

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 2.03.3.C to permit a free-standing illuminated sign of 29.2 square feet in lieu of the permitted 8 square foot sign attached to the building.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

To Allow Identification Of The Building For Patients And Emergency Equipment Without Which Hardship Would Result.

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.

LESSEE:
 The White Square Limited Partnership
 Signature: Willard Hackerman, General Partner
 300 East Joppa Road
 Baltimore, MD 21204-3048

Legal Owner(s):
 Gernar Properties, Ltd.
 Signature: Gerald Glowacki
 9105 Franklin Square Drive
 Baltimore, MD 21237

Attorney for Petitioner:
 F. Dudley Staples, Jr.
 Signature: F. Dudley Staples, Jr.
 Venable, Baetjer & Howard
 2 Hopkins Plaza
 Baltimore, MD 21201

Attorney's Telephone No.: (301) 244-7595

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of September, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 28th day of October, 1986, at 10:00 o'clock a.m.

[Signature]
 Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
 Date 11/18/86
 By [Signature]

87-176-A
 Gernar Properties, Ltd., 87-176-A
 SE/S of Franklin Square Dr., 220' NE of Lennings Ave., 14th Election District, Towson, Maryland

78
 87-176-A
 MAP NO. CG
 14
 5-4-87
 N-11,330
 E 38,980
 P102
 72-230RX

IN RE: PETITION FOR ZONING VARIANCE
 SE/S of Franklin Square Drive
 220' NE of Lennings Avenue
 14th Election District
 Gernar Properties, Ltd.
 Petitioner

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 87-176-A

The Petitioner herein requests a zoning variance to permit a free-standing illuminated sign of 29.2 square feet in lieu of the permitted 8 square-foot sign attached to the building.

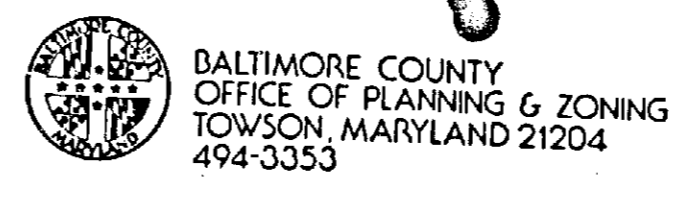
Testimony on behalf of the Petitioner indicated that for approximately two years the building has been occupied by four doctors and three large medical tenants including Kaiser Permanente. Most tenants direct their clients to White-square Professional Building and patients of Kaiser Permanente, an HMO in Maryland, Virginia and D.C., expect to see its name and logo at a service center. An identification sign is needed to direct ambulances and patients, especially those referred from Franklin Square Hospital. The building is located on a level 12 feet above the road and 60 feet away from the road. The internal illumination would be cut off at 9:00 PM.

A representative of the Alliance of Baltimore County Community Councils (ABC's) appeared but did not testify in protest.

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 17th day of November 1986, that the herein request for a zoning

ORDER RECEIVED FOR FILING
 Date 11/18/86
 By [Signature]



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

ARNOLD JABLON
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

November 17, 1986

F. Dudley Staples, Jr., Esquire
 Venable, Baetjer & Howard
 2 Hopkins Plaza
 Baltimore, Maryland 21201

RE: Petition for Zoning Variance
 SE/S of Franklin Square Drive
 220' NE of Lennings Avenue
 14th Election District
 Gernar Properties, Ltd.
 Case No. 87-176-A

Dear Mr. Staples:

Enclosed please find a copy of the decision rendered in the above referenced case. Please be advised that your Petition for Zoning Variance has been granted, subject to the restrictions as noted in the attached Order.

If you have any further questions on the subject matter, please do not hesitate to contact this office.

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

JMH:jbs

- cc: Gernar Properties, LTD ✓
 9105 Franklin Square Drive, Baltimore, Maryland 21237
- Mr. Frank Palmer
 Whiting-Turner
 300 E. Joppa Road, Baltimore, Maryland 21204
- The White Square Limited Partnership
 300 E. Joppa Road, Baltimore, Maryland 21204
- Ms. Mary Glinn
 Representative for the ABC's
 606 Horncrest Avenue, Towson, Maryland 21204
- People's Counsel

PETITION FOR ZONING VARIANCE
 14th Election District
 Case No. 87-176-A

LOCATION: Southeast Side of Franklin Square Drive, 220 feet Northeast of Lennings Avenue

DATE AND TIME: Tuesday, October 28, 1986, at 10:00 a.m.

PUBLIC HEARING: Room 301, 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 free-standing, illuminated sign of 29.2 square feet in lieu of the permitted 8 square foot sign attached to a building

Being the property of Gernar Properties, Ltd., 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

variance to permit a free-standing illuminated sign of 29.2 square feet, in accordance with Petitioner's Exhibit 2, prepared by Daft, McCune, Walker, Inc., revised April 23, 1984, and Petitioner's Exhibit 4, is hereby GRANTED, subject, however, to the following restrictions:

- 1) The 30" x 40" sign shall be removed when neither Kaiser Permanente nor another HMO occupy the space to be leased by Kaiser Permanente.
- 2) Illumination shall be extinguished at 9:00 PM.
- 3) No other signs, either free-standing or on the building (i.e. Radiation Oncology Center) shall be permitted unless documentation is submitted to this file to prove that such signs were approved by permit prior to the date of this Order. Any illegal signs shall be removed within thirty (30) days from the date of this Order.

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

ORDER RECEIVED FOR FILING
 Date 11/18/86
 By [Signature]

apf associates, inc.
 surveyors-engineers

DESCRIPTION OF PROPERTY
 OF GERNAR PROPERTIES, LIMITED
 FRANKLIN SQUARE DRIVE, BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at an iron pipe now set on the Southeasterly side of Franklin Square Drive as shown on Baltimore County Bureau of Land Acquisition Plat RW 75-056-1 and at the beginning point of land which by Deed dated June 2, 1982 and recorded among the Land Records of Baltimore County in Liber 6423, page 089 was conveyed by Simon H. Mohr and wife to Gernar Properties, Limited; thence leaving said point of beginning and binding along the Southeasterly side of Franklin Square Drive and running reversely along the last link of the beforementioned Deed North 50 degrees 03 minutes 25 seconds East 400.07 feet to an iron pipe now set; thence leaving Franklin Square Drive and binding along the outlines of the beforementioned Deed, as now surveyed, the following three courses and distances: (1) South 50 degrees 04 minutes 50 seconds East 546.00 feet to an iron pipe now set (2) South 50 degrees 05 minutes 00 seconds West 398.86 feet to an iron pipe now set and (3) North 50 degrees 12 minutes 32 seconds West 546.02 feet to the point of beginning; containing 4.9278 acres more or less.

BEING all of the land which by the hereinmentioned Deed dated June 2, 1982 and recorded among the Land Records of Baltimore County in Liber 6423, page 089 was conveyed by Simon H. Mohr and wife to Gernar Properties, Limited.

11/18/1985



7427 harford road, Baltimore, md. 21234 tel: 301 444 4312

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 SE/S of Franklin Square Drive : OF BALTIMORE COUNTY
 220' NE of Lennings Avenue :
 14th District :
 GERNAR PROPERTIES, LTD., : Case No. 87-176-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, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 29th day of September, 1986, a copy of the foregoing Entry of Appearance was mailed to F. Dudley Staples, Jr., Esquire, Venable, Baetjer & Howard, 2 Hopkins Plaza, Baltimore, MD 21201, Attorney for Petitioner; Willard Hackerman, General Partner, The White Square Ltd. Partnership, 300 E. Joppa Rd., Towson, MD 21204, Lessee; and Frank Palmer, Whiting-Turner, 300 E. Joppa Rd., Towson, MD 21204, who requested notification.

Peter Max Zimmerman

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 14th Date of Posting: 9/19/86

Posted for: Notice

Petitioner: Gernar Properties, Ltd.

Location of property: SE/S Franklin Sq. Drive, 220' NE of Lennings Ave.

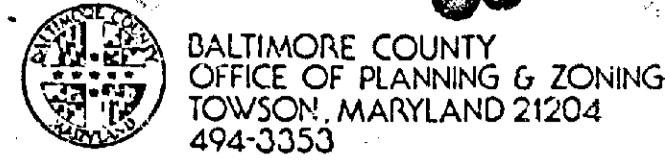
Location of Sign: Sign on top of building, 29.2 square feet

Remarks: As per zoning code

Posted by: [Signature] Date of return: 9/24/86

Number of Signs: 1

ORDER RECEIVED FOR FILING
 Date 11/18/86
 By [Signature]



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

October 22, 1986

F. Dudley Staples, Jr., Esquire
Venable, Baetjer & Howard
2 Hopkins Plaza
Baltimore, Maryland 21201

RE: PETITION FOR ZONING VARIANCE
SE/S of Franklin Square Dr., 220' NE of
Lennings Ave.
14th Election District
Germar Properties, Ltd. - Petitioner
Case No. 87-176-A

Dear Mr. Staples:

This is to advise you that \$63.80 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 this check payable to Baltimore County, Maryland, and remit to Towing, Maryland

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

No. 025648

DATE 11-3-86 ACCOUNT 01-615-000

AMOUNT \$ 63.80

RECEIVED *Wesland Hackerman*

FROM *Kelso & Partners Case 87-176-A*

FOR *Petition for Zoning Variance*

8140*****6380**2058F

VALIDATION OR SIGNATURE OF CARRIER

Petition for Zoning Variance
14 Election District
Case No. 87-176-A
LOCATION: Southeast Side of Franklin Square Drive, 220 feet North of Lennings Avenue.
DATE & TIME: Tuesday, October 14, 1986 at 10 a.m.
PUBLIC HEARING: Room 301, 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 free-standing, illuminated sign of 29.2 square feet in area of the permitted 8 square foot sign attached to a building.
Being the property of Germar Properties, Ltd., 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 Commissioner will, however, entertain any request for a stay of the issuance of a building permit during this period for good cause shown. Such request must be received in writing by the date of the hearing as above or made at the hearing.
By Order Of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County

The Times
Middle River, Md., October 9 1986
This is to Certify, That the annexed
Petition for Zoning Variance
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of 1 successive weeks before the 9th day of October 1986
Donna Petty Publisher

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning
Date: October 14, 1986

SUBJECT: Zoning Petition No. 87-176-A
This office is not opposed to the size and placement of the White-square Professional Building Identification sign but questions the proposed Kaiser Permanente which appears to be an advertisement not an Identification sign.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sib

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 13, 1986

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

F. Dudley Staples, Jr., Esquire
Venable, Baetjer & Howard
2 Hopkins Plaza
Baltimore, Maryland 21201

RE: Item No. 78 - Case No. 87-176-A
Petitioner: Germar Properties, Ltd.
Petition for Zoning Variance

Dear Mr. Staples:

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

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

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: APR Associates, Inc.
7427 Harford Road
Baltimore, Maryland 21284

CERTIFICATE OF PUBLICATION

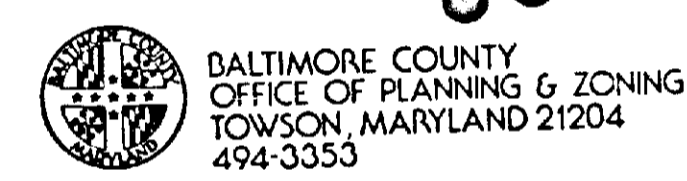
TOWSON, MD., October 9, 1986

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 October 9, 1986

Susan Steuber
THE JEFFERSONIAN
Susan Steuber
Publisher

Cost of Advertising
24.75

PETITION FOR ZONING VARIANCE
14th Election District
Case No. 87-176-A
LOCATION: Southeast Side of Franklin Square Drive, 220 feet North of Lennings Avenue.
DATE & TIME: Tuesday, October 14, 1986 at 10 a.m.
PUBLIC HEARING: Room 301, 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 free-standing, illuminated sign of 29.2 square feet in area of the permitted 8 square foot sign attached to a building.
Being the property of Germar Properties, Ltd., 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 Commissioner will, however, entertain any request for a stay of the issuance of a building permit during this period for good cause shown. Such request must be received in writing by the date of the hearing as above or made at the hearing.
By Order Of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
14008 Oct. 9.



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 23, 1987

Kim Arnovitt, Esquire
Kaiser Permanente
4200 Wisconsin Avenue, N.W.
Suite 300
Washington, D. C. 20016

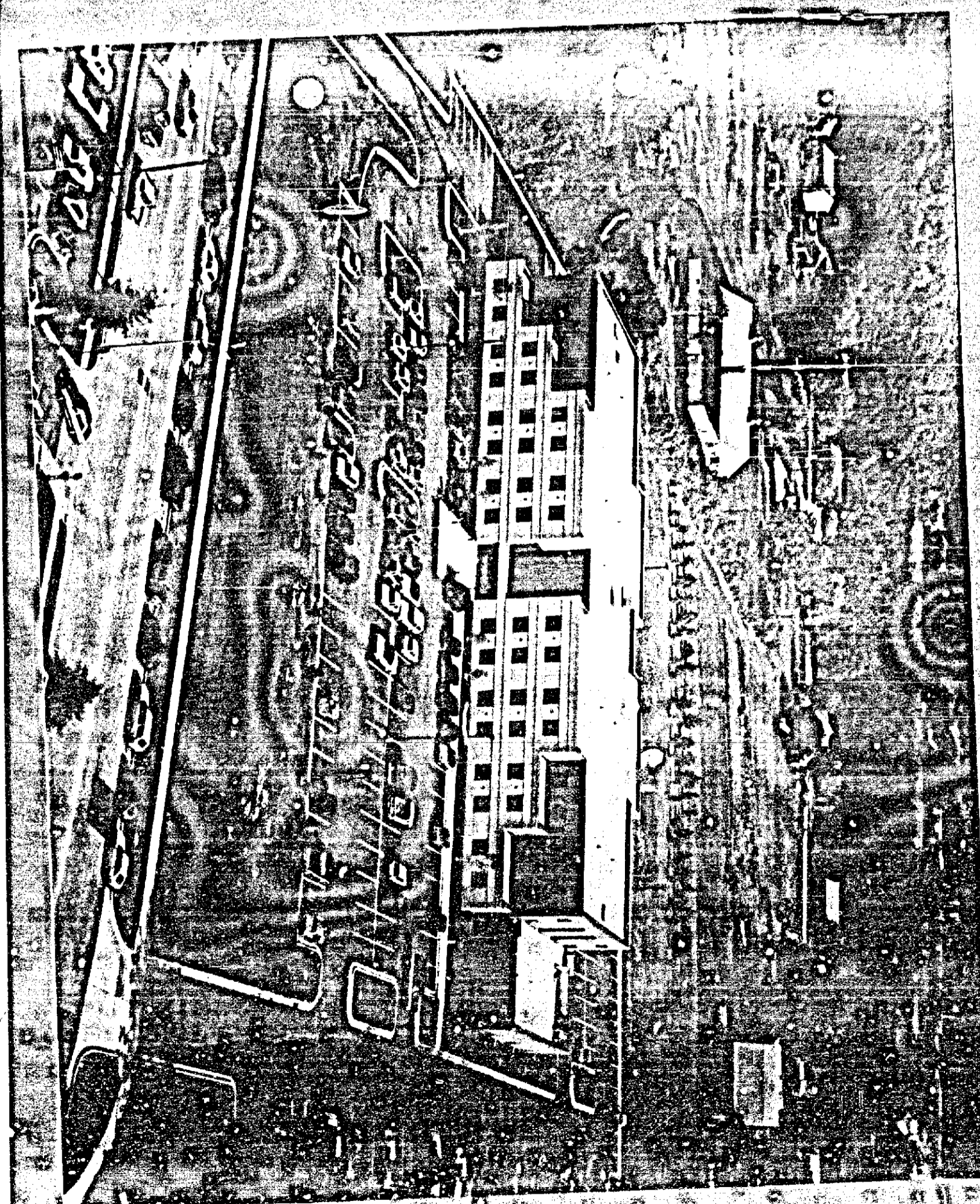
RE: PETITION FOR ZONING VARIANCE
SE/S of Franklin Square Drive
220' NE of Lennings Avenue
14th Election District
Germar Properties, Ltd. - Petitioner
Case No. 87-176-A

Dear Ms. Arnovitt:

Pursuant to your telephone conversation with Mrs. Lovery of this date, I am enclosing a copy of the Order which was entered in the above-entitled case on November 17, 1986.

Very truly yours,
Margaret E. du Bois
Margaret E. du Bois
Zoning Office

Enclosure



F. Dudley Staples, Jr., Esquire
Venable, Baetjer & Howard
2 Hopkins Plaza
Baltimore, Maryland 21201

September 19, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SE/S of Franklin Square Dr., 220' NE of
Lennings Ave.
14th Election District
Germar Properties, Ltd. - Petitioner
Case No. 87-176-A

TIME: 10:00 a.m.

DATE: Tuesday, October 28, 1986

PLACE: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
Arnold Jablon
Zoning Commissioner
of Baltimore County

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

No. 025885

DATE 8/14/86 ACCOUNT 01-615

AMOUNT \$ 100.00

RECEIVED *Wesland Hackerman*

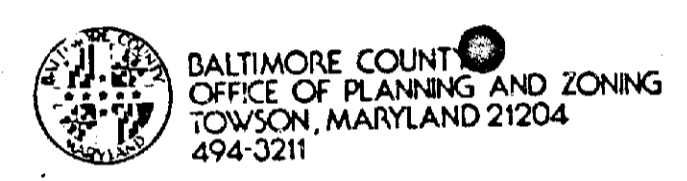
FROM *Whitesquare Ltd Busc*

FOR *Filing Fee for Variance Item 78*

8082*****10000**8138F

GERMAR PROPERTIES - PETITIONER

VALIDATION OR SIGNATURE OF CARRIER



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3311

NORMAN E. GERBER
DIRECTOR

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

SEPTEMBER 25, 1986

Re: Zoning Advisory Meeting of SEPTEMBER 2, 1986
Item # 78
Property Owner: GERMAR PROPERTIES, LTD
Location: SE/S FRANKLIN SQUARE DR.
220' NE. OF LENNING LANE.

Dear Mr. Jablon:

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

- There are no site planning factors requiring comment.
- A County Review Group Meeting is required.
- A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- A record plat will be required and must be recorded prior to issuance of a building permit.
- The access is not satisfactory.
- The circulation on this site 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 22-98 of the Development Regulations.
- Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- The amended Development Plan was approved by the Planning Board on _____.
- Landscaping: Must comply with Baltimore County Landscape Manual.
- The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- Additional comments: _____

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell

87-176-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
12th day of September, 1986.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Germar Properties, Ltd. Received by: James E. Dyer
Petitioner's Attorney: F. Dudley Staples, Jr., Esquire Chairman, Zoning Plans
Advisory Committee

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

September 9, 1986

YED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 78 Zoning Advisory Committee Meeting are as follows:

Property Owner: Germar Properties, Ltd.
Location: SE/8 Franklin Square Drive, 220 ft. NE of Lenings Lane
District: 14th.

APPLICABLE ITEMS ARE CIRCLED:

- 1. 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.M.S.I. #12-1 - 1980) and other applicable Codes and Standards.
- 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. Reproduced seals are not acceptable.
- 5. All One Group except B-1 Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-1a One Group requires 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 101, Section 107, Section 106.2 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- 6. 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 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 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 the Groups are from Use _____ to Use _____ or to Mixed Use. See Section 312 of the Building Code.
- 9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 316.0 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: Signs shall comply to Article 19 and Bill #17-85 as amended.

These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Dyer
311 G. B. Borman, Chief
Building Plans Review

L/22/86

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

PAUL H. REINCKE
CHIEF

September 2, 1986

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

RE: Property Owner: Germar Properties, Ltd.
Location: SE/8 Franklin Square Drive, 220' NE of Lenings Lane
Item No.: 78 Zoning Agenda: Meeting of 9/2/86

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 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: *John F. O'Neill* Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

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

STEPHEN E. COLLINS
DIRECTOR

October 3, 1986

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 69, 70, 71, 72, 73, 75, 76, 77, 78, 79, 81, 82, 83, 84, and 85.

Very truly yours,

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

MSF:1t

SEE 1E, 1ST

R.O. ZWINS

VIOLATION ASSIGNMENT SHEET

CASE NO. C- _____
ELECTION DISTRICT: 14th
LOCATION: 9105 Franklin Square Drive

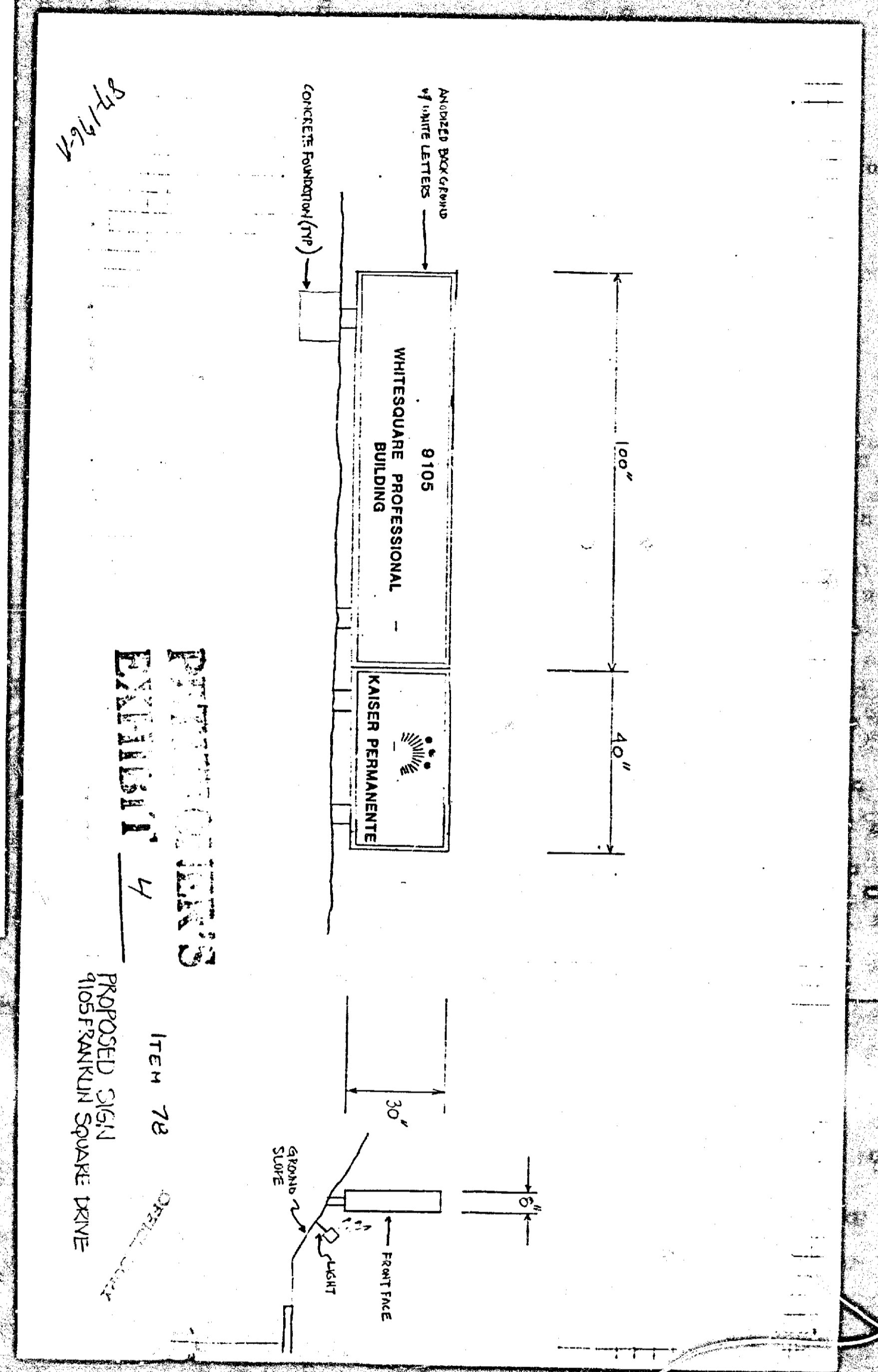
ALLEGED VIOLATION: Sign

SEND ACKNOWLEDGEMENT () PICK-UP (X) POLICE ()
Balfo Co.

ASSIGN TO:
() W. FLORA (X) J. LONG
() G. FREUND () J. PERLOW
() D. GREEN () J. SULLIVAN
() _____ () _____

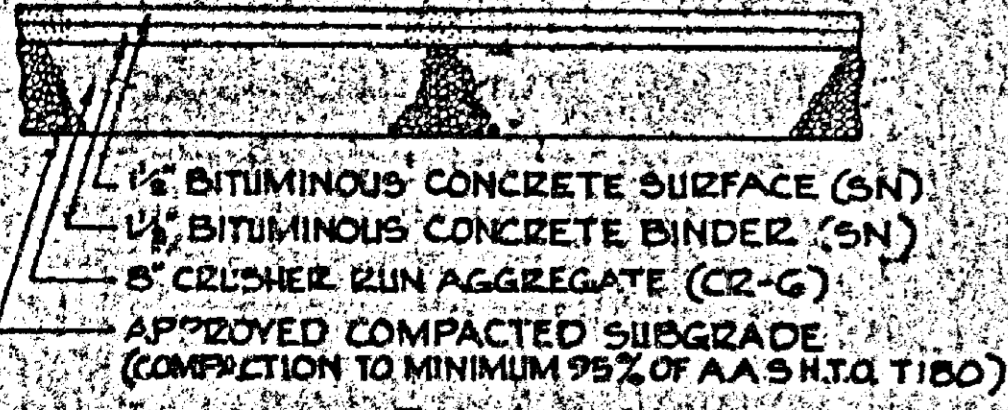
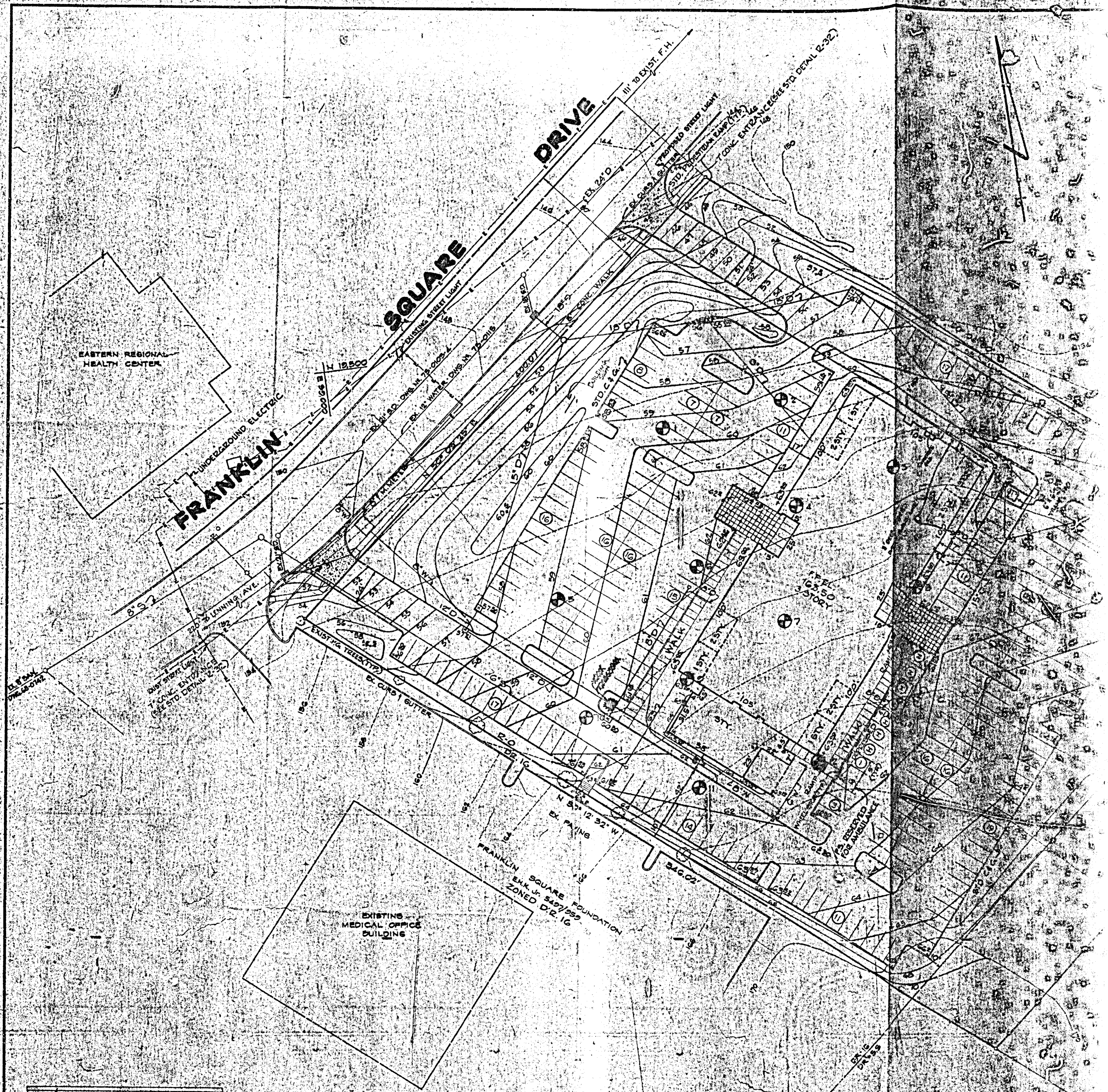
REFER TO: 20884
() BUILDINGS ENGINEER () HEALTH DEPARTMENT
() FIRE DEPARTMENT () DOC LICENSES
() POLICE DEPARTMENT () OTHER _____

COMMENTS:
2L 87-176-A @ Radiation Oncology Center
1.9.87 sign remains @ Temp real estate sign advertising
Whitesquare Professional Bldg. Leasing 485-4600
Informational sign for the Whitesquare Pro
112-57 D186
Called call message: Dudley Staples @ 244-7522



12/4/86

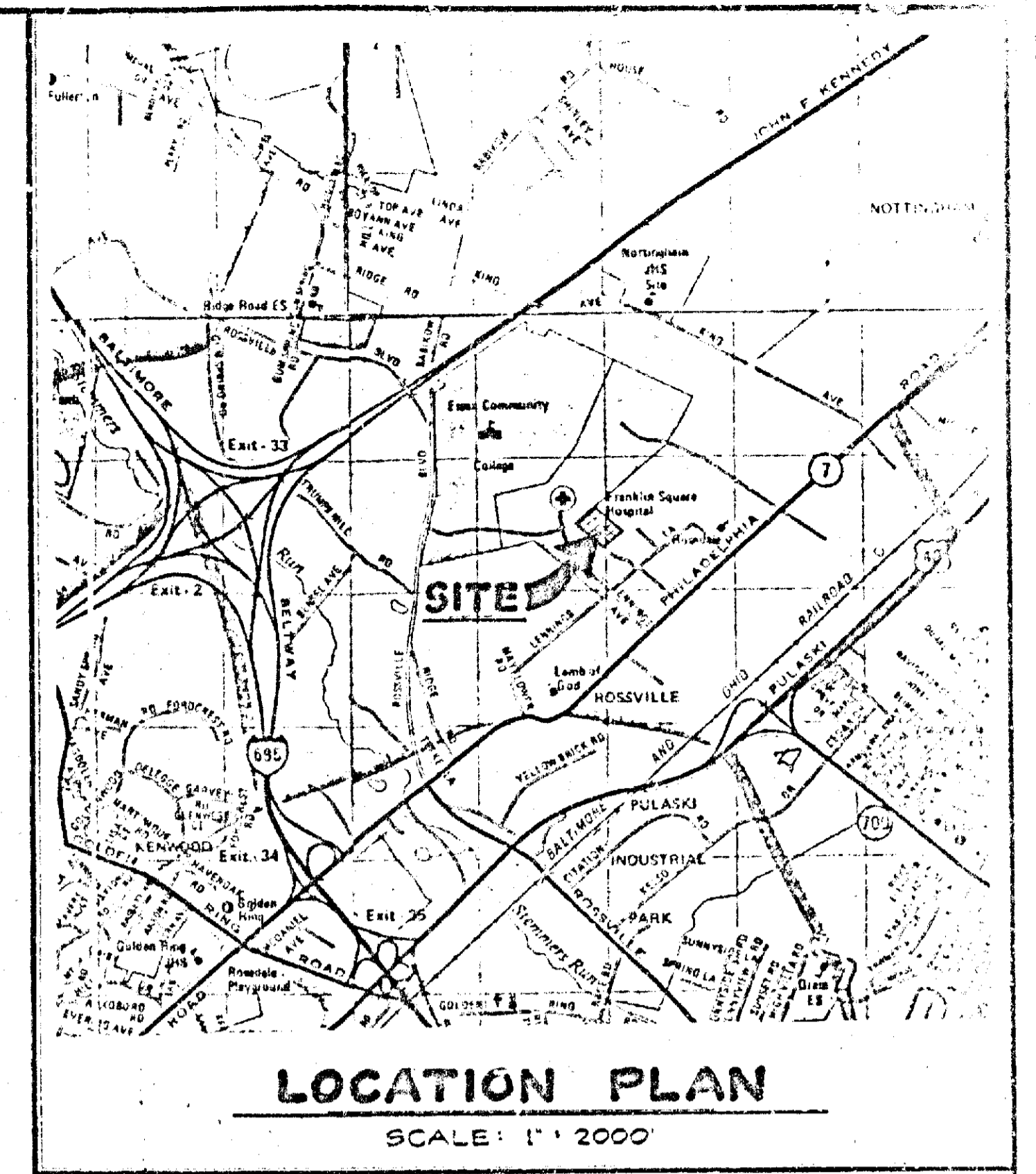
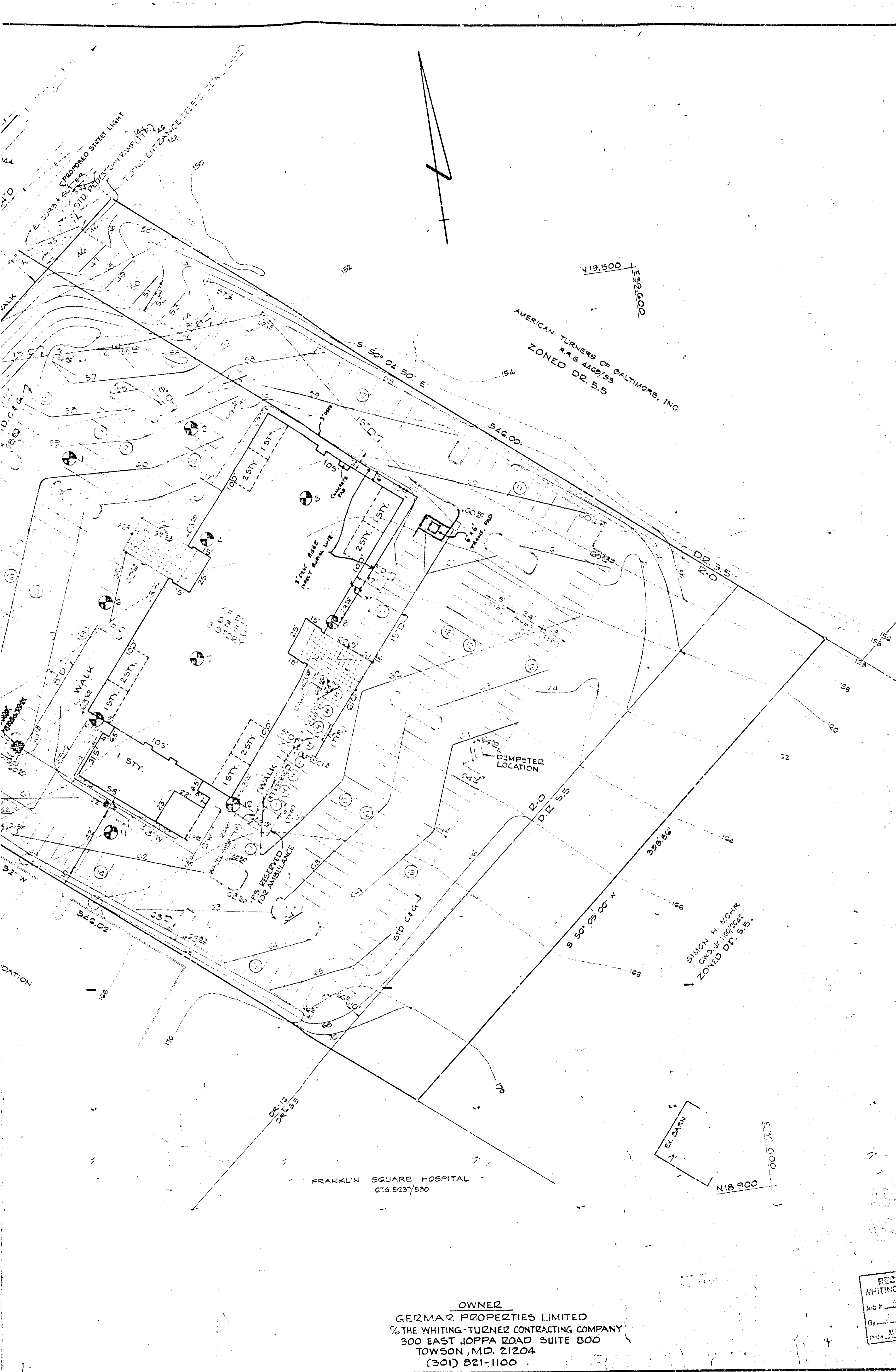
PROPOSED SIGN
ITEM 78
9105 FRANKLIN SQUARE DRIVE



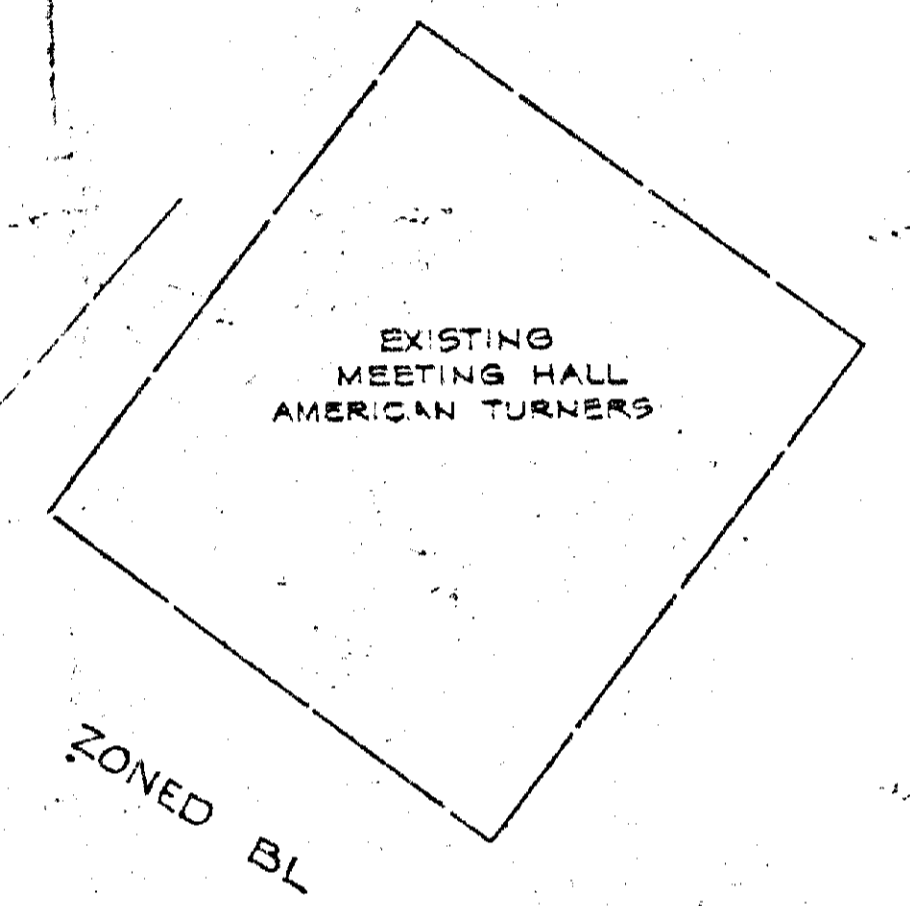
TYPICAL PAVING SECTION
 NO. 1 SCALE

FRANKLIN SQUARE HOSPITAL
 Q14 5257/920

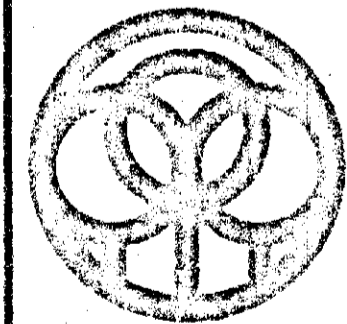
OWNER
 GERMAR PROPERTY
 THE WHITING-TURNER
 300 EAST JOPPA RD
 TOWSON, MD 21286
 (410) 821-1100



BENCH MARK
 BALTIMORE COUNTY HUB NO. 12659-A ELEV. 146.856
 SET \square CUT IN SOUTH SIDE OF CONCRETE FLAGPOLE BASE IN FRONT
 OF EASTERN REGIONAL HEALTH CENTER ON NORTH SIDE
 OF FRANKLIN SQUARE DRIVE.



- General Notes**
- Total Area: 4.9278 acres
 4.34 acres zoned R-0
 0.59 acres zoned D.R. 5.5
 - Existing Use: Vacant
 Proposed Use: Class "B" Office Building
 - Zoning Case 83-17-XA
 Class "B" Office Building Granted 7/20/82
 Also variance to permit 18% Amenity Open Space
 instead of the required 25%.
 - Parking Required: 67,165 sq ft @ 1 parking space/300 sq ft = 224 p.s.
 Floor Area Ratio: 67,165 sq ft / 4.34 acres = 0.36
 - Parking Provided: 230 parking spaces.
 - Amenity Open Space required: 18% X 4.34 acres = 34,029 sq ft.
 - Amenity Open Space provided: 58,037 square feet.
 - Building Height: 35 feet.
 - Unless otherwise noted all site work shall be done in accordance
 with Baltimore County Department of Public Works Standard
 Specifications and Details for Construction.
 - Boundary and existing topography taken from survey dated
 November 18, 1983 by A.P.R. Associates Inc.
 - Storm Water Management shall be provided off-site.



DAFT · McCUNE · WALKER INC.
 LAND PLANNING CONSULTANTS
 LANDSCAPE ARCHITECTS
 ENGINEERS
 530 E. JOPPA ROAD
 TOWSON, MD. 21284
 TELEPHONE: (301) 295-3333

SITE PLAN
FRANKLIN SQUARE
MEDICAL OFFICE BUILDING
EXHIBIT 2

14TH ELECTION DISTRICT BALTIMORE COUNTY, MD

SCALE: 1" = 30'

JOB ORDER: E30

ISSUED: FEB. 1984

DATE	REVISIONS
3/12/84	Move HC PS Expressway
4/23/84	Accept Street Elevation

OWNER
 GERMAR PROPERTIES LIMITED
 % THE WHITING-TURNER CONTRACTING COMPANY
 300 EAST JOPPA ROAD SUITE 800
 TOWSON, MD. 21204
 (301) 821-1100

RECEIVED
 WHITING-TURNER
 Job # _____
 By: _____
 Date: AUG 03 1984