

87-319-A

~~#~~ 210

12/22/86

NE/cor. of Reisterstown Rd. and Straw Hat Rd.

4th Elec. Dist.

Variance - filing fee \$100.00 - Morningside Heights Apartment Company

12/22/86

Hearing set for 2/9/87, at 9:30 a.m.

2/6/87

Advertising and Posting - \$64.50

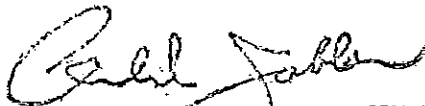
2/10/87

Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit a double-faced sign containing 88 sq. ft. (44 sq. ft. per side) in lieu of the permitted 15 sq. ft. is GRANTED with a condition.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~should not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of February, 1987, that the Petition for Zoning Variance to permit a double-faced sign containing 88 square feet (44 square feet per side) in lieu of the permitted 15 square feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for its sign permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



Zoning Commissioner of
Baltimore County

AJ/srl

cc: Stanley S. Fine, Esquire

People's Counsel

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER 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 313.1.0 to permit a double-faced sign containing 44.0 square feet in lieu of the permitted 15 square feet.

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

The variance is needed to allow a sign of this size for visibility due to its location on Reisterstown Road, a wide roadway, with heavy traffic and higher speed limits, size of Apartment Development, topography and surroundings on Reisterstown Road.

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 and State _____

Legal Owner(s):
MORNINGSIDE HEIGHTS APARTMENT COMPANY, a
(Type or Print Name) Maryland Limited Partnership
Signature _____
Address _____
City and State _____

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

10th Floor - Sun Life Building
Address - 20 S. Charles Street
Baltimore, Maryland 21201
City and State _____

Attorney's Telephone No. 539-6967
Address _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of December, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of February, 1987 at 9:30 o'clock A.M.

ESTIMATED LENGTH OF HEARING 15 MIN. + 15 (over)
ALL (MORNING) / TUESDAY, 1987, 9:30 AM
REVIEWED BY: CKE DATE 2/24/87

NOTICE OF HEARING
RE: PETITION FOR ZONING VARIANCE
4th Election District
NE/cor. of Reisterstown Rd. and Straw Hat Rd.
Morningside Heights Apartment Company - Petitioner
Case No. 87-319-A

TIME: 9:30 a.m.
DATE: Monday, February 9, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Charles B. Heyman, Esquire
10th Floor, Sun Life Building
20 South Charles Street
Baltimore, Maryland 21201

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RE: PETITION FOR ZONING VARIANCE
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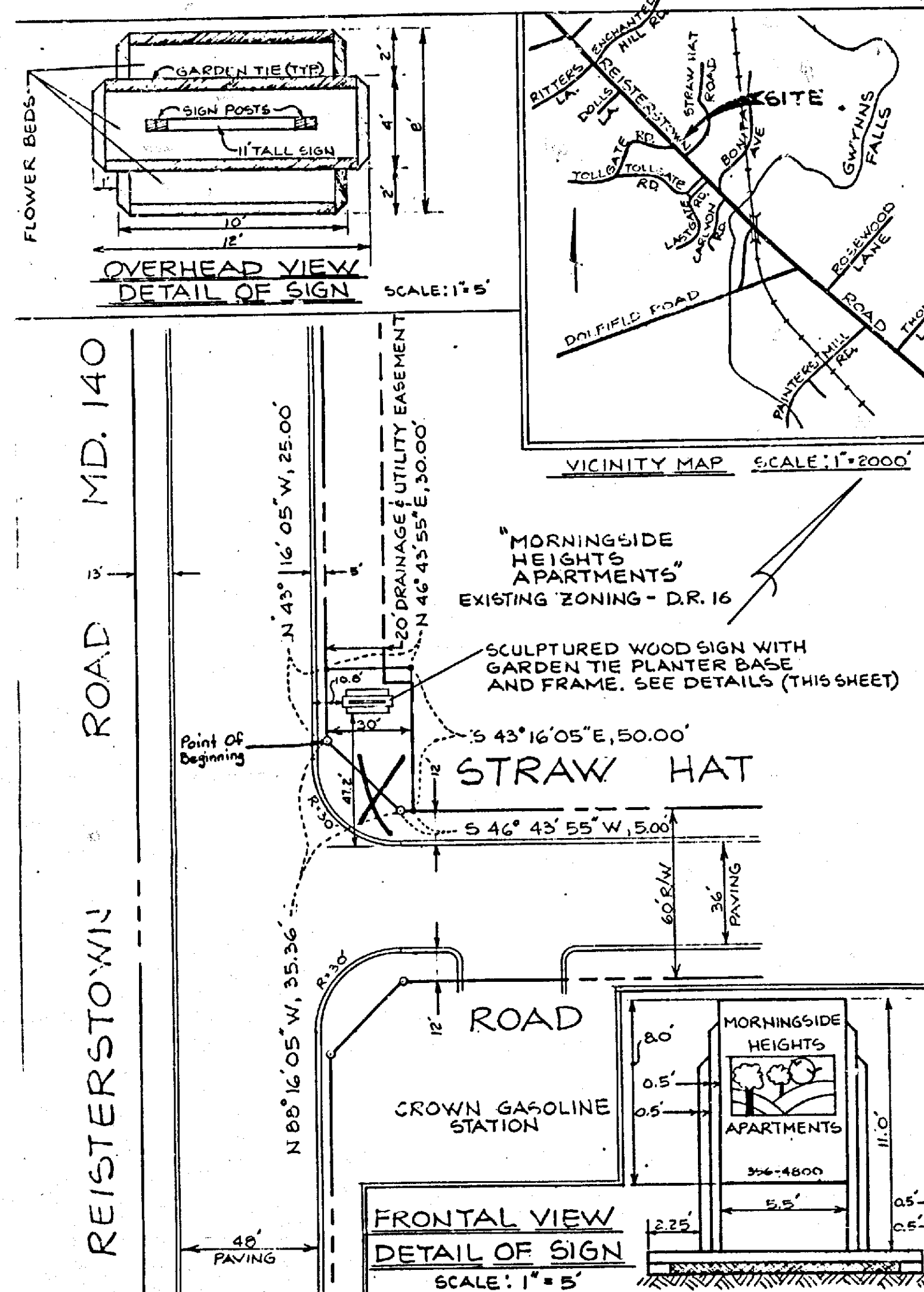
Largest apartment complexes in the Baltimore

(ranked by number of units)

Complex Name	Units	Year Bld.	Year Ren.	Owner	Address	Phone
1. The Harborplace	1,100	1970	1980	Harborplace Associates	1000 Light St.	539-1234
2. The Harborplace	1,100	1970	1980	Harborplace Associates	1000 Light St.	539-1234
3. The Harborplace	1,100	1970	1980	Harborplace Associates	1000 Light St.	539-1234
4. The Harborplace	1,100	1970	1980	Harborplace Associates	1000 Light St.	539-1234
5. The Harborplace	1,100	1970	1980	Harborplace Associates	1000 Light St.	539-1234
6. The Harborplace	1,100	1970	1980	Harborplace Associates	1000 Light St.	539-1234
7. The Harborplace	1,100	1970	1980	Harborplace Associates	1000 Light St.	539-1234
8. The Harborplace	1,100	1970	1980	Harborplace Associates	1000 Light St.	539-1234
9. The Harborplace	1,100	1970	1980	Harborplace Associates	1000 Light St.	539-1234
10. The Harborplace	1,100	1970	1980	Harborplace Associates	1000 Light St.	539-1234

Compiled by Kenny Trainor and Fred Wagner Current as of March 10, 1986

PETITIONER'S EXHIBIT 3



PETITIONER'S EXHIBIT 3
ENGINEERS-SURVEYORS-PLANNERS
W. DUVALL & ASSOCIATES, INC.
530 E. JOPPA RD.
TOWSON, MD 21204
(301) 583-9571

W. DUVALL & ASSOCIATES, INC. Engineers • Surveyors • Land Planners

September 5, 1986
DESCRIPTION TO ACCOMPANY
ZONING VARIANCE FOR SIGN
"MORNINGSIDE HEIGHTS APARTMENTS"

Beginning for the same at a point on the northeast right-of-way line of Reisterstown Road (Maryland Route 140) - 66 feet wide, said point also being 55.00 feet northwest of the centerline of Straw Hat Road, thence running the following five courses and distances, viz:
1) North 43 degrees 16 minutes 05 seconds West 25.00 feet and binding along the aforesaid right-of-way line, thence leaving Reisterstown Road;
2) North 46 degrees 43 minutes 55 seconds East 30.00 feet to a point, thence;
3) South 43 degrees 16 minutes 05 seconds East 50.00 feet to a point on the northwest right-of-way line of Straw Hat Road - 60 feet wide, thence, binding on said right-of-way line;
4) South 46 degrees 43 minutes 55 seconds West 5.00 feet to a point, thence;
5) North 88 degrees 16 minutes 05 seconds West 35.36 feet to the point of beginning.
Containing 1187.50 square feet or 0.0273 acres of land, more or less.



530 East Joppa Road / Towson, Maryland 21204 / (301) 583-9571

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
ARNOLD JABLON
ZONING COMMISSIONER
February 2, 1987
JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Charles B. Heyman, Esquire
10th Floor, Sun Life Building
20 South Charles Street
Baltimore, Maryland 21201

RE: PETITION FOR ZONING VARIANCE
NE/cor. of Reisterstown Rd. and Straw Hat Rd.
4th Election District
Morningside Heights Apartment Company - Petitioner
Case No. 87-319-A

Dear Mr. Heyman:

This is to advise you that \$64.50 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 Pay to: Baltimore County, Maryland, and remit to: Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 2/6/87
AMOUNT: \$64.50
RETURNED TO: Herbert J. Siegel Management, 14 Straw Hat Rd., Owings Mills, Md. 21117
FOR: ADVERTISING AND POSTING COSTS RE CASE #87-319-A
VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR VARIANCE
NE/cor. Reisterstown Rd. and
Straw Hat Rd., 4th District
MORNINGSIDE HEIGHTS APARTMENT
COMPANY, Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-319-A
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 20th day of January, 1987, a copy of the foregoing Entry of Appearance was mailed to Charles B. Heyman, Esquire, 10th Floor - Sun Life Bldg., 20 S. Charles St., Baltimore, MD 21201, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

PETITION FOR ZONING VARIANCE
4th Election District
Case No. 87-319-A

LOCATION: Northeast Corner of Reisterstown Road and Straw Hat Road

DATE AND TIME: Monday, February 9, 1987, at 9:30 a.m.

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

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

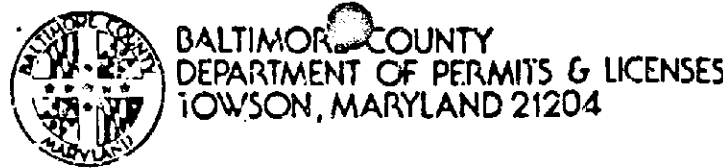
Petition for Zoning Variance to permit a double-faced sign containing 44.0 square feet per side in lieu of the permitted 15 square feet

Being the property of Morningside Heights Apartment Company, as shown on plat plan filed with the Zoning Office.

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

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 2/24/87
AMOUNT: \$100.00
RETURNED TO: Herbert J. Siegel Management, 14 Straw Hat Rd., Owings Mills, Md. 21117
FOR: ADVERTISING AND POSTING COSTS RE CASE #87-319-A
VALIDATION OR SIGNATURE OF CASHIER



TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:
Comments on Item # 210 Zoning Advisory Committee Meeting are as follows:

Property Owner:
Location:
District:

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.S.S.I. #17-1 - 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 P-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 0'-0" to an interior lot line. But 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 1071, Section 1056.2 and Table 1052. 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 use 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 Use Groups are from Use _____ to Use _____ or to "Misc" Use _____. See Section 311 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 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 finished floor levels including basement.

10. Comments: Signs shall comply to Article 12 and its Amendments in Council Bill #17-85.

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.

Charles B. Heyman, Esquire
Building Plans Review

4/27/86



STEPHEN E. COLLINS
DIRECTOR

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

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 201, 210, 214, 215, and 216.

January 8, 1987

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt



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

PAUL H. REINCKE
CHIEF

December 23, 1986

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

RE: Property Owner: Morningside Heights Apartment Company

Location: N/E corner Reisterstown Rd. & Straw Hat Rd.

Item No.: 210 Zoning Agenda: Meeting of 12/9/86

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: _____ Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James Dyer, Zoning Supervisor Date: 11/3/86
FROM: James Thompson, Zoning Enforcement Coordinator
Item No.: 210 (if known)
SUBJECT: Petitioner: _____ (if known) 87-319-A

VIOLATION CASE # 86-1274
LOCATION OF VIOLATION Reisterstown & Straw Hat Rd
DEFENDANT Morningside Heights Apt Co 14 Straw Hat Rd
ADDRESS OWING'S MFG AND 21117

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME ADDRESS

N/A

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: January 27, 1987
FROM: Norman E. Gerber, AICP, Director, Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-319-A

This is the type of attractive signage that should be encouraged in Baltimore County.

Norman E. Gerber, AICP
Director

NEG:JGH:sib

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 23, 1987

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

ooo

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

Charles B. Heyman, Esquire
20 S. Charles Street, 10th Floor
Baltimore, Maryland 21201

RE: Item No. 210 - Case No. 87-319-A
Petitioner: Morningside Heights Apartment Company
Petition for Zoning Variance

Dear Mr. Heyman:

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, AICP
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: W. Duvall & Associates, Inc.
530 E. Joppa Road
Towson, Maryland 21204



Maryland Department of Transportation

State Highway Administration

RECEIVED
DEC 16 1986

William K. Hellmann
Secretary

Mal Kassoff
Administrative

Re: Baltimore County Item #210
Property Owner: Morningside Heights Apartment Company
Location: N/E corner Reisterstown Road Maryland Route 140 and Straw Hat Road
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit a double faced sign containing 44 sq. ft. per side, in lieu of the permitted 15 sq. ft.
Area: 0.273
District: 4th

Att: James Dyer

Dear Mr. Jablon:

On review of the submittal for variance of a business sign, the submittal has been forwarded to the State Highway Administration Beautification Section, C/O Morris Stein, at 333-1642, for all comments relative to zoning.

Very truly yours,

Charles Lee, Chief
Bureau of Engr./Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle
Morris Stein w/att.

My telephone number is 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555; Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 117 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



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

JANUARY 20, 1987

Re: Zoning Advisory Meeting of DECEMBER 9, 1986
Item # 210
Property Owner: MORNINGSIDE HTS.
Location: APARTMENT CO.
N/E CORNER REISTERSTOWN RD. & STRAW HAT RD.

Dear Mr. Jablon:

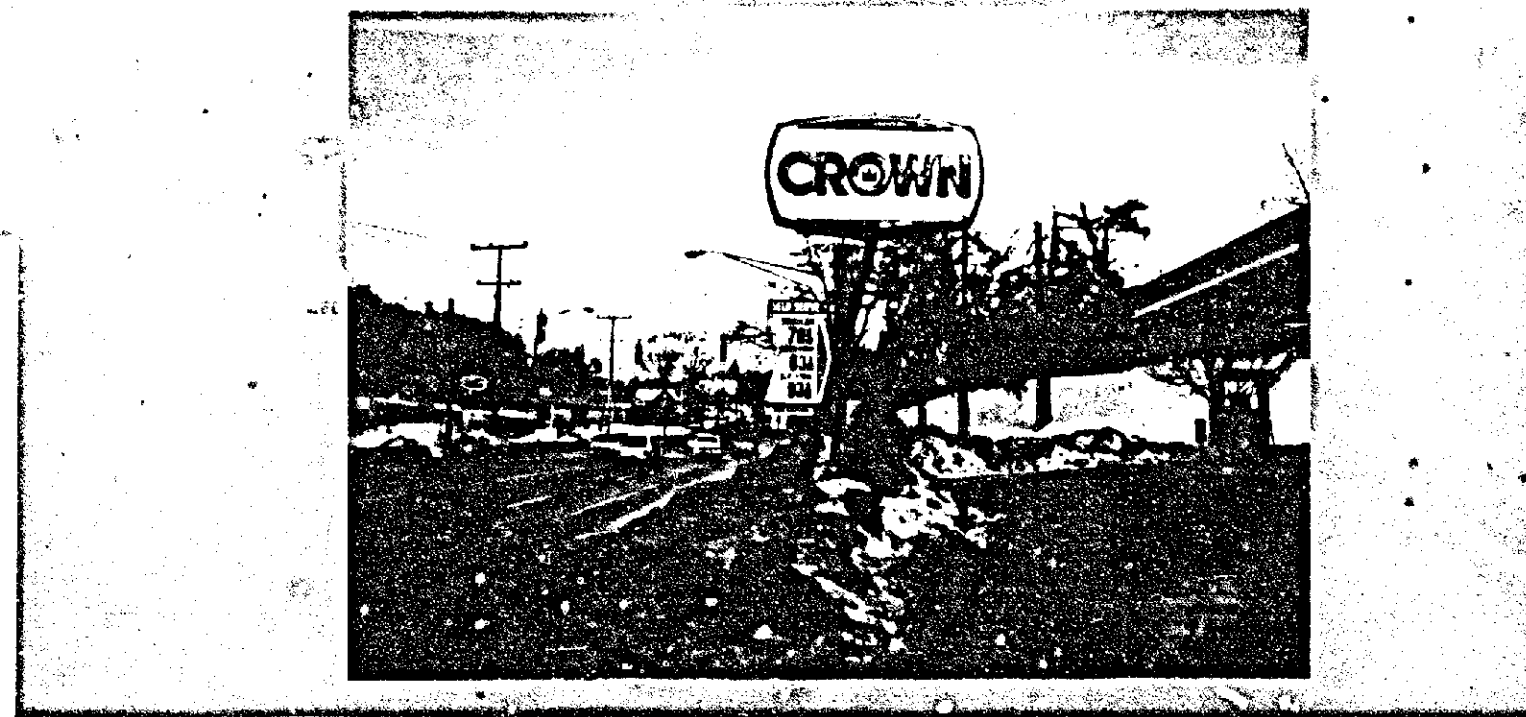
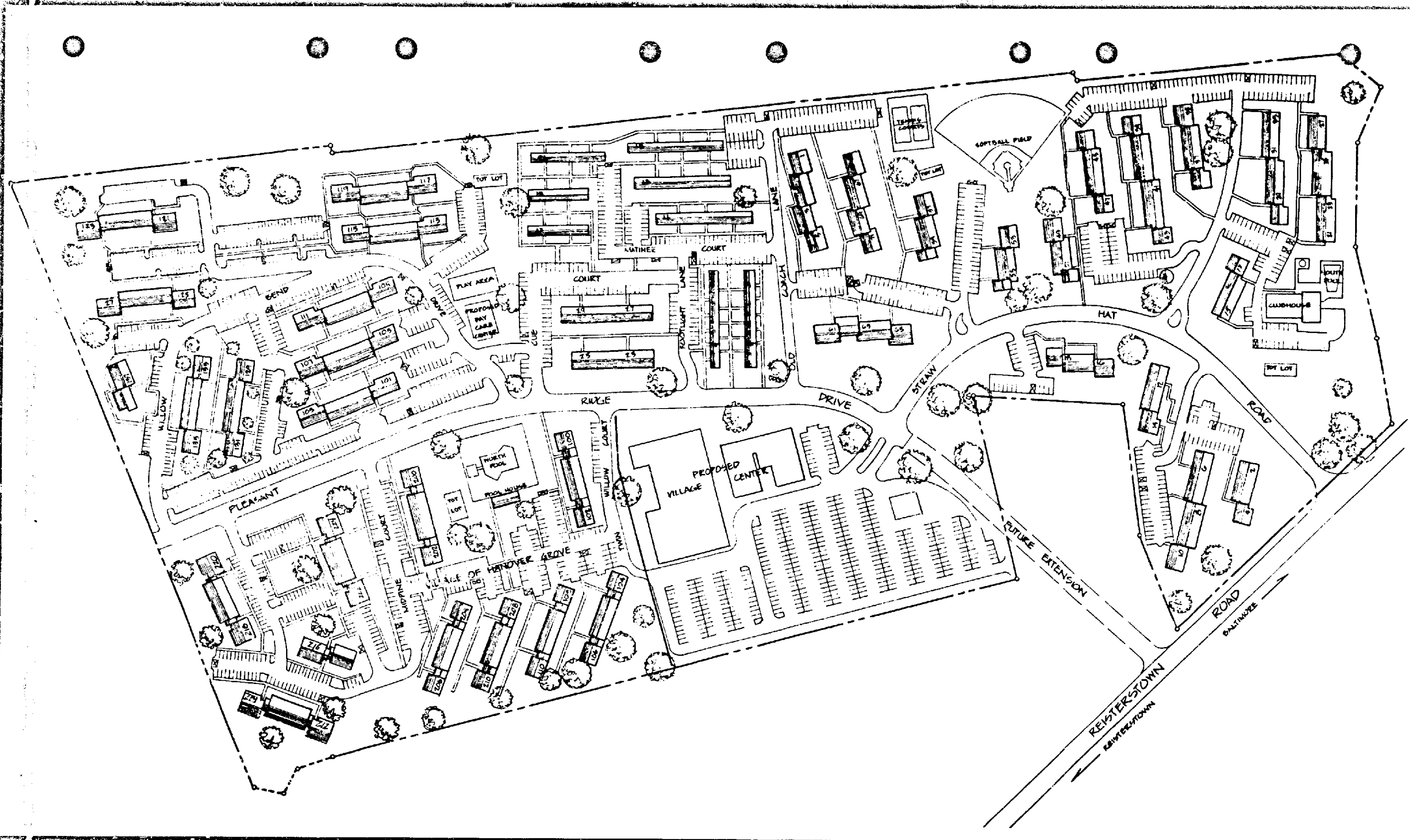
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (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 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: _____

cc: James Hoswell

David Fields, Acting Chief
Current Planning and Development

CPS-008



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
 22nd day of December, 1986.

ARNOLD JABLON
 Zoning Commissioner
 Received by: James E. Dyer
 Chairman, Zoning Plans
 Advisory Committee
 Petitioner: Morningside Heights
 Petitioner's: Apartment Company
 Attorney: Charles B. Heyman, Esquire

PETITION FOR
 ZONING VARIANCE
 63 Election District
 Case No. 87-319-A
 LOCATION: Northeast Corner of
 Reisterstown Road and Straw Hat
 Road
 DATE AND TIME: Monday, Febru-
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 PUBLIC HEARING: Room 106,
 County Office Building, 111 W.
 Chesapeake Avenue, Towson,
 Maryland
 The Zoning Commissioner of Bal-
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 hearing.
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 as shown on plan filed with the
 Zoning Office.
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 granted, a building permit may be
 issued within the thirty (30) day ap-
 peal period. The Zoning Commis-
 sioner 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
 1240 Jan. 22.

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 22, 1987.
 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
 January 22, 1987.

THE JEFFERSONIAN,
 Susan Shindler Street
 Publisher
 Cost of Advertising
 27.50

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 22, 1987.
 THIS IS TO CERTIFY, that the annexed advertisement was
 published in the OWINGS MILLS TIMES, a weekly newspaper
 printed and published in Towson, Baltimore County, Md., appear-
 ing on January 22, 1987.

OWINGS MILLS TIMES,
 Susan Shindler Street
 Publisher
 22.00



Morningside Heights was conceived by Herbert J. Siegel, a builder with a bold new idea: to develop a residential environment that responded to all the things people look for, but seldom find, in apartment living. Together with some of the most talented men and women in the fields of design and planning, he created Morningside Heights — now nationally recognized as a pace-setter among planned apartment communities.

Some of the special things you'll notice about Morningside are little things like the land planning so that every apartment has a splendid view... like preserving groups of trees and natural slopes instead of bulldozing everything in sight... and walkways, courtyards, and streets designed so that just driving or taking a walk are pleasant experiences.

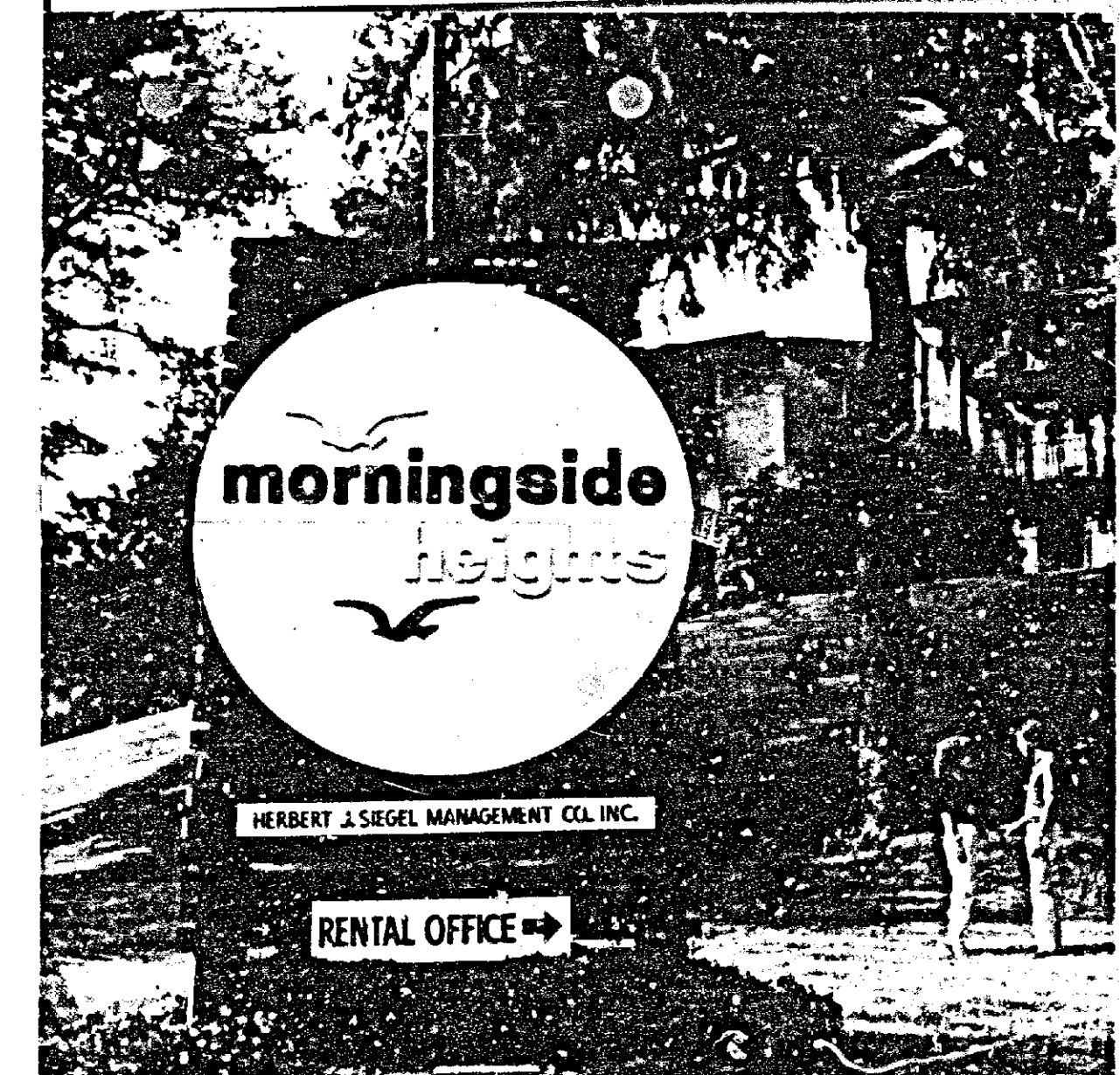
In your own apartment you'll love some of the very special amenities that come from really good architecture. Things like an entrance foyer, lots of closets, a floor plan that gives you privacy wherever you are. An apartment that's nice and roomy — with a private patio or balcony, spacious living room, separate dining area, complete all electric kitchen, beautiful bath.

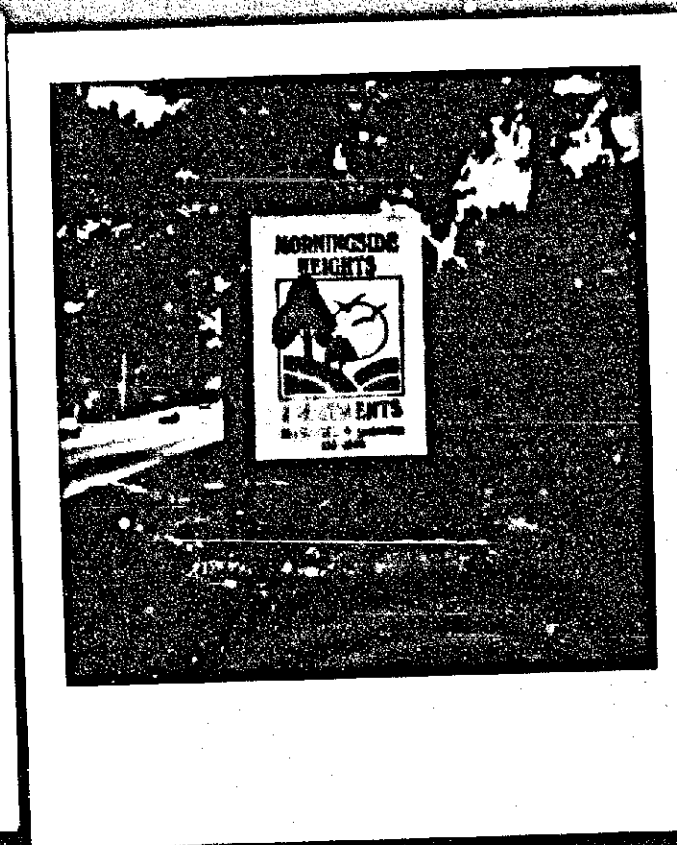
You'll notice the service, too. Those who take care of your needs, your environment, and all those little things that need care, are on the job 24 hours a day. Seven days a week. Each one is specially trained for his or her particular job in seeing to it that things run smoothly at Morningside Heights.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: January 21, 1987
 Posted for: Morningside Heights Apartment Co.
 Petitioner: Morningside Heights Apartment Co.
 Location of property: 21501 Reisterstown Road, Straw Hat Rd.
 Location of Signs: 21501 Reisterstown Road, Straw Hat Rd.
 Remarks: S.J. Gata
 Posted by: S.J. Gata Signature
 Number of Signs: 1 Date of return: January 30, 1987





We don't insist that everyone stay with the swingers, but if that's your bag, there's plenty of opportunity for fun at Morningside Heights.

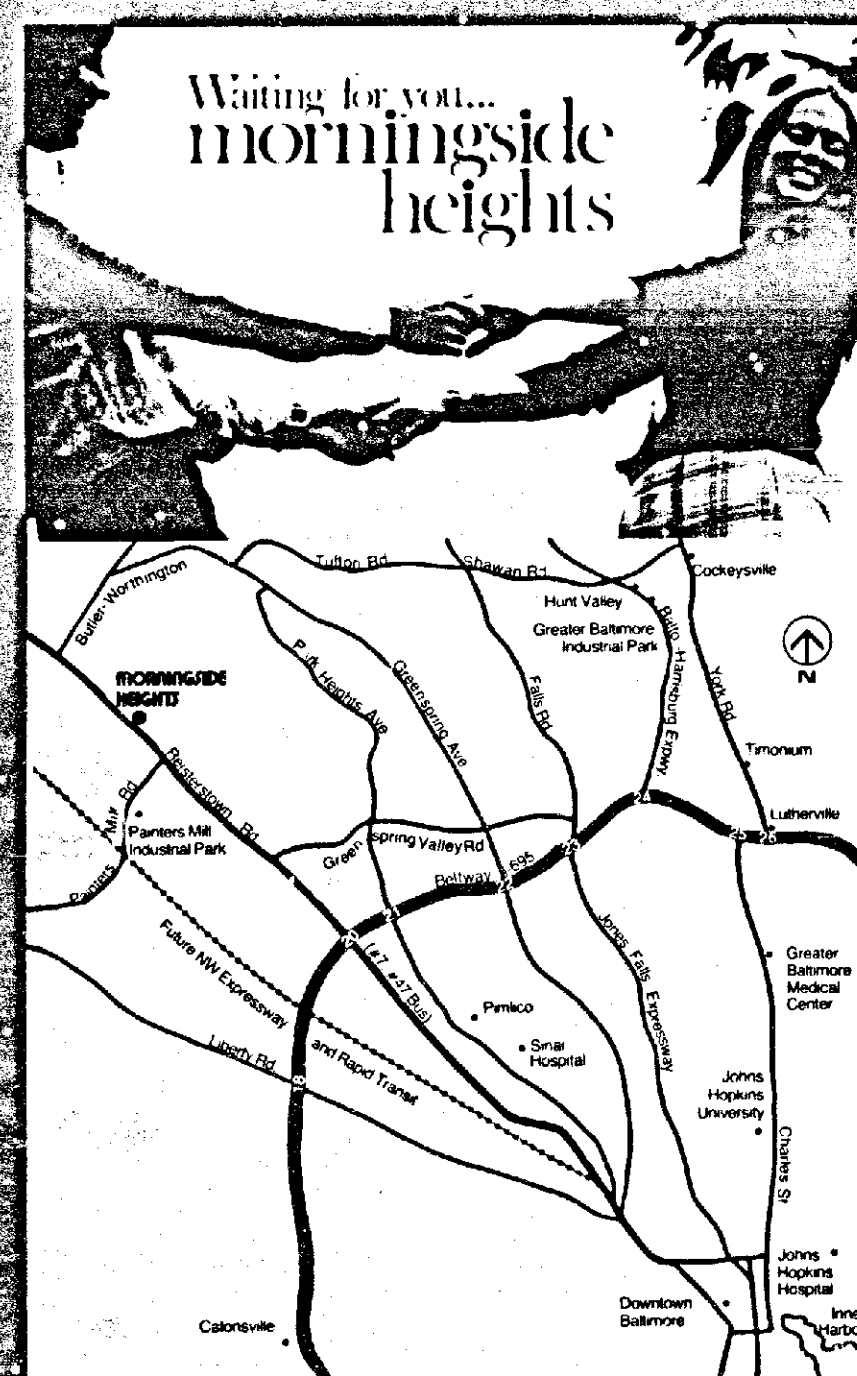
There are two olympic-size swimming pools and wading pools. There are tennis courts, a softball diamond, tot lots, big old trees, and lots of broad green open space.

Our air conditioned clubhouse is a hive of activity from sunup to sundown — and after dark, too. It has a ballroom, stage, kitchen, and banquet rooms. Our social director plans interesting activities for everyone — card games, dances, parties, picnics.

We even have a travel club that makes it possible for you to join your friends and neighbors on exciting — but low cost — trips to Europe, Bermuda, and other far-off places.

A planned on-site shopping center and day care center will bring special amenities and services right to your door at Morningside Heights.

You'll love our location, too. Even though we're where the air is fresh, you don't have to depend on your car. We're on fast public transportation lines. Even though you'll wake each morning to the sounds of songbirds, you'll be only minutes away from shopping, schools, houses of worship, fine restaurants, and your place of work.



9 minutes north of Beltway exit 20 at Reisterstown and Straw Hat Roads. Or, take #7 or #47 bus. Driving time to business centers: Downtown Baltimore — 25 minutes; Reisterstown — 4 minutes; Painters Mill Industrial Park — 3 minutes; Pikesville — 20 minutes; Social Security — 20 minutes; Catonsville — 25 minutes; Hunt Valley — Greater Baltimore Industrial Park — 25 minutes; Timonium — 25 minutes; Lutherville — 20 minutes; Towson — 25 minutes; Greater Baltimore Medical Center — 25 minutes; Sinai Hospital — 25 minutes; Johns Hopkins University — 30 minutes; Johns Hopkins Hospital — 30 minutes; Baltimore-Washington International Airport — 30 minutes.

MORNINGSIDE HEIGHTS

Owner-managed by Herbert J. Siegel Management. Better living because we care.

Leasing center and model apartments open 10-6 weekdays, noon-6 weekends and holidays. 9 minutes north of Beltway exit 20 at Reisterstown and Straw Hat Roads. Owings Mills, Maryland 21117. (301) 356-4800.



Fall in love with a place to live...

