

322
87-433-A
PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property at issue 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 235.1 to permit a front yard setback of zero feet in lieu of the required 15 feet and a setback to the centerline of the street of 35 feet in lieu of the required 40 feet; and Section 235 B.4 to permit an amenity open space ratio of 0.058 (834 sq.ft.) in lieu of the required 0.1 (1,429 sq.ft.) of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The size, configuration and location of the property create a practical difficulty or unreasonable hardship with strict compliance of the Baltimore County Zoning Regulations. Granting the requested relief is in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and granting the requested relief will not substantially injure the public health, safety or general welfare.

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:	Legal Owner(s):
Chendel Associates Limited Partnership (Type or Print Name)	Frank C. Tuttle (Type or Print Name)
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
401 Washington Avenue, Suite 502 Address	Towson, Maryland 21204 City and State
Towson, Maryland 21204 City and State	
Attorney for Petitioner:	
Jonathan A. Azrael (Type or Print Name)	Suite 312, 8501 LaSalle Road Address
Signature: <i>[Signature]</i>	Towson, Maryland 21204 City and State
401 Washington Avenue, Suite 502 Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Towson, Maryland 21204 City and State	Name
Attorney's Telephone No.: 821-6800	Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of March, 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 4th day of May, 1987, at 2:30 o'clock P.M.

[Signature]
Zoning Commissioner of Baltimore County.

Do not schedule until mid-May, etc.

ANY DAY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th
Posted for: *[Signature]*
Petitioner: *[Signature]*
Location of property: NE Corner Chesapeake & Delaware Aves.
101 E. Chesapeake Ave.
Location of Sign: *[Signature]*
Remarks: *[Signature]*
Posted by: *[Signature]*
Number of Signs: 1

Date of Posting: 4/12/87
Date of return: 4/12/87

[Signature]
Paul Lee Engineering Inc.
300 W. Randolph Ave.
Towson, Maryland 21204
301-281-5800

DESCRIPTION

301 CHESAPEAKE AVENUE EAST
NINTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point located at the intersection of the north side of Chesapeake Avenue and the east side of Delaware Avenue and 27 feet from the center of Delaware Avenue; thence binding on the east side of Delaware Avenue (1) North 14°01' East 75.00 feet; thence leaving said east side of Delaware Avenue (2) South 80°03' East 143.50 feet to the center of a 16 foot alley; thence binding on the center of the 16 foot alley (3) South 14°01' West 75.00 feet to the north side of Chesapeake Avenue; thence binding on the north side of Chesapeake Avenue (4) North 80°03' West 143.50 feet to the point of beginning.

Containing 0.25 acres of land, more or less.

[Seal]

OFFICE COPY

[Signature] - *[Signature]* - *[Signature]* 11/4/86

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 30, 1987

Jonathan A. Azrael, Esquire
401 Washington Avenue, Suite 502
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCES
NE/cor. Chesapeake and Delaware Ave.
(101 East Chesapeake Ave.)
9th Election District - 4th Councilmanic District
Frank C. Tuttle - Petitioner
Case No. 87-433-A

Dear Mr. Azrael:

This is to advise you that \$100.12 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.

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

DATE: 5/5/87 ACCOUNT: R-01-615-600

SIGN & POST
RETURNED

AMOUNT: \$ 100.12

Chendel Associates Limited Partnership,
401 Washington Ave., Suite 502
Towson, Md. 21204

ADVERTISING & POSTING COSTS RE CASE 887-433-A

35831

6 B032*****100121a 8064F

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR ZONING VARIANCE
9th Election District - 4th Councilmanic District
Case No. 87-433-A

LOCATION: Northeast Corner Chesapeake Avenue and Delaware Avenue
(101 East Chesapeake Ave.)

DATE AND TIME: Monday, May 4, 1987, at 2:30 p.m.

PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Zoning Variance to permit a front yard setback of 0 feet in lieu of the required 15 feet, a setback to the centerline of the street of 35 feet in lieu of the required 40 feet, and an amenity open space ratio of 0.058 (834 square feet) in lieu of the required 0.1 (1,429 square feet)

Being the property of Frank C. Tuttle, 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

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 16, 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 April 16, 1987.

THE JEFFERSONIAN,
[Signature]
Publisher

35.40

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NE/Corner Chesapeake & Delaware : OF BALTIMORE COUNTY
Aves. (101 E. Chesapeake Ave.) :
9th District :
FRANK C. TUTTLE, Petitioner : Case No. 87-433-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.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 31st day of March, 1987, a copy of the foregoing Entry of Appearance was mailed to Jonathan A. Azrael, Esquire, 401 Washington Ave., Suite 502, Towson, MD 21204, Attorney for Petitioner.

[Signature]
Peter Max Zimmerman

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 15, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 15, 1987.

TOWSON TIMES,
[Signature]
Publisher

49.72

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James A. Markle Date: October 7, 1986

FROM: Charles K. Weiss

SUBJECT: Chesapeake/Delaware Bldg.
Chesapeake Ave.
CRG 10/23/86

Baltimore County does not provide commercial refuse collection. The plan as submitted shows no provision for any type of refuse collection, therefore no comment can be made other than to say that a project of this magnitude on such a limited site will require considerable thought to develop a workable plan for refuse collection.

CKW/KRA/rc

CPS-008

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500PAUL H. RENCKE
CHIEF

BALTIMORE COUNTY, MARYLAND

DATE: OCTOBER 14, 1986

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: CAPTAIN JOSEPH KELLY
PLANS REVIEW DIVISION, FIRE PREVENTION BUREAU
BALTIMORE COUNTY FIRE DEPARTMENT

PROJECT NAME: CHESAPEAKE - DELAWARE BUILDING

PROJECT NUMBER: CRG AGENDA 10/23/86, 2:30 PM

LOCATION: CHESAPEAKE AVENUE

DISTRICT # 9

COMMENTS:

CRG 01
PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE AND THE NFPA 101 LIFE SAFETY CODE, 1985 EDITION.

CRG 02
FIRE FLOW TEST IS REQUIRED TO BE CONDUCTED BY THE BALTIMORE CITY WATER DEPARTMENT AS CLOSE TO THE SITE AS POSSIBLE, SPECIFICALLY: CHESAPEAKE AVENUE
TEST RESULTS ARE TO BE FORWARDED TO THE OFFICE OF THE FIRE PROTECTION ENGINEER.

FIRE.

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

10-22-86

Date

CHESAPEAKE/DELAWARE PROFESSIONAL BUILDING
Subdivision Name, Section and/or Plat

Developer and/or Engineer: P. Lee Engineering
Watershed: 1 No. of Lots or Units: 0-25 Total Acreage: Public Water: Public Sewer

COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
- Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
- Public sewers, public water, must be utilized and/or extended to serve the property.
- A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised, has/have been reviewed and approved.
- A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
- It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: on 10-23-86
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

SS 783R

Mr. Brooks Stafford
Environmental Effects Report Chesapeake/Delaware
Page Two (Name)

The developer must follow the Health Department Wetland Guidelines.
Streams, stream buffers and wetland should be noted on all subsequent development plans.

C. BEST MANAGEMENT PRACTICES

1. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
2. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
3. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
4. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
3. Filling will not occur in grassed or lined drainage ditches or swales.
- 6.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, in the opinion of the Deputy Zoning Commissioner, the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 13 day of May, 1987, that a front yard setback of 0 feet and a setback to the centerline of the street of 35 feet, be approved, and further that an amenity open space ratio of 0.058 (834 sq.ft.) be permitted, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restriction:

To the extent allowed by Baltimore County, the Petitioner shall landscape (including providing walkways) all square footage of ground area from building to curb on Delaware and Chesapeake Avenues, as well as the alley.

Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING

Date 5/13/87

By [Signature]

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

May 13, 1987

Jonathan A. Azrael, Esquire
Azrael, Gans & Franz
Equitable Building, Suite 502
401 Washington Avenue
Towson, Maryland 21204RE: Petition for Zoning Variance
NE/cor. Chesapeake Avenue and
Delaware Avenue
(101 E. Chesapeake Avenue)
9th Election District
4th Councilmanic District
Case No. 87-433-A

Dear Mr. Azrael:

Pursuant to the hearing recently held on the above-referenced case, enclosed please find a copy of the decision rendered. Your Petition for Zoning Variance has been Granted, subject to the restriction noted in the attached Order.

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

Very truly yours,

Deputy Zoning Commissioner
JUN M. H. JUNG

JMHJ:bjs

Enclosures

cc: People's Counsel

CRG MEETING OF OCTOBER 23, 1986

CHESAPEAKE/DELAWARE BUILDING

SW M

1. A SWM waiver was granted for this site on 9/2/86.

Thomas D. Thelen
10/6/86

IN RE: PETITION FOR ZONING VARIANCE
NE/cor. Chesapeake Avenue
and Delaware Avenue
(101 E. Chesapeake Avenue)
9th Election District
4th Councilmanic District
Frank C. Tuttle
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-433-A

The Petitioner herein requests a variance to permit a front yard setback of 0 feet in lieu of the required 15 feet and a setback to the centerline of the street of 35 feet in lieu of the required 40 feet, and to permit an amenity open space ratio of 0.058 (834 sq.ft.) in lieu of the required 0.1 (1,429 sq.ft.).

Testimony by and on behalf of the Petitioner and evidence proffered by his Counsel indicated that the Petitioner proposes to construct a 5-story building with retail stores on the first floor and offices on the remaining four floors at the subject location. The property is small and its corners not square. Baltimore County has required the widening of Chesapeake Avenue and the alley and a dedication of additional footage on Delaware Avenue. The Petitioner intends to lease the required parking spaces from the Revenue Authority, which will build a 900-car garage on the south side of the site across Chesapeake Avenue. The Petitioner is well aware that he must provide those required spaces and will go to private lots, if necessary. The Baltimore County Fire Code requires a specific lobby width and depth as well as an elevator and stairs. A central core will provide tenant accessibility. These necessities cannot be provided without variances. It is the intent of the Petitioner to treat all square footage of ground area from building to curb on Delaware and Chesapeake Avenues, as well as the alley, as if it were amenity open space owned by the Petitioner and he will provide landscaping in a manner approved by Baltimore County.

There were no Protestants.

ORDER RECEIVED FOR FILING

Date 5/13/87

By [Signature]

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
day of March, 19 87
Yth

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner
Petitioner: Frank C. Tuttle
Attorney: Jonathan A. Ansel, Esquire

Received by:
Chairman, Zoning Plans
Advisory Committee



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-433-A
Date: April 10, 1987

This proposal was approved subject to obtaining the required zoning by the CRG on 10/23/86.

NEG:JGH:slb

[Signature]
Norman E. Gerber, AICP
Director

RECEIVED
APR 14 1987

ZONING OFFICE

CPS-LOG

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 23, 1987

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

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
County Administration
Industrial Development

Jonathan A. Ansel, Esquire
401 Washington Avenue, Suite 502
Towson, Maryland 21204

RE: Item No. 322 - Case No. 87-433-A
Petitioner: Frank C. Tuttle
Petition for Zoning Variance

Dear Mr. Ansel:

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 plan 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,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kxb

Enclosures

cc: Paul Lee Engineering, Inc.
304 W. Pennsylvania Avenue
Towson, Maryland 21204



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

STEPHEN E. COLLINS
DIRECTOR

March 19, 1987

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

Item No. 322 -ZAC-
Property Owner: Frank Tuttle
Location: NE/C Chesapeake Avenue and Delaware Avenue
Existing Zoning: B.M.-C.T.
Proposed Zoning: Variance to permit a front yard setback of 0 feet in lieu of the required 15 feet and a setback to the centerline of the street of 35 feet in lieu of the required 40 feet and to permit an amenity open space ratio of 0.053 (834 square feet) in lieu of the required 0.1 (1,429 square feet)

Area:
District:

9th Election District

Dear Mr. Jablon:

Please see the C.R.G. comments for this site.

Very truly yours,

[Signature]
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item #322, Zoning Advisory Committee Meeting of Feb 17, 1987

Property Owner: Frank Tuttle

Location: NE/C Chesapeake & Delaware Ave District 9

Water Supply: meter Sewage Disposal: meter

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 of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation 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 charbroiler 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

Zoning Item #322 Zoning Advisory Committee Meeting of 2-17-87
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.
- (X) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others _____

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
494-4500

PAUL H. RENOVY
CHIEF

February 18, 1987

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

RE: Property Owner: Frank Tuttle
Location: NE/C Chesapeake Ave. & Delaware Avenue
Item No.: 322 Zoning Appeal Meeting of 2/17/87

Comments:

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

- X 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved route, in accordance with Baltimore County Standards as published by the Department of Public Works.
- 2. A second means of vehicle access is required in 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", 1st edition prior to occupancy.
- 6. Site plans are approved, as drawn.
- 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *[Signature]* 2/22/87
Planning Group
Special Inspection Division

Noted and Approved: *[Signature]*
Fire Prevention Bureau

/mb

HIGHWAY COMMENTS: (Cont'd)

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line. (See Detail R-32)

Ramps shall be provided for physically handicapped persons at all street intersections.

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unnumbered area.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

Sediment control provisions will be required for the building permit application and for any grading involved.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. Comments have been received from the City and their comments are as follows:

"...service may be obtained from the Towson Fourth Zone.

The proposed retail/office building may be served from the existing 8-inch main in Delaware Avenue or from the existing 16-inch main in East Chesapeake Avenue.

The developer should investigate the proper sizing for internal piping and the need for onsite pumping to maintain the required water pressure throughout the project."

The Developer is responsible for the cost of capping or plugging any existing house connection not used to serve the proposed site.

The Developer will be given credit for one System Connection Charge for each existing house which is now connected into the public services.

Water and sanitary sewer service connections shall be installed by a utility contractor prior to the road improvements and shall be included in the Public Works Agreement.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

Additional sewer flows will be generated by this project. Existing sewers should be investigated for available capacity to the interceptor at Towson Towne Boulevard and York Road. Capacity figures are available from Bruce Keller in the Sanitary Sewer Design and Approval Section.

The water service area for the project is the Towson Fourth Zone capable of serving a maximum ground elevation of 480.0. Because the height of the proposed building exceeds elevation 480, special design considerations are required to achieve sufficient pressure. A building permit will not be issued until this item is satisfactorily resolved.

....

The Plan may be approved, subject to compliance with all of the above stated comments.

EDWARD A. MCDONOUGH, P.E., Chief
Developers Engineering Division

EAM:JBiss

cc: File

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: October 22, 1986

PROJECT NAME: Chesapeake/Delaware Office Building PLAN XXXXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT IX-482 PLAN EXTENSION
REVISED PLAN
FLAT

The Office of Planning has reviewed the revised subject plan dated October 16, 1986 and submits the following comments:

The lease for the parking must be signed prior to issuance of building permits. No occupancy permit will be issued prior to completion of the parking garage.

Note #9 (e) must be revised to reflect the correct landscape requirements. One major deciduous tree must be provided for every 40 linear feet of property line adjacent to a street (as per Section IX-C.1.a of the Landscape Manual). The total frontage is 293.5' which will require 8 major deciduous trees.

Additional information is required with respect to number of employees (estimate) and hours of operation (range).

A final landscape plan must be approved by this office prior to issuance of building permits..

DEPARTMENT OF TRAFFIC ENGINEERING

BALTIMORE COUNTY, MARYLAND

TO : Mr. James Markle Date: 10-21-86
FROM : C. Richard Moore
SUBJECT: C.R.G. Comments

PROJECT NAME: Chesapeake/Delaware Bldg. C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: DEVELOPMENT PLAN:
LOCATION: Chesapeake Ave. RECORD FLAT:

The plan needs to show the loading and unloading area off of the alley. Loading and unloading will not be permitted on either Chesapeake Avenue or Delaware Avenue.

C. Richard Moore
Deputy Director
Department of Traffic Engineering

CRN:GMJ:1t

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: October 23, 1986
FROM: ZONING OFFICE

PROJECT NAME: CHESAPEAKE/DELAWARE BUILDING PLAN: 08/06/86
LOCATION: NE/corner Chesapeake and Delaware Avenues REV: 01/18/86 REV:
DISTRICT: 9th Election District
REVISED PLAN KEY:
COMPLIANCE WITH COMMENT CHECKED
NON-COMPLIANCE IS CIRCLED
ADDITIONAL COMMENTS ADDED LAST

- 1) With the present building position Chesapeake Avenue should be shown as the front of the building. The 10' setback off of the Delaware Avenue Ex. right-of-way should be revised to show the 10' required side street setback from the proposed right-of-way. If this is to be taken by Baltimore County at building permit time. Show buildings within 100 ft. of property lines, fronting on Chesapeake Avenue.
- 2) Indicate uses in note 9.C (F.F. - Retail) (2-6 floor - General Offices)
- 3) Add to the Parking lease note: and zoning policy B.M.10.A.
- 4) Show proposed right-of-way width of the Alley and figure gross area on 30 ft. of Delaware Avenue and Chesapeake Avenues.
- 5) The required A.O.S. and parking will have to be provided prior to zoning approval.

W. CARL RICHARDS, JR.
Zoning Coordinator

AFTER PRE-CRG MEETING

- 5) ZONING APPROVAL WILL BE CONTINGENT UPON VARIANCES BEING GRANTED FOR THE FRONT SETBACK AND AMENITY OPEN SPACE, ALSO PRIOR TO ZONING APPROVAL THE REQUIRED PARKING MUST BE PROVIDED.
- 6) Include in the notes that the maximum height of the building will be 60 ft. If the 60 ft. height is exceeded variances would also be required from the height tent provisions of the B.C.Z.R.

BALTIMORE COUNTY, MARYLAND

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W. CARL RICHARDS, JR.
Zoning Coordinator

CHESAPEAKE/DELAWARE BUILDING: Pre-CRG

Water: Water source is the Towson 4th Zone. The maximum elevation that can be served is 480.0. The top floor elevation is 500.0. Special design considerations are required to serve above 480.0. The existing water in Delaware Ave. is not shown correctly. There is a launch connection into Chesapeake Ave.

SEWER - Additional sewer flows will be generated by this project. Existing sewers must be investigated for available capacity to the interceptor at Towson Towne Boulevard and York Road. Capacity figures are available from Bruce Keller.

Roads - East Chesapeake Ave. shall be a 40' on 10' R/W. Hold south curb and widen north side to provide a 40' street. Delaware Ave. - Hold @ 31' 60' R/W. Ultimate paving width to be determined in the future. Corner fillet - shall be 10' radius at intersection. Alley - Hold @ existing alley width equally 20' curved alley on 24' R/W.

Additional comments will be presented prior to the CRG hearing.

Jonathan A. Azrael, Esquire
401 Washington Avenue, Suite 502
Towson, Maryland 21204

March 20, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
NE/cor. Chesapeake and Delaware Ave.
(101 East Chesapeake Ave.)
9th Election District - 4th Councilmanic District
Frank C. Tuttle - Petitioner
Case No. 87-433-A

TIME: 2:30 p.m.

DATE: Monday, May 4, 1987

PLACE: Room 301, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

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

No. 29938

DATE: 2/4/87 ACCOUNT: 01-615

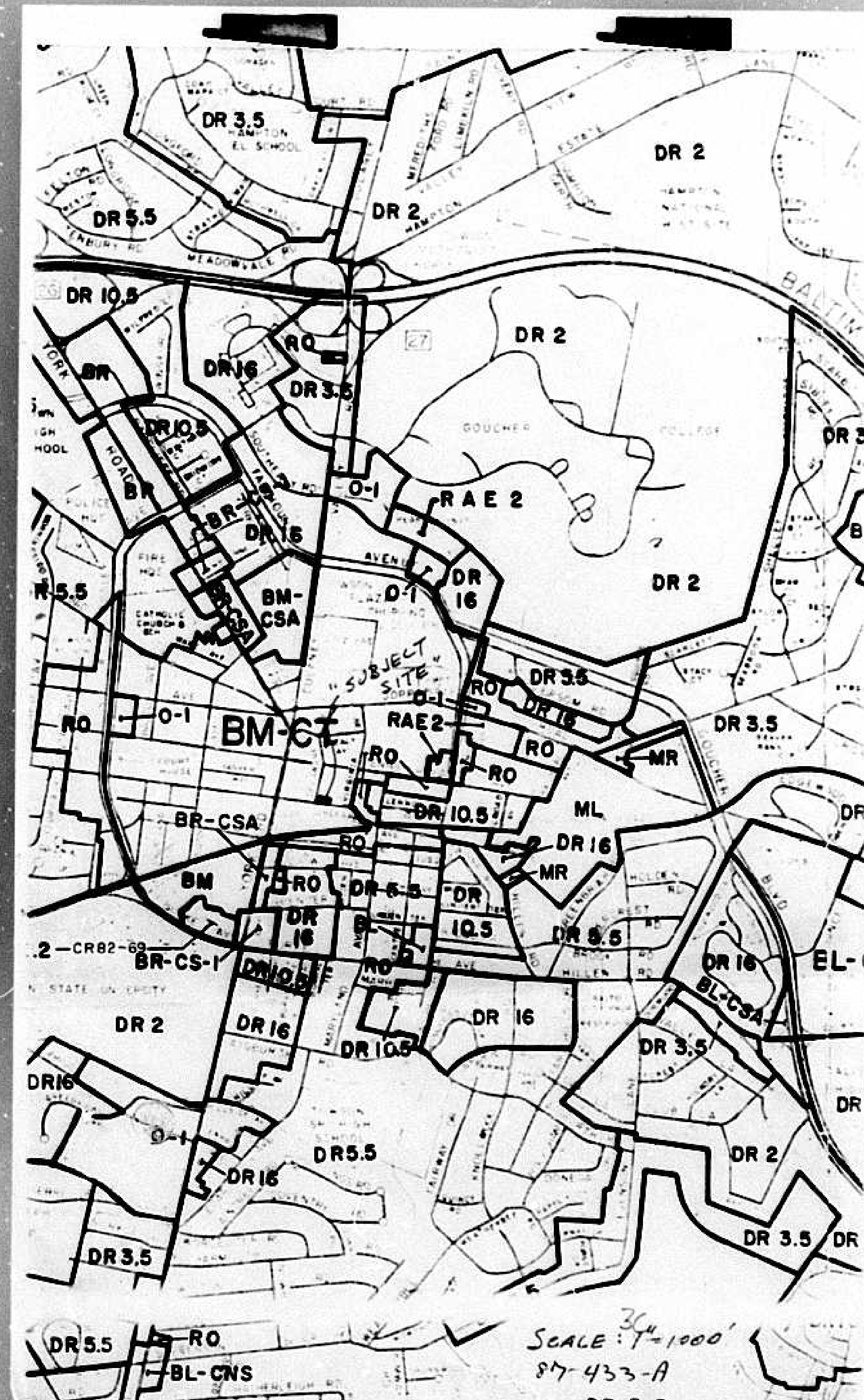
AMOUNT: \$ 100.00

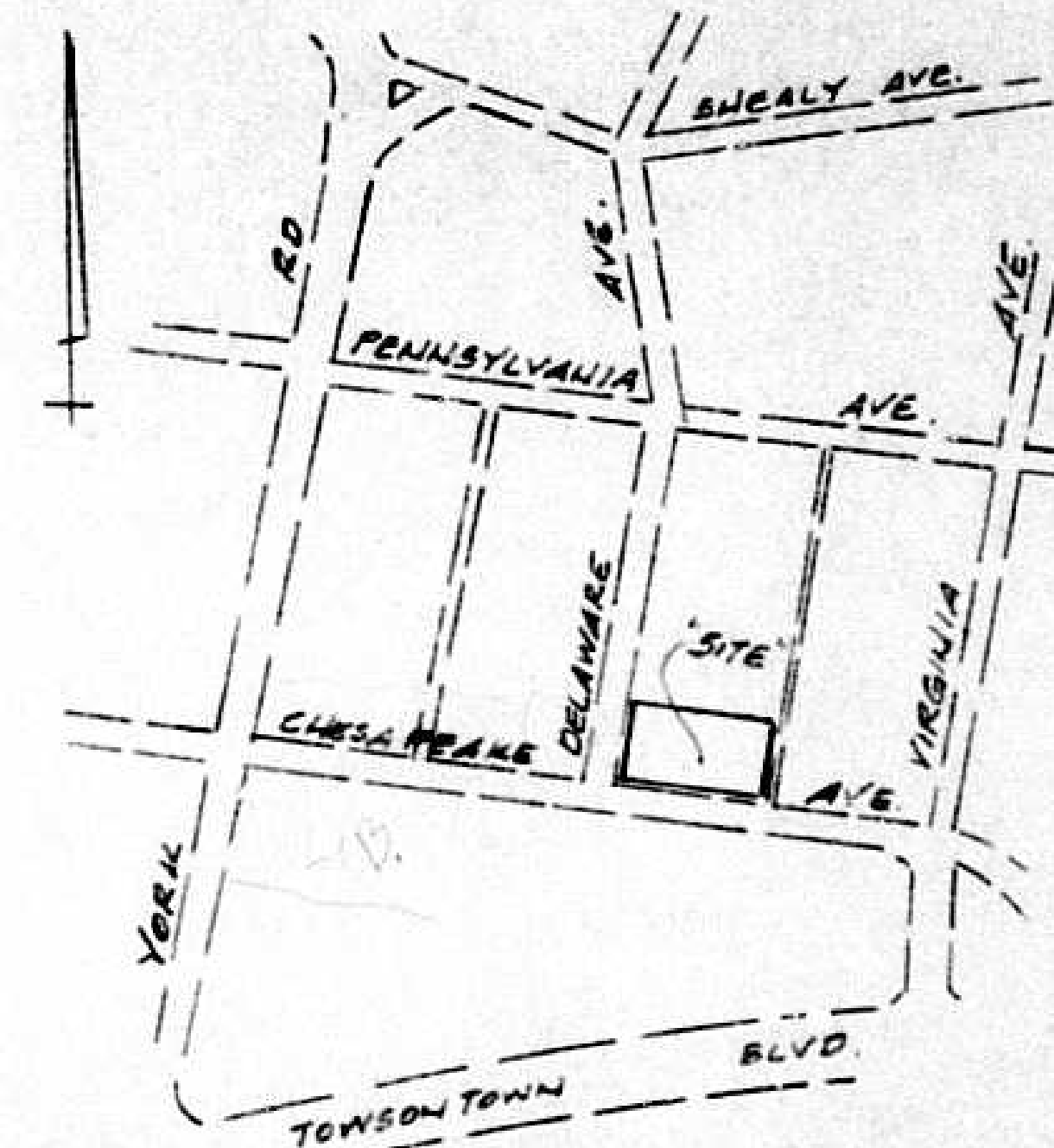
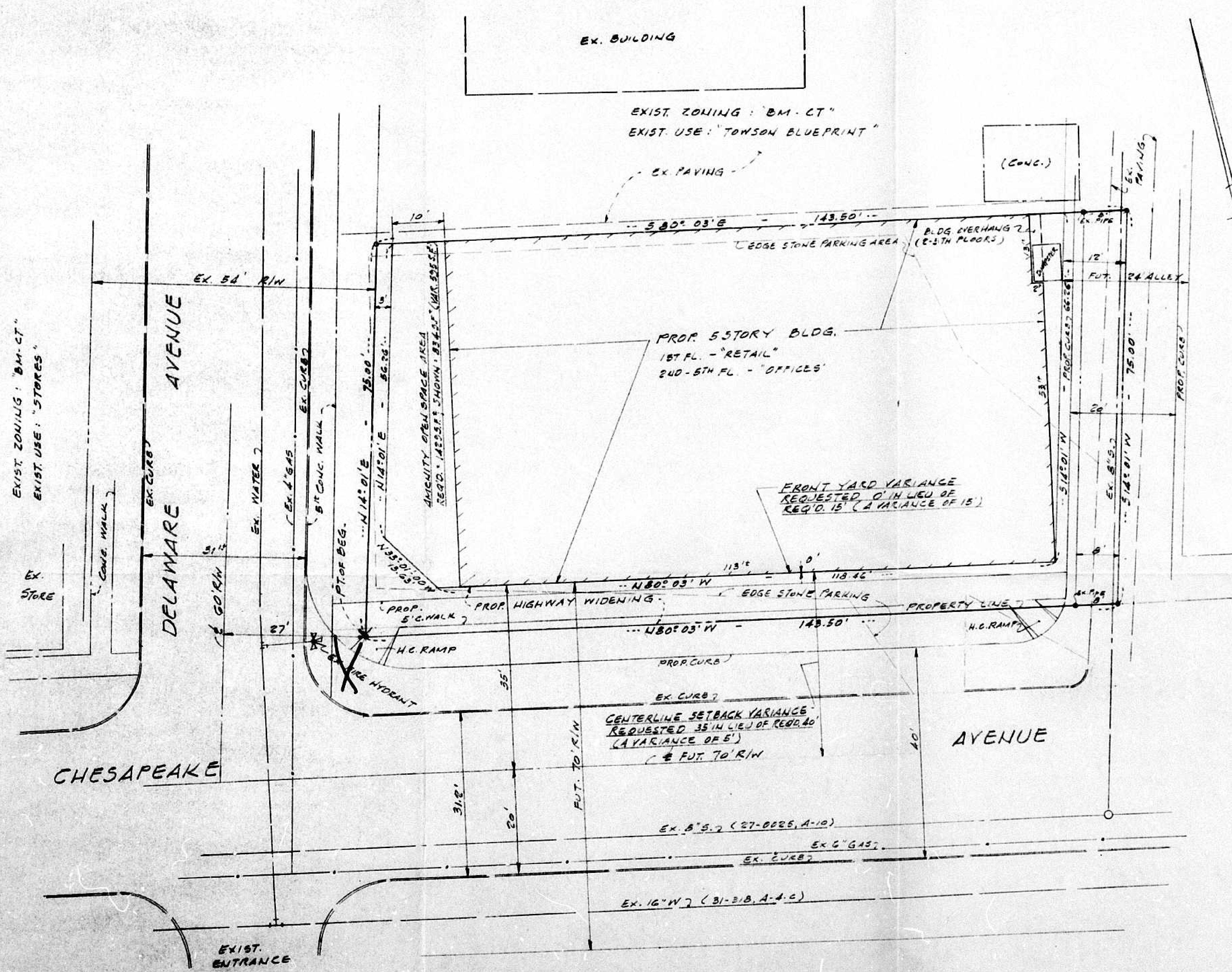
RECEIVED FROM: CHESDEL ASSOCIATES, L.P. PARTNERSHIP

FOR: FILING FOR ZONING VARIANCE 17 CH 222

B 8134*****10J0013 8056F

TUTTLE - PETITIONER
VALIDATION OR SIGNATURE OF CASHIER





LOCATION PLAN
SCALE: 1"=200'

EXIST. ZONING: "BM-CT"
EXIST. USE: "PARKING LOT"

- GENERAL NOTES**
1. AREA OF SITE = 14,282 S.F. GROSS (INCL. 30' OF R/W CHESAPEAKE AND DELAWARE AVES - 10,736 S.F. NET) - 8,441 S.F. (NET AFTER WIDENING)
 2. EXISTING ZONING OF SITE: "BM-CT"
 3. EXISTING USE OF SITE: "PARKING LOT"
 4. PROPOSED ZONING OF SITE: "BM-CT"
 5. PROPOSED USE OF SITE: "RETAIL STORE & OFFICES"
 6. REQUIRED OFF-STREET PARKING:
 - A. 1ST FL. - RETAIL STORES - 7432/325 = 22.9
 - B. 2ND-5TH FLOORS - OFFICES - 7458/500 = 14.94 = 59.7
 - C. TOTAL PARKING SPACES REQUIRED = 82.6 - 83 S.F.
 7. NUMBER OF PARKING SPACES SHOWN = 0
DEVELOPER TO LEASE REQUIRED 83 S.F. WITHIN 1500' RAD. OF SITE AS PER B.C.Z.R. SECT. 409.2-4 ZONING POLICY B.M. 10.A
 8. PETITIONER REQUESTING VARIANCE TO SECTION 235.1 TO PERMIT A FRONT YARD OF 0' IN LIEU OF THE REQUIRED 15' AND A SETBACK TO THE CENTERLINE OF THE STREET OF 35' IN LIEU OF THE REQUIRED 40'
 9. PETITIONER REQUESTING A VARIANCE TO SECTION 235B.4 OF BALTIMORE COUNTY SPECIAL REGULATIONS FOR CT DISTRICT OF B.C.Z.R. TO PERMIT AN AMENITY OPEN SPACE RATIO OF 0.058 (834 S.F.) IN LIEU OF THE REQUIRED 0.1 (1429 S.F.).
 $REQ'D A.O.S. = 0.1 (GROSS AREA) = 0.1 (14,282.6) = 1,429 S.F.$
 $GROSS AREA = NET AREA + VERDADS = 8,441 + 5,841.6 = 14,282.6 S.F.$
 10. PUBLIC UTILITIES AVAILABLE TO SITE.
 11. BUILDING HEIGHT NOT TO EXCEED 60 FEET

PLAT TO ACCOMPANY PETITION
FOR

YARD VARIANCE
***101 CHESAPEAKE AVENUE EAST**

9TH ELECT. DIST. BALTIMORE COUNTY, MD.
SCALE: 1"=10'
OCTOBER 27, 1986
DEC 23, 1986

PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

322
sign
OFFICE COPY
87-4337A