

Patricia A. Malone  
Counselt 410.494.6206  
f 410.821.0147

pamalone@venable.com

**HAND-DELIVERED**

September 16, 2014

Arnold Jablon, Director  
Baltimore County Department of  
Permits, Approvals and Inspections  
111 W. Chesapeake Avenue  
Towson, Maryland 21204Re: REQUEST FOR CONFIRMATION OF SPIRIT AND INTENT  
Suburban Club Property Development Plan  
2<sup>nd</sup> Development Refinement (DRC No. 081214B)  
PAI No. 03-0436  
3<sup>rd</sup> Election District, 2<sup>nd</sup> Councilmanic District

Dear Mr. Jablon:

You issued a letter dated August 28, 2014 in which you adopted the recommendation of the Development Review Committee (DRC) to allow proposed changes to be processed as a "refinement" to the Suburban Club Property Development Plan. I am now writing to satisfy the requirement to obtain confirmation of zoning "spirit and intent."

The subject property is an approximately 6± acre parcel, zoned DR 16, located on Slade Avenue, east of Reisterstown Road, in the Pikesville area. The legal owner obtained approval of a development plan in 2003 for 96 condominium units (multifamily) in 6 buildings, a portion of which were proposed to be age-restricted units. The DR 16 zoning permitted the project as a matter of right.

In August of this year, a proposal was submitted to revise the Development Plan for the construction of 36 luxury condominium townhomes in lieu of the multifamily buildings. The townhomes would be 24 foot wide, rear-loaded garage units with 2 car garages. The units would be 3 stories in height. The basic building layout would remain similar to that originally approved with minor changes.

The project would reduce residential density by 60%, and building heights would be reduced by one story. The location and area of the stormwater management facility would not change. Access and circulation will remain the same. As with the prior proposal, the use and density is permitted by right under the DR 16 zoning.

Arnold Jablon, Director  
September 16, 2014  
Page 2

At this time, I am asking for confirmation from your Department, by countersignature below, that the proposed Second Refined Development Plan is within the "spirit and intent" of the original Development Plan proposal. I have included a check in the amount of \$150.00 made payable to "Baltimore County, Maryland" to cover the administrative costs associated with this request.

If you require any additional information in order to make your decision, please feel free to let me know.

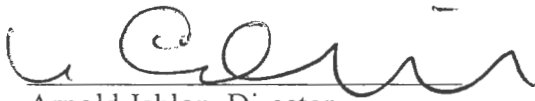
Very truly yours,



Patricia A. Malone

PAM/bl

AGREED AND ACCEPTED: FOR CONFIRMATION OF ZONING SPIRIT AND INTENT?



Arnold Jablon, Director  
Baltimore County Department of  
Permits, Approvals and Inspections

cc: Mr. Mark Bennett  
Mr. Jim Grande

82  
87-196-SPH  
D  
PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

Petitioner's position that the jacuzzi bath, bathroom, guest house and passage ways of 45 feet and 58 feet sought to be constructed by

Petitioner's neighbor on the east side of Petitioner's property. (See Addendum to Petition for Special Hearing) Property is to be posted and advertised as prescribed by Zoning Regulations.

If we agree to pay expenses of the above Special Hearing 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 and State  
Legal Owner(s): THE HARLAN COMPANY OF MARYLAND, INC. (Type or Print Name) By: Leonard M. Harlan, President Signature (Type or Print Name) Signature

Attorney for Petitioner: Jeffrey H. Scherr (Type or Print Name) Signature Kramon & Graham, P.A. Sun Life Building, Charles Center Baltimore, Maryland 21201 Name, address and phone number of legal owner, contract purchaser or representative to be contacted Jeffrey H. Scherr Name Kramon & Graham, P.A. Sun Life Building, Charles Center Baltimore, Maryland 21201 Name, address and phone number of legal owner, contract purchaser or representative to be contacted

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd 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 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 County, on the 12th day of November, 1986, at 1:30 o'clock P.M.

Signature of Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING  
Date 7-30-87  
By 5 back ok

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

ADDENDUM TO PETITION FOR SPECIAL HEARING

accordance with the variance sought by Petitioner for Zoning Variance in Case No. 87-48-A, do not constitute a "dwelling" and therefore will not cause the Residential Transition Area on Petitioner's property to be moved 48 feet to the west of Petitioner's property, causing Petitioner a loss of approximately 10,000 square feet of buildable land, as shown on the Plan to Accompany Special Hearing filed simultaneously and made a part hereof.

The Petitioner intends to develop its property in accordance with DR-16 zoning designation as a high-rise luxury condominium/apartment building. If the Residential Transition Area is altered as aforesaid, it will render such development impracticable.

In the alternative, assuming arguendo that the neighboring improvements would constitute a dwelling and, therefore, that the variance sought by Petitioner's east side neighbor in Case No. 87-48-A is granted, then Petitioner's position would be that because that development and Petitioner's development of its property is proceeding simultaneously, the neighboring development should not have any impact in the Residential Transition Area of Petitioner's property.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: November 5, 1986  
Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Zoning Petitions No. 87-194-A and 87-196-SPH

There are no comprehensive planning factors requiring comment on these petitions.

Signature of Norman E. Gerber, AICP, Director

NEG:JGH:sib

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 13, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21284

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

Jeffrey H. Scherr, Esquire  
Kramon & Graham, P.A.  
Sun Life Building, Charles Center  
Baltimore, Maryland 21201

RE: Item No. 82 - Case No. 87-196-SPH  
Petitioner: The Harlan Company of Maryland, Inc.  
Petition for Special Hearing

Dear Mr. Scherr:

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 comments 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,

Signature of James E. Dyer, Chairman  
James E. Dyer  
Chairman  
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: D.S. Thaler & Associates, Inc.  
11 Warren Road  
Baltimore, Maryland 21208

Handwritten note: 10/14/86

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211

NORMAN E. GERBER  
DIRECTOR

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

OCTOBER 17, 1986

Re: Zoning Advisory Meeting of SEPTEMBER 2, 1986  
Item # 82  
Property Owner: THE HARLAN CO. OF MD, INC.  
Location: (HALL PROPERTY)  
N/S SLADE AVE. 714' E. OF REISTERSTOWN RD.

Dear Mr. Jablon:

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

- (X) 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 8111 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 8111 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

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

STEPHEN E. COLLINS  
DIRECTOR

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,

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

MSF:lt

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 day of September, 1986.

Signature of Arnold Jablon  
Arnold Jablon  
Zoning Commissioner

Petitioner: The Harlan Co. of Md., Inc. Received by: James E. Dyer  
Chairman, Zoning Plans Advisory Committee  
Attorney: Jeffrey H. Scherr, Esquire

PAUL H. REINKKE  
CHIEF

September 2, 1986

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

RE: Property Owner: The Harlan Company of Md., Inc. (Halle Property)

Location: N/S Slade Avenue, 714' E of Reisterstown Road

Item No.: 82 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.

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

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

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee Chairperson Date: September 2, 1986

FROM: R. E. Burnham, Chief, Building Plans Review C.S.D.

SUBJECT: Zoning Advisory Committee Meeting Scheduled 9/2/86

- Item #69 Standard Comment
- Item #70 See Comments
- Item #71 See Comments
- Item #72 Standard Comments
- Item #73 See Comments
- Item #74 See Comments
- Item #75 No Comment
- Item #76 Standard Comment
- Item #77 Standard Comment
- Item #78 Standard Comment
- Item #79 See Comments
- Item #80 No Comment (Interpretation)
- Item #81 See Comments
- Item #82 No Comment
- Item #83 See Comments
- Item #84 Standard Comments
- Item #85 Standard Comments
- Item #16 (Revised) See Comments

CEB/vw

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

Arnold Jablon  
Zoning Commissioner

May 27, 1987

Jeffrey H. Scherr, Esquire  
Kramon & Graham, P.A.  
Sun Life Building, Charles Center  
Baltimore, Maryland 21201

RE: Case Nos. 87-48-A, 87-196-SPH, and  
87-213-XA  
The Halle/Harlan Company Property

Dear Mr. Scherr:

Your letter of May 1, 1987 to Arnold Jablon, Zoning Commissioner, has been referred to me for reply. You have requested confirmation that the use of the existing residence at 6 Slade Avenue for a recreational social center (community building) exclusively for the residents of the condominium would not require any form of zoning approval (emphasis on a special exception requirement and R.T.A. requirements).

This particular question came up at the November 13, 1986 C.R.G. meeting wherein I indicated as a response to questions by yourself and Rob Hoffman that I was fairly certain that Mr. Jablon would take the direction of the Board of Appeals of Baltimore County in Case No. 84-52-X, through the Maryland Court of Special Appeals, and interpret that a change in a building use only with no apparent exterior changes would not be subject to the R.T.A. requirements. I have confirmed that a special exception would not be required with Mr. Dyer and Mr. Jablon, provided that the use is limited to the residents of the condominium, and that the R.T.A. requirements in Section 1B01.1.B.1.b, BCZR, would not apply, provided that there is no exterior change proposed to the building from the way it existed as a single family dwelling.

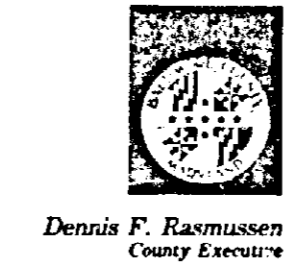
The required change of occupancy permits and final revised site plan would have to be approved by this office, provided that the special exception and variances in Case 87-213-XA are granted.

Very truly yours,

*[Signature]*  
W. CARL RICHARDS, JR.  
Zoning Coordinator

WCR,Jr:kkb

cc: John B. Howard, Esquire



Dennis F. Rasmussen  
County Executive

17-2357

51467

LAW OFFICES  
KRAMON & GRAHAM, P. A.  
SUN LIFE BUILDING  
CHARLES CENTER  
BALTIMORE, MARYLAND 21201  
(301) 752-6030  
TELECOPIER  
(301) 539-1269

BEL AIR OFFICE  
112 SOUTH MAIN STREET  
BAL AIR, MARYLAND 21014  
(301) 879-5040  
(301) 838-9095  
TELECOPIER  
(301) 826-9298

May 1, 1987

RECEIVED  
MAY 5 1987  
ZONING OFFICE

Arnold E. Jablon, Esquire  
Zoning Commissioner  
for Baltimore County  
111 W. Chesapeake Avenue  
Towson, Maryland, 21204

Re: *Proposed Community Building*  
Six Slade Avenue

Dear Mr. Jablon:

As you are aware, The Harlan Company of Maryland, Inc. owns a six-acre tract known as Six Slade Avenue and plans to construct a multi-story luxury condominium building on the property. Situated on the property is a neo-Georgian brick mansion, which was the residence of the prior owner. This structure is in good condition and has, in fact, been selected as the 1987 Symphony Decorator's House.

The Harlan Company very much wants to retain this gracious old house and believes that, if incorporated into the plans for the project, it will be ideally suited for use as a recreational social center, to be used exclusively by the condominium owners. Such use is allowed pursuant to Section 1B01.1.B.1.c.10 of the Baltimore County Zoning Regulations. I should note that there will be no structural changes made to the building, but that this three-story building is somewhat taller than thirty-five feet.

On April 26, 1987, I spoke with Mr. Carl Richards about use of the house as the community building described above. Based upon the information set forth above, Mr. Richards informed me that it will not be necessary to file a Petition for Special Exception to use the building for the purposes stated, and also that the fact that the house is above thirty-five feet in height does not necessitate that The Harlan Company secure any form of zoning approval. I would very much appreciate it if you would confirm Mr. Richards' position with respect to these matters.

Arnold E. Jablon, Esquire  
May 1, 1987  
Page Two

Thank you very much for your cooperation.

Sincerely,  
*[Signature]*  
Jeffrey H. Scherr

JHS:amk

ARNOLD JABLON  
ZONING COMMISSIONER 17 October 1986

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

Jeffrey H. Scherr, Esq.  
Kramon & Graham, PA  
Sun Life Bldg  
Charles Center  
Baltimore, Maryland 21201

John B. Howard, Esq.  
Cook, Howard, Downes & Tracy  
210 Allegheny Ave.  
P. O. Box 5517  
Towson, Maryland 21204

Re: Item No. 111

Gentlemen:

Pursuant to Mr. Howard's letter to me dated 14 October 1986 and with Mr. Scherr's response dated 16 October 1986 in hand, I will grant the postponement requested. However, it will be the responsibility of Mr. Howard's client to bear the cost of advertisement and posting incurred as a result of this postponement. I would like to schedule this for December 8 or 10. Please let me know which date is acceptable to you both. If I do not hear from you by Wednesday, October 22, I will arbitrarily set this matter for hearing.

Sincerely,

Arnold Jablon

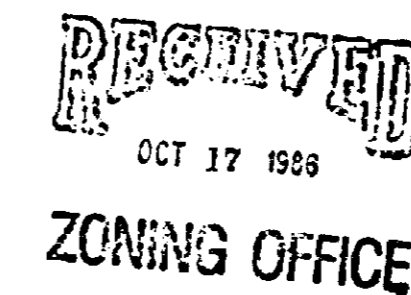
AEJ/aj

97-232  
Oct 17

LAW OFFICES  
KRAMON & GRAHAM, P. A.  
SUN LIFE BUILDING  
CHARLES CENTER  
BALTIMORE, MARYLAND 21201  
(301) 752-6030  
TELECOPIER  
(301) 539-1269

BEL AIR OFFICE  
112 SOUTH MAIN STREET  
BAL AIR, MARYLAND 21014  
(301) 879-5040  
(301) 838-9095  
TELECOPIER  
(301) 838-9298

October 16, 1986



HAND DELIVERED

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

RE: Petitions for Variances/Item III  
Petition for Special Hearing  
Case No. 87-196-SPH  
The Harlan Company of Maryland, Petitioner

Dear Mr. Jablon:

I am in receipt of Mr. Howard's letter dated October 14, 1986 requesting a rescheduling of the Petition for Variance from November 24, 1986 at 11:45 a.m.

Unfortunately, we are not in a position to accommodate Mr. Howard. Our client is most anxious to move ahead with this project and, therefore, respectfully requests that the matter be heard as scheduled. For the record, we note that the appearance of Robert A. Hoffman, Esquire is also entered in this matter.

Sincerely,

*[Signature]*  
Jeffrey H. Scherr

JHS/de  
cc: John B. Howard, Esquire

In Re: The Harlan Company of Maryland, Inc. \* BEFORE THE \*  
\* ZONING COMMISSIONER OF \*  
\* BALTIMORE COUNTY \*  
Case No. 87-196-SPH \*  
\*\*\*\*\*

ORDER

IT IS THIS 30 day of July, 1987, is and hereby

ORDERED that:

The above captioned matter shall be dismissed for lack of prosecution or for failure to proceed or for failure to pay costs, such dismissal to be without prejudice.

*[Signature]*  
Zoning Commissioner of  
Baltimore County

cc: People's Counsel  
Jeffrey H. Scherr, Esq.  
John B. Howard, Esq.

ORDER RECEIVED FOR FILING  
Date 7-26-87  
By S. J. K. ell

DESCRIPTION OF PROPERTY OWNED BY EDWARD A. & ELLEN W. HALLE 6 SLADE AVENUE THIRD ELECTION DISTRICT BALTIMORE COUNTY

Beginning for the same at a point situated on the northerly side of Slade Avenue, being 74.00 feet wide, said point being situated approximately 714.77 feet from the easterly side of Reisterstown Road; thence running with and binding on the northerly side of Slade Avenue, North 62° 52' 05" East 386.84 feet to a point; thence leaving said northerly side and running with the following three courses and distances: North 27° 06' 51" West 728.84 feet to a point; thence South 47° 01' 23" West 402.15 feet to a point; thence South 27° 06' 51" East 619.05 feet to the point of beginning. Containing 260,711 square feet or 5.9851 acres of land more or less.

Subject to an existing storm sewer right-of-way as recorded among the plat records of Baltimore County, in plat book T.B.S., Number 16, Folio 91.

Being all of the same parcels of land as described in the following two deeds:

- 1. December 31, 1957, and recorded among the land records of Baltimore County in Liber 3292, Folio 242.
2. February 8, 1960, and recorded among the land records of Baltimore County in Liber 3665, Folio 461.

August 14, 1986

OFFICE COPY

PETITION FOR SPECIAL HEARING 3rd Election District Case No. 87-196-SPH

LOCATION: North Side of Slade Avenue, 714.77 feet East of Reisterstown Road (6 Slade Avenue) DATE AND TIME: Wednesday, November 12, 1986, at 1:30 p.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 Special Hearing to determine if the jacuzzi bath, bathroom, guest house, and passage ways setbacks of 45 feet and 58 feet, to be constructed by the Petitioner's neighbor on the east side of the Petitioner's property, in accordance with Case No. 87-48-A, does not constitute a dwelling and will not cause the RTA on the Petitioner's property to be moved 48 feet to the west, thereby causing the Petitioner to lose approximately 10,000 square feet of buildable land or, in the alternative, if the neighboring improvements constitute a dwelling then its development should not have any impact on the RTA of the Petitioner's property because development of both the properties are proceeding simultaneously

Being the property of The Harlan Company of Maryland, Inc., as shown on plat plan filed with the Zoning Office.

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

BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER N/S of Slade Ave., 714.77' E of Reisterstown Rd. (6 Slade Ave.) : OF BALTIMORE COUNTY 3rd District THE HARLAN COMPANY OF MARYLAND, INC., Petitioner Case No. 87-196-SPH

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 3rd day of October, 1986, a copy of the foregoing Entry of Appearance was mailed to Jeffrey H. Scherr, Esquire, Kramon & Graham, P. A., Sun Life Bldg., Charles Center, Baltimore, MD 21201, Attorney for Petitioner.

Peter Max Zimmerman Peter Max Zimmerman

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

ARNOLD JABLON ZONING COMMISSIONER November 3, 1986

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

Jeffrey H. Scherr, Esquire Kramon & Graham, P.A. Sun Life Building, Charles Center Baltimore, Maryland 21201

RE: PETITION FOR SPECIAL HEARING N/S of Slade Ave., 714.77' E of Reisterstown Rd. 6 Slade Ave. 3rd Election District The Harlan Company of Maryland, Inc. - Petitioner Case No. 87-196-SPH

Dear Mr. Scherr:

This is to advise you that \$76.00 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 Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon Zoning Commissioner

AJmed

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: October 3, 1986
Posted for: Special Hearing
Petitioner: The Harlan Company of Maryland, Inc.
Location of property: N/S of Slade Ave., 714.77' E of Reisterstown Rd. (6 Slade Ave.)
Location of Signs: In front of 6 Slade Ave. approx. 123.5' W of Park Heights Ave.
Remarks:
Posted by: S.J. Asata
Number of Signs: 1

87-196-SPH

LEGAL NOTICE

PETITION FOR SPECIAL HEARING 3rd Election District Case No. 87-196-SPH

LOCATION: North Side of Slade Avenue, 714.77 feet East of Reisterstown Road (6 Slade Avenue) DATE AND TIME: Wednesday, November 12, 1986, at 1:30 p.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 Special Hearing to determine if the jacuzzi bath, bathroom, guest house, and passage ways setbacks of 45 feet and 58 feet, to be constructed by the Petitioner's neighbor on the east side of the Petitioner's property, in accordance with Case No. 87-48-A, does not constitute a dwelling and will not cause the RTA on the Petitioner's property to be moved 48 feet to the west, thereby causing the Petitioner to lose approximately 10,000 square feet of buildable land or, in the alternative, if the neighboring improvements constitute a dwelling then its development should not have any impact on the RTA of the Petitioner's property because development of both the properties are proceeding simultaneously

Being the property of The Harlan Company of Maryland, Inc., 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.

CERTIFICATE OF PUBLICATION 81440

PIKESVILLE, Md., Oct. 22, 1986
CERTIFY, that the annexed advertisement published in THE NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore land before the 12th day of Nov. 1986
Publication appearing on the 22nd day of Oct., 1986
Publication appearing on the day of , 19
Publication appearing on the day of , 19

THE NORTHWEST STAR

Phyllis Cole Friedman Manager

Cost of Advertisement \$28.00

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING N/S of Slade Ave., 714.77' E of Reisterstown Rd. (6 Slade Ave.) 3rd Election District The Harlan Company of Maryland, Inc. - Petitioner Case No. 87-196-SPH

TIME: 1:30 p.m. DATE: Wednesday, November 12, 1986 PLACE: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Jeffrey H. Scherr, Esquire, Kramon & Graham, P.A., Sun Life Building, Charles Center Baltimore, Maryland 21201 September 26, 1986

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 23, 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 23, 1986

THE JEFFERSONIAN,

Susan Seidewitz Obrecht Publisher

Cost of Advertising

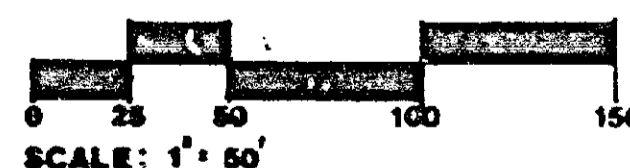
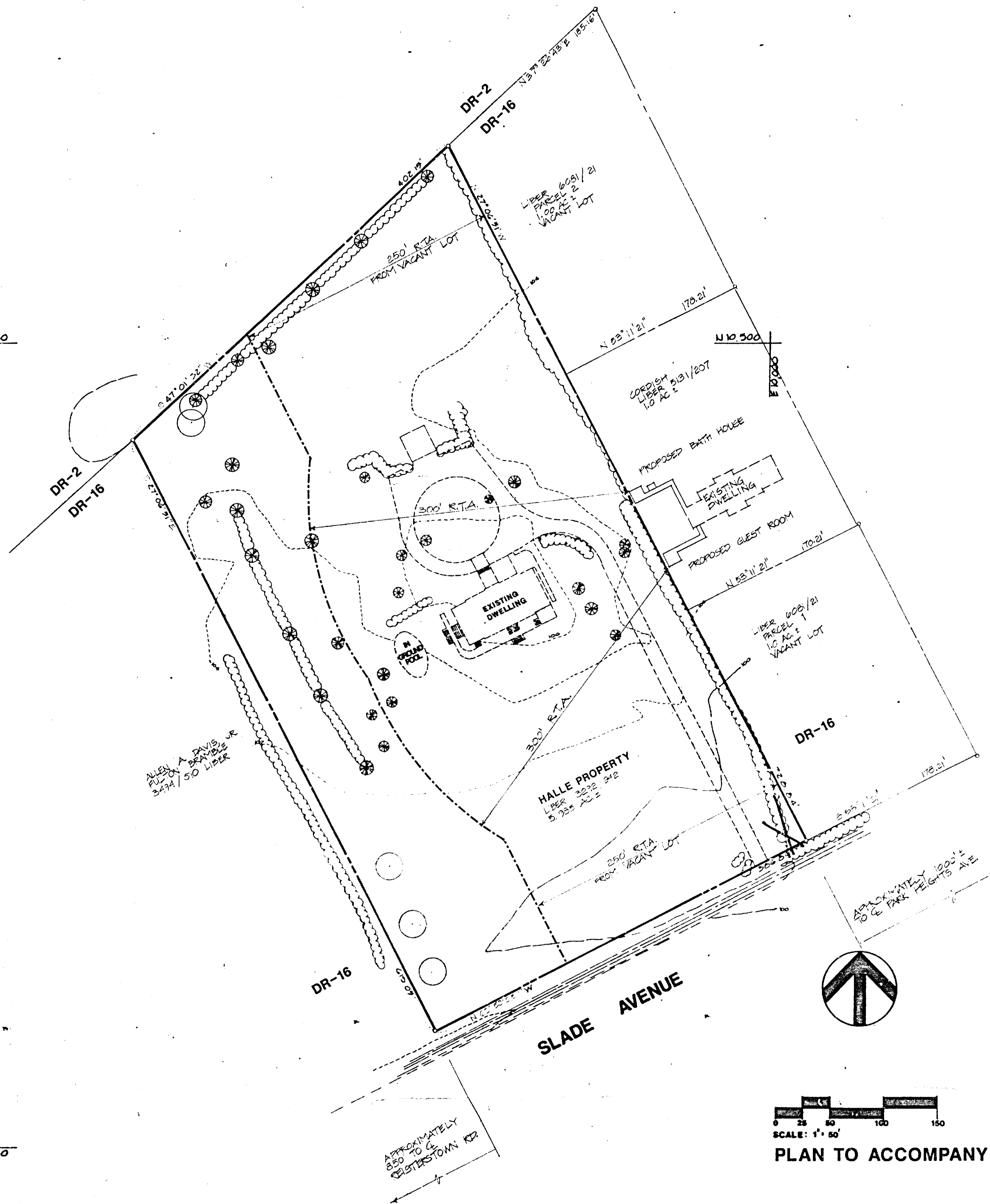
33.00

PETITION FOR SPECIAL HEARING 3rd Election District Case No. 87-196-SPH LOCATION: North Side of Slade Avenue, 714.77 feet East of Reisterstown Road (6 Slade Avenue) DATE AND TIME: Wednesday, November 12, 1986, at 1:30 p.m. PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

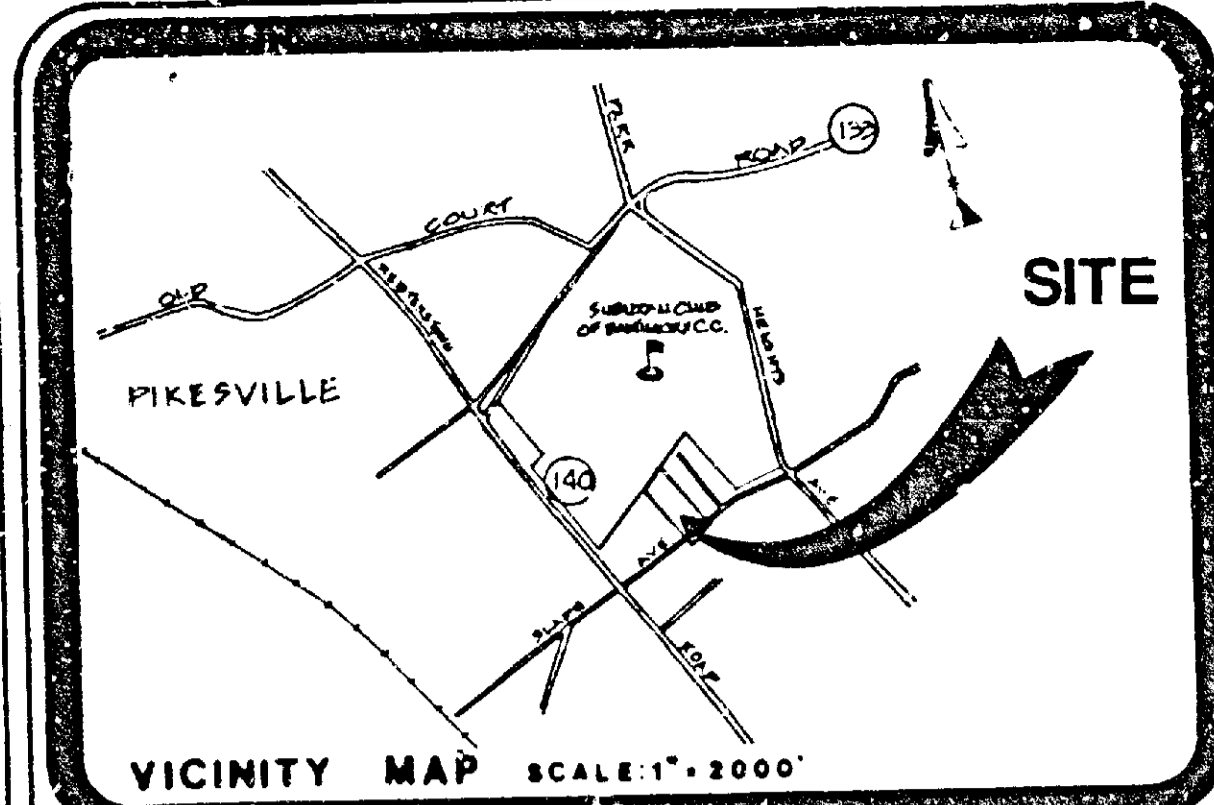
JRE COUNTY, MARYLAND OF FINANCE REVENUE DIVISION ALLENEOUS CASH RECEIPT No. 025893 8/21/86 ACCOUNT 01-615-000 AMOUNT \$ 100.00 RECEIVED FROM CATHERINE M. KEAYOUSEL FOR TICM 82 HALLE & PROBERTY 8 8108\*\*\*\*\*10001a 5228F VALIDATION OR SIGNATURE OF CASHIER

0.250  
N 10 500

0.250  
N 10 500



PLAN TO ACCOMPANY SPECIAL HEARING



**OWNER/DEVELOPER**  
 THE HARLAN COMPANY  
 CLAYTON H. SCHERR  
 CLAYTON & GRAHAM, P.A.  
 SUN LIFE BUILDING  
 CHARLES CENTER  
 BALTIMORE, MD. 21208  
 (301) 752-6000

**D&A**  
**HALLE PROPERTY**  
 PUBLIC SERVICES CALL NO. 311  
 PLANNING NO. 11  
 BALTIMORE COUNTY, MD.

82  
 10/27/87  
 ST-102  
 SAH  
 OFFICE COPY

REVISIONS

DATE: \_\_\_\_\_  
 SCALE: 1" = 50'

2-11-87

**D.S. THALER & ASSOC., INC.**  
 CIVIL ENGINEERS  
 LANDSCAPE ARCHITECTS  
 11 WARREN ROAD  
 BALTIMORE, MD. 21208