

PETITION FOR SPECIAL EXCEPTION

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 Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Special Exception to allow for construction of Class "B" Building in R.O. Zone for Hamlet West Office Complex.

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

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

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

Contract Purchaser: Legal Owner(s):
(Type or Print Name) Hamlet Associates
(Type or Print Name)

Signature: Thomas A. Church, Agent
(Type or Print Name)

Address: 6707 Whitestone Road
(Type or Print Name)

City and State: Baltimore, MD 21207
(Type or Print Name)

Attorney for Petitioner: 6707 Whitestone Road 301/298-7400
(Type or Print Name) Address Phone No.

Signature: Baltimore, MD 21207
(Type or Print Name) City and State

Address: Name, address and phone number of legal owner, owner's representative to be contacted
(Type or Print Name) Development Engr. Consultants, Inc.

City and State: Thomas A. Church
(Type or Print Name)

Attorney's Telephone No.: 6603 York Road
(Type or Print Name) Baltimore, MD 21212 301/377-2600
(Type or Print Name) Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of December, 1987, 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 9th day of February, 1987, at 10:45 o'clock A.M.

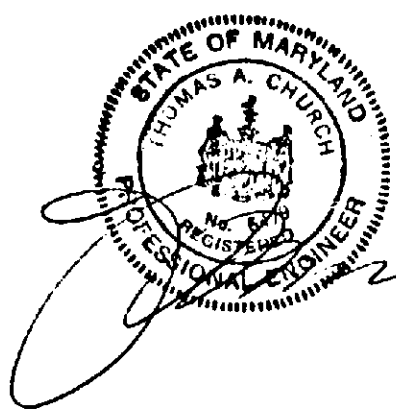
Zoning Commissioner of Baltimore County

(over)

herein described property.

Thence leaving the northerly right of way line of Ingleside Avenue for the following 2 courses and distances viz: (1) North 16 degrees 17 minutes 05 seconds West 190.00 feet; (2) North 69 degrees 41 minutes 27 seconds East 269.59 feet to the point of beginning.

R.O. Zone containing 1.02 Acres more or less (100 percent of total parcel).



6603 York Road Baltimore, Maryland 21212 (301) 377-2600

IN RE: PETITION SPECIAL EXCEPTION * BEFORE THE
NW/corner of Ingleside Avenue * ZONING COMMISSIONER
and Security Boulevard * OF BALTIMORE COUNTY
(1660 Ingleside Avenue) *
1st Election District * Case No. 87-322-X
Hamlet Associates, *
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a Class B office building in an R-O Zone, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Phil Ratcliffe, a principal in the limited partnership, appeared and testified and was represented by Counsel. Thomas Church, a registered civil engineer, testified on behalf of the Petitioner. There were no Protestants.

Testimony indicated that the subject property, located at the corner of Ingleside Avenue and Security Boulevard and containing 1.3 acres, is presently unimproved. The Petitioner proposes to construct an approximately 13,000 square foot, two-story office building. The Petitioner and its umbrella organization, Maryland Management, will occupy the second floor and rent the first floor to as many as three tenants. The building will be constructed in the northeastern portion of the property, and the heavily wooded area in the southeastern portion will be maintained. In addition, 35 more trees will be planted in lieu of the required 14 trees. This will ensure a secure buffer and contribute to the compatibility of the building to the surrounding community. More than 40% of the property would be open space.

The Office of Planning and Zoning, in correspondence to the Zoning Commissioner dated January 27, 1987, suggested that the Petitioner provide

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR.

The conclusion is that the proposed office building would indeed be highly compatible with present and prospective uses of nearby residential properties.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of February, 1987, that the Petition for Special Exception for a Class B office building in an R-O Zone be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for its building 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 return, said property to its original condition.

Zoning Commissioner of Baltimore County

AJ/srl

cc: William M. Hesson, Jr., Esquire

People's Counsel

PETITION FOR SPECIAL EXCEPTION

1st Election District

Case No. 87-322-X

LOCATION: Northwest Corner of Security Boulevard and Ingleside Avenue (1660 Ingleside Avenue)

DATE AND TIME: Monday, February 9, 1987, at 10:45 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 Exception to permit construction of Class B office building in an R.O. Zone (Hamlet West Office Complex)

Being the property of Hamlet Associates, 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 JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NW/corner Security Blvd. & : OF BALTIMORE COUNTY
Ingleside Ave. (1660 Ingleside :
Ave.), 1st District
HAMLET ASSOCIATES, Petitioner : Case No. 87-322-X

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 Thomas A. Church, Agent, Hamlet Associates, 6707 Whitestone Rd., Baltimore, MD 21207, Petitioner; and Thomas A. Church, Development Engr. Consultants, Inc., 6603 York Rd., Baltimore, MD 21212, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

OUTLINE DESCRIPTION OF R.O. ZONE FOR
HAMLET WEST OFFICE PROPERTY
1660 INGLESIDE AVENUE
BALTIMORE, MARYLAND 21207

Said parcel being situate in Election District No. 1.

Beginning for the same at a point on the Westerly right of way line of Security Boulevard, said point being distant 190.0 feet more or less from the centerline of Ingleside Avenue. Thence binding on said westerly right of way line of Security Boulevard, the following course and distance: South 15 degrees 42 minutes 24 seconds East, 90.00 feet to a line of confluence between the westerly right of way line of Security Boulevard and the northerly right of way line of Ingleside Avenue. Thence binding on said line of confluence, the following course and distance: South 23 degrees 35 minutes 09 seconds West, 99.52 feet to a point on the northerly right of way line of Ingleside Avenue. Thence binding on said northerly right of way of Ingleside Avenue the following 3 courses and distances viz: (1) South 64 degrees 22 minutes 48 seconds West 42.63 feet; (2) South 57 degrees 19 minutes 13 seconds West 72.56 feet; (3) South 64 degrees 25 minutes 11 seconds West 93.78 feet to the southwesternmost corner of the

6603 York Road Baltimore, Maryland 21212 (301) 377-2600

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO...Zoning Commissioner..... Date...January 27, 1987.....
FROM...Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT...Zoning Petition No. 87-322-X

This office is concerned with the proximity of the access point to the turning lane from Security Boulevard. If possible, access should be provided via the existing Hamlet West apartment development.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sib

CPS-008



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 # 201
Property Owner: HAMLET ASSOCIATES
Location: NW CORNER INGLESIDE AVE. &
SECURITY BLVD.

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
- (X) 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:
① A WAIVER OF PLD (CRG MEETING/PROCESS) WAS
APPROVED BY THE BOARD 11/20/86 - SEE WAIVER
FILED IN 86-225 VIA HAMLET WEST OFFICE COMPLEX
② FOR LANDSCAPE REQUIREMENTS CONTACT ANNE HARBOLD
AT 494-3335

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 23, 1987

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

Mr. Thomas A. Church, Agent
Hamlet Associates
6707 Whitestone Road
Baltimore, Maryland 21207

RE: Item No. 201 - Case No. 87-322-X
Petitioner: Hamlet Associates
Petition for Special Exception

Dear Mr. Church:

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: Development Engineering
Consultants, Inc.
6603 York Road
Baltimore, Maryland 21212



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

STEPHEN E. COLLINS
DIRECTOR

January 8, 1987

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.

Very truly yours,

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

MSF:lt

Mr. Thomas A. Church
Hamlet Associates
6707 Whitestone Road
Baltimore, Maryland 21207

January 2, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
NW/cor. of Security Blvd. and Ingleside Ave.
(1660 Ingleside Ave.)
1st Election District
Hamlet Associates - Petitioner
Case No. 87-322-X

TIME: 10:45 a.m.

DATE: Monday, February 9, 1987

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

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

DATE 11/17/86 ACCOUNT 801-45-000

AMOUNT \$ 100.00

RECEIVED BY *Philip E. Patchette* CHURCH-REPRESENTATIVE

FOR *Special Exception*

010115*****1000014 21767

VALIDATION OR SIGNATURE OF CASHIER



Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

January 30 19 87

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR SPECIAL EXCEPTION
84313

was inserted in the following:

- ☒ Catonsville Times
- ☒ Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 24 day of January 19 87, that is to say,
the same was inserted in the issues of

January 22, 1987

PATUXENT PUBLISHING CORP.
By *Patuxent Publishing Corp.*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS

Defendant

CERTIFICATE OF PUBLICATION OF



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 2, 1987

Mr. Thomas A. Church
Hamlet Associates
6707 Whitestone Road
Baltimore, Maryland 21207

RE: PETITION FOR SPECIAL EXCEPTION
NW/cor. of Security Blvd. and Ingleside Ave.
(1660 Ingleside Ave.)
1st Election District
Hamlet Associates - Petitioner
Case No. 87-322-X

Dear Mr. Church:

This is to advise you that \$63.59 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 - the time it is placed by this office until the day of the hearing itself.

No. 29918

more County, Maryland, and remit
ilding, Towson, Maryland

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

DATE 2/2/87

ACCOUNT 2-01-615-000

AMOUNT \$ 63.59

RECEIVED

FROM Philip E. Patchette, c/o Mr. Management Co., 6707 Whitestone Rd., Balto., MD. 21207

FOR COST OF POSTING SIGN & POST RE CASE #87-322-X

FOR

P 0001*****1000014 21767

VALIDATION OR SIGNATURE OF CASHIER



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 17, 1987

Mr. Thomas A. Church
Hamlet Associates
6707 Whitestone Road
Baltimore, Maryland 21207

RE: PETITION FOR SPECIAL EXCEPTION
NW/cor. of Security Blvd. and Ingleside Ave.
(1660 Ingleside Ave.)
1st Election District - 1st Councilmanic District
Hamlet Associates - Petitioner
Case No. 87-322-X

Dear Mr. Church:

\$63.59 Advertising & Posting never received + 25.00 lost sign & post fee
This is to advise you that \$88.59 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. 33038

more County, Maryland, and remit
ilding, Towson, Maryland

DATE 2/2/87

ACCOUNT 2-01-615-000

SIGN & POST

RETURNED

AMOUNT \$ 88.59

RECEIVED

FROM Philip E. Patchette, c/o Mr. Management Co., 6707 Whitestone Rd., Balto., MD. 21207

FOR ADVERTISING & POSTING RE CASE #87-322-X

FOR

P 0001*****1000014 21767

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 201 Zoning Advisory Committee Meeting of 12/9/86
Property Owner: Hamlet Associates

Location: NW Corner Ingleside Ave. and Security Blvd. District 1
Water Supply mtio Sewage Disposal mtio

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- (X) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charcoal operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86 *1/5/87 Construction and 1/10/87 Development Engineering and*

Zoning Item # 201 Zoning Advisory Committee Meeting of 12/9/86
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
 - { } The results are valid until _____
 - { } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - { } shall be valid until _____
 - { } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others _____

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

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,

Publisher

Cost of Advertising

27.50

PETITION FOR SPECIAL EXCEPTION

3rd Election District
Case No. 87-322-X

LOCATION: Northwest Corner of Security Boulevard and Ingleside Avenue (100 Ingleside Avenue)
DATE AND TIME: Monday, February 9, 1987, at 10:00 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 Exception to permit construction of Class B office building in an R.O. Zone (Hamlet Associates, as shown on plat plan 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 Commission 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
1243 Jan. 22

87-322-X

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

Petitioner: Hamlet Associates
Attorney: _____

Received by:

James E. Dyer
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: January 24, 1987

Posted for: Special Exception

Petitioner: Hamlet Associates

Location of property: Northwest Corner of Security Blvd. and Ingleside Ave.

Location of Signs: Northwest Corner of Security Blvd. and Ingleside Ave.

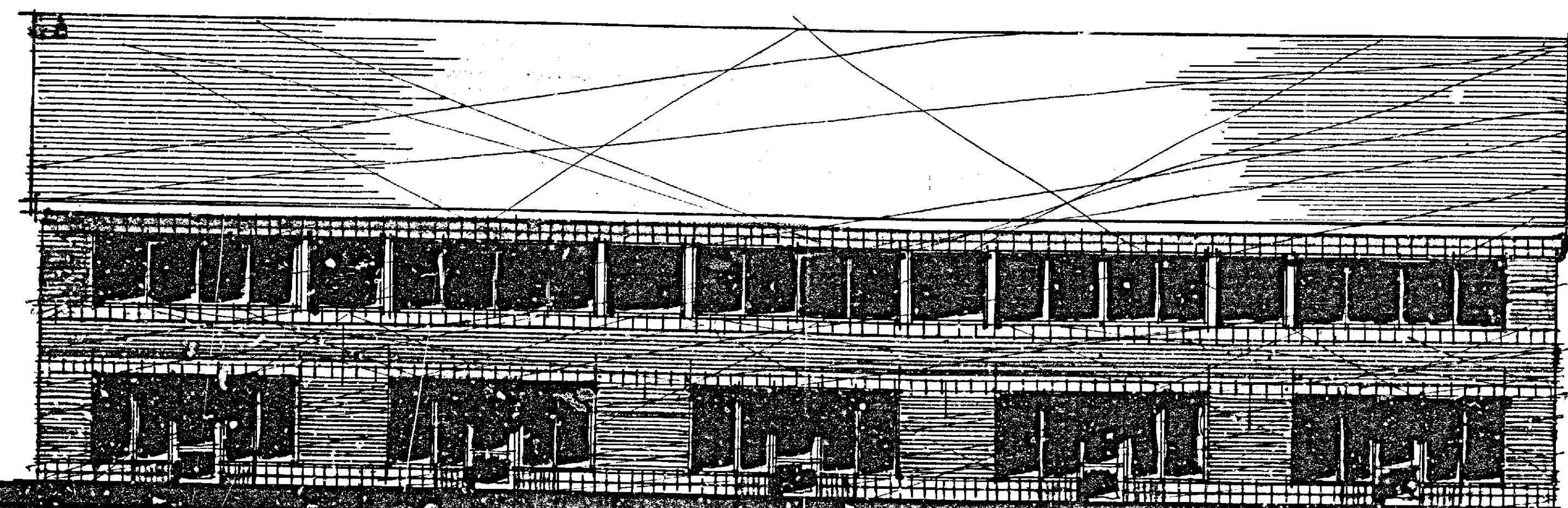
Remarks: _____

Posted by: J. Dyer Date of return: January 30, 1987

Number of Signs: _____



87-322-X



HAMLET WEST OFFICE COMPLEX - HAMLET ASSOCIATES - 10/23/86
DISTRICT 1 BALTIMORE COUNTY MARYLAND
SOUTH ELEVATION
SCALE: 1/8" = 1'0"

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

December 23, 1986

PAUL H. REINCKE
CHIEF

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

RE: Property Owner: Hamlet Associates

Location: N/W Corner Ingleside Ave. & Security Blvd.

Item No.: 201 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 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.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (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: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:
Comments on Item # 201 Zoning Advisory Committee Meeting are as follows:

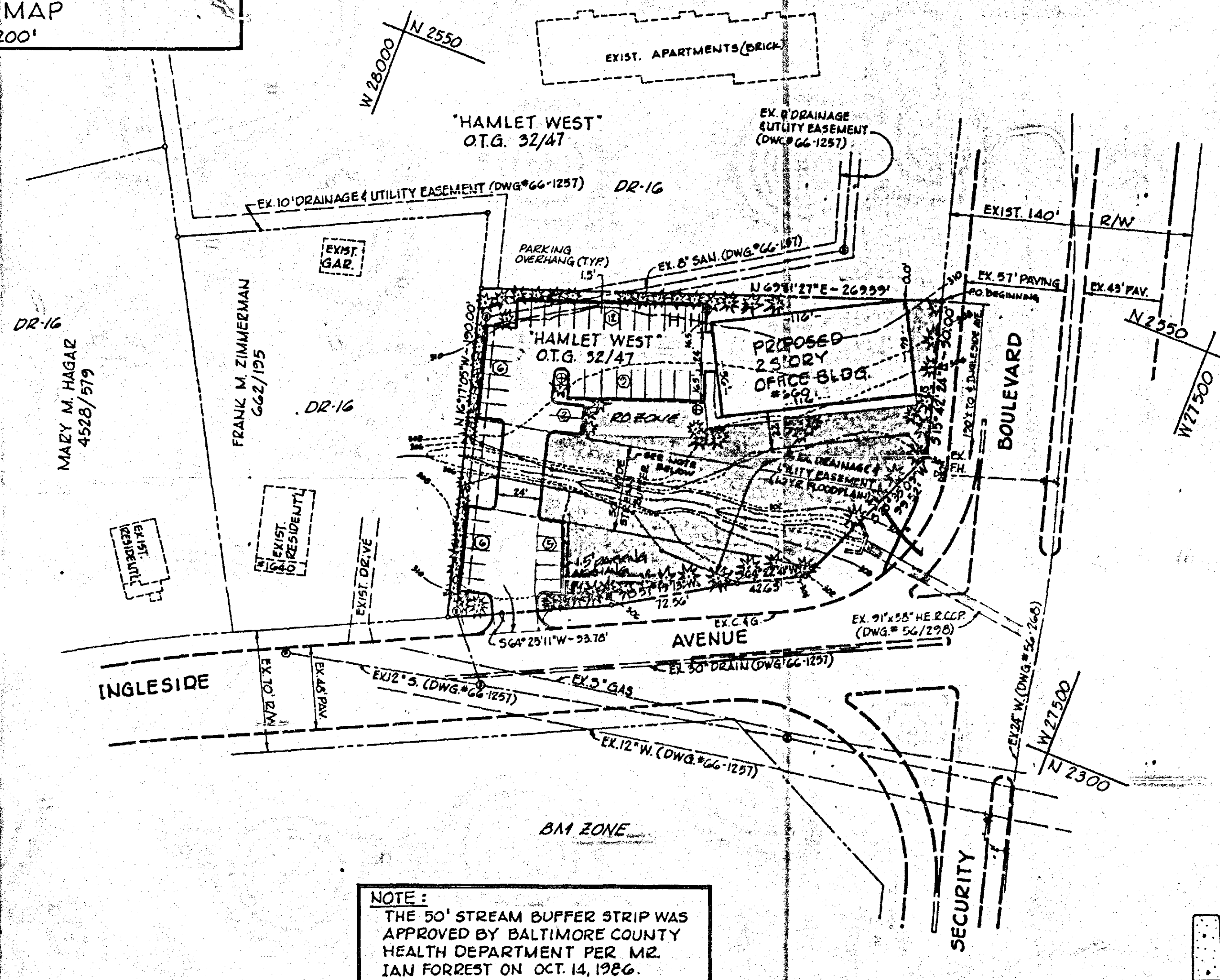
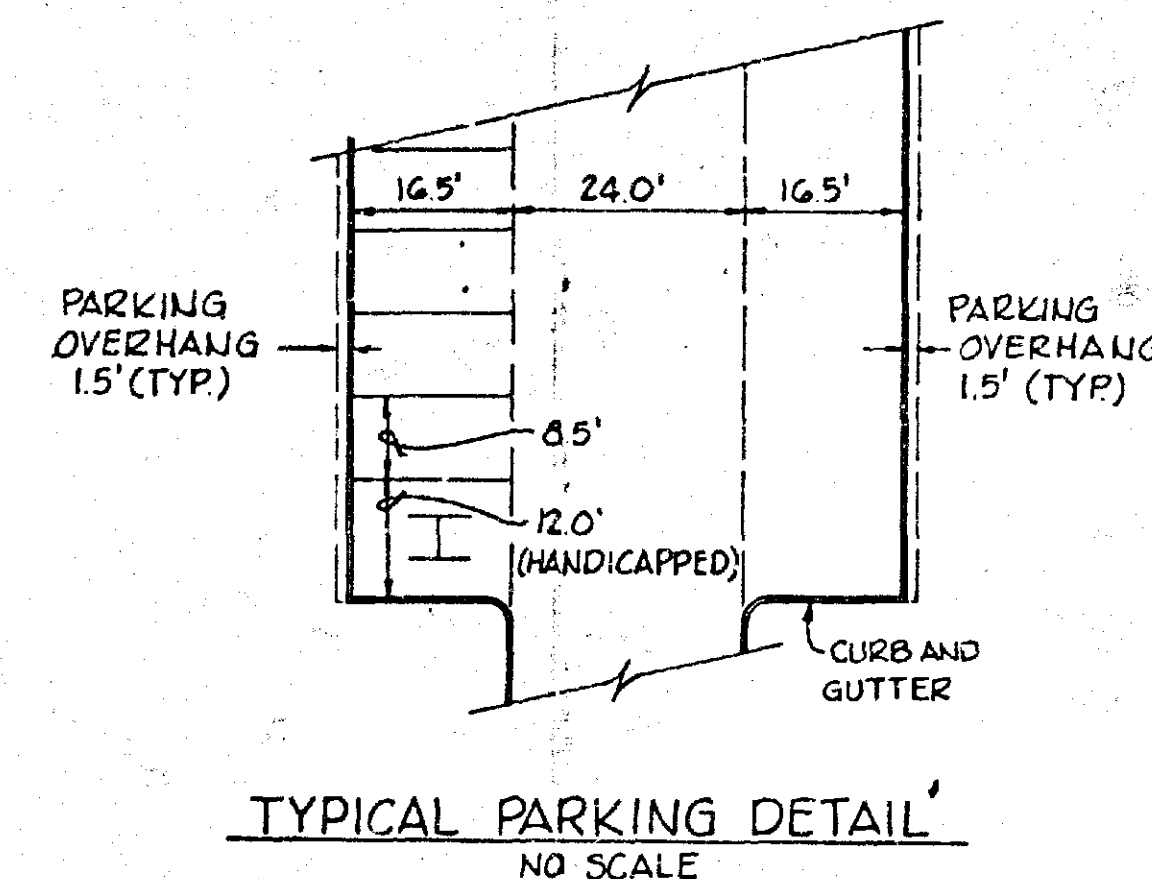
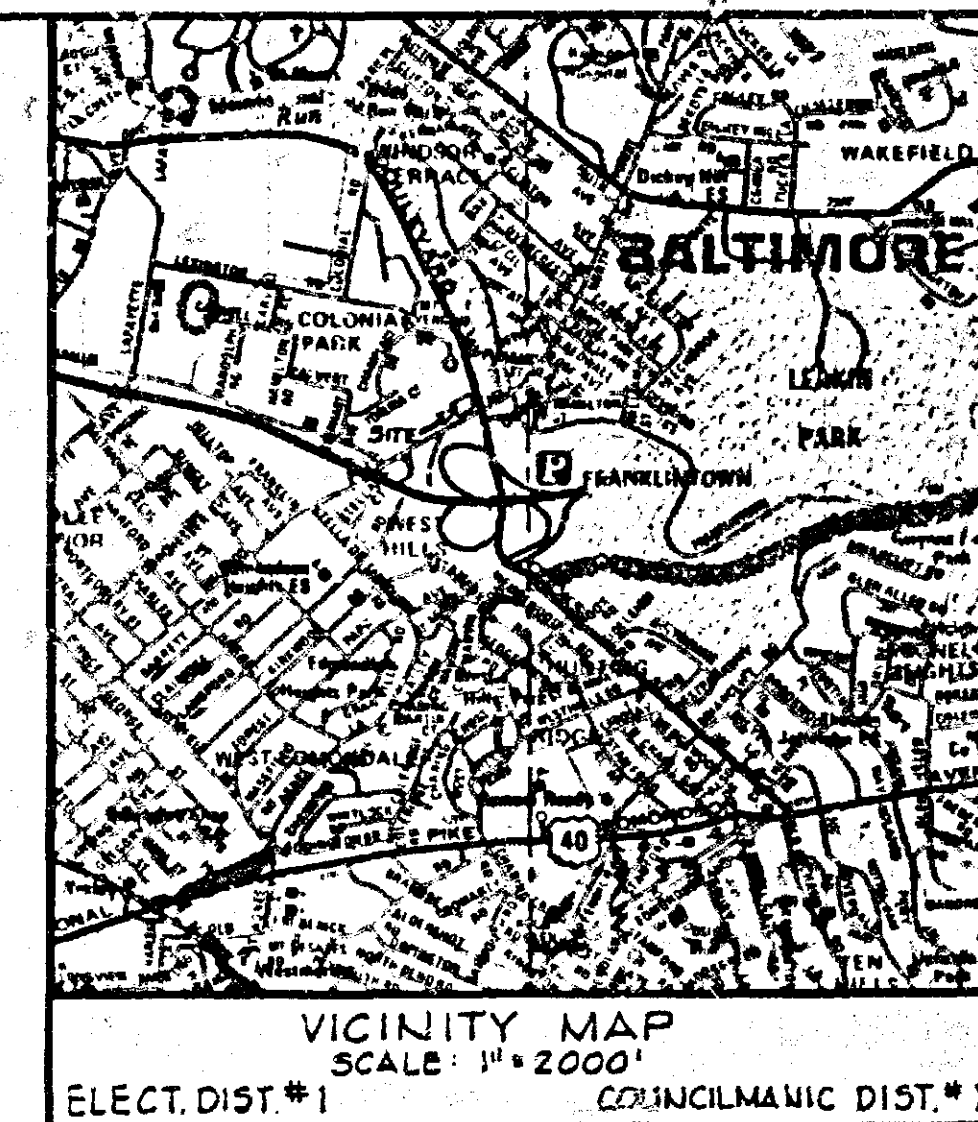
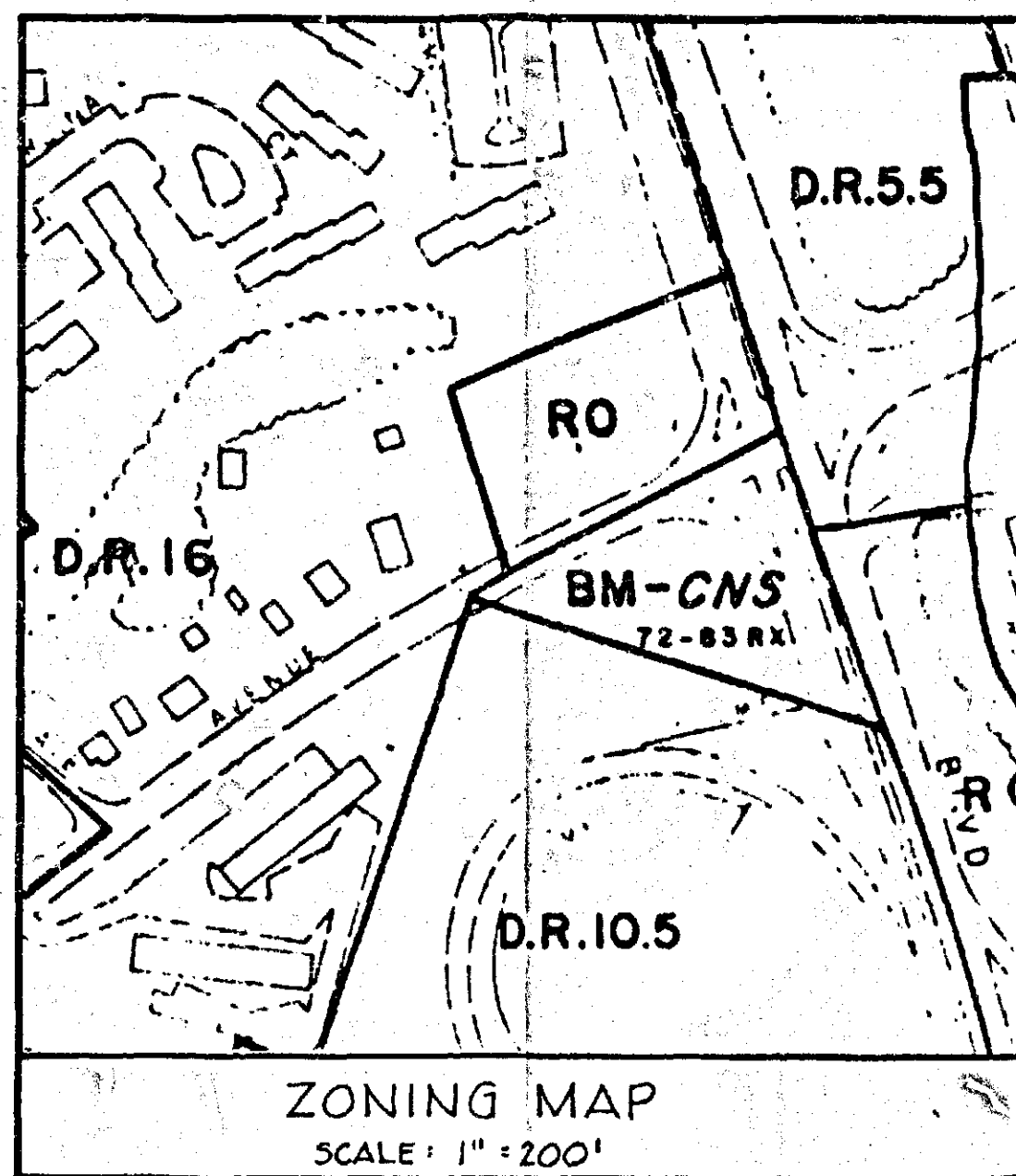
Property Owner:
Location:
District:

APPLICABLE CODES AND ORDINANCES:

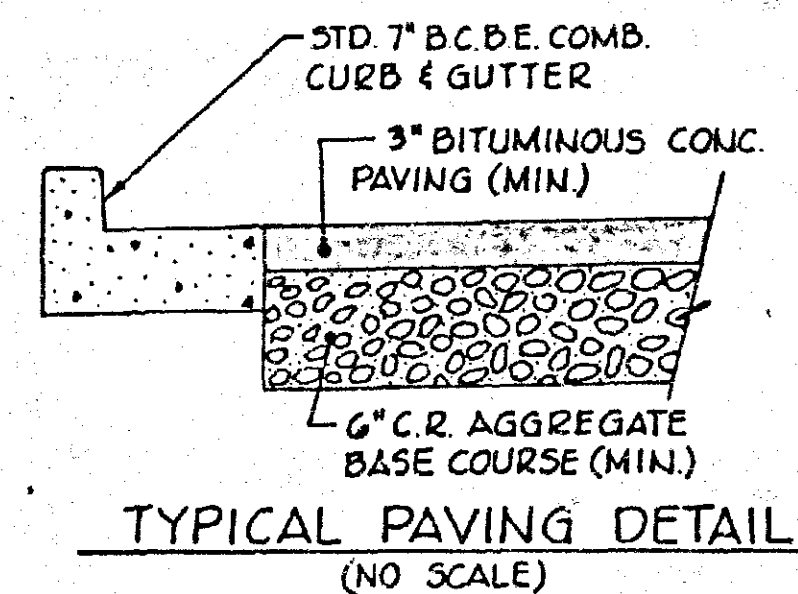
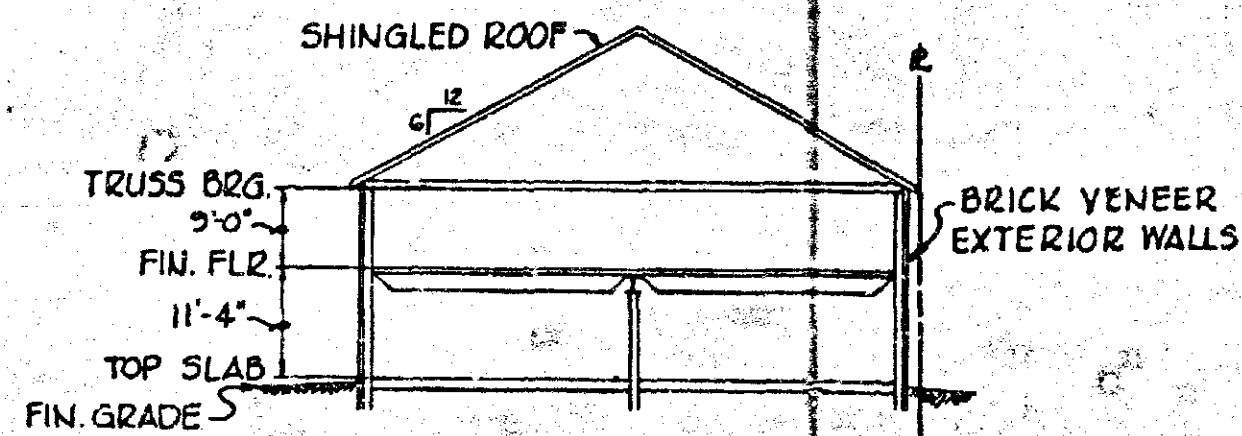
- () All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85. The Maryland Code for the Handicapped and Aged (A.S.S.I. #11-1 - 1980) and other applicable Codes and Standards.
- () A building and other miscellaneous permits shall be required before the start of any construction.
- () Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- () Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable. Applicable To North Wall.
- () All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 9'-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 102, Section 103, and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- () The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- () The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- () When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____. See Section 312 of the Building Code.
- () The proposed project appears to be located in a Flood Plain, Tidal/Non-tidal. 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 elevation above sea level for the lot and the finished floor levels including basement.
- () Comments: See Section 1414.0 for window opening protrusions of North wall. Provide access to both levels for Handicapped, it appears and elevator may be the required means. Full plans Review will be made when plans are submitted with permit application under the Seal & Signatures of a professional.
- () These abbreviated comments reflect only on the information provided by the drafter submitter 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 106 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

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

L27786



NOTE:
THE 50' STREAM BUFFER STRIP WAS APPROVED BY BALTIMORE COUNTY HEALTH DEPARTMENT PER M2. IAN FORREST ON OCT. 14, 1986.



GENERAL NOTES

SITE DATA

ELECTION DISTRICT NO. 1 COUNCILMANIC DISTRICT NO. 1
CENSUS TRACT 4011.02
WATERSHED NO. 26 SUBSEWERSHED NO. 68

SITE ACREAGE

- a. GROSS AREA 15:1.30 AC. (INCLUDES 30' SECURITY BLVD. & 30' INGLESIDE AVE. RIGHTS OF WAY)
- b. NET AREA 15:1.05 AC. (ENTIRE SITE IS IN R.O. ZONE)

PARKING REQUIREMENTS

- a. REQUIRED:
 - 1. FIRST FLOOR 6496 FT² - 300 = 22 SPACES
 - 2. SECOND FLOOR 6496 FT² - 500 = 13 SPACES
 - TOTAL = 35 SPACES
- b. PROVIDED: 1: 40 SPACES (INCLUDES 2 HANDICAPPED SPACES)

USES

ZONING	EXISTING	PROPOSED
R.O.	VACANT	2 STORY OFFICE

LANDSCAPING REQUIREMENTS

- a. ONE TREE FOR EVERY 40 LINEAR FEET OF ROAD FRONTAGE: 399' - 40' = 10 TREES.
- b. ONE TREE FOR EVERY 12 PARKING SPACES: 39 - 12 = 4 TREES.
- c. SCREEN PARKING FROM ADJACENT RESIDENTIAL USE.
- d. TOTAL NO. OF TREES REQUIRED = 14
- e. TOTAL NO. OF TREES PROVIDED = 35

AMENITY OPEN SPACE

- a. REQUIRED FOR CLASS 'B' BUILDINGS: 25% OF GROSS SITE AREA = 25% OF 1.30 AC. = 0.325 AC.
- b. PROVIDED: 0.43 AC.

LEGEND

EXISTING SANITARY SEWER	---
EXISTING STORM DRAINS	---
EXISTING WATER MAINS	---
EXISTING GAS LINES	---
EXISTING STREAM	---
EXISTING CURB & GUTTER	---
PROPOSED CURB & GUTTER	---
STREAM BUFFER LIMITS	---
PROPOSED PARKING SPACES	---
PROPOSED LANDSCAPING	---
EXISTING CONTOURS	---
ADJACENT PROPERTY LINES	---
HAMLET WEST PROPERTY	---
DRAINAGE EASEMENT	---
(100 YR. FLOODPLAIN)	---
PROPOSED SITE LIGHTING	---
AMENITY OPEN SPACE	---

Drafting	DATE	REVISIONS
Check T.A.C.		
Design S.L.F.		
Check T.A.C.		

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
BALTIMORE
SITE ENGINEERS & SURVEYORS
6603 YORK ROAD (301) 577-2600
MARYLAND

SITE ADDRESS:
1660 INGLESIDE AVENUE
BALTIMORE, MARYLAND 21207

APPLICANT
HAMLET ASSOCIATES
6707 WHITESTONE ROAD
BALTO. MD. 21207 295-7400

**PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION**

**HAMLET WEST
OFFICE COMPLEX**

SHEET	DATE	CONTRACT
1	NOV. 1986	NUMBER
CF	SCALE	
1	1" = 50'	85-101