

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 19, 1987

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

cdo

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
DevelopmentLloyd D. Hammond, Esquire
313A Main Street
Reisterstown, Maryland 21136RE: Item No. 226 - Case No. 87-355-XA
Petitioner: Carl Anderson Durkee
Petitions for Special Exception and
Zoning Variance

Dear Mr. Hammond:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petition. The comments from the CRG have been added to those of the Zoning Plans Advisory Committee and are part of this case file. They 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 Commission with recommendations as to the suitability of the requested zoning.

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.
and Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211NORMAN E. GERDER
DIRECTORMr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

JANUARY 30, 1987

Re: Zoning Advisory Meeting of DECEMBER 16, 1986
Item # 226
Property Owner: CARL ANDERSON DURKEE
Location: SW/S REISTERSTOWN RD
(MAIN STREET) 276' SE BERRYMAN'S LA.

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.
- (X) A County Review Group Meeting is required.
- (X) 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.
- (X) 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.
- (X) 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.
- (X) 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:
THE CRG IV - 307 (K/A 616 REISTERSTOWN RD.)
- MEETING HAS BEEN SCHEDULED FOR 2/18/87

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550STEPHEN E. COLLINS
DIRECTOR

January 30, 1987

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204Item No. 226 -ZAC-
Property Owner: Carl Anderson Durkee
Location: SW/S Reisterstown Road (Main Street)
Existing Zoning: R. O.
Proposed Zoning: Special Exception for a Class "B" Office Building and Variance to permit 19 parking spaces in lieu of the required 24 parking spaces, and to allow an illuminated free standing sign of 51 square feet in lieu of the permitted maximum 8 square feet wall mounted sign.Acres: 0.48 acres
District: 4th Election District

Dear Mr. Jablon:

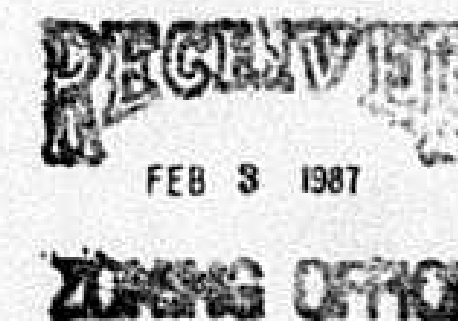
The proposed variance to parking can be expected to add to the parking problem in the area.

Very truly yours,

Gregory M. Jones
Gregory M. Jones
Engineer III

GMJ:bza

3/2



BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 226, Zoning Advisory Committee Meeting of 12/16/86

Property Owner: Carl Anderson Durkee

Location: SW/S Reisterstown Rd. 276' SE Berryman's Land District 4

Water Supply: metro Sewage Disposal: metro

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 burner 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, bathroom, 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

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

March 12, 1987

Lloyd J. Hammond, Esquire
313-A Main Street
Reisterstown, Maryland 21136RE: Petitions for Special Exception
and Zoning Variance - SW/S
Reisterstown Road (Main Street),
276' SE of Berryman's Lane
(616 Reisterstown Road)
4th Election District
Case No. 87-355-XA
Carl Anderson Durkee

Dear Mr. Hammond:

Enclosed please find a copy of the decision rendered on the above-referenced case. Your Petitions for Special Exception and Zoning Variance have been Granted, subject to the restrictions noted in the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

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

JMH:bjs

Enclosures

cc: People's Counsel

Pursuant to the advertisement, posting of property and public hearing held in this case; following a site visit to the property as stipulated by those present; and after due consideration of the testimony and evidence presented herein, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty or unreasonable hardship upon the petitioner. The requirements of Section 502.1 of the BCZR have been met, and the health, safety and general welfare of the community will not be adversely affected. Therefore, the Special Exception and Variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 12th day of March, 1987, that a special exception for a Class "B" office building and variances to permit 19 parking spaces and an illuminated, freestanding sign of 51 sq.ft., be approved and as such, the Petitions for Special Exception and Zoning Variance are hereby GRANTED, in accordance with Petitioner's Exhibit 1, subject, however, to the following restrictions:

- 1) No medical offices shall be allowed on site.
- 2) Plan may be amended to provide a joint drive and access to Reisterstown Road with either the property to the south or to the north, or to locate additional parking spaces so long as the required amenity open space and landscaping are maintained.

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

ORDER RECEIVED FOR FILING

Date 3/18/87 By Betty Johnson

IN RE: PETITIONS - SPECIAL EXCEPTION AND ZONING VARIANCE - SW/S Reisterstown Road (Main St.), 276' SE of Berryman's Lane (616 Reisterstown Road) 4th Election District
Carl Anderson Durkee, Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-355-XA

The Petitioner herein requests a special exception to use the subject property for a Class "B" office building; and a variance to permit 19 parking spaces in lieu of the required 24, and to permit an illuminated, freestanding sign of 51 sq.ft. in lieu of the permitted maximum 8 sq.ft., wall-mounted sign, all as more particularly described on the plan submitted, prepared by George W. Stephens, Jr. & Associates, Inc., revised February 25, 1987, and identified as Petitioner's Exhibit 1.

Testimony by and on behalf of the Contract Purchaser, R. S. Associates, Inc., indicated that they propose to replace the existing dwelling at the subject location with a Class "B" office building. The company's commercial insurance business will initially occupy the entire second floor and, in time, will probably occupy the entire building. This particular business requires fewer than usual parking spaces for employees and seldom requires parking for customers. There is no street parking available in the vicinity. The architectural design with a central courtyard has resulted in a floor area ratio approximately 25% less than allowed and the building will have a fairly high percentage of non-leasable space. The two-story brick building with stone trim and wooden windows will blend with the Class "A" office buildings on each side and the residences to the rear. The proposed sign is designed to be in harmony with the building and with a name area of 7.15 sq.ft. per side.

There were no Protestants.

ORDER RECEIVED FOR FILING

Date 3/18/87 By Betty Johnson

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

February 25, 1987

Lloyd J. Hammond, Esquire
313 A Main Street
Reisterstown, Maryland 21136RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
SW/S Reisterstown Rd. (Main St.), 276' SE of
Berryman's Ln. (616 Reisterstown Rd.)
4th Election District - 3rd Councilmanic District
Carl Anderson Durkee - Petitioner
Case No. 87-355-XA

Dear Mr. Hammond:

This is to advise you that \$99.22 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

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

No. 33050

DATE 3/2/87 ACCOUNT R-01-615-000

2 SIGNS & POSTS RETURNED AMOUNT \$ 99.22

RECEIVED FROM Johnson & Sons, Inc., 11424 Reisterstown Rd., Owings Mills, Md. 21117-0323

ADVERTISING & POSTING COST RE CASE #87-355-XA

FOR

R 008*****992210 8028F

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL EXCEPTION

#226
87-355-XA

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 Class 'B' office building as permitted under

Section 203.3.B.2

For description of property, see attached Exhibit "A".

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: RONALD T. JOHNSON
and STEVEN T. JOHNSON

T/A R. S. ASSOCIATES

(Type or Print Name)

Signature

1120 CEDARBROOK ROAD

Address

HAMPSTEAD, MD 21074

City and State

Attorney for Petitioner:

LLOYD J. HAMMOND

(Type or Print Name)

Signature

313 A Main Street

Address

Reisterstown, MD 21136

City and State

Attorney's Telephone No.: 833-7576

Legal Owner(s):

CARL ANDERSON DURKEE

(Type or Print Name)

Signature

(Type or Print Name)

Signature

10 Church Lane

Address

Baltimore, MD 21208

City and State

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

LLOYD J. HAMMOND

Name

313 A Main Street

Address

833-7576

Phone No.

MAP 10015 J
ID
DATE 7/8/87
200
1000
DP

N57190
18,440

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of January, 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 2nd day of March, 1987, at 10:15 o'clock A.M.

Signature
Zoning Commissioner of Baltimore County.

E.C.O.-No.:

(over)

PETITION FOR ZONING VARIANCE

That Petitioner is in the insurance and bonding business. Petitioners business has been expanding and it is anticipated that the business will continue to expand in keeping with the expected growth of the Owings Mills, Reisterstown, etc. communities.

The building planned to be constructed on the subject property is designed to accommodate Petitioner's present and future needs. The subject property, however, is not sufficient in size, as it is presently zoned, to allow for the required parking spaces without a reduction in the size of the proposed building. Any reduction in the size of the building would hinder Petitioner's expansion plans and therefore result in a hardship.

The size of the sign permitted will be difficult for passing motorist to see and because of its difficulty, it could result in a safety hazard.



Pet 3h



Pet 3a



Pet 3d



Pet 3f



Pet 3e



Pet 3c

ORDER RECEIVED FOR FILING

Date 3/12/87

By Ruth J. Johnson

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
19th day of January, 1987.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Carl Anderson Durkee Received by: James E. Dyer
Petitioner's Attorney Lloyd D. Hammond, Esquire

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-355-XA

District 4th Date of Posting February 12, 1987
Posted for: Special Exception
Petitioner: Carl Anderson Durkee
Location of property: SW/S of Reisterstown Rd. (Main St.) 276' x 66'
Berryman's Lane, Baltimore, Md.
Location of Signs: In front of 616 Reisterstown Rd.
Remarks: _____
Posted by: S. J. Arata Date of return: February 12, 1987
Number of Signs: 2

Mr. A. Jablon
December 22, 1986

Field inspection revealed an existing storm drain facility, just N/W of the proposed entrance. The developer and/or Permittee must construct a "WR" Inlet to accommodate storm drain runoff along the frontage of the site.

The site plan has been forwarded to the State Highway Administration Beautification Section, c/o Morris Stein at 333-1642 for all comments relative to zoning.

It is requested the site plan be revised prior to a hearing date being set and all commercial access to the site must be through State Highway Administration permit to guarantee construction.

Very truly yours,

Charles Lee

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle
G.W. Stephens, Inc.
Mr. M. Stein



Maryland Department of Transportation

State Highway Administration

DEC 21 1986

William K. Hoffmann
Secretary

ZONING OFFICE

December 22, 1986

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

Att: Mr. James Dyer

Re: ZAC Meeting of 12-16-86
ITEM: #226.
Property Owner: Carl Anderson Durkee
Location: SW/S Reisterstown Rd. Route 140 (Main Street) 276 feet SE Berryman's Lane
Existing Zoning: R.O.
Proposed Zoning: Special Exception for a Class "B" Office Building and Variance to permit 19 parking spaces in lieu of the required 24 parking spaces, and to allow an illuminated free-standing sign of 51 square feet in lieu of the permitted maximum 8 square feet wall mounted sign
Area: 0.48 acres
District: 4th Election District

Dear Mr. Jablon:

On review of the submittal of 11-6-86 and field inspection for #616 Reisterstown Road - Route 140, the State Highway Administration - Bureau of Engineering Access Permits will require the site plan to be revised.

The revised site plan must show the following revisions:

1. A fully channelized 25' entrance with 10' radii.
2. A 5' tangent from the south property line to the 10' radius.
3. State Highway Administration Type "A" concrete curb and gutter, offset 27.5' from the centerline of Reisterstown Road - Route 140.

My telephone number is (301) 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 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



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

PAUL H. REINCKE
CHIEF

December 18, 1986

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

RE: Property Owner: Carl Anderson Durkee

Location: SW/S Reisterstown Rd., (Main Street) 276' SE Berryman's Lane

Item No.: 226

Zoning Agenda: Meeting of 12/16/86

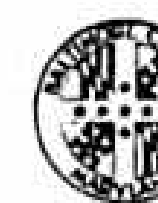
Gentlemen:

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.

- (X) Fire hydrants for the referenced property are required and shall be located at intervals of 300 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: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

DECEMBER 16, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 226 Zoning Advisory Committee Meeting are as follows:

Property Owner: CARL ANDERSON DURKEE

Location: SW/S REISTERSTOWN ROAD (MAIN STREET) 276 FEET SE BERRYMAN'S LANE

District: 4TH

APPLICABLE ITEMS ARE CIRCLED:

- (A) 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.C.I. #11-7-1 - 1980) and other applicable Codes and Standards.
- (B) A building and other miscellaneous permits shall be required before the start of any construction.
- (C) Residential: Two sets of construction drawings (one required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.
- (D) Commercial: Three sets of construction drawings (seals and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable).
- (E) All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. B-4 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 602, Section 1407, Section 1406, and Table 1405. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- (F) 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 602 and 505 and have your Architect/Engineer contact this department.
- (G) The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- (H) 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.
- (I) 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 elevation above sea level for the lot and the finished floor levels (including basement).
- (J) Comments: ACCESS TO ALL LEVELS BY THE HANDICAPPED SHALL BE PROVIDED. PROVIDE CURB CUTS ETC AS REQUIRED BY THE STATE HANDICAPPED CODE. SIGNS SHALL COMPLY TO ARTICLE 19 AS AMENDED BY COUNCIL BILL #17-85
- (K) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Hoffman
C. E. Hoffman, Chief
Building Plans Review

L/27/86

PETITION FOR
SPECIAL EXCEPTION
AND VARIANCE
4th Election District
Case No. 87-355-XA

LOCATION: Southwest Side of
Reisterstown Road (Main Street),
276 feet Southeast of Berryman's
Lane (616 Reisterstown Road)
DATE AND TIME: Monday, 12/22/86,
2 P.M. at 10:15 A.M.
PUBLIC HEARING: Room 201,
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 for a Class B office building.

Petition for Zoning Variance to permit 19 parking spaces in lieu of the required 24 spaces and an illuminated free-standing sign of 51 square feet in lieu of the permitted maximum 8 square feet wall-mounted sign.

Being the property of Carl Anderson Durkee, as shown on plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of 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
2091 Feb. 12

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 12, 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 February 12, 1987.

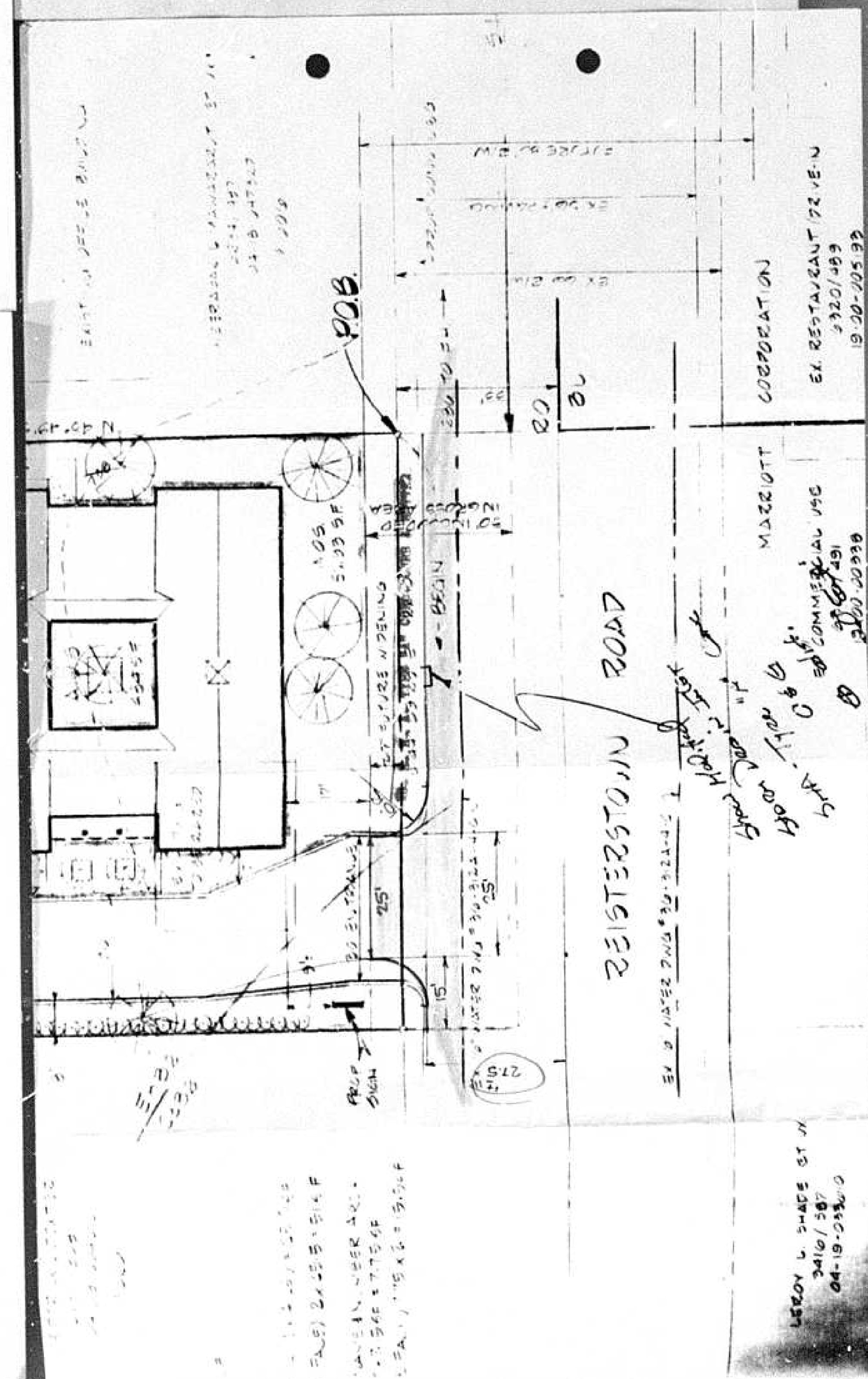
THE JEFFERSONIAN,

Susan Linder Schmitt

Publisher

Cost of Advertising

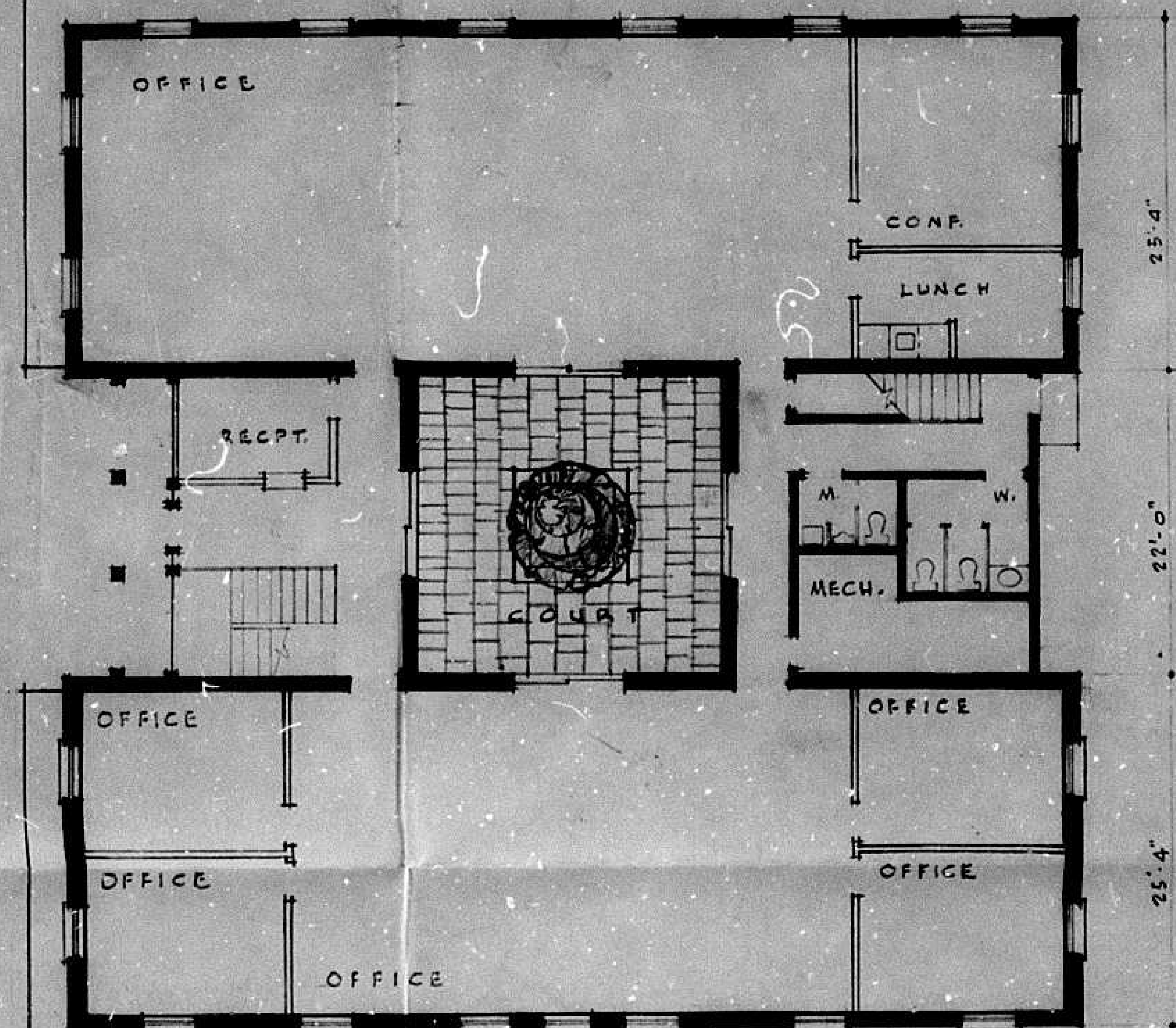
39.33



CPM

2850 N. Charles St.
Baltimore Md. 21218
Phone 301-889-8772

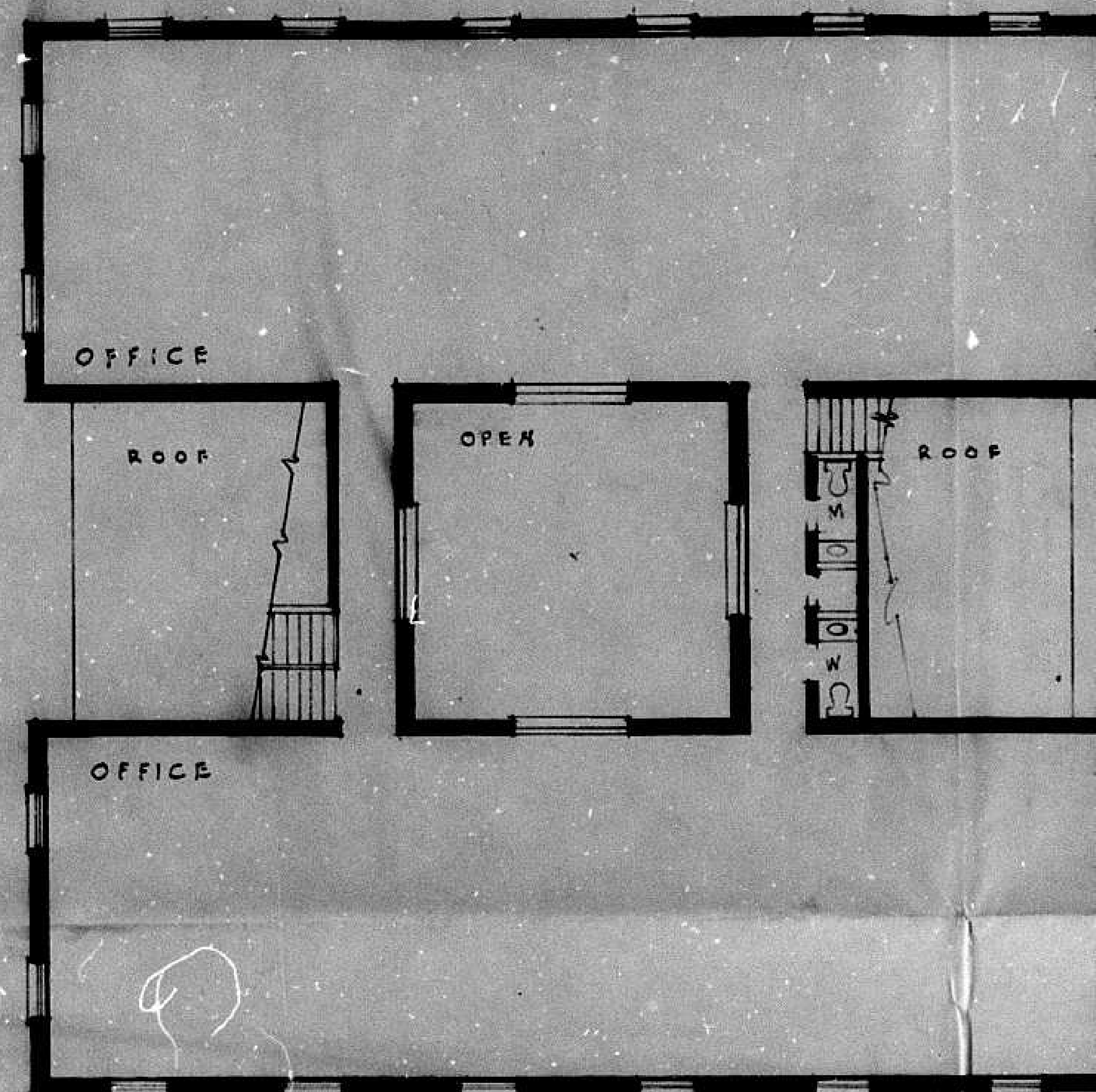
Architect
R. Joseph Cantrell



GROUND FLOOR PLAN



EAST ELEV.



SECOND FLOOR PLAN



SOUTH ELEV.

PETITIONERS
EXHIBIT 2

OFFICE BUILDING FOR JOHNSON & SONS INC.
at 616 reisterstown rd.
baltimore county, md.

11/30/86
R/C

GENERAL NOTES

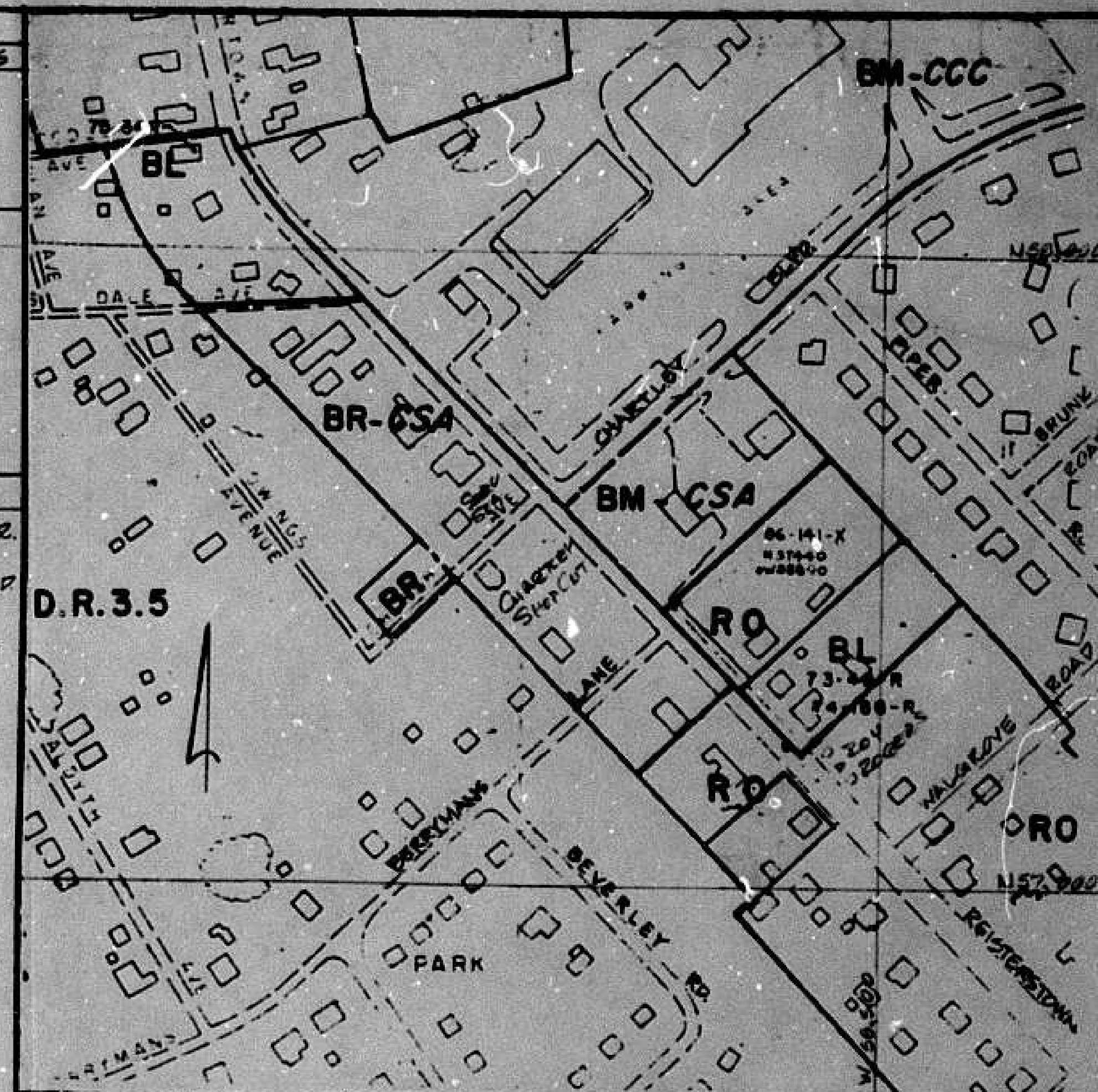
- ELECTION DISTRICT - 4
- COUNCILMANIC DISTRICT - 3
- CENSUS TRACT - 4045
- WATERSHED - 27
- SUBWERSHED - 57
- SITE DATA
 - NET AREA - 21,335.99 SF ± 0.40 AC ±
 - GROSS AREA - 23,843.69 SF ± 0.55 AC ±
 - BUILDING COVERAGE - 4718.22 SF
 - TOTAL FLOOR AREA - 8826.44 SF
 - PARKING REQUIRED - 24 PS
 - *PARKING PROVIDED (INCLUDES 1 HANDICAP SPACE) - 19 PS
- DEED REFERENCE - 6579/240
- PROPERTY TAX ACCOUNT NO. - 04-18-047328
- FLOOR AREA RATIO
 - PERMITTED - 50 ± 27,843.69 SF ± 11.92105
 - SHOWN - 8826.44 ± 23,843.69 ± 0.37
- GEOLOGICAL INFORMATION (SEE ENVIRONMENTAL EFFECTS REPORT)
 - 1. NO ARCHEOLOGICAL SITES, ENDANGERED SPECIES, HAZARDOUS MATERIALS, WETLANDS OR CRITICAL AREAS EXIST WITHIN THIS SITE
 - 2. NO HISTORIC BUILDINGS
 - 3. LIGHTING SHALL BE ERRECTED SO AS NOT TO INTERFERE WITH TRAFFIC OR REFLECT RAYS TOWARD ADJACENT RESIDENCES (MAX. HEIGHT 8 FEET)
 - 4. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH APPROPRIATE REGULATIONS (LANDSCAPE MANUAL)
 - 5. PARKING TO BE SCREENED FROM ADJACENT RESIDENCES BY WALL, SLOPE, EVERGREEN PLANTINGS & FENCES (EITHER OF OR IN COMBINATION WITH)
 - 6. PRINCIPLE USE - GENERAL OFFICE
 - 7. NO. OF EMPLOYEES - 25 ± (ESTIMATED)
 - 8. HOURS OF OPERATION - 7 AM TO 9 PM
 - 9. EX. CONTOUR - 742.2
 - 10. PROP. CONTOUR - 742.2
 - 11. SITE IS SERVED BY MTA BUS ROUTE *
 - 12. HANDICAP RAMPS TO BE PROVIDED WHERE APPLICABLE
 - 13. PAVING TO CONSIST OF MACADAM OR BITUMINOUS CONCRETE
 - 14. AMENITY OPEN SPACE REQUIRED - 23,843.69 ± 25 ± 5960.932 SF
 - 15. AOS PROVIDED - 5931 SF

PARKING TABULATION

PARKING REQUIREMENTS
 1ST FLOOR 4718.22 SF ± 300 = 13.73 PS
 2ND FLOOR 4107.22 SF ± 500 = 8.22 PS
 TOTAL = 23.95 PS
 PARKING PROVIDED = 19 PS

REVISIONS

- 1/20/87 PER CHECK PRINT/PUBLIC SERVICES
 1) ADD WATER & SEWER CONNECTIONS
 2) ADD GAS LINE & PROP. S DRAIN
 3) ADJUST NOTES 6 & 28.
 4) CLARIFIED ENTRANCE LOCATION
- 2/10/87
 1) ADDED PROP. PRELIMINARY GRADES
 2) ADDED NOTE #28 AND REVISED NOTE #19
 3) INDICATED POSSIBLE FUTURE COMBINED ENTRANCE
 4) ADDED PROP. F.H.
 5) REVISED SWM NOTE (#28) TO REFLECT 2/4/87 WAIVER APPROVAL
 6) ADDED PHONE NO. OF CONTRACT/PURCHASER
- 2/25/87
 1) RELOCATED SIGN TO NORTH SIDE OF ENTR.
 2) ADDED RADIUS ON ENTRANCE
 3) ADDED SIDEWALK ALONG REISTERSTOWN RD
 4) REVISED PARKING & DUMPSTER LOCATION AND EXPANDED TURNAROUND
 5) INDICATED CONSIDERATION OF FUTURE JOINT DRIVE TO LIMAWARANT TRACT



LOCATION MAP

SCALE: 1"=200'

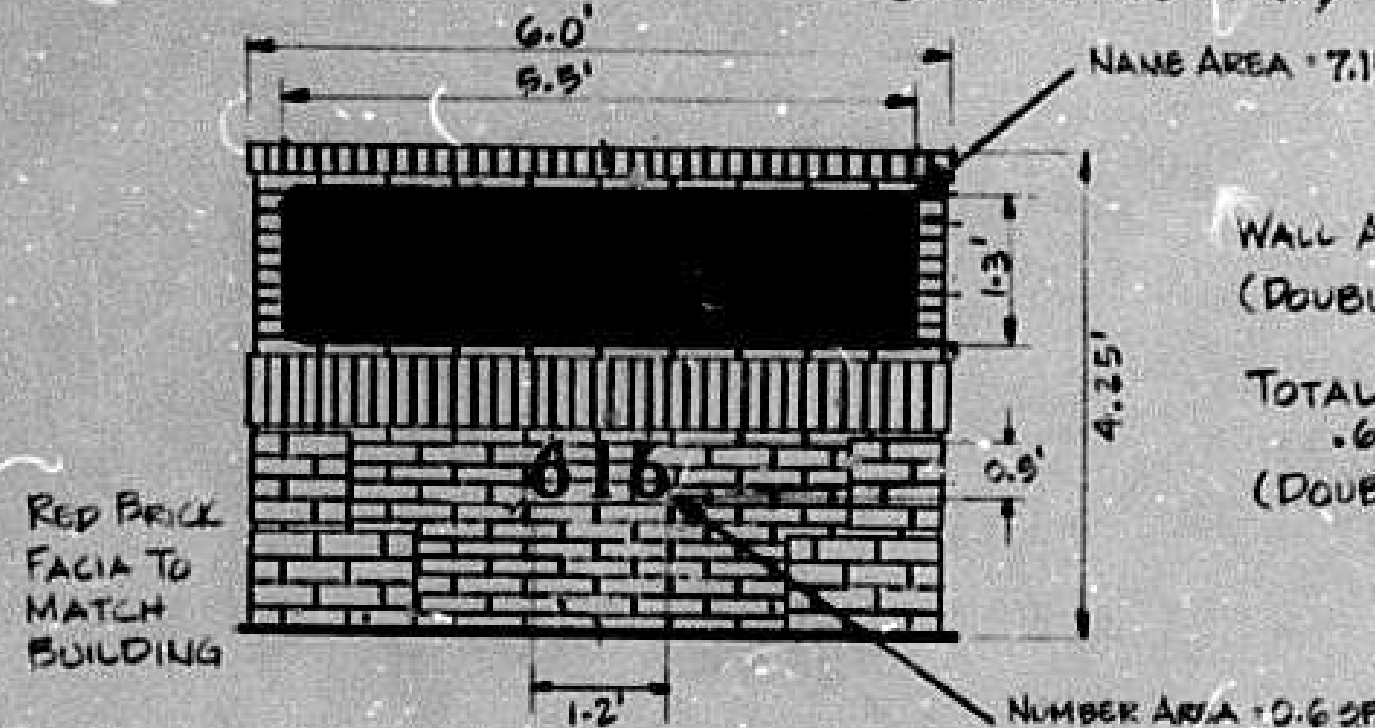
PART OF 1984 "1"=200' ZONING MAP NW 15-J

SOIL TYPE	BLDG. W/BSMT	BLDG. W/OBSMT	PARKING	REMARKS
CCB2	SLIGHT	SLIGHT	MOR. SLOPE	B
EBB2	SLIGHT	SLIGHT	MOR. SLOPE	B

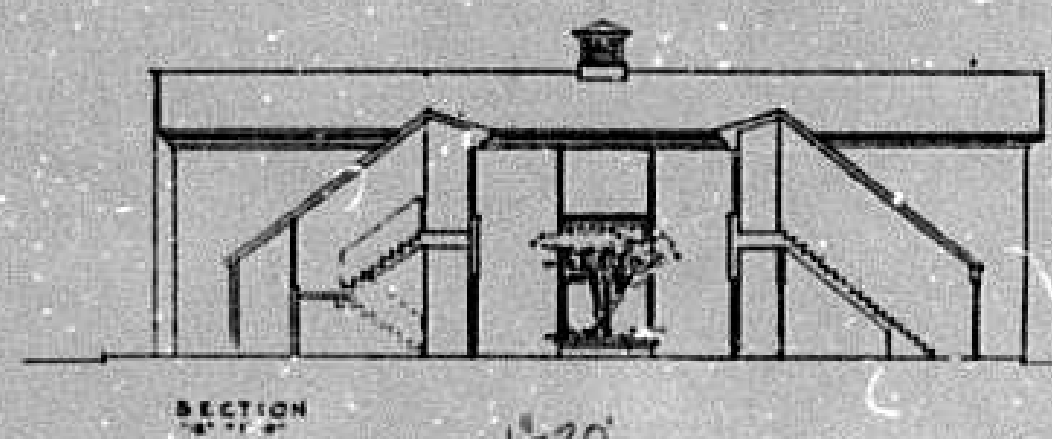
- ADT 8.8 x 12.4 = 109.12
- LANDSCAPE REQUIREMENT
 - EXTERIOR ROAD FRONTAGE 122.10' ± 40 = 2.05
 - INTERIOR ROAD LENGTH 123 ± 20 = 0.15
 - PARKING 19 ± 12 = 1.56
 - TOTAL = 107.8
- MAJOR TREES REQUIRED
- STORM WATER MANAGEMENT HAS BEEN WAIVED 2/4/87
- BEFORE RAZING HOUSE, IT MUST BE CHECKED FOR ASBESTOS AND ANY REMOVAL WILL BE COORDINATED BY B.C. HEALTH DEPT. THEY WILL ALSO OVERSEE ABANDONMENT OF ANY UNDERGROUND FUEL TANKS.

FREDERICK J. DEXTER
 0251-008
 04-08-004670
 #620

PROPOSED SIGN (SEE ELEVATIONS FOR COMPARATIVE VIEW)



WALL AREA (6' x 4'25") = 25.5 SF
 (DOUBLE FACE) 2 x 25.5 = 51 SF
 TOTAL NAME & NUMBER AREA
 .65' x 7.15' = 7.75 SF
 (DOUBLE FACE) 7.75 x 2 = 15.5 SF



COMBINED ENTRANCE
 WOULD BE CONSIDERED UPON
 FUTURE DEVELOPMENT OF
 THE DEXTER TRACT

REISTERSTOWN ROAD

LEROY L. SHADE ET UX
 2416/587
 04-19-093910

MARRIOTT CORPORATION

EX. COMMERCIAL USE
 8320/491
 19-00-00998

EX. RESTAURANT/DRIVE-IN
 8320/489
 19-00-005193

CONTRACT/PURCHASER

RS ASSOCIATES
 1120 CECAR BROOK ROAD
 HAMPSTEAD, MARYLAND 21074
 356-7777

OWNER

CARL A. DURKEE
 10 CHURCH LANE
 BALTIMORE, MARYLAND 21208

PETITIONER'S EXHIBIT

CRG PLAN AND

PLAT TO ACCOMPANY A PETITION
 FOR A SPECIAL EXCEPTION FOR A
 CLASS B OFFICE BUILDING IN AN RO
 ZONE AND VARIANCES

616 REISTERSTOWN ROAD

BALTIMORE COUNTY
 PLANNING NO.
 PUBLIC SERVICES NO. 87012

SCALE: 1"=20'
 NOVEMBER 21, 1986
 PL 5594

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

303 ALLEGHENY AVENUE
 TOWSON, MARYLAND 21204
 (301) 825-8120

