

DATE

The First National Bank of Maryland
and

Rockdale LLC
c/o Robert W. Cannon, Esquire
Weinberg & Green LLC
100 South Charles Street
Baltimore, Maryland 21201

Re: 3527 North Rolling Road

Ladies and Gentlemen:

We have been requested to provide written verification as to the zoning of the subject property and as to the existence of any violations of the zoning regulations.

Review of our records and the applicable ordinance of Baltimore County, Maryland indicates that the property is presently located in an R.O. (Residential Office) zone. The operation of a building for offices and medical offices is a permitted use in this district. Because of the fact that the improvements on the property were in existence prior to June 13, 1988 with approval for medical offices in excess of 25% of the adjusted gross floor area, this building is a conforming use as long as it complies with the terms of the Special Exception granted for this property. The Special Exception references our zoning case numbers 86-107-X, 87-245-SPH, and 89-405-SPHXA.

Based upon a review of our records, we certify that there are no current violations of any applicable zoning regulations.

Very truly yours,

BALTIMORE COUNTY, MARYLAND

By: W. Carl Richards
W. Carl Richards
Supervisor - Zoning Review

IN RE: PETITION FOR SPECIAL HEARING
SE/S of Rolling Road, 292' SW
of the c/l of Liberty Road
2nd Election District
Riva Limited Partnership
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-245-SPH

The Petitioner herein requests a special hearing to determine whether or not approval should be granted to amend the site plan filed in Case No. 86-107-X to permit offices on the second floor.

Counsel for the Petitioner proffered the following information. At the time of the original hearing, it was the intent of the owners to construct a building whose first floor would be used for medical and general offices with the prime tenant being Pri-Med and the second floor being used for storage. When permits were applied for, Baltimore County informed the Petitioner that since people would be on the second floor utilizing that storage space, fire escapes and other safety measures would be required. The Petitioner, therefore, extended the second floor to the rear of the building for office use and presented a new plan indicating 13,300 sq.ft. of useable space on the first floor in place of the original 15,000 sq.ft., and 8,400 sq.ft. on the second floor instead of the original 6,000 sq.ft. The permit was acquired and construction substantially completed when the Department of Permits and Licenses issued a top-work order because the Office of Zoning had not approved the building permit in accordance with the Order dated September 16, 1985 in Case No. 86-107-X. The Petitioners will utilize the first and second floors as medical and/or general offices and parking for same will be in accordance with the Baltimore County Regulations (BCZR). There were no Protestants.

Pursuant to the advertisement, posting and public hearing on the subject property, and after due consideration of the testimony and evidence presented,

in the opinion of the Deputy Zoning Commissioner, granting approval of the relief requested in the subject Petition for Special Hearing would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and would not be detrimental to the health, safety and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 24 day of January, 1987, that approval be granted to amend the site plan in Case No. 86-107-X to permit offices on the second floor, in accordance with the plan submitted, prepared by George W. Stephens, Jr. and Associates, Inc., dated October 4, 1986, and as such, the Petition for Special Hearing be and is hereby GRANTED, from and after the date of this Order.

Jan M H Jung
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

January 6, 1987

S. Eric DiNenna, Esquire
DiNenna, Mann & Breschi
Suite 600, Mercantile Bank-Towson
409 Washington Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
SE/S of Rolling Road, 292' SW
of the c/l of Liberty Road
2nd Election District
Case No. 87-245-SPH

Dear Mr. DiNenna:

Enclosed please find a copy of the decision rendered in the above-referenced case. Please be advised that your Petition for Special Hearing has been denied in accordance with the attached Order.

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

Very truly yours,

Jan M H Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bjs

Enclosures

cc: Mr. Jeff Supik
3523 Rolling Road
Baltimore, Maryland 21207

People's Counsel

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 amendments to the site plan filed in Case No. 86-107-X to allow offices on the second floor.

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

I, or 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

Attorney for Petitioner:

S. ERIC DINENNA, Esq.

(Type or Print Name)

DINENNA, MANN & BRESCHI

Signature

Address

City and State

Attorney's Telephone No.: (301) 296-6820

Legal Owner(s):

Riva Limited Partnership

(Type or Print Name)

Signature

Address

City and State

Signature BY: Randolph A. Peterson

Vice President

Address

City and State

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

S. ERIC DINENNA, ESQUIRE

406 West Pennsylvania Ave.

Towson, Maryland 21204

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of November, 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 23rd day of December, 1986, at 11:00 o'clock a.m.

Arnold Jablon
Zoning Commissioner of Baltimore County.

(over)

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

Description of Two Acres of Land,
More or Less
Southeast Side of Rolling Road

June 4, 1985

BEGINNING at a point on the southeast right-of-way line of Rolling Road 292 feet southwest of the intersection of the centerlines of Liberty Road and Rolling Road said point being also designated as Point 4 on the Plat of the Pierpont property recorded among the Land Records of Baltimore County in Plat Book 46 Folio 54; thence leaving said point and binding on the outline of said Plat the following two courses and distances:

- 1) South 65° 17' 32" East - 389.73 feet
- 2) South 29° 57' 16" West - 295.17 feet; then leaving said outline and binding on a proposed line of division:
- 3) North 43° 04' 25" West 276.47 feet; thence again binding on the aforementioned Plat outline the following two courses and distances;
- 4) North 59° 05' 24" West - 126.64 feet
- 5) North 30° 54' 39" East - 176.75 feet to the point of beginning

CONTAINING two acres of land more or less.

This Description is for zoning purposes only and is not intended for conveyancing of land.



PETITION FOR SPECIAL HEARING

2nd Election District

Case No. 87-245-SPH

LOCATION: Southeast Side of Rolling Road, 292 feet Southwest of the Centerline of Liberty Road

DATE AND TIME: Tuesday, December 23, 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 Special Hearing to approve the amendments to the site plan filed in Case No. 86-107-X to permit offices on the second floor

Being the property of Riva Limited Partnership, 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

87-245-SPH

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 November, 1986

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Riva Limited Partnership Received by: James E. Dyer
Petitioner's Attorney: Eric DiNenna, Esquire Chairman, Zoning Plans Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-245-SPH

District: 2nd Date of Posting: 12-2-86
Posted for: Special Hearing
Petitioner: Riva Limited Partnership
Location of property: SE/S of Rolling Rd. 292' SW of the c/l of Liberty Rd.
Location of Sign: Southeast side of Rolling Road 292' SW of the c/l of Liberty Rd.
Remarks:
Posted by: *Arnold Jablon* Date of return: 12-5-86
Number of Signs: 1

CERTIFICATE OF PUBLICATION

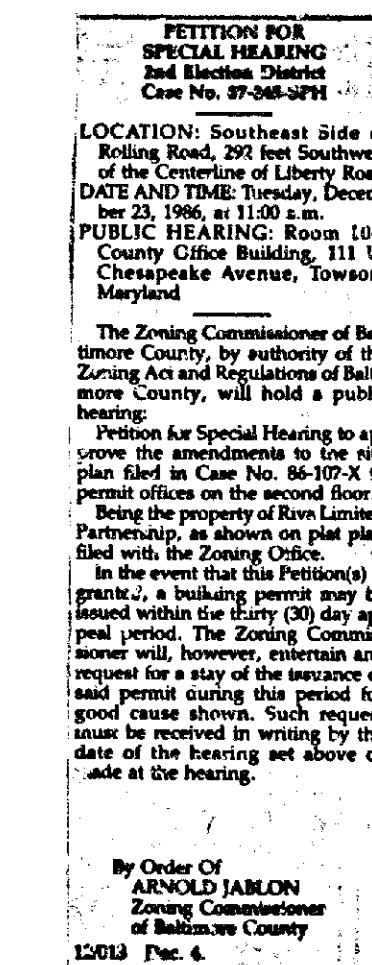
TOWSON, MD., December 4, 1986

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 December 4, 1986.

THE JEFFERSONIAN,

Susan S. Dyer
Publisher

Cost of Publication: 27.50



LEGAL NOTICE

PETITION FOR SPECIAL HEARING
Case No. 87-245-SPH

LOCATION: Southern Side of Rolling Road, 292' SW of the intersection of the County of Liberty Road
DATE AND TIME: Tuesday, December 23, 1986, at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commission of Baltimore County has received a petition for special hearing from the Petitioner, Riva Limited Partnership, for a change of zoning from R-1 to R-245-SPH. The Petitioner is requesting that the Zoning Commission approve the petition and issue an order for a special hearing on the petition.

CERTIFICATE OF PUBLICATION
32471

Pikesville, Md., Dec. 3, 1986

TIFY, that the annexed advertisement in the NORTHWEST STAR, a weekly published in Pikesville, Baltimore and before the 23rd day of 1986

location appearing on the day of Dec. 19 86

publication appearing on the day of Dec. 19 86

the third publication appearing on the day of Dec. 19 86

THE NORTHWEST STAR

Philip H. Halden
Manager

Cost of Advertisement \$21.20

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

December 17, 1986

S. Eric DiNenna, Esquire
DiNenna, Mann & Breschi
Suite 600, Mercantile-Towson Building
409 Washington Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
SE/S of Rolling Rd., 292' SW of the c/l of Liberty Rd.
2nd Election District
Riva Limited Partnership - Petitioner
Case No. 87-245-SPH

Dear Mr. DiNenna:

This is to advise you that \$63.70 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

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

No. 025762

DATE: 12-23-86 ACCOUNT: 87-245-SPH

AMOUNT: \$ 63.70

RECEIVED FROM: S. Eric DiNenna, Esquire

FOR: Administration and Posting - 87-245-SPH

VALIDATION OR SIGNATURE OF CASHIER

S. Eric DiNenna, Esquire
DiNenna, Mann & Breschi
Suite 600, Mercantile-Towson Building
409 Washington Avenue
Towson, Maryland 21204

November 14, 1986

NOTICE OF HEARING
RE: PETITION FOR SPECIAL HEARING
SE/S of Rolling Rd., 292' SW of the c/l of Liberty Rd.
2nd Election District
Riva Limited Partnership - Petitioner
Case No. 87-245-SPH

TIME: 11:00 a.m.

DATE: Tuesday, December 23, 1986

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

[Signature]
Zoning Commissioner
of Baltimore County

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

No. 025564

DATE: 11/14/86 ACCOUNT: 87-245

AMOUNT: \$ 100.00

RECEIVED FROM: S. Eric DiNenna, Esquire

FOR: Administration and Posting - 87-245-SPH

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 15, 1986

COUNTY OFFICE BLDG.
111 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

S. Eric DiNenna, Esquire
DiNenna, Mann & Breschi
409 Washington Avenue, Suite 600
Towson, Maryland 21204

RE: Item No. 149 - Case No. 87-245-SPH
Petitioner: Riva Limited Partnership
Petition for Special Hearing

Dear Mr. DiNenna:

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: George William Stephens, Jr.
& Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: November 24, 1986

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition Nos. 87-224-A, 87-225-A, 87-230-A, 87-231-A, 87-235-A, 87-236-A, 87-237-A, 87-241-A, 87-243-A and 87-245-SPH

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

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:s1b

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

NORMAN E. GERBER
DIRECTOR

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

NOVEMBER 19, 1986

Re: Zoning Advisory Meeting of October 21, 1986
Item # 149
Property Owner: RIVA LIMITED PARTNERSHIP
Location: SE/S ROLLING RD. 292' SW
& LIBERTY RD.

Dear Mr. Jablon:

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

- () There are no site planning factors requiring comment.
- () 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.

(X) Additional comments:
A WAIVER OF PLAN (CEG MEETING/PROCESS) WAS GRANTED BY THE PLANNING BOARD ON 10/16/86 SEE FILE # W-86-197 K/A "PEI-MED"

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350

STEPHEN E. COLLINS
DIRECTOR

October 24, 1986

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item number 137, 138, 140, 141, 142, 143, 144, 145, 146, 147, 148, and 149.

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

MSF:lt

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

PAUL H. REINCKE
CHIEF

October 20, 1986

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

RE: Property Owner: Riva Limited Partnership
Location: SE/S Rolling Rd., 292 ft. SW centerline Liberty Rd.
Item No.: 149 Zoning Agenda: Meeting of Oct. 21, 1986

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ 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.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Proposed firehydrant shall be required before building permit is issued.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

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

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

November 3, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 149 Zoning Advisory Committee Meeting are as follows:

Property Owners: Riva Limited Partnership
Location: SE/S Rolling Road, 292 feet SW c/l Liberty Road
District: 2nd.

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. #117-1 - 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 Use Groups except R-1 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-1 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 wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line. See Section 1414.0 for opening protective requirements.

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 401 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 Use 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 514.0 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.

10. Comments: Provide Handicapped ramps, curb cuts, building access and usability, signs, etc. Buildings shall comply to height/area and type of construction and shall comply to the setback requirements of the Code as per Article 1 and 5. Review of construction plans will be done when they are submitted for a permit.

11. 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.

Mark S. Burman
By: C. E. Burman, Chief
Building Plans Review

L/22/86

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SE/S of Rolling Rd., 292' SW of
C/L of Liberty Rd., 2nd District: OF BALTIMORE COUNTY

RIVA LIMITED PARTNERSHIP, : Case No. 87-245-SPH
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 25th day of November, 1986, a copy of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, P.A., DiNenna, Mann & Breschi, Suite 600, Mercantile Towson Bldg., 409 Washington Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman

Peter Max Zimmerman

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

NOV 14 1986

ZONING OFFICE

MERCANTILE TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

(301) 296-6820

November 13, 1986

Arnold Jablon
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

RE: Petition for Special Hearing
Riva Ltd. Partnership
Item No.: 149
My File No.: 85-50

Dear Mr. Commissioner:

Please refer to my letter of October 15, 1986, wherein I requested this matter be set for hearing as soon as possible for the reasons set forth in that letter.

I have not heard from your office relative to any potential dates and would respectfully request that you have someone on your staff contact me as soon as possible.

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA

SED:kar

cc: Mr. James Dyer
Mr. Randolph Petersen
Stephens and Associates
ATTENTION: Mr. James Kline

S. Eric DiNenna, P.A.
Attorney at Law

RECEIVED
OCT 17 1986

ZONING OFFICE

406 W. Pennsylvania Avenue
Towson, Maryland 21204

October 15, 1986

Arnold Jablon
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

RE: Petition for Special Hearing
Riva Ltd. Partnership
Item No.: 149

Dear Mr. Commissioner:

As you recall, we met to discuss the above-captioned location relative to the necessity of requesting a Special Hearing to amend the site plan that was the subject of a Special Exception in Case No.: 86-107-X.

As you indicated, a Special Hearing is necessary and please be advised that this has been filed with your office.

Inasmuch as the building is under construction, I am requesting, as you indicated, that this matter be heard as soon as possible by your office in order that construction continue or that my clients know the position they will be in.

Accordingly, I request that this matter be set in for a hearing before yourself or your Deputy as soon as possible so that this matter may be resolved.

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA

SED:kar

cc: Mr. Randolph Petersen
Stephens and Associates
ATTENTION: Mr. James Kline



Pet 2



