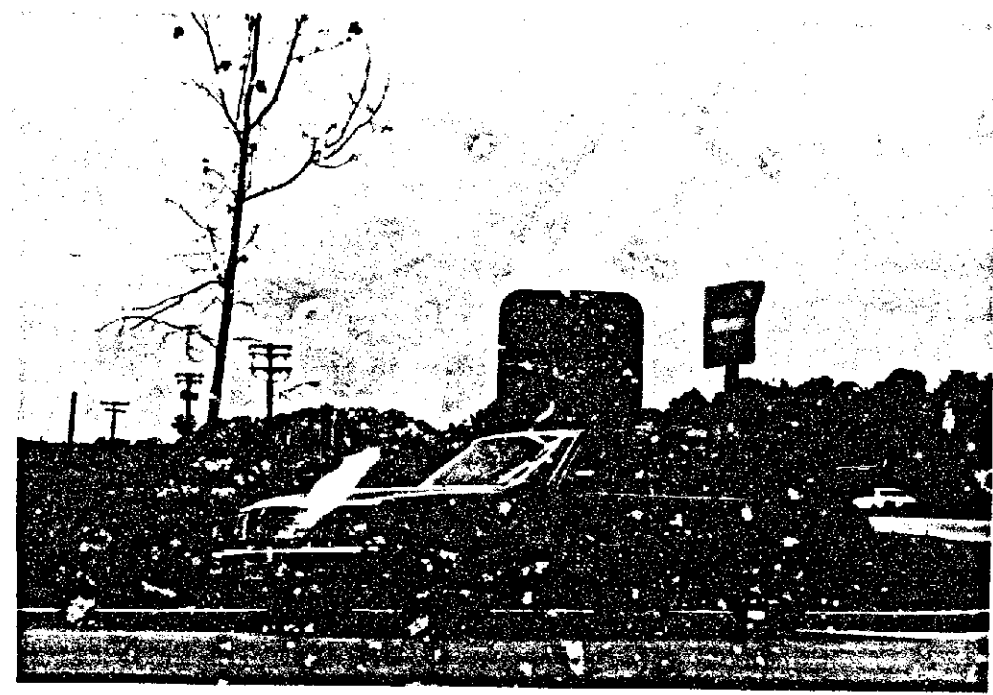
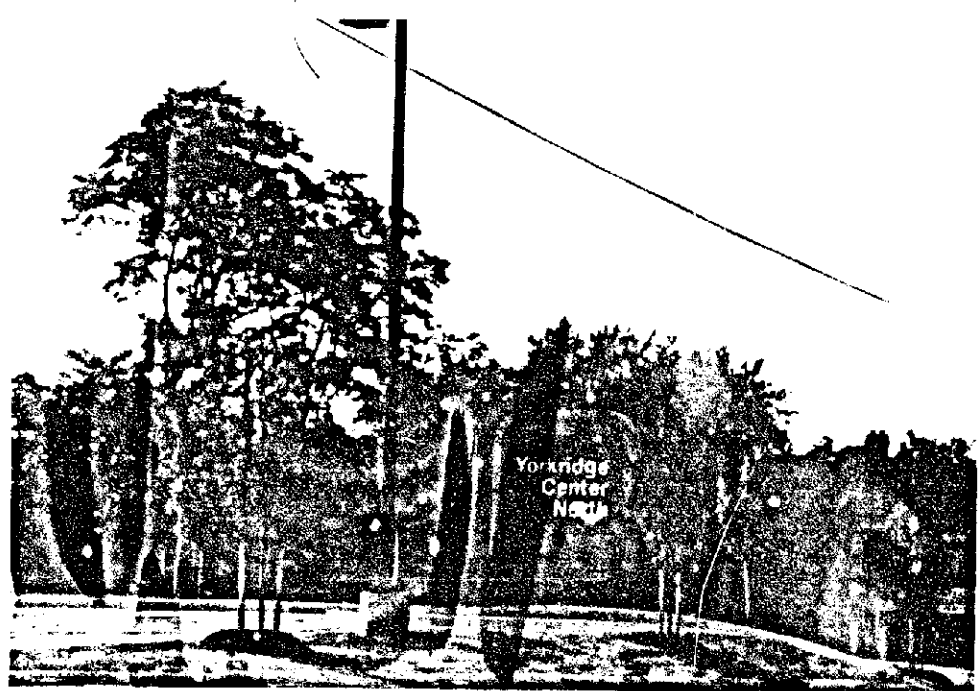
County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

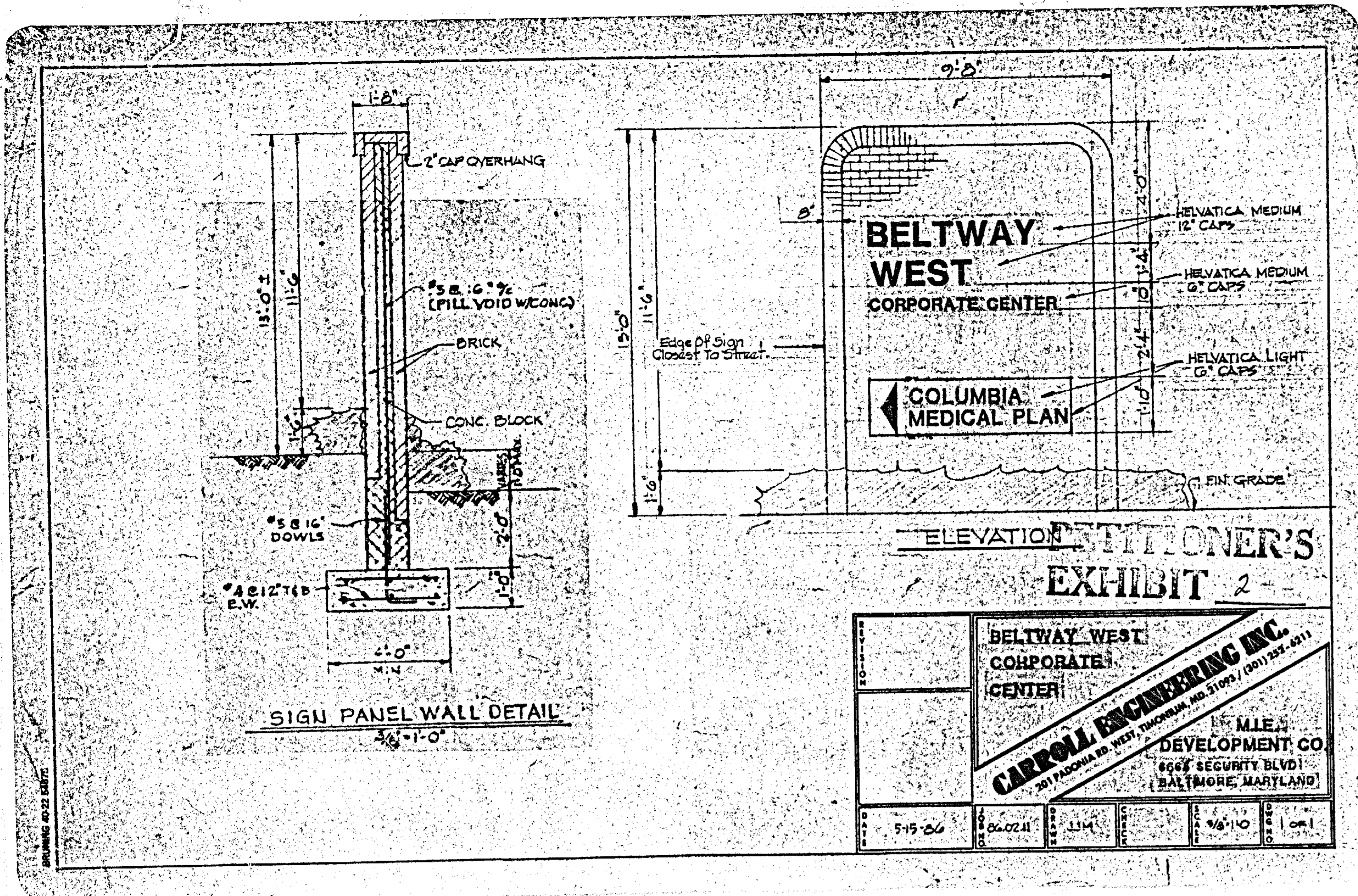
Your petition has been received and accepted for filing this 9th day of July, 1986

[Signature]
 ARNOLD JABLON
 Zoning Commissioner
 Petitioner: Ingleside Investors
 Petitioner's Attorney: John B. Howard, Esq.
 Received by: James E. Dyer
 Chairman, Zoning Plans Advisory Committee



*Det 2/18 3/1
 87-70-A*





BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 1, 1986

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

000

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

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 469 - Case No. 87-70-A
Petitioners: Ingleside Investors
Petition for Zoning Variance

Dear Mr. Howard:

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

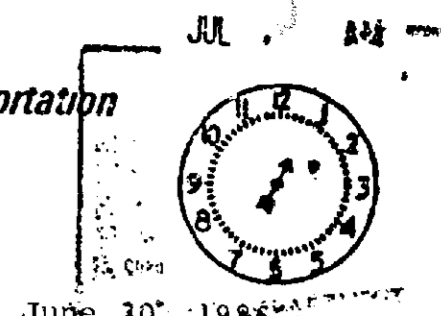
JED:kkb

Enclosures

cc: Carroll Engineering, Inc.
210 Padonia Road West
Timonium, Maryland 21093



Maryland Department of Transportation
State Highway Administration



William K. Hellmann
Secretary
Hal Kassoff
Administrator

Mr. A. Jablon
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. James Dyer

Re: ZAC Meeting of July 1, 1986
ITEM: #469.
Property Owner: Ingleside Investors
Location: W/S Ingleside Ave 5 feet S. of centerline of Lodge Road Extended @ Baltimore Beltway I-695
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a directional and informational sign 254.8 square feet including both sides, externally illuminated in lieu of the permitted 25 square foot sign in lieu of the one square foot sign
Acres: .028 Acres
District: 1st Election District

Dear Mr. Jablon:

On review of the submittal for sign variance, the site plan has been forwarded to the State Highway Administration Beautification Section, c/o Morris Stein (659-1642) for all comments relative to zoning.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

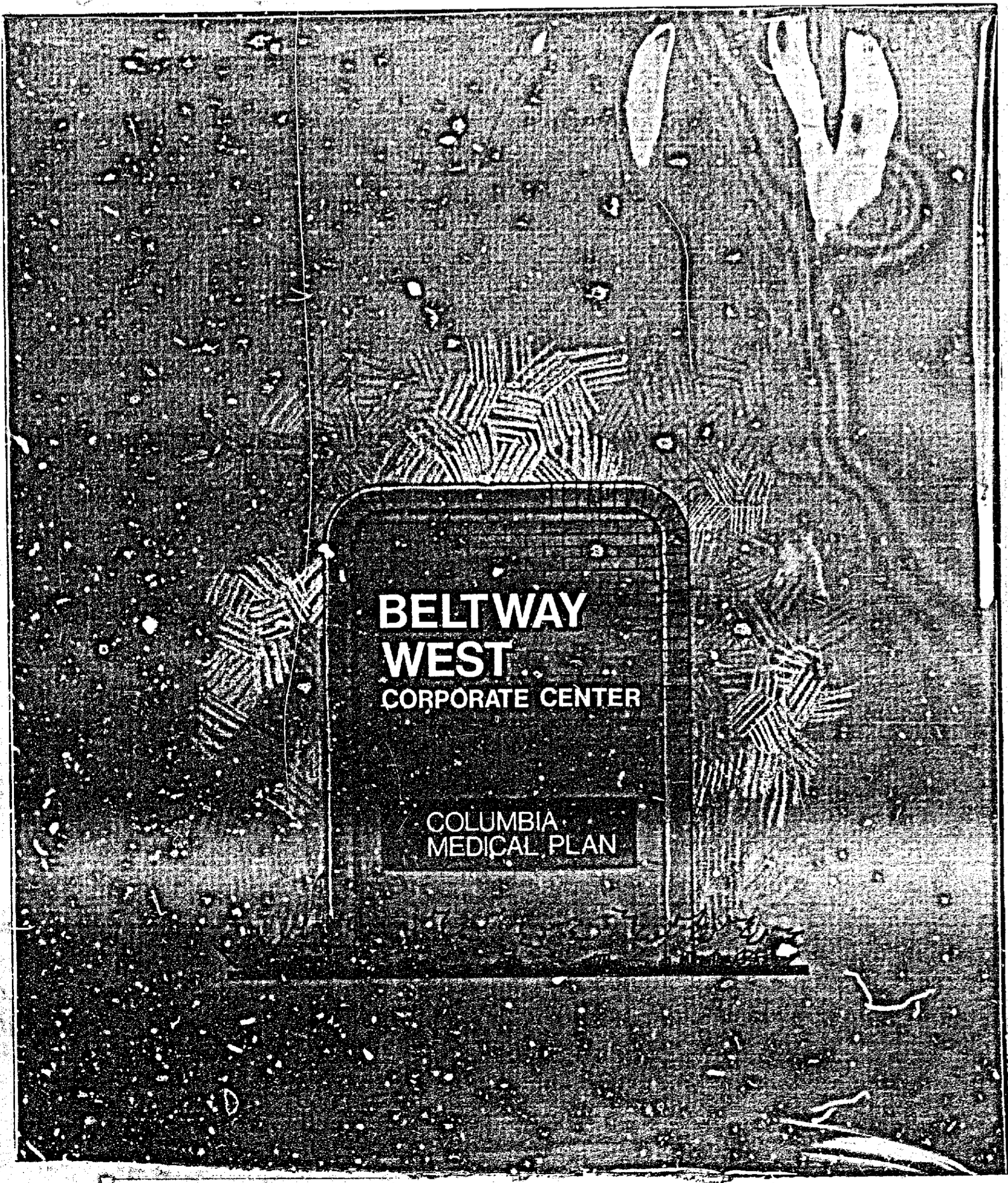
By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle
Mr. M. Stein (w-attachment)

My telephone number is (301) 659-1350

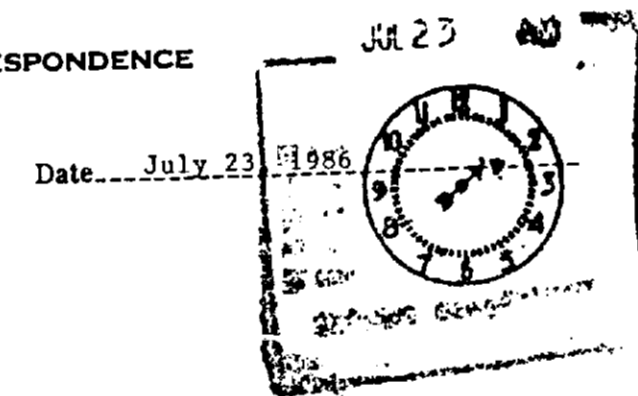
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-422-5362 Nationwide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

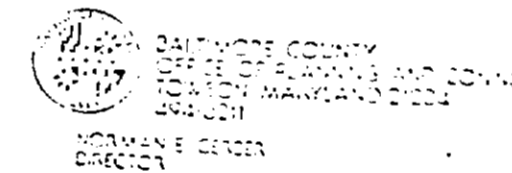
Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-70-A



This office is not opposed to the granting of this request.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slm



July 22, 1986

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

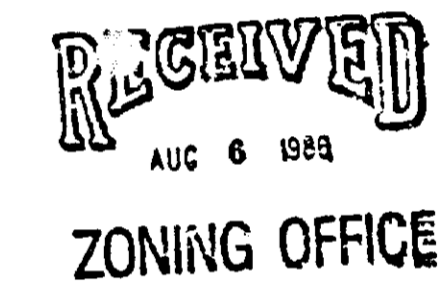
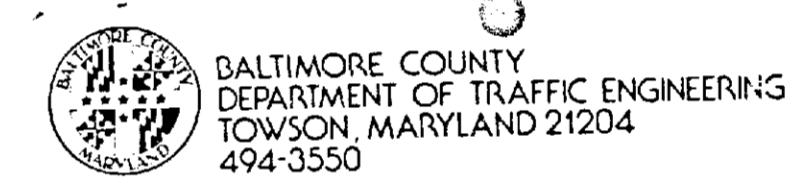
Re: Zoning Advisory Meeting of July 1, 1986
Item # 469
Proposed Zoning: Ingleside Investors
OF 2 OF LODGE RD. EXT.

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.
- County Review Group Meeting is required.
- This site is not a "major tract" therefore it is defined as a subdivision. The plan must show the entire tract.
- In record plat will be required and must be recorded prior to issuance of a building permit.
- The access is not satisfactory.
- The parking arrangement is not satisfactory.
- Parking calculations must be shown on the plan.
- This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-28 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 [blank].
- The property is located in a deficient service area as defined by Bill 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 173-79, and its conditions change the established capacity of the intersection. The Basic Services Area is [blank].
- CRG # 277 (K/A Beltway West Corporate Center) was approved 8/1/85

cc: James Russell
Eugene A. [blank]
Chief, Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

July 22, 1986

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

Item No. 469 -ZAC- Meeting of July 1, 1986
Property Owner: Ingleside Investors
Location: W/S Ingleside Avenue, 5 feet S of centerline of Lodge Road Extended
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a directional and informational sign 254.8 square feet including both sides, externally illuminated in lieu of the permitted 25 square foot sign in lieu of the one square foot sign
Acres: .028 acres
District: 1st Election District

Dear Mr. Jablon:

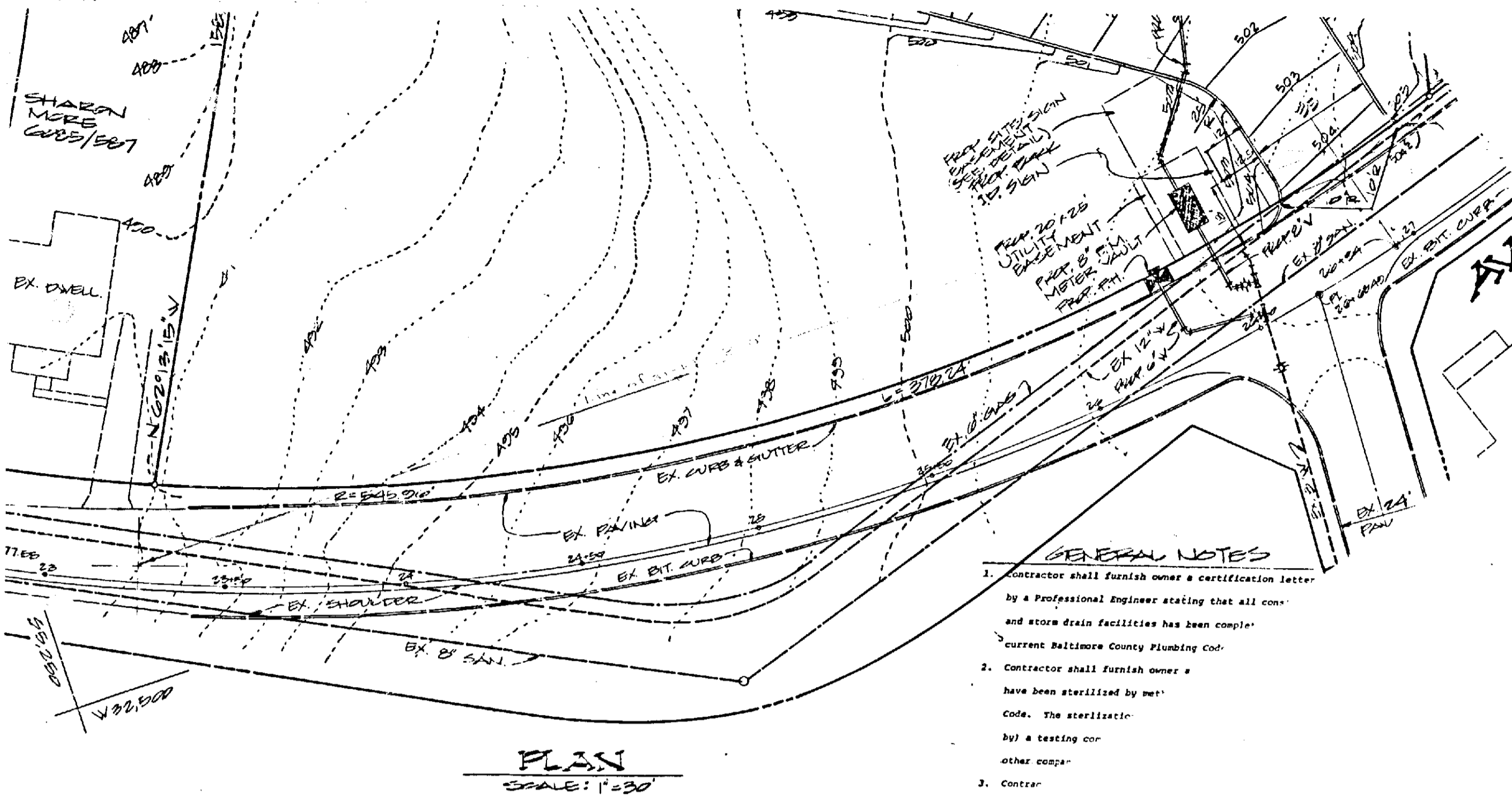
The proposed sign should be moved back to provide for sight distance of 350 feet in both directions.

Attached are the C.R.G. comments.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

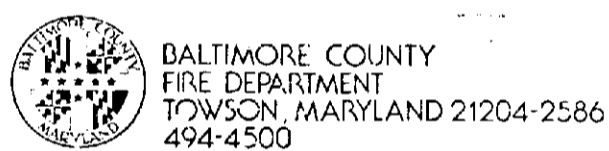
Attachment



PLAN
SCALE: 1"=30'

GENERAL NOTES

1. Contractor shall furnish owner a certification letter by a Professional Engineer stating that all construction and storm drain facilities has been completed in accordance with current Baltimore County Plumbing Code.
2. Contractor shall furnish owner a certification letter stating that all construction have been sterilized by water. The sterilization shall be done by a testing company other than the contractor.
3. Contractor shall furnish owner a certification letter by a Professional Engineer stating that all construction and storm drain facilities has been completed in accordance with current Baltimore County Plumbing Code.



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

July 17, 1986

PAUL H. REINCKE
CHIEF

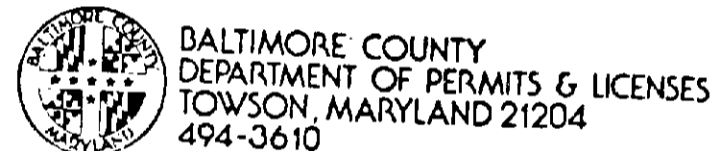
Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Ingleside Investors
Location: W/S Ingleside Avenue, 5 ft. S of centerline of Lodge Rd. extended
Item No.: 469 Zoning Agenda: Meeting of July 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 or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
 - () 2. A second means of vehicle access is required for the site.
 - () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
 - () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
 - () 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.
 - (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Capt. Joseph Kelly 7-15-86* Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



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

July 30, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 469 Zoning Advisory Committee Meeting are as follows:

Property Owner: Ingleside Investors
Location: W/S Ingleside Avenue, 5 feet S of c/l of Lodge Road Extended
District: 1st.

APPLICABLE ITEMS ARE CIRCLED:

- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- (B) A building and other miscellaneous permits shall be required before the start of any construction.
- (C) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- (D) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- (E) All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.
- (F) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- (G) The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- (H) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from _____ to Use _____ or to Mixed Use _____. See Section 312 of the Building Code.
- (I) The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- (J) Comments: Comply with Article 19
- (K) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 121 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burman
By: C. E. Burman, Chief
Building Plans Review

4/22/86

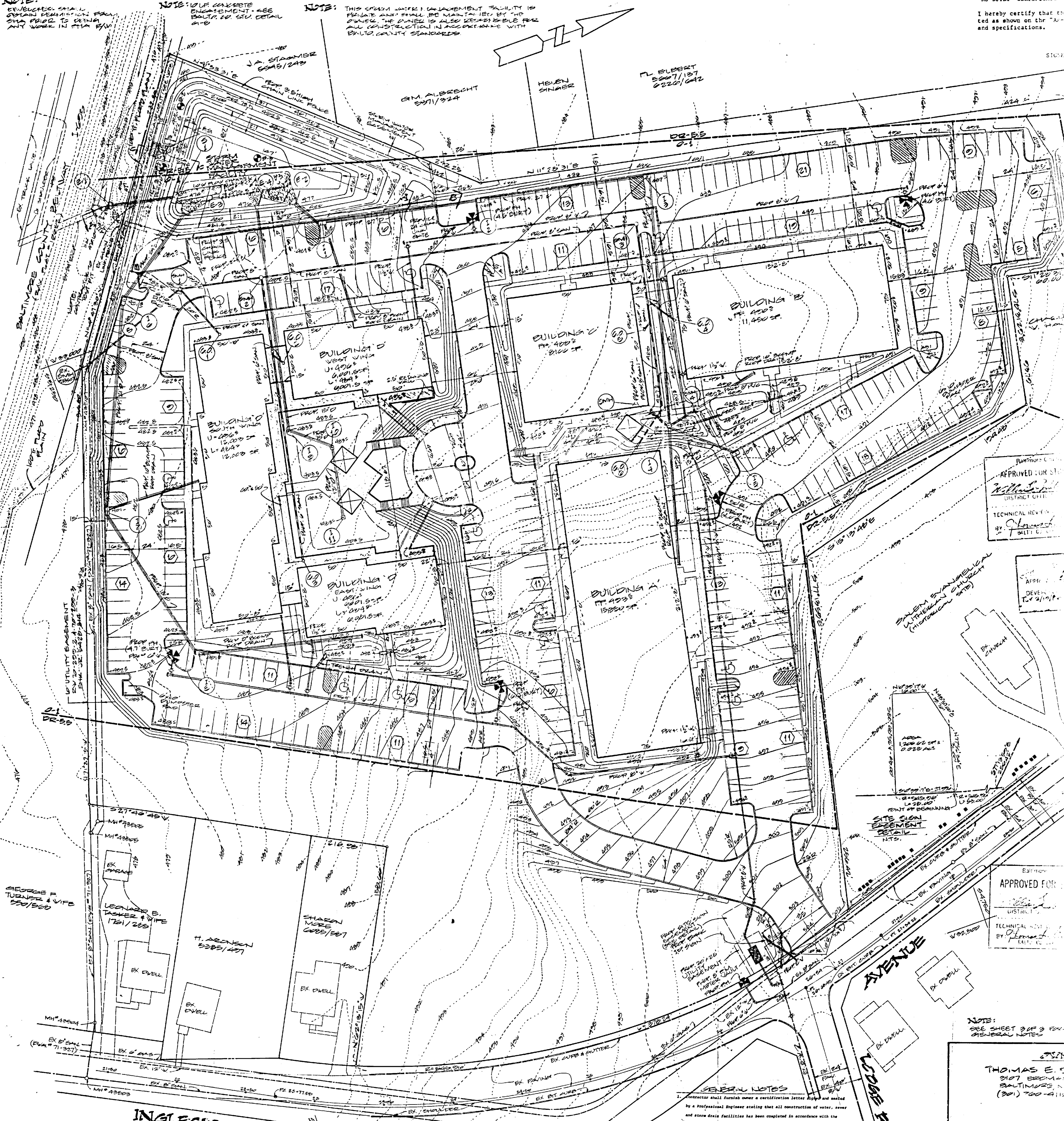
I hereby certify that the work shown on this drawing was done in accordance with the specifications and standards.

SIGNATURE

NOTE: EXISTING SMALL DRAINAGE PERMANENT FROM THIS PRIOR TO BEING ANY WORK IN THIS AREA

NOTE: LOW CONCRETE ENCASUREMENT - SEE BUILT TO STD. DETAIL A-8

NOTE: THIS STORM WATER MANAGEMENT FACILITY IS PRIVATE AND SHALL BE MAINTAINED BY THE OWNER. THE OWNER IS ALSO RESPONSIBLE FOR ALL CONSTRUCTION IN ACCORDANCE WITH BALTO. COUNTY STANDARDS



APPROVED FOR DISTRICT OFFICE
TECHNICAL REVIEW BY [Signature]

APPROVED FOR DEVELOPER/OWNER

APPROVED FOR DISTRICT OFFICE
TECHNICAL REVIEW BY [Signature]

NOTE: SEE SHEET 3 OF 3 FOR GENERAL NOTES
THOMAS E. C. 3107 EDDMONT BALTIMORE MD (301) 700-4112

DEVELOPER'S/LANDOWNER'S CERTIFICATION
I/We hereby certify that all proposed work shown on this drawing(s) and on the approved sedimentation plan will be accomplished pursuant to these plans, that it is my/our responsibility to have the work inspected and certified, including the submission within thirty (30) days of completion, by a registered Professional Engineer.
SIGNED [Signature]

- GENERAL NOTES
1. Contractor shall furnish owner a certification letter signed and sealed by a Professional Engineer stating that all construction of water, sewer and storm drain facilities has been completed in accordance with the current Baltimore County Plumbing Code and Standard Specifications.
2. Contractor shall furnish owner a letter certifying that all water mains have been sterilized by methods outlined in the Baltimore County Plumbing Code. The sterilization shall be conducted by (and the certification signed by) a testing company such as DuMars (235-0044), Sherman Labs (583-1500) or other companies, approved by the Baltimore County Plumbing Inspector.
3. Contractor shall furnish owner a letter certifying that pressure tests have been satisfactorily made and a letter from the Baltimore County Fire Department indicating that pressure tests for fire lines have been satisfactorily completed.

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.



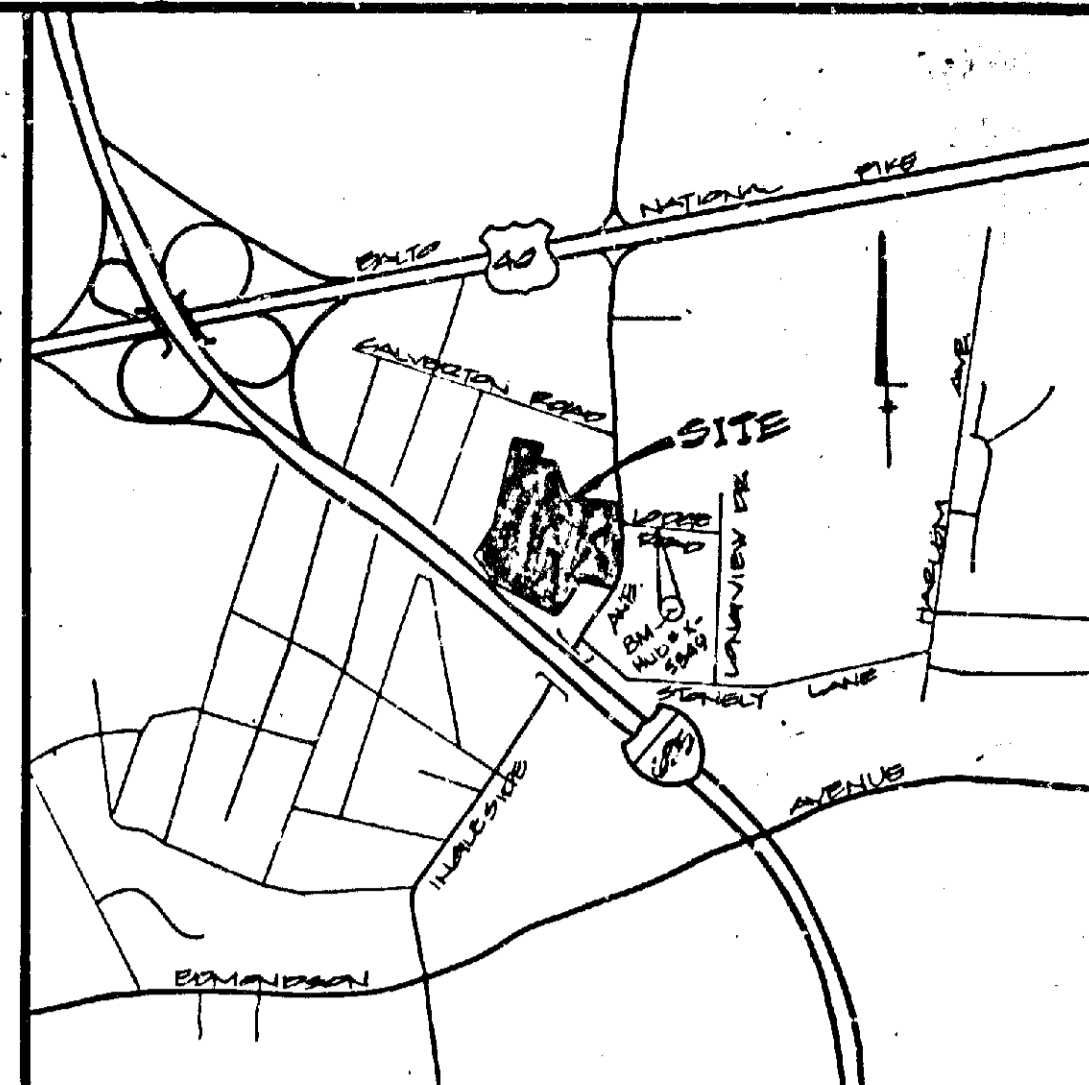
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120

PLAN SCALE: 1"=50'

"AS-BUILT" CERTIFICATION

I hereby certify that the facility shown on this plan was constructed as shown on the "As-Built" plans and meets the approved plans and specifications.

SIGNED _____ P.E. _____
DATE _____



VICINITY MAP
SCALE: 1" = 100'

CONTROL NOTES: (BENCHMARK)
THE COORDINATES AND BEARINGS SHOWN HEREON ARE REFERRED TO THE BALTO. CO. MET. DISTRICT GRID SYSTEM, USING HUB NO. X-5249 FOR POSITION (54999.24 - V 9221.42) AND HUB NO. X-5240 FOR AZIMUTH (BEARING N02°11'02"E. (ELEVATION OF HUB NO. X-5240 IS 491.152))

SITE DATA

- AREA OF TRACT:

DR-55	GROSS AREA	NET AREA
0-1	2.10 AC.±	1.02 AC.±
0-1	0.24 AC.±	0.16 AC.±
TOTAL	0.43 AC.±	7.58 AC.±

- EXISTING ZONING: DR-55 & 0-1
- EXISTING USE: VACANT
- PROPOSED USE: OFFICE
- BUILDING COVERAGE:
 - BLDG. A - 10950 SF
 - B - 11,450 SF
 - C - 8,100 SF
 - D (EAST WING) - 6001.6 SF
 - D (WEST WING) - 6001.6 SF
 - D (SOUTH WING) - 12,003 SF
 - TOTAL - 59,512 SF
- TOTAL FLOOR AREA: 59,512 SF
- FLOOR AREA RATIO:
 - PERMITTED: 27,814 SF x .45 = 14,517 SF
 - SHOWN: 59,512 SF + 27,814 SF = 87,326 SF = 31%
- PARKING SPACES REQUIRED:
 - BUILDING A - 10950 SF + 300 = 54 FS REQ'D
 - BUILDING B - 11450 SF + 300 = 39 FS REQ'D
 - BUILDING C - 8100 SF + 300 = 27 FS REQ'D
 - BUILDING D (EAST WING) - 1ST FLOOR - 6001.6 SF + 300 = 60 FS REQ'D
 - 2ND FLOOR - 6001.6 SF + 300 = 12 FS REQ'D
 - BUILDING D (WEST WING) - 1ST FLOOR - 6001.6 SF + 300 = 12 FS REQ'D
 - 2ND FLOOR - 6001.6 SF + 300 = 12 FS REQ'D
 - BUILDING D (SOUTH WING) - 1ST FLOOR - 12,003 SF + 300 = 40 FS REQ'D
 - 2ND FLOOR - 12,003 SF + 300 = 24 FS REQ'D
 - TOTAL PARKING REQUIRED: 240 FS.
- PARKING SPACES PROVIDED: 343 FS (INCLUDES 14 HANDICAPPED)
- PARKING SPACES ARE: 10.5' x 20.5' TYP. 10.5' x 12' HANDICAPPED

Baltimore County Soil Conservation District
APPROVED FOR STORM WATER MANAGEMENT
 2-27-86
 DISTRICT OFFICIAL: [Signature] DATE: 2/10/86
 TECHNICAL REVIEW FOR DISTRICT: [Signature] DATE: 2/10/86
 BALTO. CO. DEPT. OF PUBLIC WORKS

Storm Water Management 1/17/86
 APPROV. OF: [Signature] Chief
 DEVELOPMENT DESIGN & APPROVAL SECTION
 BUREAU OF ENGINEERING

Baltimore County Soil Conservation District
APPROVED FOR SMALL POND
 2-27-86
 DISTRICT OFFICIAL: [Signature] DATE: 2/10/86
 TECHNICAL REVIEW FOR DISTRICT: [Signature] DATE: 2/10/86
 BALTO. CO. DEPT. OF PUBLIC WORKS

LEGEND

- TRACT LINE
- EXISTING CONTOURS
- PROPOSED GRACES
- EXISTING STORM DRAINS
- PROPOSED STORM DRAINS
- EXISTING SANITARY
- PROPOSED SANITARY
- EXISTING WATER
- PROPOSED WATER
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING GAS LINE
- EXISTING LINE
- PROPOSED SIDEWALKS
- PROPOSED HANDICAPPED PARKING
- NO. PARKING SPACES
- PROPOSED CAZEBOS
- STAFF ISLANDS - (PAINTED) (NO PARKING)

PETITIONER'S EXHIBIT 1

NOTE:
EXISTING TELEGRAPHY & BENCHMARK SHOWN HEREON WAS PERFORMED BY: LEO V. RAEER
30 BELFAST ROAD
TIMONIUM, MARYLAND 21003

NOTE:
STORM WATER MANAGEMENT APPROVED UNDER BILL # 103-84

ENGINEER'S CERTIFICATION
 I hereby certify that this plan has been prepared by me or under my supervision and meets the minimum standards of the Baltimore County Department of Public Works and the Baltimore County Soil Conservation District.
 SIGNED: [Signature] P.E. 8930
 DATE: 12-9-85

OWNER
 THOMAS E. STUEHLER
 2107 EDMAN AVENUE
 BALTIMORE, MD 21213
 (301) 700-4115

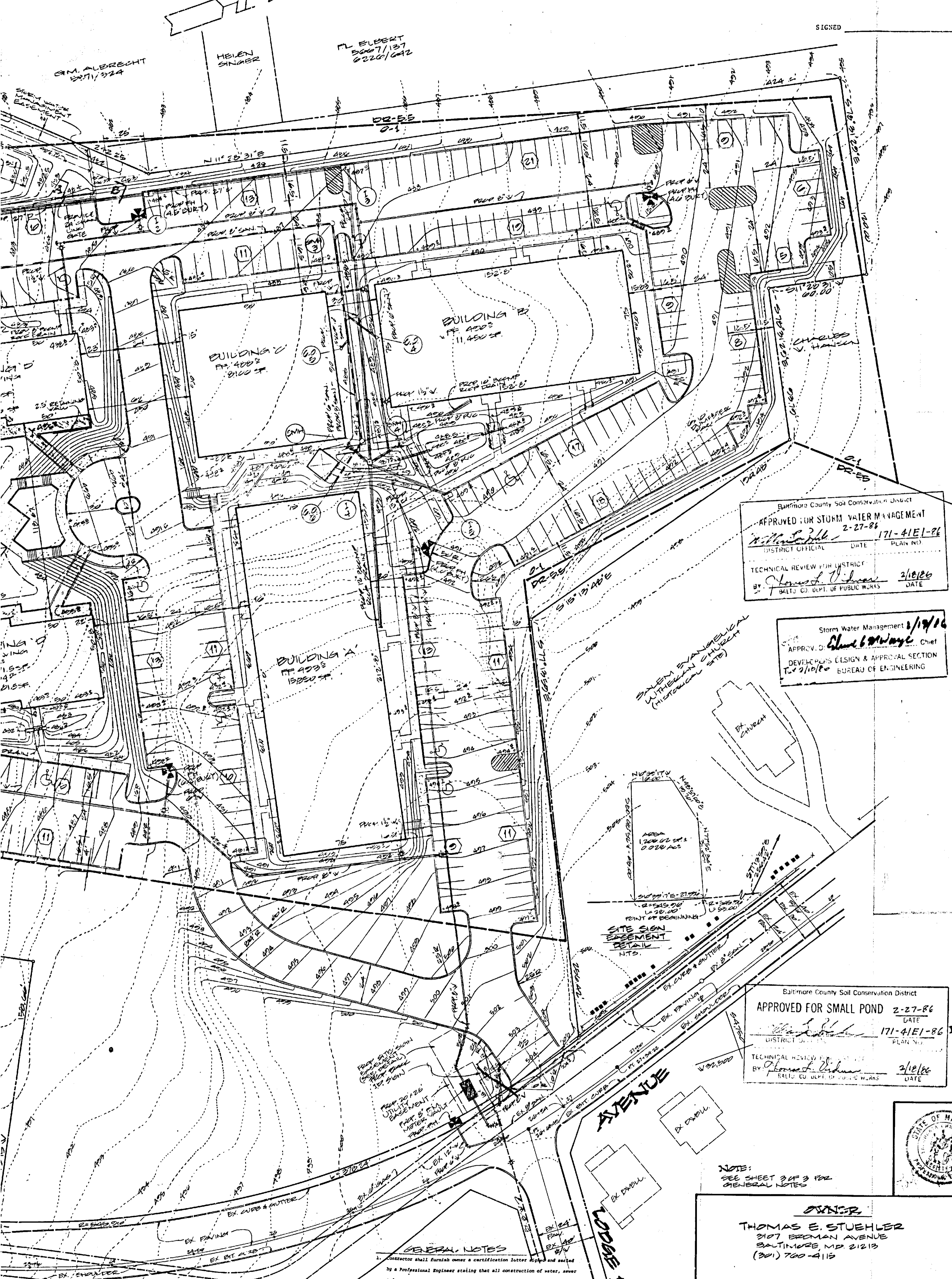
DEVELOPER
 INGLESIDE INVESTORS
 30 MIE DEVELOPMENT COMPANY
 6666 SECURITY BOULEVARD
 BALTIMORE, MD 21207
 (301) 266-5500

DEVELOPER'S/LANDOWNER'S CERTIFICATION
 I/We hereby certify that all proposed work shown on these construction drawing(s) and on the approved sediment control drawing(s) will be accomplished pursuant to these plans. I/We also understand that it is my/our responsibility to have the construction supervised and certified, including the submittal of "As-Built" plans within thirty (30) days of completion, by a registered Professional Engineer.
 SIGNED: _____ DATE: _____

DESIGNED: EMB
DRAWN: EMB
CHECKED: EMB
 REVISIONS:
 1/22/86 - SET OF PLANS & TABULATED
 1/22/86 - 1200' STATION
 2/10/86 - 3/10/86
 3/10/86 - 3/10/86
 3/10/86 - 3/10/86
 3/10/86 - 3/10/86

DATE: FEB. 2, 1986
SCALE: 1" = 30'
CHEAT 1 OF 2

STORM WATER MANAGEMENT FACILITY IS TO BE MAINTAINED BY THE OWNER. THE OWNER IS ALSO RESPONSIBLE FOR ALL CONSTRUCTION IN ACCORDANCE WITH AUTO COUNTY STANDARDS.



PLAN
 SCALE: 1" = 30'

- GENERAL NOTES**
- Contractor shall furnish owner a certification letter signed and sealed by a Professional Engineer stating that all construction of water, sewer and storm drain facilities has been completed in accordance with the current Baltimore County Plumbing Code and Standard Specifications.
 - Contractor shall furnish owner a letter certifying that all water mains have been stenciled by me, as outlined in the Baltimore County Plumbing Code. The stenciling shall be conducted by (and the certification signed by) a testing company such as DelMarva (231-4044), Sherman Labs (543-1500) or other companies, approved by the Baltimore County Plumbing Inspector.
 - Contractor shall furnish owner a letter certifying that pressure tests have been satisfactorily made and a letter from the Baltimore County Fire Department indicating that pressure tests for fire lines have been satisfactorily completed.

OFFICE COPY

PETITION FOR ZONING VARIANCE

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 Variance from Section 413.1.e.(3) to permit a directional and informational sign 254.8 sq. ft., including both sides, externally illuminated, in lieu of the permitted 25 sq. ft. sign, or from Section 413.1 (a) to permit a sign indicating name of owner, externally illuminated, 254.8 sq. ft., including both sides, in lieu of the permitted on (1) sq. ft. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be determined at hearing

469
87-70-A

MAP 51-2F
22
E.D. 1ST
DATE 4-28-86
200
1000
DP

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) _____
Signature _____
Address _____
City & State _____

Attorney for Petitioner: _____
John B. Howard, Esquire _____
Address _____
City and State _____
Towson, Maryland 21204 _____
Attorney's Telephone No.: 823-4111 _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore, on the _____ day of August, 1986, at 11:00 o'clock

Zoning Commissioner of Baltimore County.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: _____ Date of Posting: August 6-86
Posted for: Variance
Petitioner: Ingleside Investors
Location of property: N/S of Ingleside Ave., 5' S of the c/l of Lodge Rd. Extended
Location of Sign: NW side of Ingleside Ave. approx 25' south of Lodge Rd.
Remarks: _____
Posted by: _____ Date of return: August 8-86
Number of Signs: 1

ORDER RECEIVED FOR FILING
DATE 8/6/86
BY: [Signature]

IN RE: PETITION FOR ZONING VARIANCE
N/S of Ingleside Avenue, 5' S of the c/l of Lodge Road Ext. 1st Election District
Ingleside Investors
Petitioners

BEFORE: _____
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-70-A

The Petitioners herein request a zoning variance from Section 413.1.e.(3) of the Baltimore County Zoning Regulations (BCZR), to permit a directional and informational sign, externally illuminated, of 254.8 sq.ft., including both sides, in lieu of the permitted 25 sq.ft. sign, or from Section 413.1.a of the BCZR to permit a sign indicating the name of the owner, externally illuminated, of 254.8 sq.ft., including both sides, in lieu of the permitted 1 sq. ft. sign.

At the onset of the hearing, counsel for the Petitioner requested the instant Petition be considered under Section 413.1.e.(3) of the BCZR rather than under Section 413.1.a. The request was granted.

Testimony on behalf of the Petitioner indicated that the developer has improved several properties in Baltimore County with single story, high tech and office buildings and has utilized identical, although non-illuminated, signs, as shown on the plan submitted, prepared by Carroll Engineering, Inc. dated May 15, 1986 and identified as Petitioner's Exhibit 2. The sign will be set back 18 feet from the Ingleside Avenue property line, to the south of the entrance to the site, and illuminated by enclosed floodlights. Illuminated signage is necessary because of the 24-hour medical coverage, including occasional emergencies, to be provided by Columbia Medical Plan, which will rent 30,000 square feet under a 10 year lease with a 10 year option. Approximately three quarters of the site is zoned O-1 and one quarter of the site, along the frontage on Ingleside Avenue, is zoned DR 5.5 as shown on the plan submitted,

prepared by George William Stephens, Jr. and Associates, Inc. dated February 19, 1986 and identified as Petitioner's Exhibit 1. A traffic expert testified that a sight distance of 400 feet will be provided in both directions.

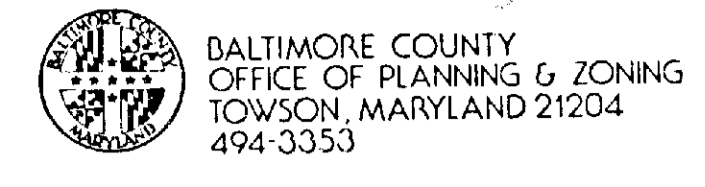
There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, it IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 28th day of August, 1986, that the herein request for a variance to permit a directional and informational sign, externally illuminated, of 254.8 sq. ft., including both sides, in accordance with Petitioner's Exhibits 1 and 2, is hereby GRANTED, from and after the date of this Order, subject, however, to the following:

The sign shall be illuminated only when the medical operation is open for clients.

[Signature]
Deputy Zoning Commissioner
of Baltimore County



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 28, 1986

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance
N/S of Ingleside Avenue, 5' S of the c/l of Lodge Road Ext. 1st Election District
Case No. 87-70-A

Dear Mr. Howard:

Please be advised that your request for a zoning variance in the above referenced Petition has been granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,
[Signature]
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bjs
Attachments
cc: People's Counsel

LEO W. RADEK
REGISTERED SURVEYOR

SUBDIVISION
ENGINEERING
TITLE SURVEYS
LAND PLANNING

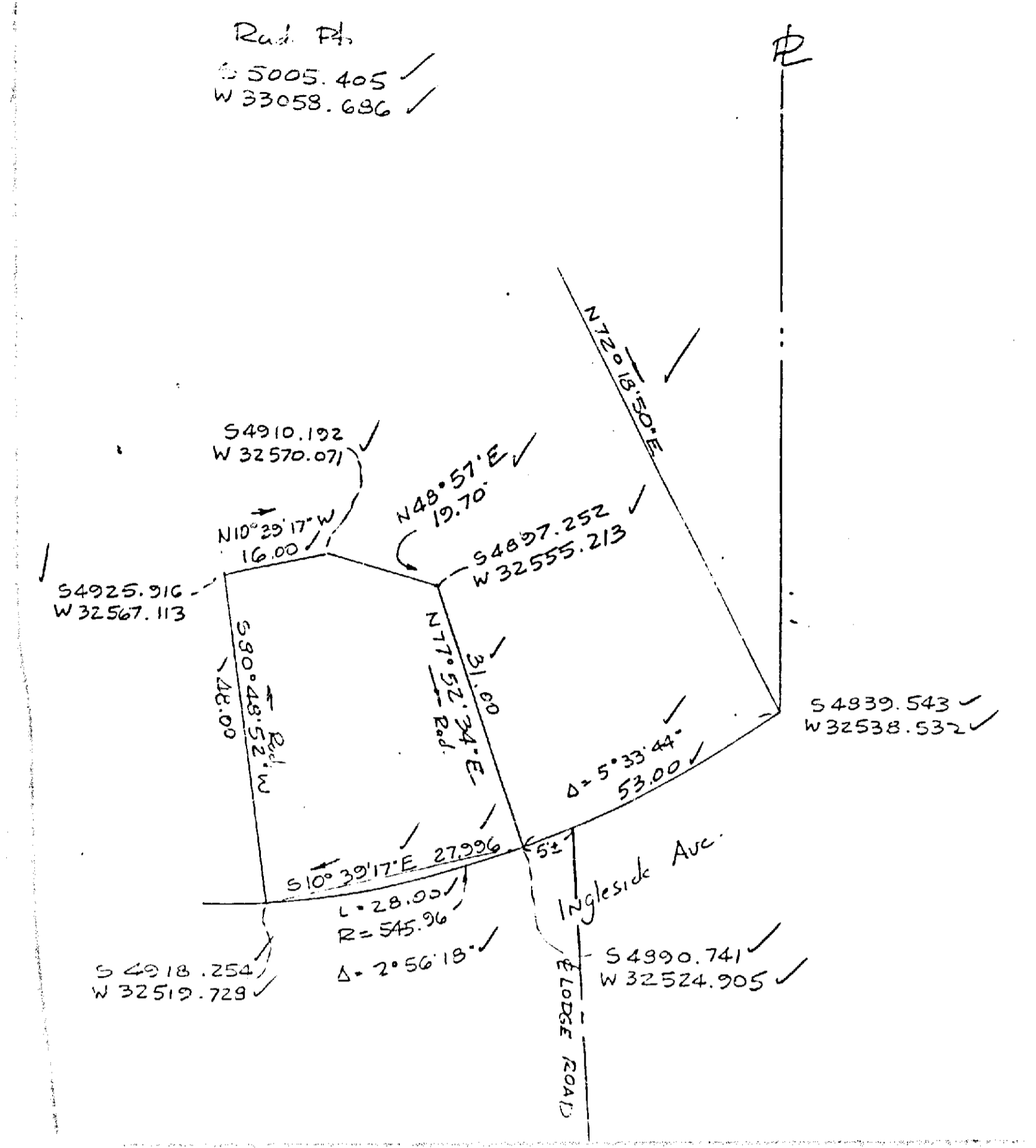
38 Belfast Road - Timonium, Maryland 21093
CL 2-2920 on 252-2920
June 12, 1986

DESCRIPTION OF SIGN SITE
BELTWAY WEST CORPORATE CENTER

BEGINNING for the same on the westerly side of Ingleside Avenue distant 5 feet more or less from the intersection formed by the centerline of Lodge Road extended westerly with said westerly side of Ingleside Avenue, said place of beginning being at Baltimore County coordinate position South 4890.74 - West 32524.91, thence binding on the westerly side of Ingleside Avenue by a line curving to the right with a radius of 545.96 feet for a distance of 28.00 feet (the chord of said curving line bearing South 10 degrees 39 minutes 17 seconds East 28.00 feet); thence South 80 degrees 48 minutes 52 seconds West 48.00 feet, North 10 degrees 39 minutes 17 seconds West 16.00 feet, North 48 degrees 57 minutes East 19.70 feet, and North 77 degrees 52 minutes 34 seconds East 31.00 feet to the place of beginning, being in the First Election District of Baltimore County, and containing 1,206.62 square feet or 0.028 acres, more or less.

LEO W. RADEK
REG. LAND SURVEYOR
38 BELFAST ROAD
TIMONIUM, MARYLAND 21093
(301) 252-2920

N/E Ingleside Ave
Sign Site (Not to Scale)
June 11, 1986



PETITION FOR ZONING VARIANCE
1st Election District
Case No. 87-70-A

LOCATION: North Side of Ingleside Avenue, 5 feet South of the Centerline of Lodge Road Extended

DATE AND TIME: Tuesday, August 26, 1986, at 11:00 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 Zoning Variance to permit a double-faced, externally illuminated directional and informational sign of 254.8 square feet in lieu of the permitted 25 square feet or a double-faced, externally illuminated sign indicating name of owner of 254.8 square feet in lieu of the permitted 1 square foot

Being the property of _____, 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 VARIANCE : BEFORE THE ZONING COMMISSIONER
 N/S of Ingleside Ave., : OF BALTIMORE COUNTY
 5' S of c/l of Lodge Rd. :
 Extended, 1st District :
 INGLESIDE INVESTORS, : Case No. 87-70-A
 Petitioner :

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 31st day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
 Peter Max Zimmerman

PETITION FOR ZONING VARIANCE
 In Election District
 Case No. 87-70-A
 LOCATION: North Side of Ingleside Avenue, 5' South of Centerline of Lodge Road, Extended
 DATE AND TIME: Tuesday, August 26, 1986, at 11:00 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit a double-lot, centrally illuminated directional and informational sign of 25 square feet in size of the permitted 25 square feet or a double-lot, centrally illuminated sign indicating name of owner of 25 square feet in size of the permitted 25 square feet in size of the permitted 25 square feet.
 Being the property of Ingleside Investors, as shown on plan filed with the Zoning Office.
 In the event that this Petitioner(s) is granted, a 30-day period shall be allowed within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the hearing and 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
 8001 Aug. 7.

PETITION FOR ZONING VARIANCE
 In Election District
 Case No. 87-70-A
 LOCATION: North Side of Ingleside Avenue, 5' South of the Centerline of Lodge Road, Extended
 DATE AND TIME: Tuesday, August 26, 1986, at 11:00 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit a double-lot, centrally illuminated directional and informational sign of 25 square feet in size of the permitted 25 square feet or a double-lot, centrally illuminated sign indicating name of owner of 25 square feet in size of the permitted 25 square feet.
 Being the property of Ingleside Investors, as shown on the plan filed with the Zoning Office.
 In the event that the Petitioner(s) is granted a double-lot sign, a 30-day appeal period shall be allowed within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the hearing and 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
 8001 Aug. 7.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 7, 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 7, 1986

THE JEFFERSONIAN,
Susan Sanders Street
 Publisher

Cost of Advertising
 27.50

Patuxent Publishing Corp.
 10750 Little Patuxent Pkwy
 Columbia, MD 21044

August 18, 1986

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR ZONING VARIANCE

was inserted in the following:
 Catonsville Times
 Arbutus Times
 weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 9 day of August, 1986, that is to say, the same was inserted in the issues of

August 7, 1986

PATUXENT/PUBLISHING CORP.
 By *[Signature]*

John B. Howard, Esquire
 210 Allegheny Avenue
 Towson, Maryland 21204
 July 18, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
 N/S of Ingleside Ave., 5' S of the c/l of Lodge Rd. Extended
 1st Election District
 Ingleside Investors - Petitioner
 Case No. 87-70-A

TIME: 11:00 a.m.
 DATE: Tuesday, August 26, 1986
 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
 Commissioner of County

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 020057
 DATE: 8/18/86 ACCOUNT: 01-15-000
 AMOUNT: \$ 100.00
 RECEIVED FROM: [Signature]
 FOR: [Signature]
 VALIDATION OR SIGNATURE OF CASHIER

August 12, 1986

Mr. Arnold Jablon
 Zoning Commissioner
 Baltimore County
 Towson, MD 21204

Re: Sign Variance
 Case No. 87-70-A

Dear Mr. Jablon:

We the undersigned, have reviewed the project identification sign plans for Beltway West Corporate Center and have no objections to the proposed design and location.

NAME	ADDRESS
<i>George G. Gungor</i>	642 Ingleside Ave. 21225
<i>Mark W. Tynd</i>	637 Ingleside Ave. 21225
<i>Thomas J. Hill</i>	674 Ingleside Ave. 21225
<i>Harold Hill</i>	674 Ingleside Ave. 21225
<i>Carl H. Poerr</i>	630 Ingleside Ave. 21228
<i>Paul J. Dyer</i>	626 Ingleside Ave. 21228
<i>Ray A. Fyke</i>	622 Ingleside Ave. 21228
<i>Donald J. Martin</i>	820 W. Ingleside Ave. 21228
<i>Mrs. Mrs. Armstrong</i>	618 Ingleside Ave. 21228
<i>Thomas D. Moore</i>	615 Ingleside Ave. 21228

EXHIBIT 4

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

ARNOLD JABLON
 ZONING COMMISSIONER

August 29, 1986

John B. Howard, Esquire
 210 Allegheny Avenue
 Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
 N/S of Ingleside Ave., 5' S of the c/l of Lodge Rd. Extended
 1st Election District
 Ingleside Investors - Petitioner
 Case No. 87-70-A

Dear Mr. Howard:

This is to advise you that \$63.85 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 Baltimore County, Maryland

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 021847
 DATE: 8/26/86 ACCOUNT: R-01-613-000
 SIGN & POST RETURNED: 8/26/86 AMOUNT: \$ 63.85
 RETURNED TO: Cook, Howard, DOWNS & TRACY, 217 ALLEGHENY AVE., P.O. Box 5517, Towson, MD, 21204
 RECEIVED FROM: ADVERTISING & POSTING COSTS RE CASE 87-70-A
 FOR: B 0011*****032014 1254F
 VALIDATION OR SIGNATURE OF CASHIER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

IN THE CIRCUIT COURT
 FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff
 vs
 Defendant

CERTIFICATE OF PUBLICATION OF

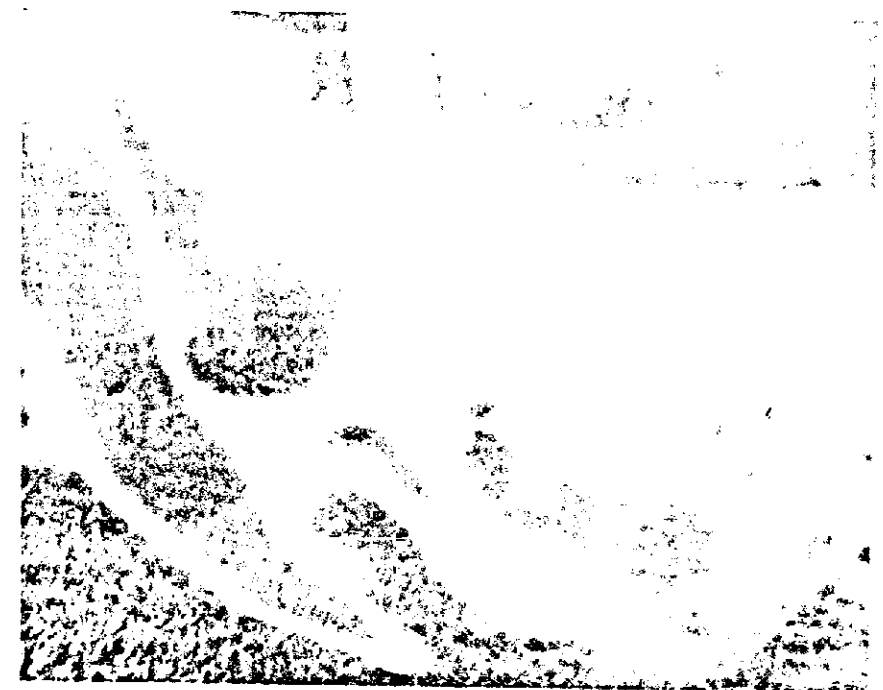
87-70-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

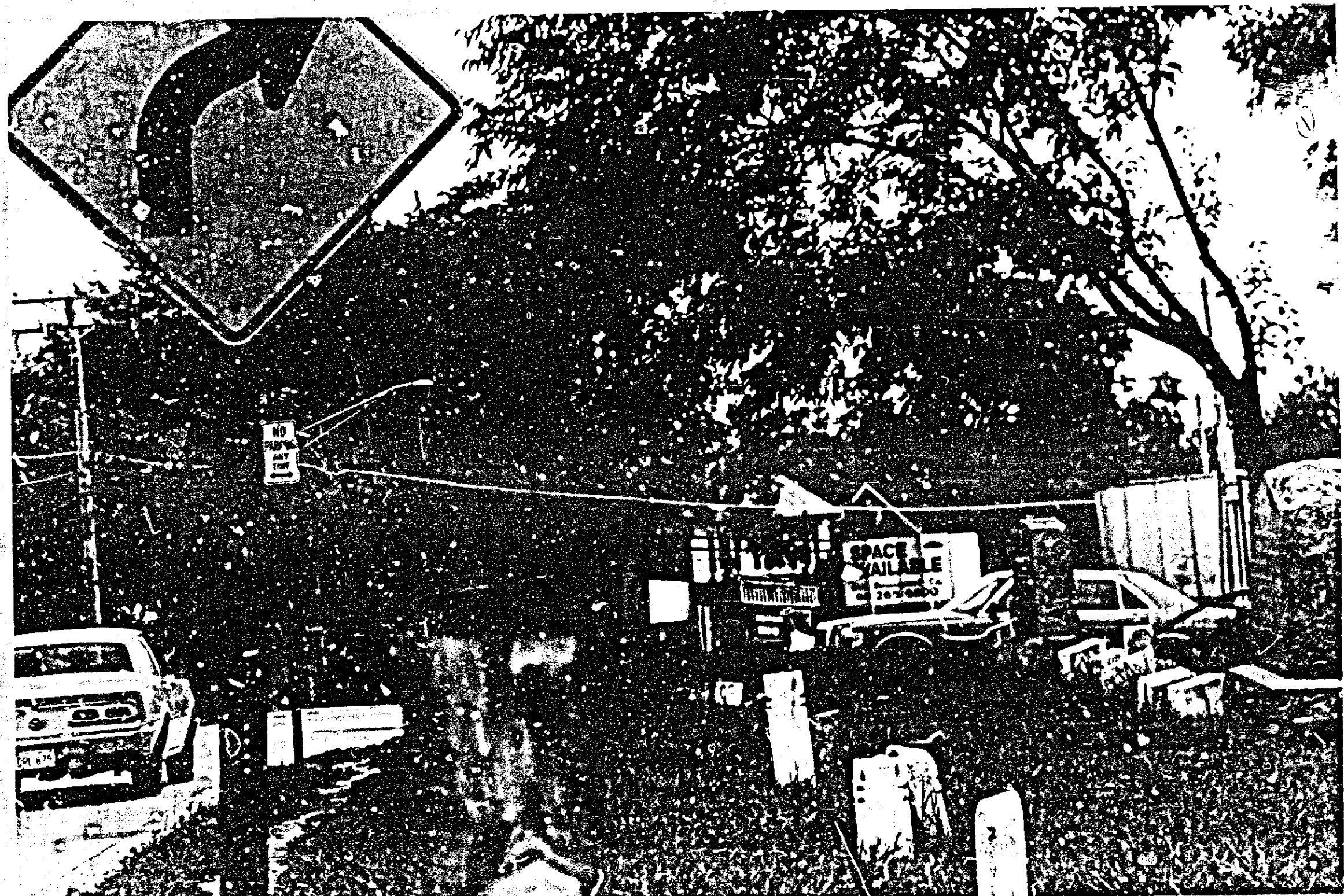
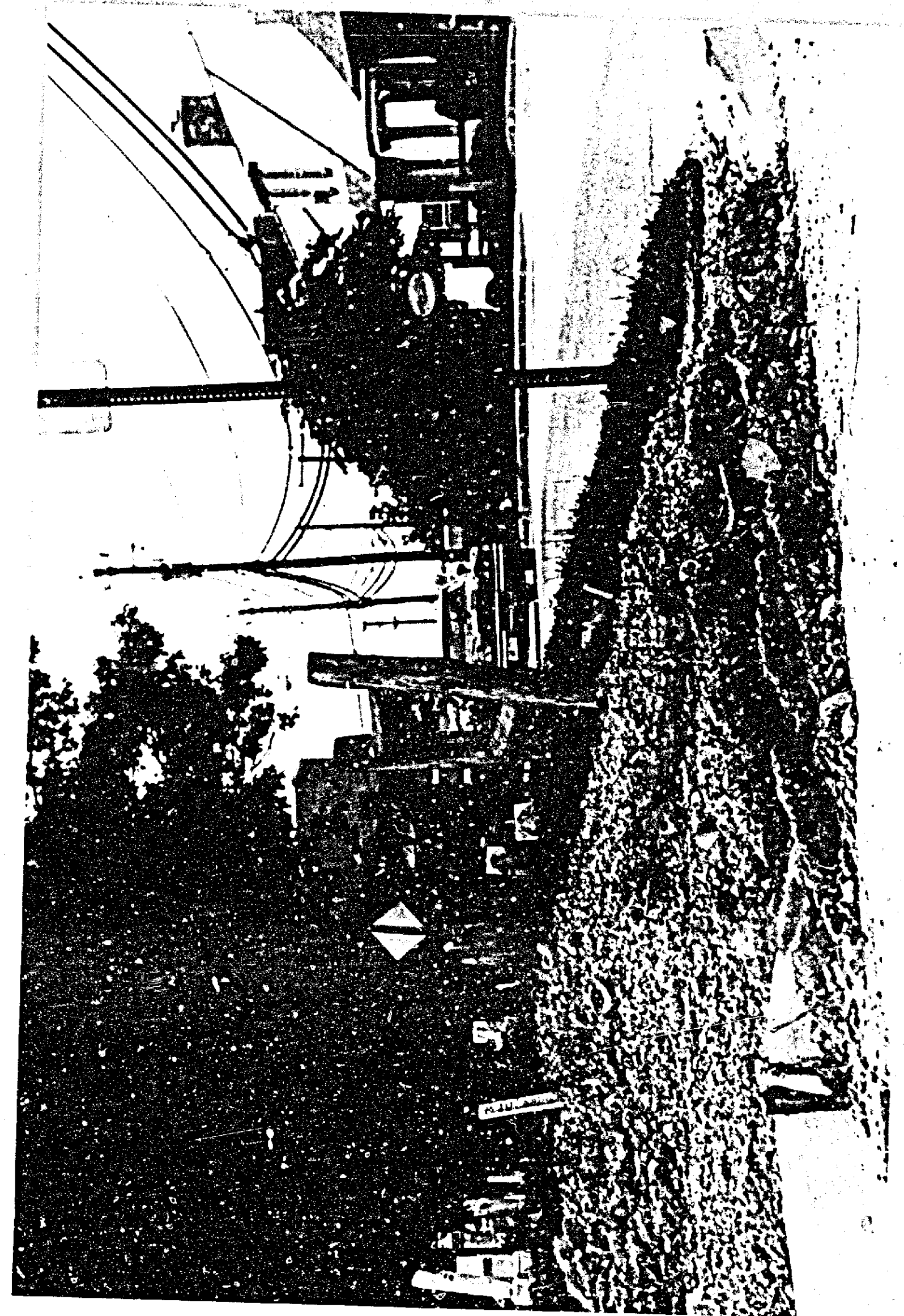
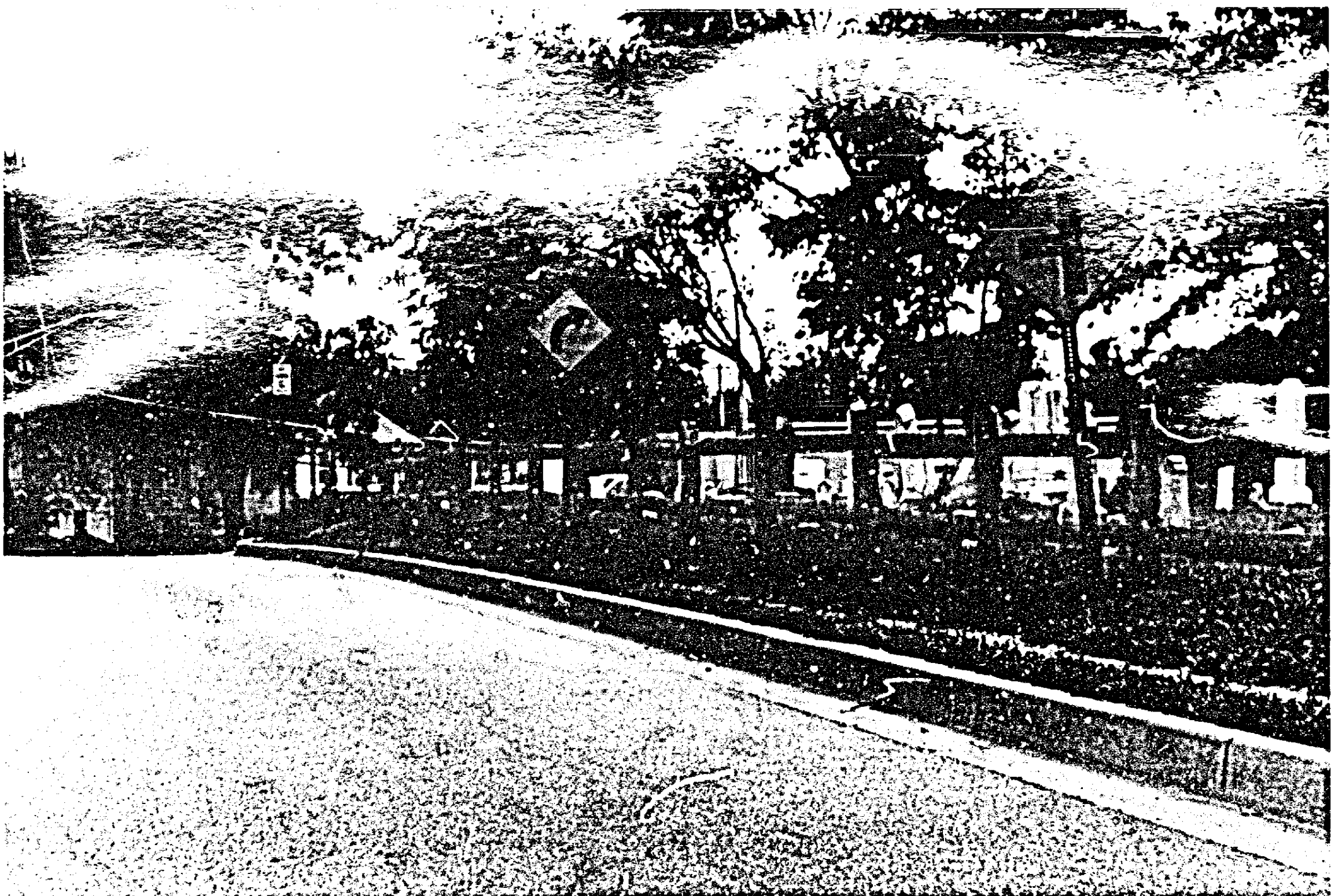
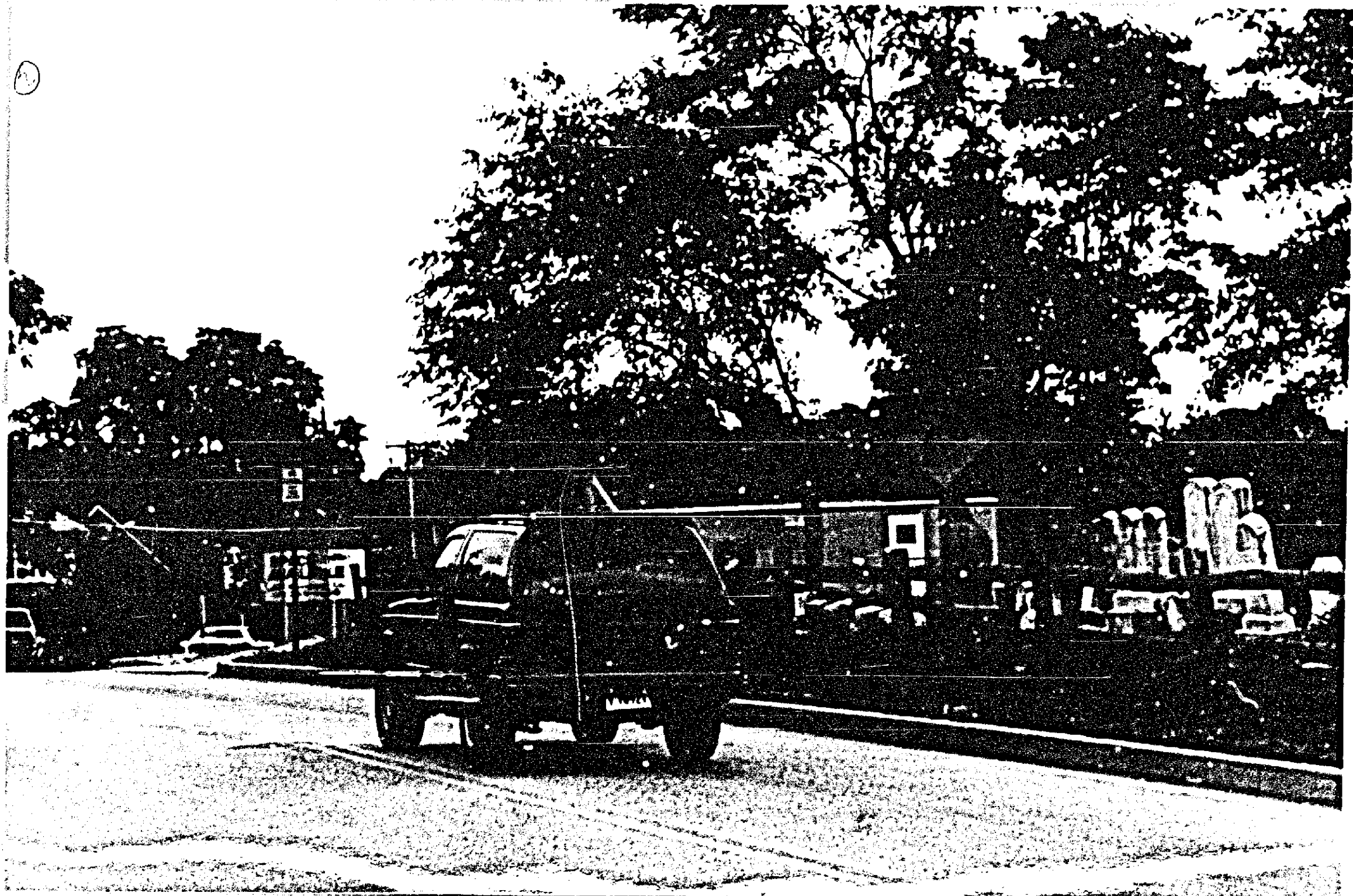
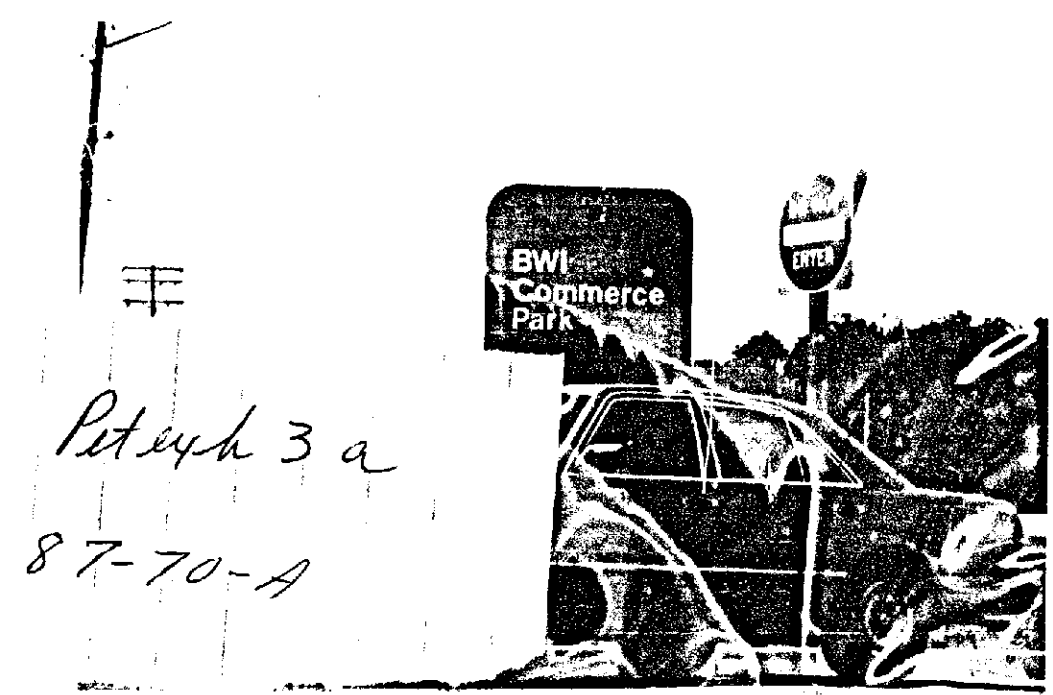
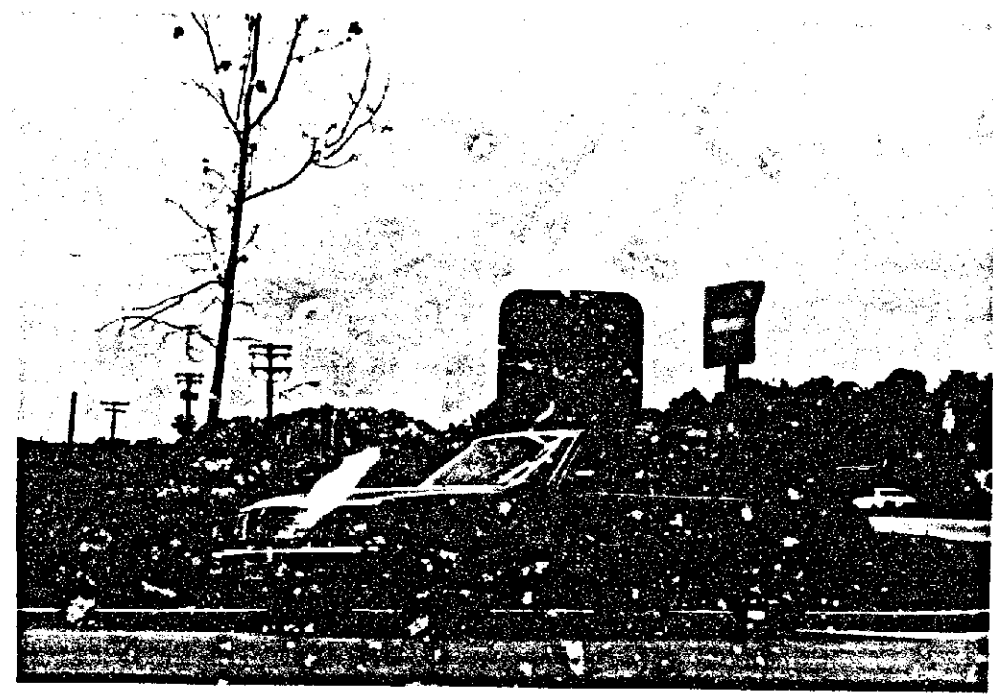
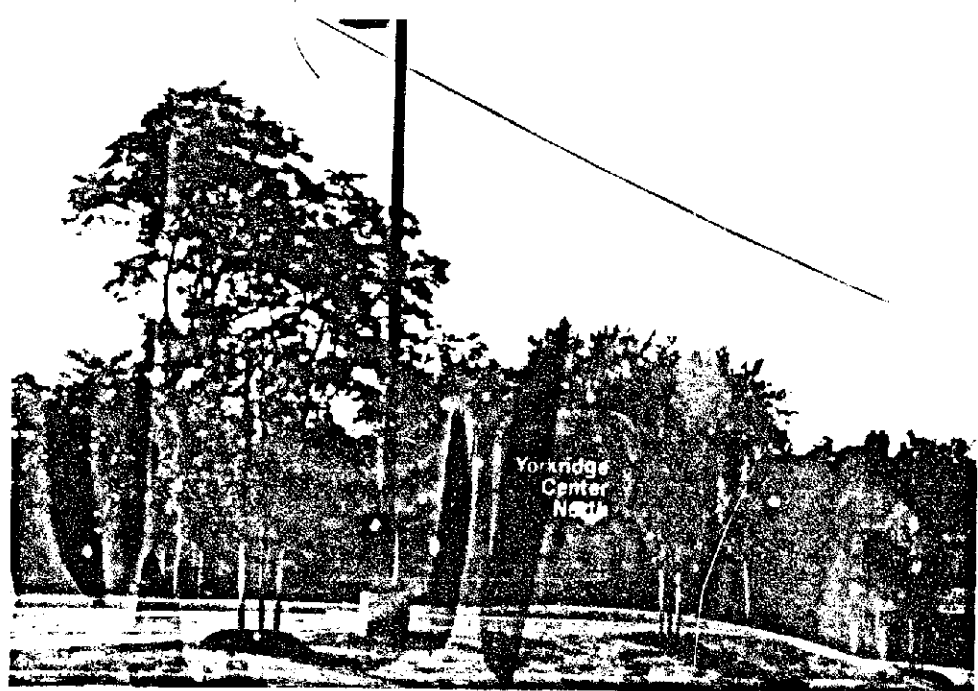
County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

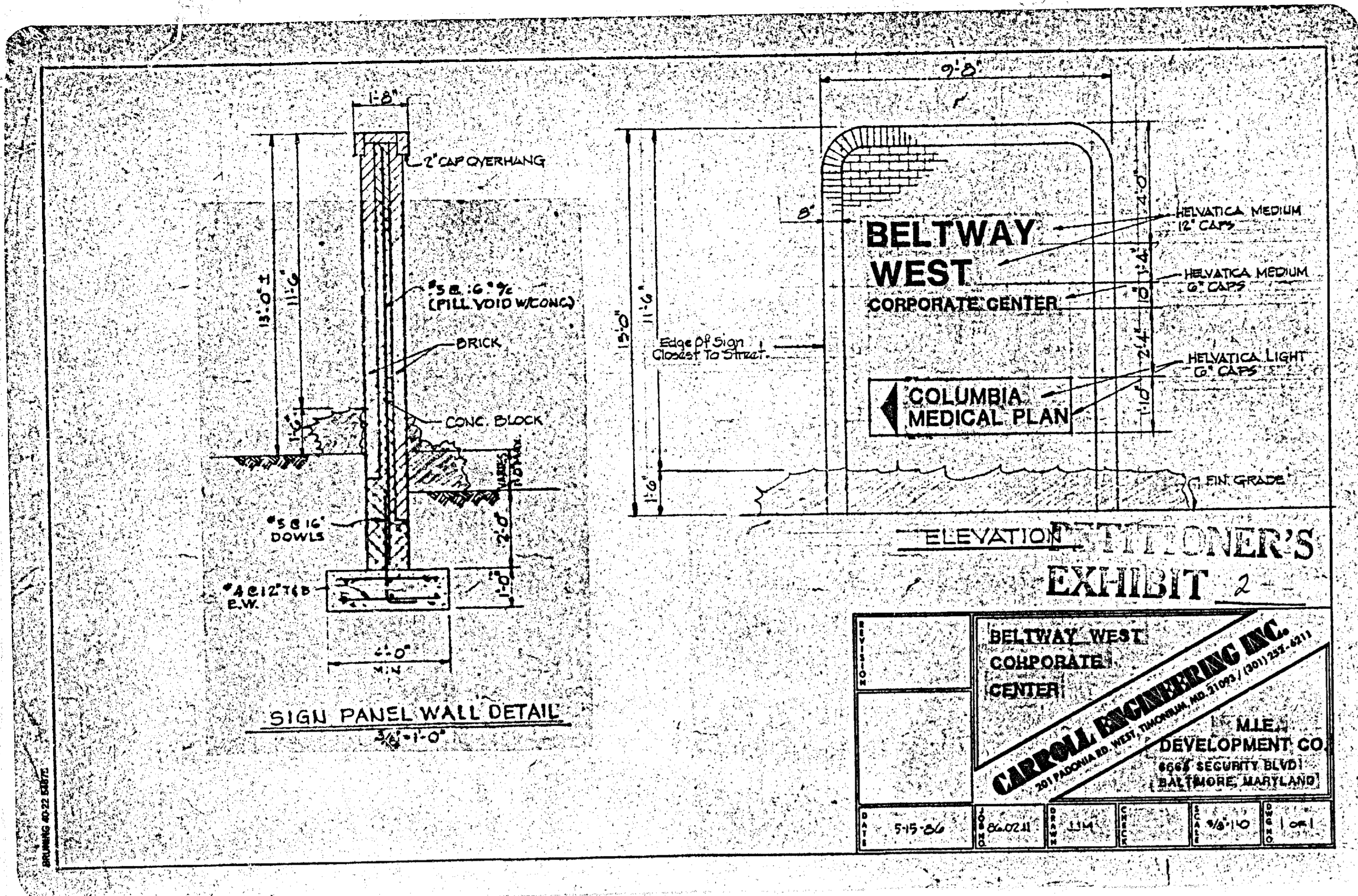
Your petition has been received and accepted for filing this 9th day of July, 1986

[Signature]
 ARNOLD JABLON
 Zoning Commissioner
 Petitioner: Ingleside Investors
 Petitioner's Attorney: John B. Howard, Esq.
 Received by: James E. Dyer
 Chairman, Zoning Plans Advisory Committee



*Det 2/18 3/1
 87-70-A*





BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 1, 1986

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

000

- 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

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 469 - Case No. 87-70-A
Petitioners: Ingleside Investors
Petition for Zoning Variance

Dear Mr. Howard:

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

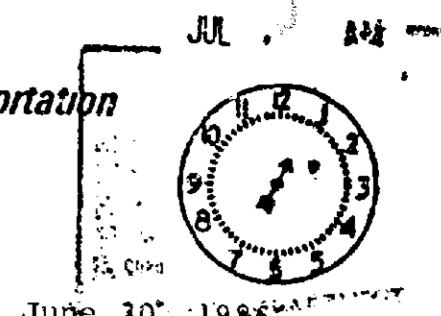
JED:kkb

Enclosures

cc: Carroll Engineering, Inc.
210 Padonia Road West
Timonium, Maryland 21093



Maryland Department of Transportation
State Highway Administration



William K. Hellmann
Secretary
Hal Kassoff
Administrator

Mr. A. Jablon
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. James Dyer

Re: ZAC Meeting of July 1, 1986
ITEM: #469.
Property Owner: Ingleside Investors
Location: W/S Ingleside Ave 5 feet S. of centerline of Lodge Road Extended @ Baltimore Beltway I-695
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a directional and informational sign 254.8 square feet including both sides, externally illuminated in lieu of the permitted 25 square foot sign in lieu of the one square foot sign
Acres: .028 Acres
District: 1st Election District

Dear Mr. Jablon:

On review of the submittal for sign variance, the site plan has been forwarded to the State Highway Administration Beautification Section, c/o Morris Stein (659-1642) for all comments relative to zoning.

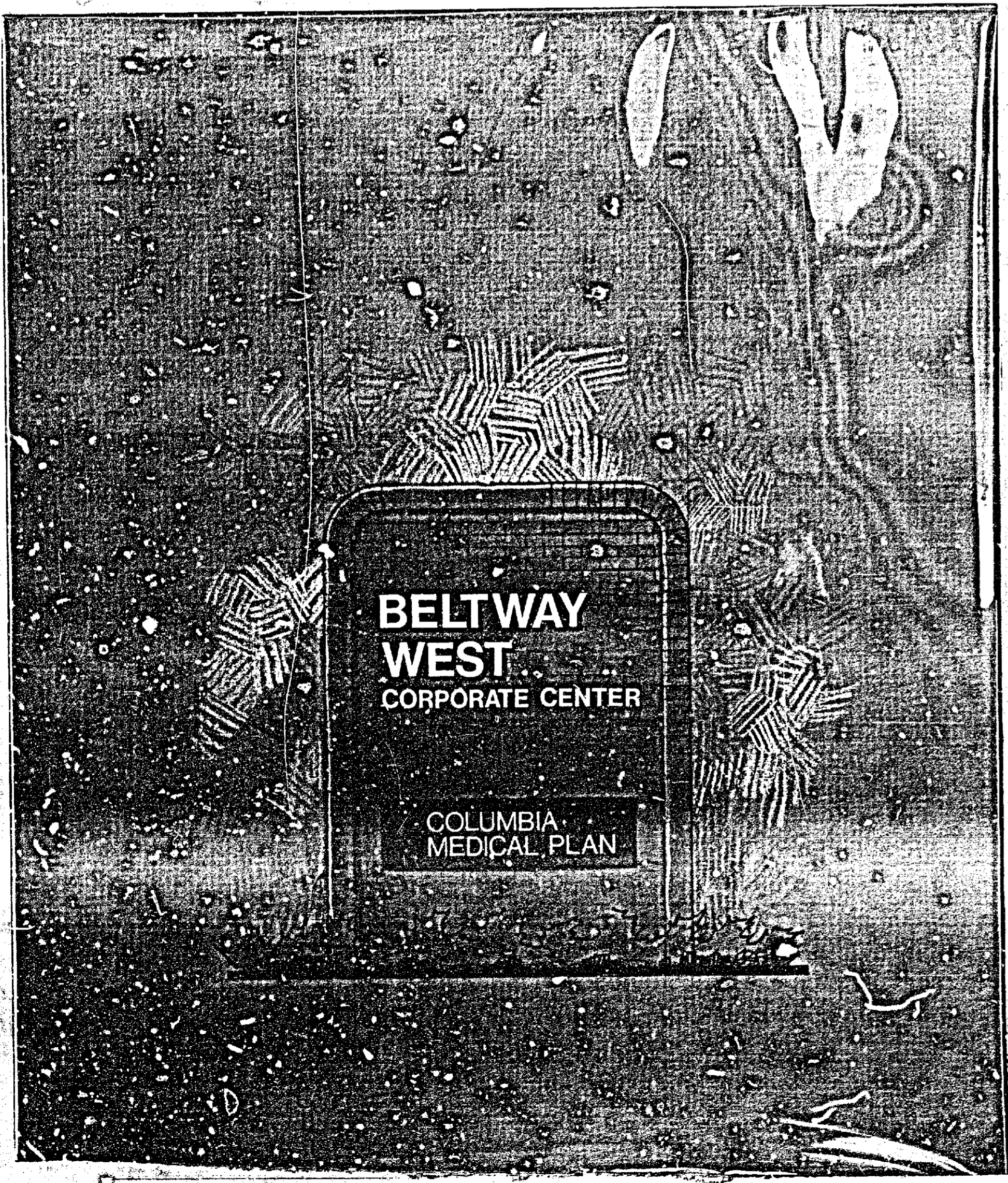
Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle
Mr. M. Stein (w-attachment)

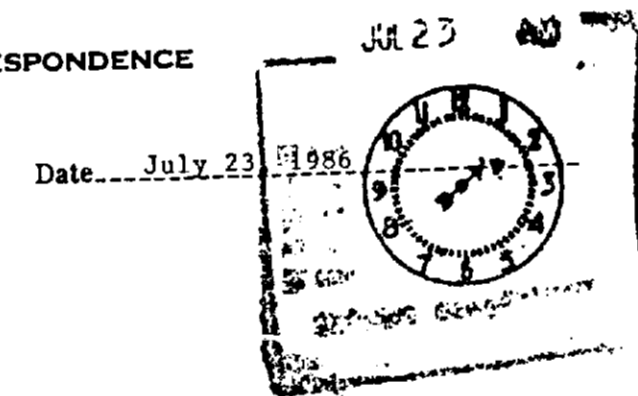
My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-422-5362 Nationwide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

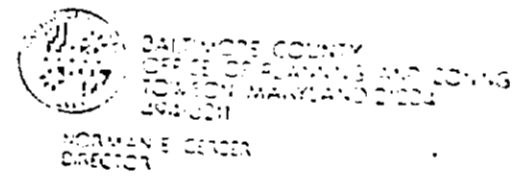
Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-70-A



This office is not opposed to the granting of this request.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slm



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

July 22, 1986

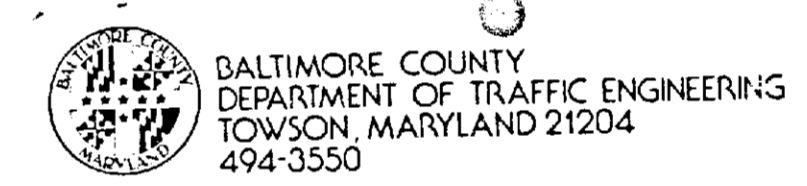
Re: Zoning Advisory Meeting of July 1, 1986
Item # 469
Proposed Zoning: Ingleside Investors
OF 2 OF LODGE RD. EXT.

Dear Mr. Jablon:

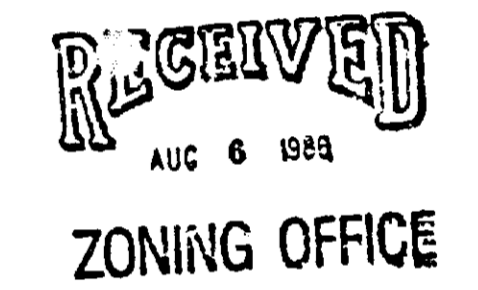
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable:

- There are no site planning factors requiring comment.
- County Review Group Meeting is required.
- This site is not a "major tract" therefore it is defined as a subdivision. The plan must show the entire tract.
- In record plat will be required and must be recorded prior to issuance of a building permit.
- The access is not satisfactory.
- The parking arrangement is not satisfactory.
- Parking calculations must be shown on the plan.
- This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-28 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 [blank].
- The property is located in a deficient service area as defined by Bill 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 173-79, and its conditions change the established capacity of the intersection. The Basic Services Area is [blank].
- CRG # 277 (K/A Beltway West Corporate Center) was approved 8/1/85

cc: James Russell
Eugene A. [blank]
Chief, Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR



July 22, 1986

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

Item No. 469 -ZAC- Meeting of July 1, 1986
Property Owner: Ingleside Investors
Location: W/S Ingleside Avenue, 5 feet S of centerline of Lodge Road Extended
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a directional and informational sign 254.8 square feet including both sides, externally illuminated in lieu of the permitted 25 square foot sign in lieu of the one square foot sign
Acres: .028 acres
District: 1st Election District

Dear Mr. Jablon:

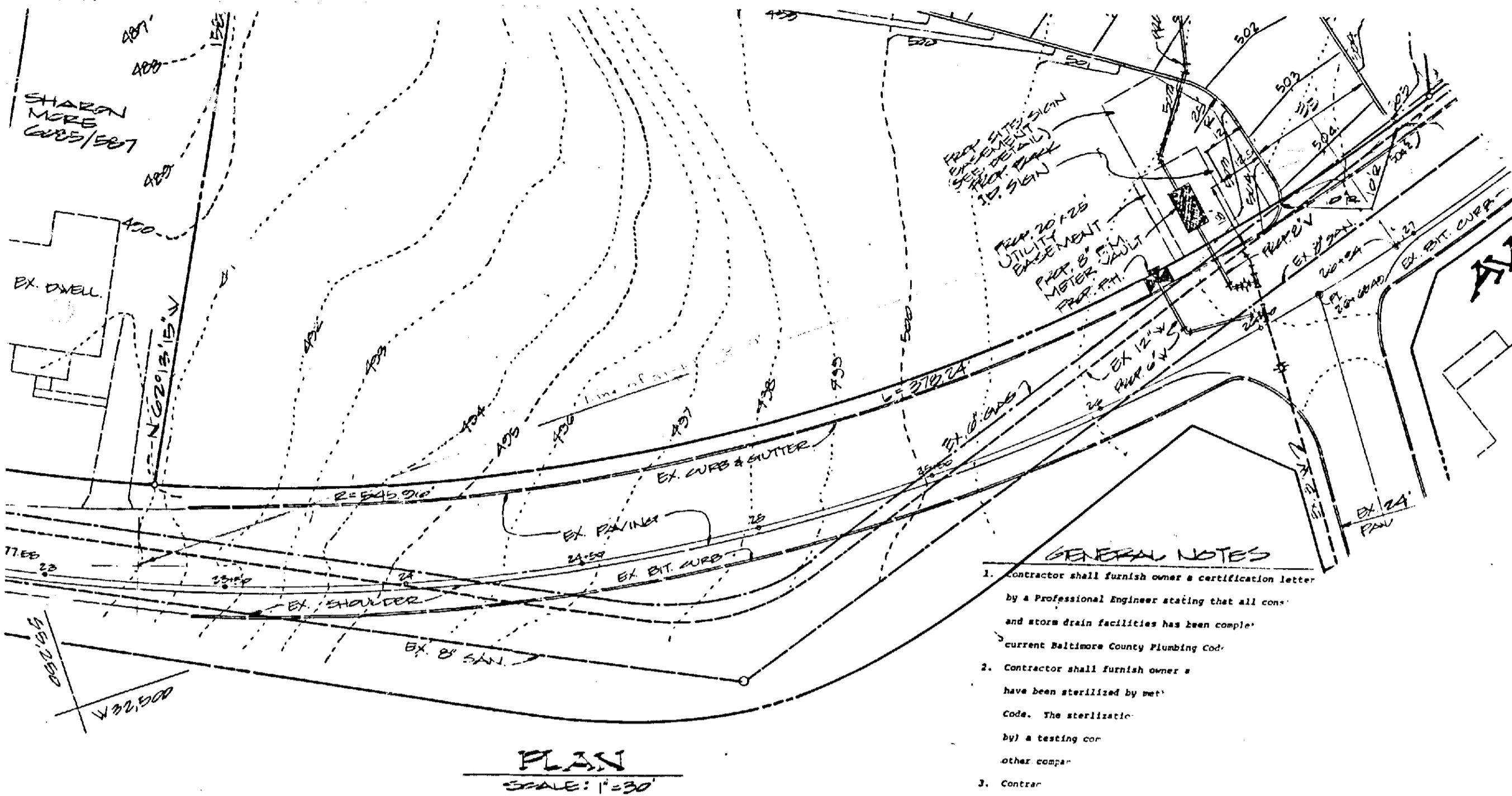
The proposed sign should be moved back to provide for sight distance of 350 feet in both directions.

Attached are the C.R.G. comments.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

Attachment



PLAN
SCALE: 1"=30'

GENERAL NOTES

1. Contractor shall furnish owner a certification letter by a Professional Engineer stating that all construction and storm drain facilities has been completed in accordance with current Baltimore County Plumbing Code.
2. Contractor shall furnish owner a certification letter stating that all construction have been sterilized by water. The sterilization shall be done by a testing company other than the contractor.
3. Contractor shall furnish owner a certification letter by a Professional Engineer stating that all construction and storm drain facilities has been completed in accordance with current Baltimore County Plumbing Code.



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

July 17, 1986

PAUL H. REINCKE
CHIEF

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

RE: Property Owner: Ingleside Investors
Location: W/S Ingleside Avenue, 5 ft. S of centerline of Lodge Rd. extended
Item No.: 469 Zoning Agenda: Meeting of July 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 or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 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.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Capt. Joseph Kelly 7-15-86*
Planning Group
Special Inspection Division

Noted and Approved: *John F. O'Neill*
Fire Prevention Bureau

/mb



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

July 30, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 469 Zoning Advisory Committee Meeting are as follows:

Property Owner: Ingleside Investors
Location: W/S Ingleside Avenue, 5 feet S of c/l of Lodge Road Extended
District: 1st.

APPLICABLE ITEMS ARE CIRCLED:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- A building and other miscellaneous permits shall be required before the start of any construction.
- 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.
- Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.
- The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- 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 _____ to Use _____ or to Mixed Use _____. See Section 312 of the Building Code.
- The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- Comments: Comply with Article 19
- These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 121 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burman
By: C. E. Burman, Chief
Building Plans Review

4/22/86

NOTE: EXISTING SMALL STAIN PERMANENT FROM SHIP PRIOR TO BEING ANY WORK IN THIS AREA

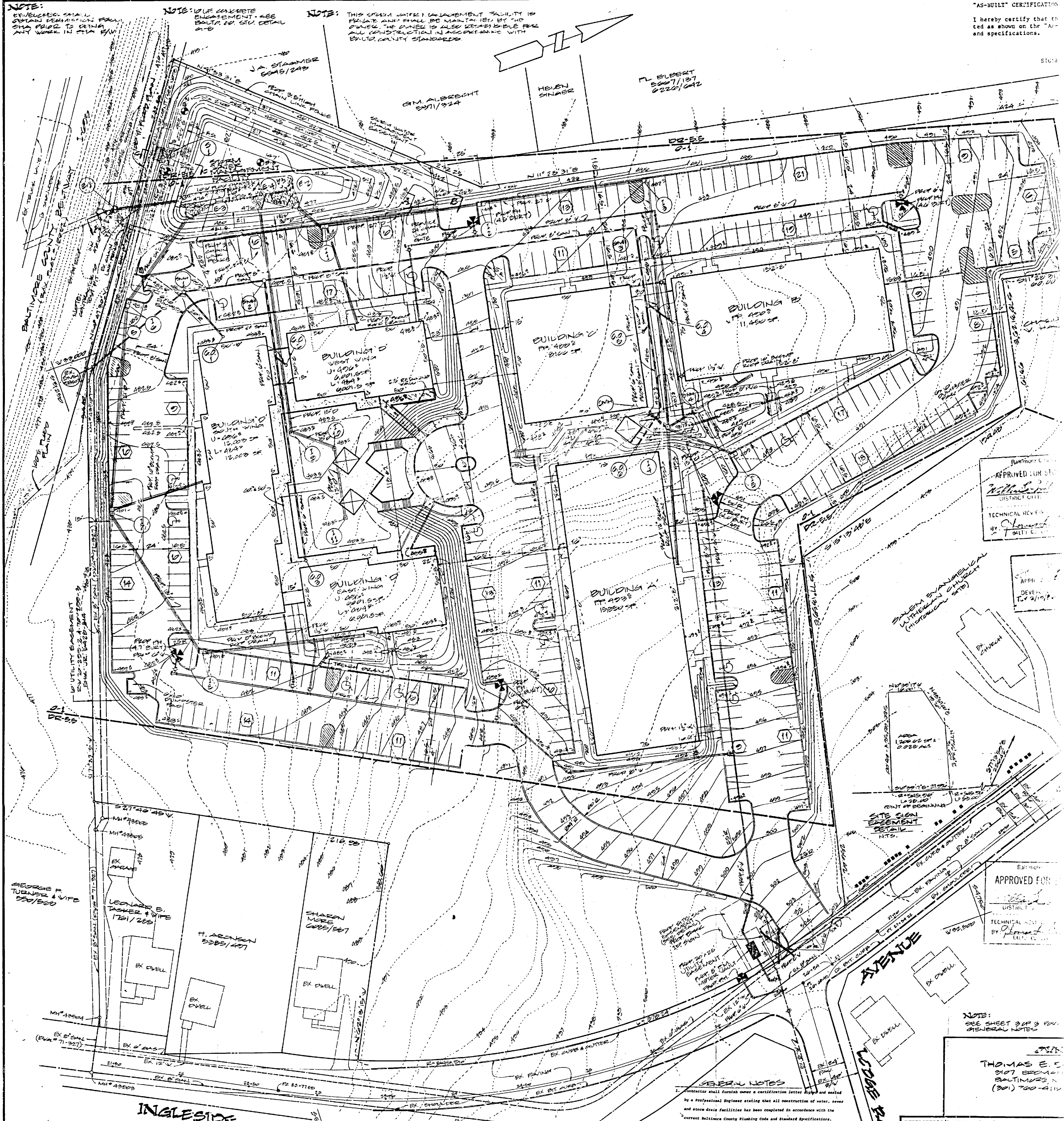
NOTE: LOW CONCRETE ENCASUREMENT - SEE BUILT TO STD. DETAIL A-8

NOTE: THIS STORM WATER MANAGEMENT FACILITY IS PRIVATE AND SHALL BE MAINTAINED BY THE OWNER. THE OWNER IS ALSO RESPONSIBLE FOR ALL CONSTRUCTION IN ACCORDANCE WITH BALTO. COUNTY STANDARDS

"AS-BUILT" CERTIFICATION

I hereby certify that the work shown on this drawing conforms to the "As-Built" and specifications.

SIGNATURE



Baltimore County
APPROVED FOR
DISTRICT OFFICE
TECHNICAL REVIEW
BY [Signature]
BALTO. CO.

Baltimore County
APPROVED FOR
DISTRICT OFFICE
TECHNICAL REVIEW
BY [Signature]
BALTO. CO.

Baltimore County
APPROVED FOR
DISTRICT OFFICE
TECHNICAL REVIEW
BY [Signature]
BALTO. CO.

NOTE: SEE SHEET 3 OF 3 FOR GENERAL NOTES

THOMAS E. C.
3107 BROADWAY
BALTIMORE, MD
(301) 700-4110

DEVELOPER'S/LANDOWNER'S CERTIFICATION

I/We hereby certify that all proposed work shown on this drawing(s) and on the approved sedimentation plan will be accomplished pursuant to these plans, that it is my/our responsibility to have the work inspected and certified, including the submission within thirty (30) days of completion, by a registered Professional Engineer.

SIGNED [Signature]

GENERAL NOTES

1. Contractor shall furnish owner a certification letter signed and sealed by a Professional Engineer stating that all construction of water, sewer and storm drain facilities has been completed in accordance with the current Baltimore County Plumbing Code and Standard Specifications.
2. Contractor shall furnish owner a letter certifying that all water mains have been sterilized by methods outlined in the Baltimore County Plumbing Code. The sterilization shall be conducted by (and the certification signed by) a testing company such as DuMars (235-0044), Sherman Labs (583-1500) or other companies, approved by the Baltimore County Plumbing Inspector.
3. Contractor shall furnish owner a letter certifying that pressure tests have been satisfactorily made and a letter from the Baltimore County Fire Department indicating that pressure tests for fire lines have been satisfactorily completed.

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.



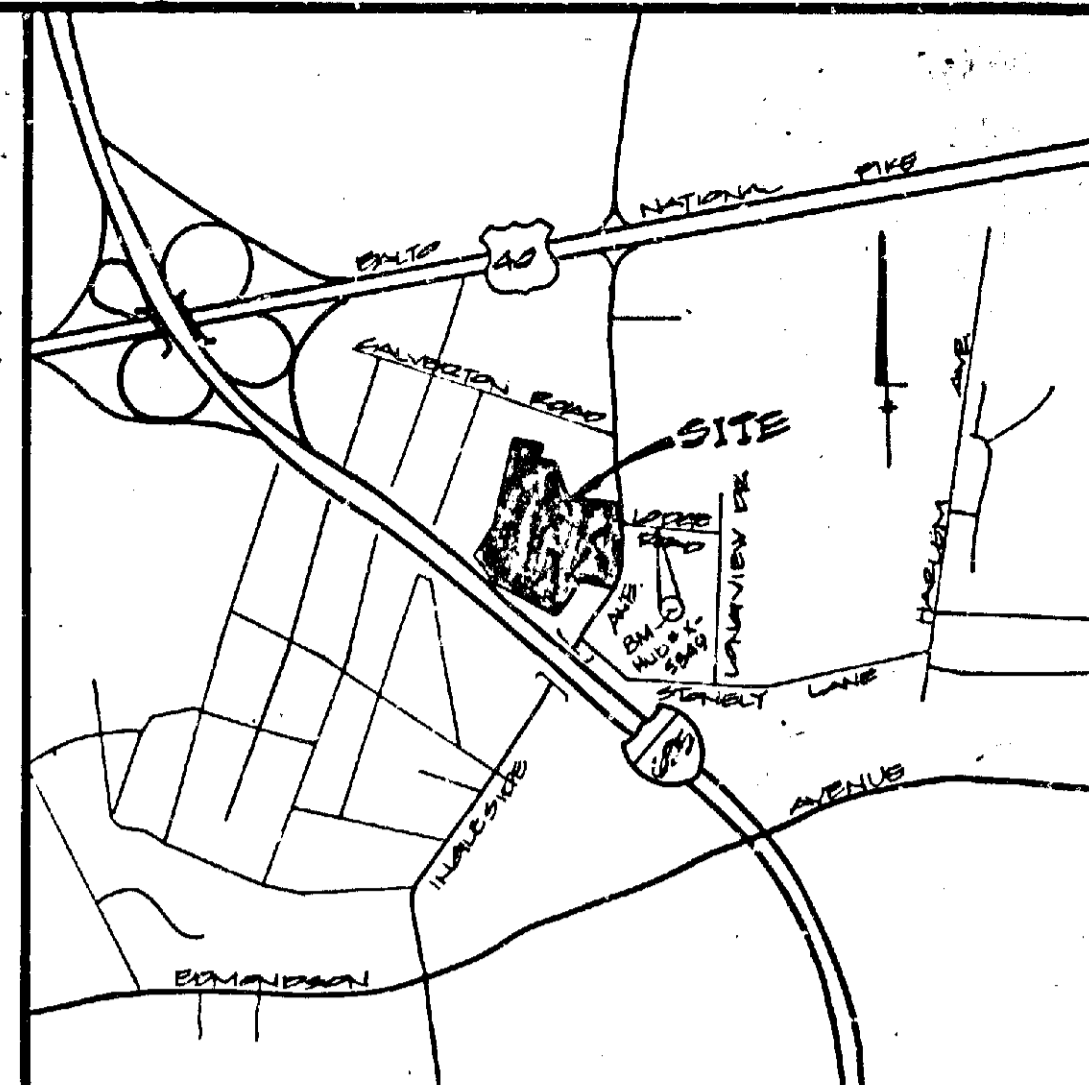
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120

PLAN
SCALE: 1"=50'

"AS-BUILT" CERTIFICATION

I hereby certify that the facility shown on this plan was constructed as shown on the "As-Built" plans and meets the approved plans and specifications.

SIGNED _____ P.E. _____
DATE _____



VICINITY MAP
SCALE: 1" = 100'

CONTROL NOTES: (BENCHMARK)
THE COORDINATES AND BEARINGS SHOWN HEREON ARE REFERRED TO THE BALTO. CO. MET. DISTRICT GRID SYSTEM, USING HUB NO. X-5240 FOR POSITION (54999.24 - V 9221.42) AND HUB NO. X-5240 FOR AZIMUTH (BEARING N02°11'02"E. (ELEVATION OF HUB NO. X-5240 IS 491.152))

SITE DATA

1. AREA OF TRACT:

DR-53	GROSS AREA	NET AREA
0-1	2.10 AC.±	1.02 AC.±
0-1	0.24 AC.±	0.16 AC.±
TOTAL	0.43 AC.±	7.58 AC.±

2. EXISTING ZONING: DR-53 & 0-1
3. EXISTING USE: VACANT
4. PROPOSED USE: OFFICE
5. BUILDING COVERAGE:
BLDG. A - 10950 SF
B - 11,450 SF
C - 8,100 SF
D (EAST WING) - 6001.6 SF
D (WEST WING) - 6001.6 SF
D (SOUTH WING) - 12,003 SF
TOTAL - 59,506 SF
6. TOTAL FLOOR AREA: 99,512 SF
7. FLOOR AREA RATIO:
PERMITTED: 27,814 SF x .25 = 149,498 SF
SHOWN: 99,512 SF + 27,814 SF = 31%
8. PARKING SPACES REQUIRED:
BUILDING A - 10950 SF + 300 = 54 FS REQ'D
BUILDING B - 11450 SF + 300 = 39 FS REQ'D
BUILDING C - 8100 SF + 300 = 27 FS REQ'D
BUILDING D (EAST WING) - 1ST FLOOR - 6001.6 SF + 300 = 60 FS REQ'D
2ND FLOOR - 6001.6 SF + 300 = 12 FS REQ'D
BUILDING D (WEST WING) - 1ST FLOOR - 6001.6 SF + 300 = 12 FS REQ'D
2ND FLOOR - 6001.6 SF + 300 = 12 FS REQ'D
BUILDING D (SOUTH WING) - 1ST FLOOR - 12,003 SF + 300 = 40 FS REQ'D
2ND FLOOR - 12,003 SF + 300 = 24 FS REQ'D
TOTAL PARKING REQUIRED: 240 FS.
9. PARKING SPACES PROVIDED:
343 FS (INCLUDES 14 HANDICAPPED)
10. PARKING SPACES ARE: 16.5' x 8.5' TYP
16.5' x 12' HANDICAPPED

Baltimore County Soil Conservation District
APPROVED FOR STORM WATER MANAGEMENT
2-27-86
DATE: 2/27/86
DISTRICT OFFICIAL: [Signature] 171-41E1-86
TECHNICAL REVIEW FOR DISTRICT:
BY: [Signature] 2/10/86
DATE: 2/10/86
BALTO. CO. DEPT. OF PUBLIC WORKS

Storm Water Management 1/17/86
APPROV. OF: [Signature] Chief
DEVELOPER'S DESIGN & APPROVAL SECTION
DATE: 1/17/86
BUREAU OF ENGINEERING

Baltimore County Soil Conservation District
APPROVED FOR SMALL POND 2-27-86
DATE: 2/27/86
DISTRICT OFFICIAL: [Signature] 171-41E1-86
TECHNICAL REVIEW FOR DISTRICT:
BY: [Signature] 2/10/86
DATE: 2/10/86
BALTO. CO. DEPT. OF PUBLIC WORKS

LEGEND

- TRACT LINE
- EXISTING CONTOURS
- PROPOSED GRACES
- EXISTING STORM DRAINS
- PROPOSED STORM DRAINS
- EXISTING SANITARY
- PROPOSED SANITARY
- EXISTING WATER
- PROPOSED WATER
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING GAS LINE
- EXISTING LINE
- PROPOSED SIDEWALKS
- PROPOSED HANDICAPPED PARKING
- NO. PARKING SPACES
- PROPOSED CAZEBOS
- STAFF ISLANDS - (PAINTED) (NO PARKING)

PETITIONER'S EXHIBIT 1

NOTE:
EXISTING TELEGRAPHY & BENCHMARK SHOWN HEREON WAS PERFORMED BY: LEO V. RAEER
30 BELFAST ROAD
TIMONIUM, MARYLAND 21003

NOTE:
STORM WATER MANAGEMENT APPROVED UNDER BILL # 105-84

ENGINEER'S CERTIFICATION
I hereby certify that this plan has been prepared by me or under my supervision and meets the minimum standards of the Baltimore County Department of Public Works and the Baltimore County Soil Conservation District.
SIGNED: [Signature] P.E. 8930
DATE: 12-9-85

OWNER
THOMAS E. STUEHLER
2107 EDMAN AVENUE
BALTIMORE, MD 21213
(301) 700-4115

DEVELOPER
INGLESIDE INVESTORS
% MIE DEVELOPMENT COMPANY
6666 SECURITY BOULEVARD
BALTIMORE, MD 21207
(301) 266-5500

DEVELOPER'S/LANDOWNER'S CERTIFICATION
I/We hereby certify that all proposed work shown on these construction drawing(s) and on the approved sediment control drawing(s) will be accomplished pursuant to these plans. I/We also understand that it is my/our responsibility to have the construction supervised and certified, including the submittal of "As-Built" plans within thirty (30) days of completion, by a registered Professional Engineer.
SIGNED: _____ DATE: _____

DESIGNED: EMB
DRAWN: EMB
CHECKED: EMB
REVISIONS:
1/22/86 - SET OF PLANS & TABULATED
1/22/86 - 1200' STAKES
2/17/86 - GENERAL
3/7/86 - (4) BEARING
REV. 3/10/86 ADDED
3/10/86 - ALIGNMENT
& CURB

DESIGN AND STORM WATER MANAGEMENT PLAN
BELTWAY WEST CORPORATE CENTER
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT #1
SCALE: 1" = 30'
DATE: FEB. 2, 1986
SHEET 1 OF 2

STORM WATER MANAGEMENT FACILITY IS TO BE MAINTAINED BY THE OWNER. THE OWNER IS ALSO RESPONSIBLE FOR ALL CONSTRUCTION IN ACCORDANCE WITH AUTO COUNTY STANDARDS.



PLAN
SCALE: 1" = 30'

- GENERAL NOTES**
- Contractor shall furnish owner a certification letter signed and sealed by a Professional Engineer stating that all construction of water, sewer and storm drain facilities has been completed in accordance with the current Baltimore County Plumbing Code and Standard Specifications.
 - Contractor shall furnish owner a letter certifying that all water mains have been stenciled by me, as outlined in the Baltimore County Plumbing Code. The stenciling shall be conducted by (and the certification signed by) a testing company such as DelMarva (231-4044), Sherman Labs (543-1500) or other companies, approved by the Baltimore County Plumbing Inspector.
 - Contractor shall furnish owner a letter certifying that pressure tests have been satisfactorily made and a letter from the Baltimore County Fire Department indicating that pressure tests for fire lines have been satisfactorily completed.