

TED ZALESKI, JR.
DIRECTOR

March 13, 1987

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

Dear Mr. Johnson:

Comments on Item # 332 Zoning Advisory Committee Meeting are as follows:
Property Owner: Harold F. Burton
Location: E/S Fairmount Ave. 246' S of the c/l of Joppa Rd.
District: 9th

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Age (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

2. A building and other miscellaneous permits shall be required before the start of any construction. **Sealing permits are required.**

3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.

4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Supervised seals are not acceptable.

5. All One Group except 2-4 Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 4'-0" to an interior lot line. 2-4 One Group 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 101, Section 106.7, Section 106.9 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

6. The structure does not appear to comply with Table 505 for permitted 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.

7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

8. When filing for a required Change of Use/Temporary Permit, an alternative 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 Group and fire Use _____ in Use _____ or to Mixed Use _____ See Section 112 of the Building Code.

9. The proposed project appears to be located in a Flood Plain, Flood/Diversion. Please see the attached copy of Section 216.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

10. Comments: Plans will be reviewed for building code compliance when submitted for a permit. Signs shall comply to Article 19 as amended by Council Bill #17-85.

11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. It is noted the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Michael E. Johnson
211
Building Plans Review

W. DUVALL & ASSOCIATES, INC.

530 E. Joppa Rd. / Towson, Maryland 21204 / 301 583-9571 Engineers / Land Planning Consultants

Date: February 12, 1987

To: Baltimore County Zoning
Office
Room 113

Re: 510 Fairmont Avenue

Attention: Mr. Carl Richards

☒ We are submitting
☐ We are forwarding
☐ We are returning
☐ We request

☒ Herewith

☐ Under Separate Cover

No.	Description
1	Fee check (\$200.00)
3	Zoning description
10	Plans
3	Original applications

Remarks: Please schedule for Zoning Special Exception Hearing

☐ In accordance with your request
☐ For your review
☒ For processing
☐ Plans reviewed and accepted
☐ Plans reviewed and accepted as noted
☐ For revision by you

☐ For your use
☐ Please call when ready
☐ Please return to this office
☐ Approval requested
☐ Conference requested at your convenience

For further information, please contact the writer at this office

CC file
Enclosed

Sincerely yours,
Clyde F. Hinkle
Clyde F. Hinkle

IN RE: PETITION FOR SPECIAL EXCEPTION
AND ZONING VARIANCE - E/S
Fairmount Avenue, 246' S of
the c/l of Joppa Road
(510, 512 & 514 Fairmount Ave.)
9th Election District
4th Councilmanic District
Harold F. Burton, et ux
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-447-XA

The Petitioners herein request a special exception to permit a Class B office building in an R.O. zone and variances to permit a back-lit, pin mounted, aluminum, numbered address identification sign, mounted on the front face of the building containing 26.2 sq.ft., plus or minus of surface area, and a freestanding brick and aluminum pylon, numbered address identification sign, two sided, containing 56.7 sq.ft., plus or minus of surface area, both in lieu of the permitted 8 sq.ft.

Testimony by and on behalf of the Petitioners indicated that they propose the construction of a Class B office building on the subject property. The proposed building will have no internal lobby, however, a directory of all tenants will be displayed near the main elevator and major tenants will be listed on the proposed freestanding pylon sign. The two identification signs are needed for tenants and customers to locate the building. The plan received CRG approval on January 29, 1987. The builder has overestimated the space to be used for medical offices and has no intention of expanding same, or requesting a future parking variance. The owner of the property expects to continue his association with the development and its management on a long-term basis.

A member of the neighborhood attended to represent two community organizations and to make inquiries about drainage and traffic. On their behalf, he expressed concerns for the survival of this residential neighborhood and stated that they are not anti-development in their attitudes. There were no Protestants.

ORDER RECEIVED FOR FILING
Date 3/18/87
By *[Signature]*

Pursuant to the advertisement, posting of property and public hearing held in this case, 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 and Section 307 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 Variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 17th day of May, 1987, that a Class B office building in an R.O. zone and a variance to permit a back-lit, pin mounted, aluminum, numbered address identification sign, mounted on the front face of the building containing 26.2 sq.ft., plus or minus of surface area, and a freestanding brick and aluminum pylon, numbered address identification sign, two sided, containing 56.7 sq.ft., plus or minus of surface area, be approved, all in accordance with the plans submitted, prepared by W. Duvall & Associates, Inc., revised 2/4/87 and identified as Petitioner's Exhibits 3 and 4, and as such, the Petition for Special Exception and Zoning Variance is hereby GRANTED, subject, however, to the following restrictions:

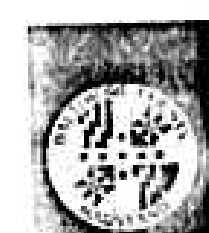
- 1) The entire square footage devoted to medical office space shall not exceed that indicated on Petitioner's Exhibit 3.
- 2) Not more than three (3) tenants may be identified on the freestanding pylon sign and those names shall be in monochromatic tones and compatible with the brick tones of the sign and building.

ORDER RECEIVED FOR FILING
Date 3/18/87
By *[Signature]*

[Signature]
Deputy Zoning Commissioner
of Baltimore County

Arnold Johnson
Zoning Commissioner

May 26, 1987



Dennis F. Rasmussen
County Executive

E. Harrison Stone, Esquire
Royston, Mueller, McLean & Ried
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
and Zoning Variance - E/S
Fairmount Avenue, 246' S
of the c/l of Joppa Road
(510, 512 & 514 Fairmount Ave.)
9th Election District
4th Councilmanic District
Case No. 87-447-XA
Harold F. Burton, et ux

Dear Mr. Stone:

Pursuant to the hearing recently held on the above-referenced case, enclosed please find a copy of the decision rendered. Your Petition for Special Exception and Zoning Variance has 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

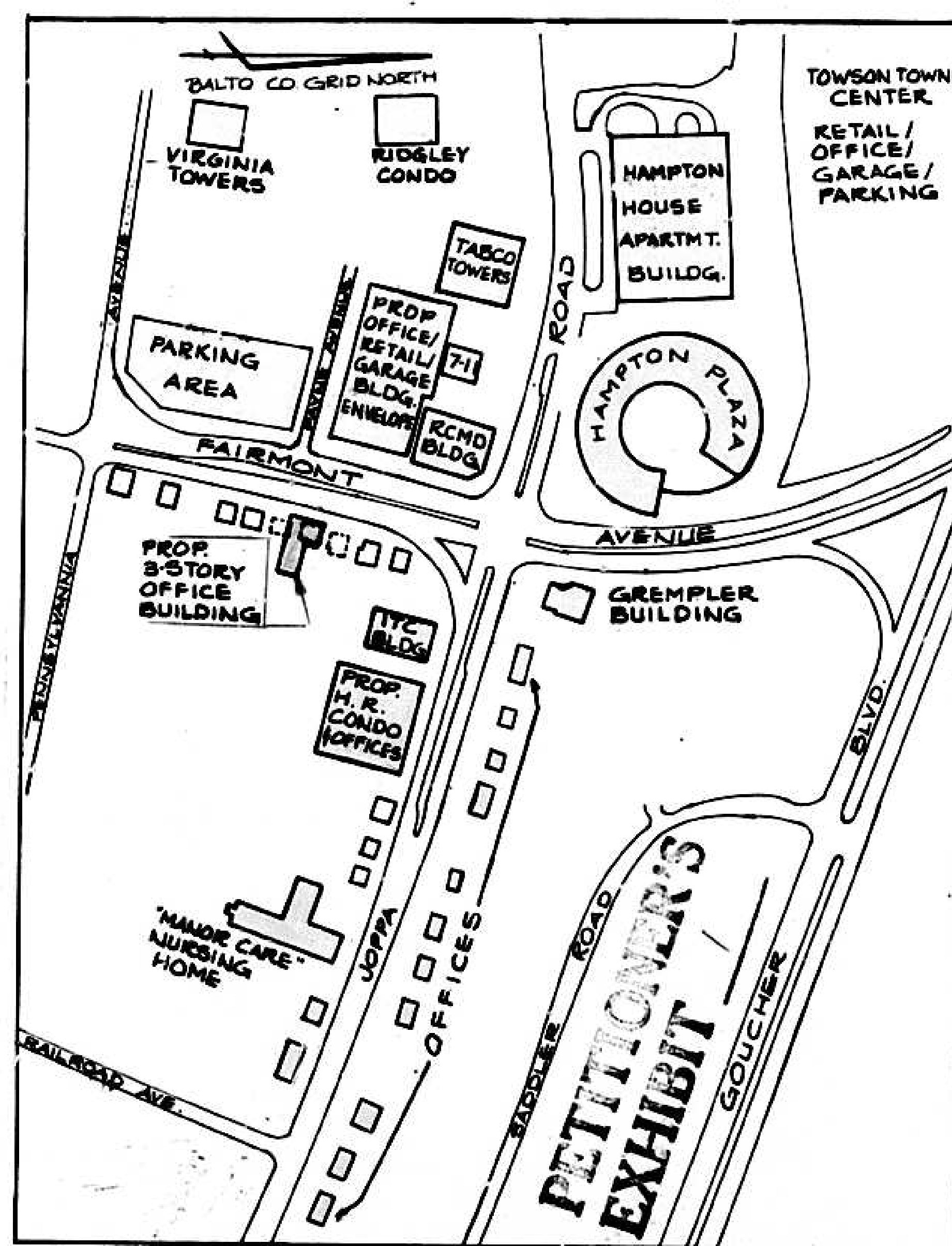
JMHJ:bjs

Enclosures

cc: Fairmount Avenue Joint Venture
515 E. Joppa Road, Towson, Md. 21204

Mr. Michael Miller
441 E. Pennsylvania Avenue, Towson, Md. 21204

People's Counsel



PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated 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 Section 203.3, Md. Code, to permit a Class B office building in an R.O. Zone. And to permit a back-lit, pin mounted, aluminum address identification sign (numbers) mounted on the front face of building, containing 26.2 sq. ft. +/- of surface area, and a free standing brick and aluminum pylon address identification sign (numbers), two sided, containing 56.7 sq. ft. +/- of surface areas, all in lieu of the permitted 8 sq. ft., section 203.3 c.

I, or 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: Fairmount Ave. Joint Venture
(Type or Print Name)
Harold F. Burton
Signature
515 East Joppa Road
Address
Towson, Maryland 21204
City and State
Attorney for Petitioner: E. Harrison Stone
(Type or Print Name)
Royston, Mueller, McLean & Reid
Signature
102 West Pennsylvania Avenue
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 410-212-1500

ON (HERE) By The Zoning Commissioner of Baltimore County, this 24th 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of May, 1987, at 10:15 o'clock A.M.

Charles J. Jahn
Zoning Commissioner of Baltimore County

W. DUVALL & ASSOCIATES, INC.

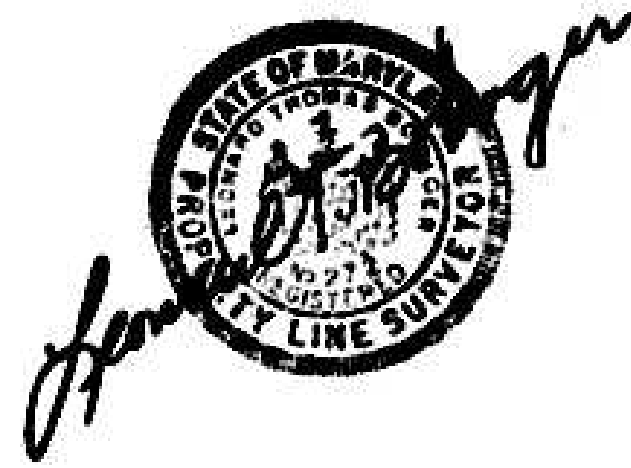
Engineers • Surveyors • Land Planners

December 4, 1986

DESCRIPTION TO ACCOMPANY
PETITION FOR SPECIAL EXCEPTION FOR
510, 512, 514 FAIRMOUNT AVENUE

Beginning for the same on the easternmost right-of-way line of Fairmount Avenue at a point measured 246.00 feet south of the centerline of Joppa Road; thence leaving said Fairmount Avenue;
1) South 76 degrees 05 minutes 55 seconds East 102.06 feet;
2) South 14 degrees 09 minutes 15 seconds East 28.00 feet;
3) South 75 degrees 54 minutes 55 seconds East 60.16 feet;
4) South 14 degrees 09 minutes 15 seconds East 181.26 feet;
5) North 73 degrees 45 minutes 29 seconds West 60.20 feet;
6) North 14 degrees 19 minutes 06 seconds East 49.33 feet;
7) North 74 degrees 22 minutes 54 seconds West 102.24 feet
to a point on the eastern right-of-way line of Fairmount Avenue; thence binding thereon North 14 degrees 09 minutes 16 seconds East 154.60 feet to the place of beginning.

Containing 0.6145 acres more or less.



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

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

9th Election District - 4th Councilmanic District

Case No. 87-447-XA

LOCATION: East Side Fairmount Avenue, 246 feet South the Centerline of Joppa Road (510, 512, 514 Fairmount Avenue)

DATE AND TIME: Tuesday, May 12, 1987, at 10:15 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 for a Class B Office building in an R.O. Zone and Variance to permit a back-lit, pin mounted, aluminum address I.D. sign (numbers) mounted on the front face of building, containing 26.2 square feet +/- of surface area and a free-standing brick and aluminum pylon address I.D. sign (numbers), two-sided, containing 56.7 square feet +/- of surface areas, all in lieu of the permitted 8 square feet

Being the property of Harold F. Burton, et ux, 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

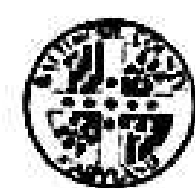
TOWSON, MD. April 23, 1987.

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 23, 1987.

THE JEFFERSONIAN,

Susan Stueder O'Brien

Publisher



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

May 5, 1987

E. Harrison Stone, Esquire
Royston, Mueller, McLean & Reid
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE
E/S Fairmount Ave., 246' S of the c/l of Joppa Rd.
(510, 512, 514 Fairmount Ave.)
9th Election District - 4th Councilmanic District
Harold F. Burton, et ux - Petitioners
Case No. 87-447-XA

Dear Mr. Stone:

This is to advise you that \$123.31 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 35851 re County, Maryland, and remit to the County, Maryland

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

DATE 5/10/87 ACCOUNT W.C. 615-000

2 SIGNS & POSTS
RETURNED
AMOUNT \$ 123.31

RECEIVED FROM: Royston, Mueller, McLean & Reid,
102 W. Pennsylvania Ave., Towson, Md. 21204

ADVERTISING & POSTING COSTS RE CASE #87-447-XA

FOR: B 8037*****123311a 8126F

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th Date of Posting 4/24/87

Posted for Special Exception & Variance

Postmaster: Harold F. Burton, et ux

Location of property: 510, 512, 514 Fairmount Ave., Towson, Md.

Location of Sign: Back of building, 246' S of Joppa Rd.

Remarks: None

Posted by: [Signature] Date of return: 5/1/87

Number of Signs: 2

RE: PETITION FOR SPECIAL EXCEPTION & VARIANCE
E/S Fairmount Ave., 246' S of c/l of Joppa Rd. (510, 512, 514 Fairmount Ave.), 9th District

HAROLD F. BURTON, et ux, Case No. 87-447-XA
Petitioners

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 15th day of April, 1987, a copy of the foregoing Entry of Appearance was mailed to E. Harrison Stone, Esquire, Royston, Mueller, McLean & Reid, 102 W. Pennsylvania Ave., Towson, MD 21204, Petitioners' Attorney; & Fairmount Ave. Joint Venture, 515 E. Joppa Rd., Towson, MD 21204, Contract Purchaser

Peter Max Zimmerman
Peter Max Zimmerman

E. Harrison Stone, Esquire
Royston, Mueller, McLean & Reid
102 West Pennsylvania Avenue
Towson, Maryland 21204

April 6, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE
E/S Fairmount Ave., 246' S of the c/l of Joppa Rd.
(510, 512, 514 Fairmount Ave.)
9th Election District - 4th Councilmanic District
Harold F. Burton, et ux - Petitioners
Case No. 87-447-XA

TIME: 10:15 a.m.

DATE: Tuesday, May 12, 1987

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

[Signature]
Zoning Commissioner
of Baltimore County

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

DATE 2/13/87 ACCOUNT 01-615-000

RECEIVED FROM: Fairmount Ave. Joint Venture

FOR: SE + Var #332

8 B107*****20001a 8126F

Mr. C. Hinkle
W. Duvall & Associates, Inc.
530 East Joppa Road
Towson, Maryland 21204

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 22, 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 22, 1987.

TOWSON TIMES,

Susan Stueder O'Brien
Publisher

54.70

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
9th Election District
4th Councilmanic District
Case No. 87-447-XA

LOCATION: East Side Fairmount Avenue, 246 feet South the Centerline of Joppa Road (510, 512, 514 Fairmount Avenue)

DATE AND TIME: Tuesday, May 12, 1987, at 10:15 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 for a Class B Office building in an R.O. Zone and Variance to permit a back-lit, pin mounted, aluminum address I.D. sign (numbers) mounted on the front face of building, containing 26.2 square feet +/- of surface area and a free-standing brick and aluminum pylon address I.D. sign (numbers), two-sided, containing 56.7 square feet +/- of surface areas, all in lieu of the permitted 8 square feet

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
429 Apr. 23

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
24th day of March, 1987.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Harold F. Burton, et ux Received by: James E. Dyer
Petitioner's Attorney E. Harrison Stone, Esquire Chairman, Zoning Plans Advisory Committee



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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items
number 327, 329, 330, 332, 333, 334, 335, 337, 338, 339, 340, 344, 345,
346, 347, and 348.

Very truly yours,

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

MSF:lt

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: April 10, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-447-XA

This proposal was approved subject to obtaining the required
zoning by the CRG on 1/29/87.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sib

RECEIVED
APR 14 1987
ZONING OFFICE

CP5-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 8, 1987

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

cc:

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

E. Harrison Stone, Esquire
Royston, Mueller, McLean & Reid
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 332 - Case No. 87-447-XA
Petitioner: Harold F. Burton, et ux
Petition for Special Exception and
Zoning Variance

Dear Mr. Stone:

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 suit-
ability 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: M. Duval & Associates, Inc.
530 East Joppa Road
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: 1/29/87

FROM: ZONING OFFICE

PROJECT NAME: 510 Fairmount Avenue

PLAN: 11/11/86

LOCATION: E/S Fairmount Avenue, S
Joppa Road

REV: 1/16/87 REV: _____

DISTRICT: 9th Election District

REVISED PLAN KEY:
COMPLIANCE WITH COMMENT CHECKED
NON-COMPLIANCE IS CIRCLED
ADDITIONAL COMMENTS ADDED LAST

A special exception zoning hearing would be required for a Class "B" office
building in a B-2 zone. Zoning approval would be contingent on the outcome of
the public hearing. For the U.R.G. and Special Exception application, the following
comments should be addressed:

1) Correct the R.O./RAE-2 and R.O./DR 10.5 zone lines to correspond to
the 1" x 200' zoning map, NE10A and adjust the A.O.S. and F.A.R. quantities, and
the building and parking accordingly. If the building and parking are to remain
in the R.A.E.-2 zone, a separate special exception is required at the public
hearing. Please note the different A.O.S. and F.A.R. quantities for the R.A.E.-2
zone.

2) If the balconies or covered walkways are needed to meet the minimum A.O.S.
(25% of the gross A.O. Area), the calculation of the allowed ratio between the open sides
area and the floor area of the building must be shown. Also a floor plan of these areas
should be included on the plan.

3) Include the total building height on the elevations per Zoning Policy
PM-6.

4) The freestanding sign as shown would require a variance; also, if the
square footage is over 75, and illuminated, this should be indicated. A larger
sign detail elevation should be included on the site plan, including a square
footage total counting the base and both sides.

W. Carl Richards, Jr.
W. CARL RICHARDS, JR.
Zoning Coordinator

ADDITIONAL COMMENT FOR THE 1/16/87 PLAN

5) Only qualifying A.O.S. area should be counted towards the requirement.
None of the areas indicated do not meet the definition of "Amenity
Open Space" in section 101 of the B.O.Z.A.

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 332, Zoning Advisory Committee Meeting of March 3, 1987

Property Owner: Harold F. Burton, et ux

Location: E/S Fairmount Ave., 246' S of the c/l of Joppa Rd. District 9

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 require-
ments 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 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 exist-
ing 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.

5/12/87 WWQ 1 4/86

Zoning Item # 332 Zoning Advisory Committee Meeting of March 3, 1987
Page 2

- (X) 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, sol-
vents, 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 Hydro-
geological Study and an Environmental Effects Report must be submitted.
- (X) Others All wells are to be properly abandoned and
sealed

Sam J. Forrest
Sam J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86



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

PAUL H. RENCKE
CHIEF

March 5, 1987

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

RE: Property Owner: Harold F. Burton, et ux

Location: E/S Fairmount Ave., 246' S of the c/l of Joppa Road

Item No.: 332

Zoning Agenda: Meeting of 3/3/87

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 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 _____

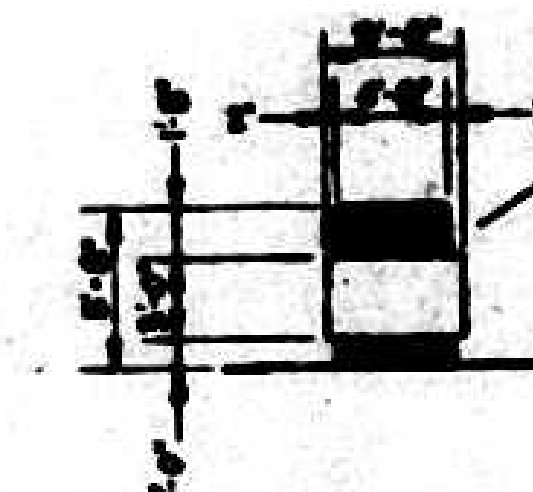
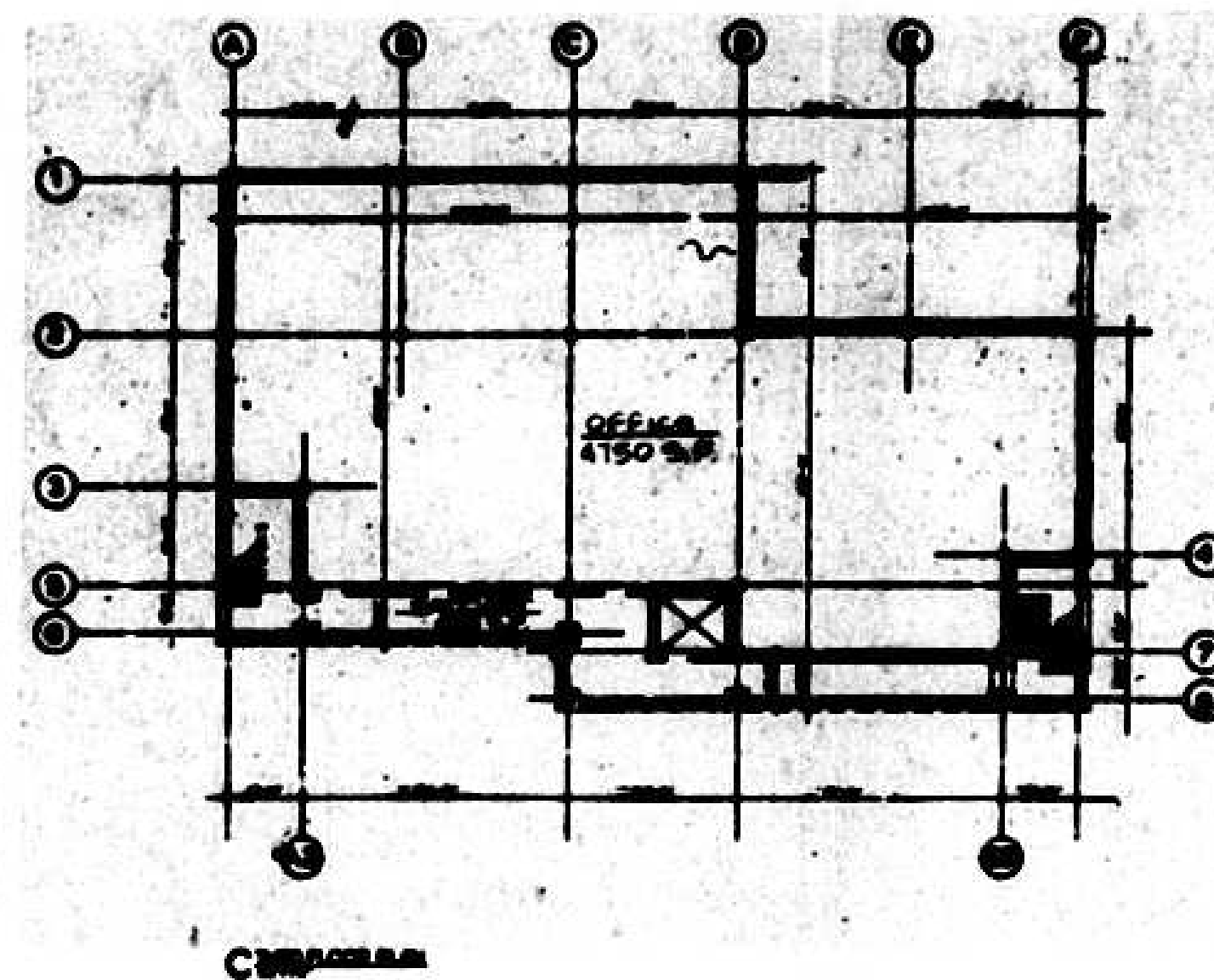
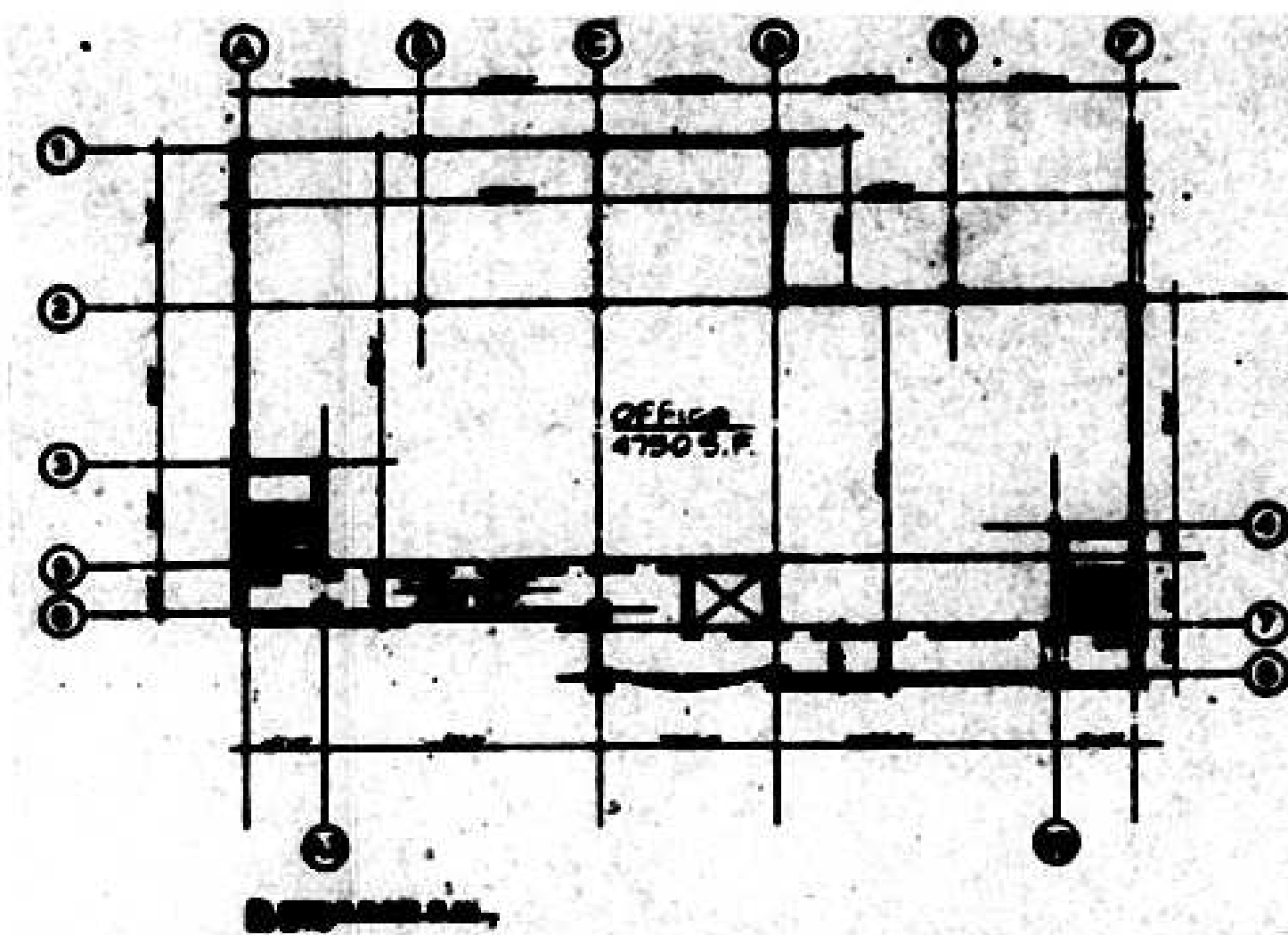
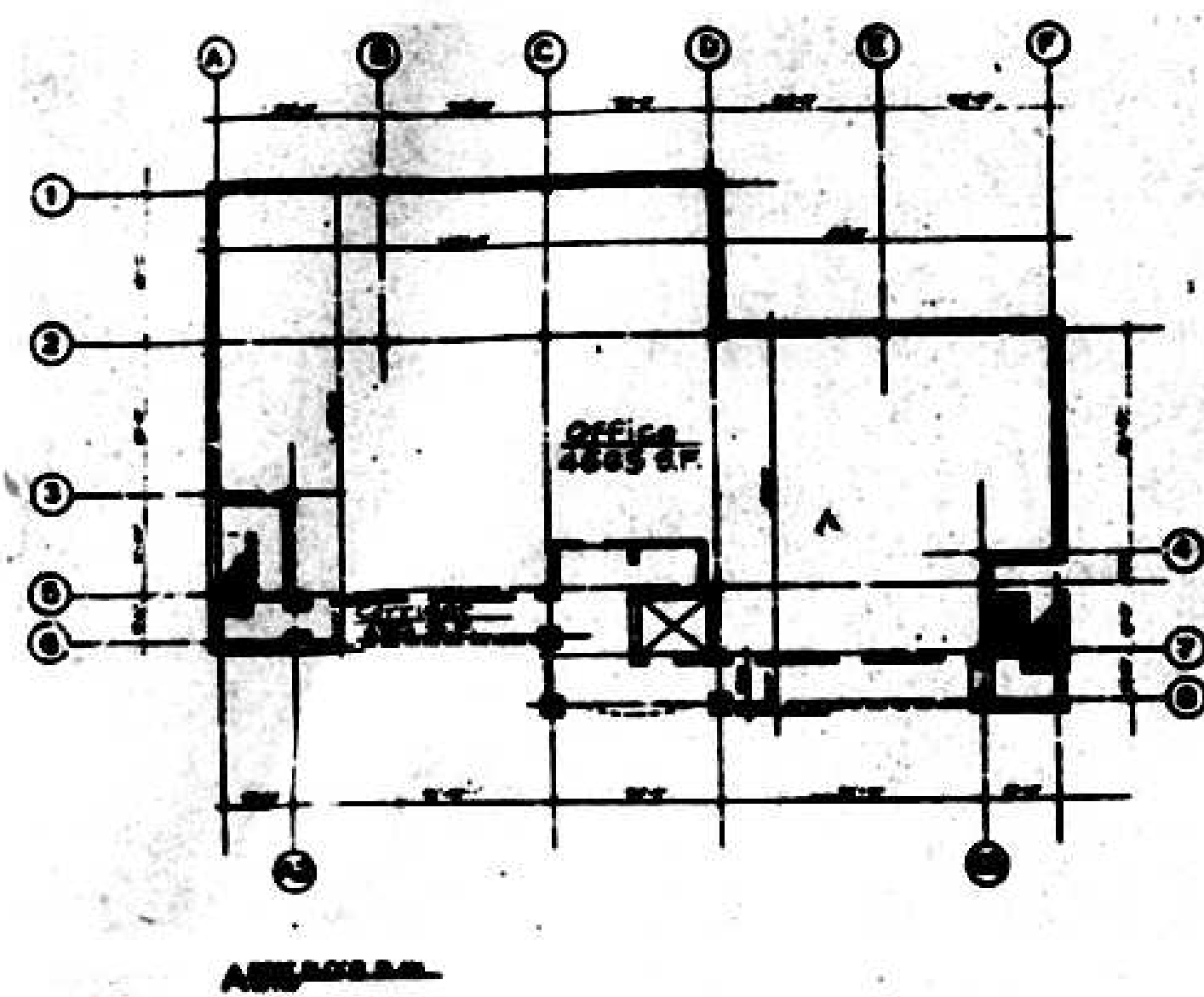
EXCEEDS the maximum allowed by the Fire Department.

4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.
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*
John F. O'Neill
Planning Group
Special Inspection Division

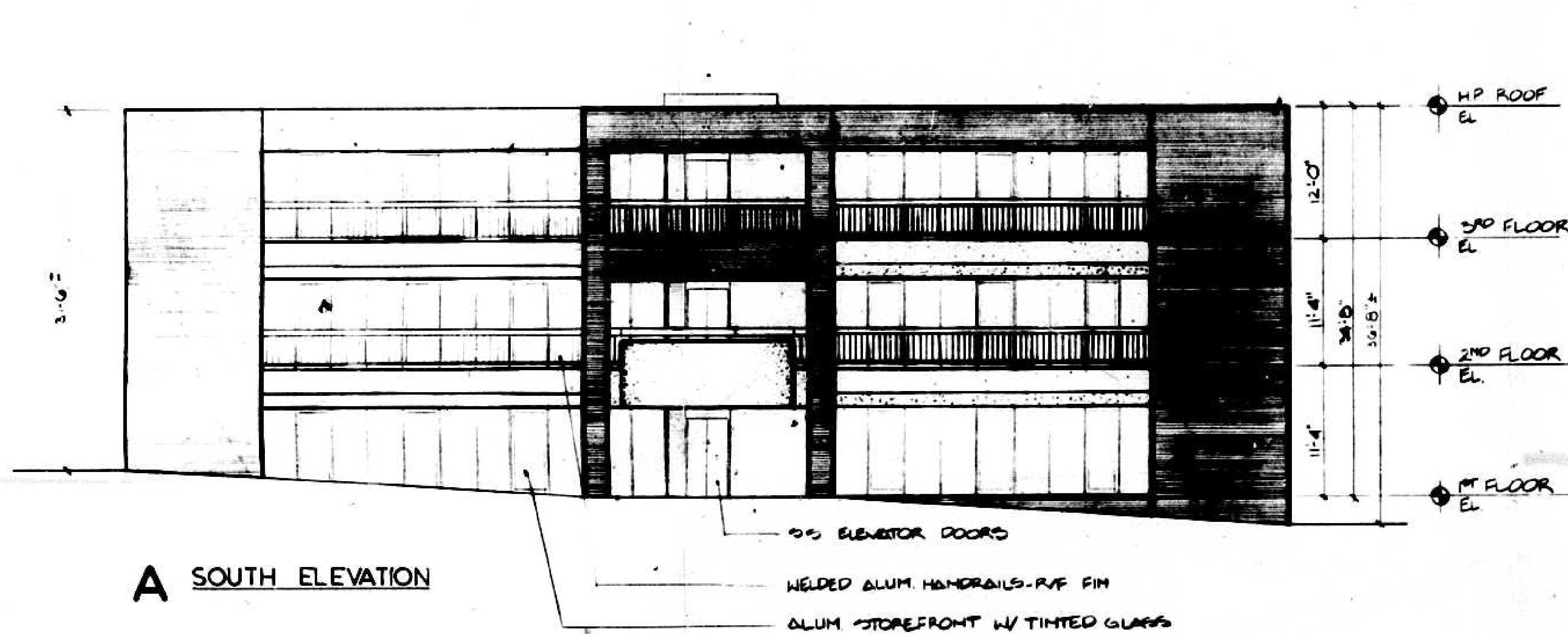
Noted and Approved: *John F. O'Neill*
John F. O'Neill
Fire Prevention Bureau

/mb

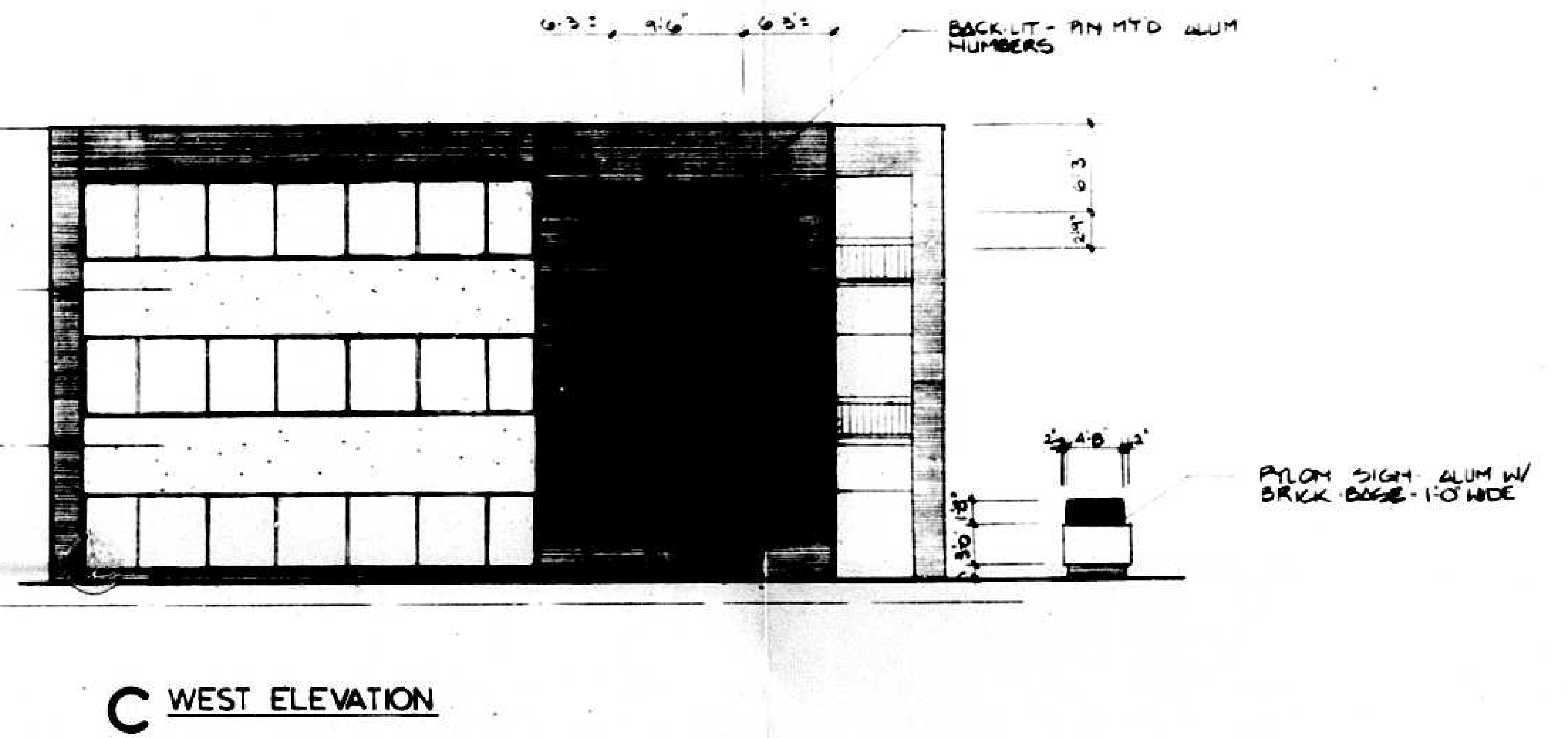


Pylon sign - ALUM W/
 BRICK BASE - 1'-0" WIDE -
 DOUBLE SIDED
 OVERALL DIMENSIONS - 8'-0" H x 8'-0" W
 S.F. OF FACE - 25.55 (TOTAL - 51.10)

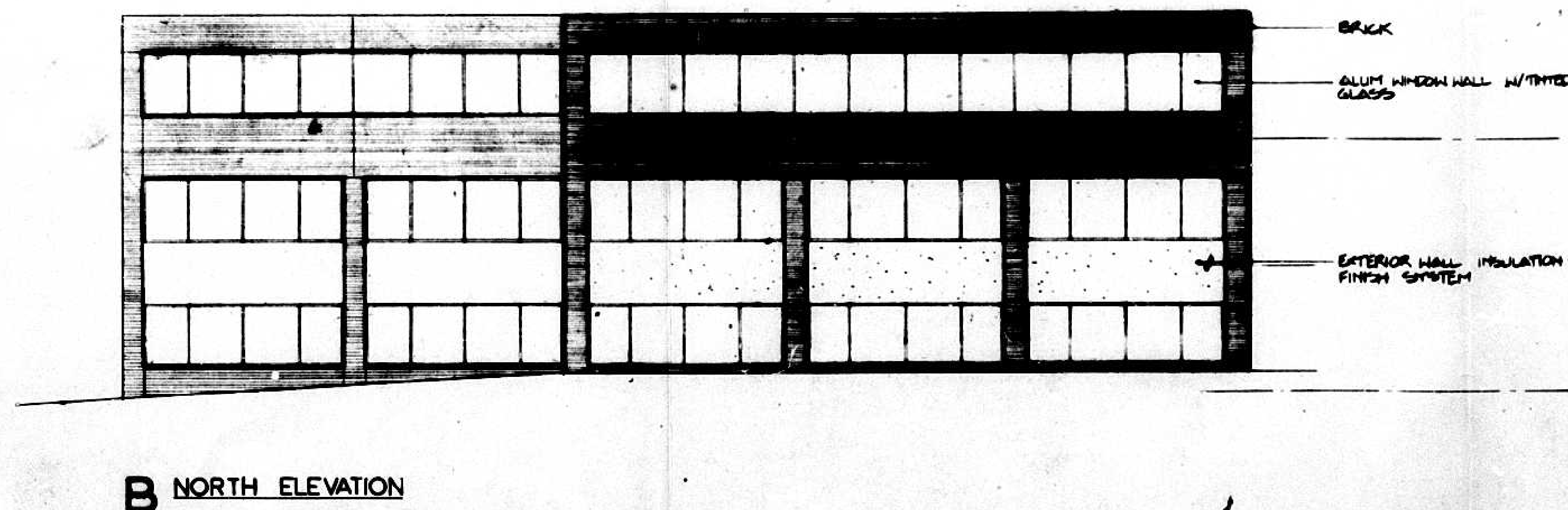
FREE STANDING SIGN DETAIL



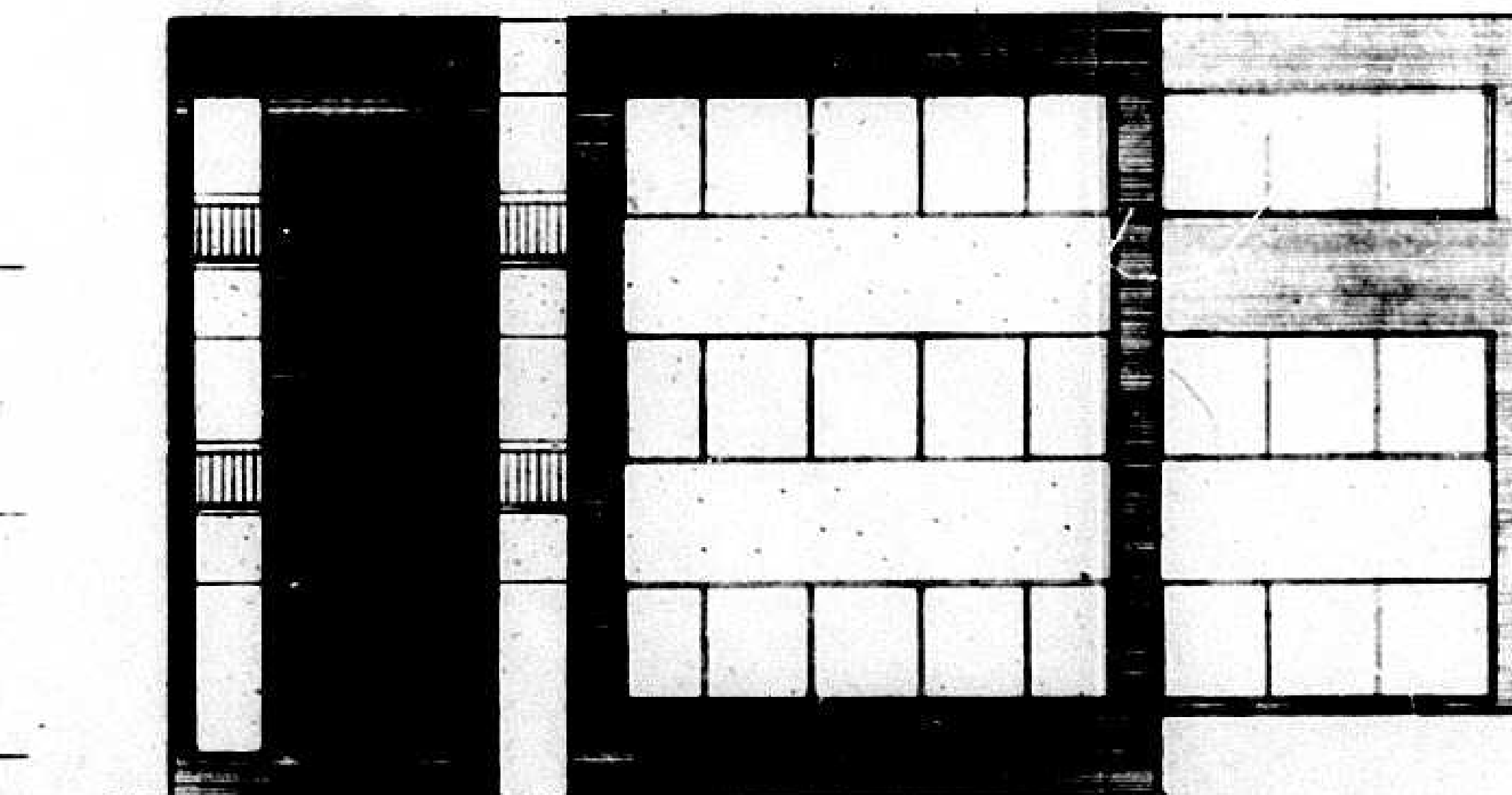
A SOUTH ELEVATION



C WEST ELEVATION

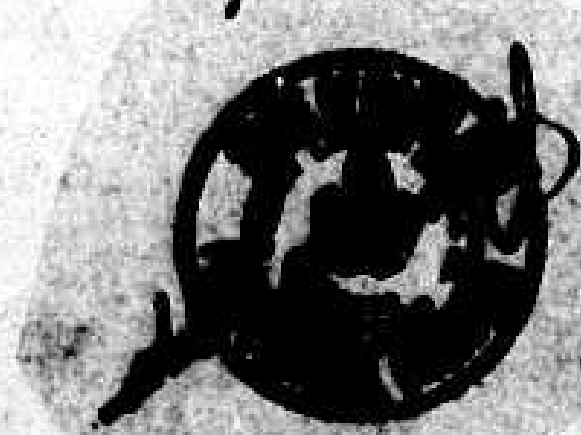


B NORTH ELEVATION



D EAST ELEVATION

ENGINEER
 DUNN & ASSOCIATES INC.
 280 S. JEFFERSON ROAD
 TOWSON, MARYLAND, 21204
 PHONE: 527-5551



PETITIONER'S
 EXHIBIT 4
 Plan to Amend Zoning Special
 Exception and C.R.G. Plan
 510 FAIRMOUNT AVENUE
 1st Floor
 Not To Scale
 * Known as 510, 512 & 514 Fairmount Avenue

CALCULATIONS - CONTINUED

AMENITY OPEN SPACE

Required: 25% Gross Site Area = 0.25 x 31,406 sq ft = 7852 sq ft

Proposed: Amenity Open Space: Groundlevel = 4,413 sq ft
Amenity Open Space: 1st Floor Covered = 496 sq ft
Amenity Open Space: 2nd Floor Covered = 490 sq ft
Amenity Open Space: 3rd Floor Covered = 490 sq ft
Total Proposed Amenity Open Space = 7886 sq ft

LANDSCAPING

See Landscaping Plan

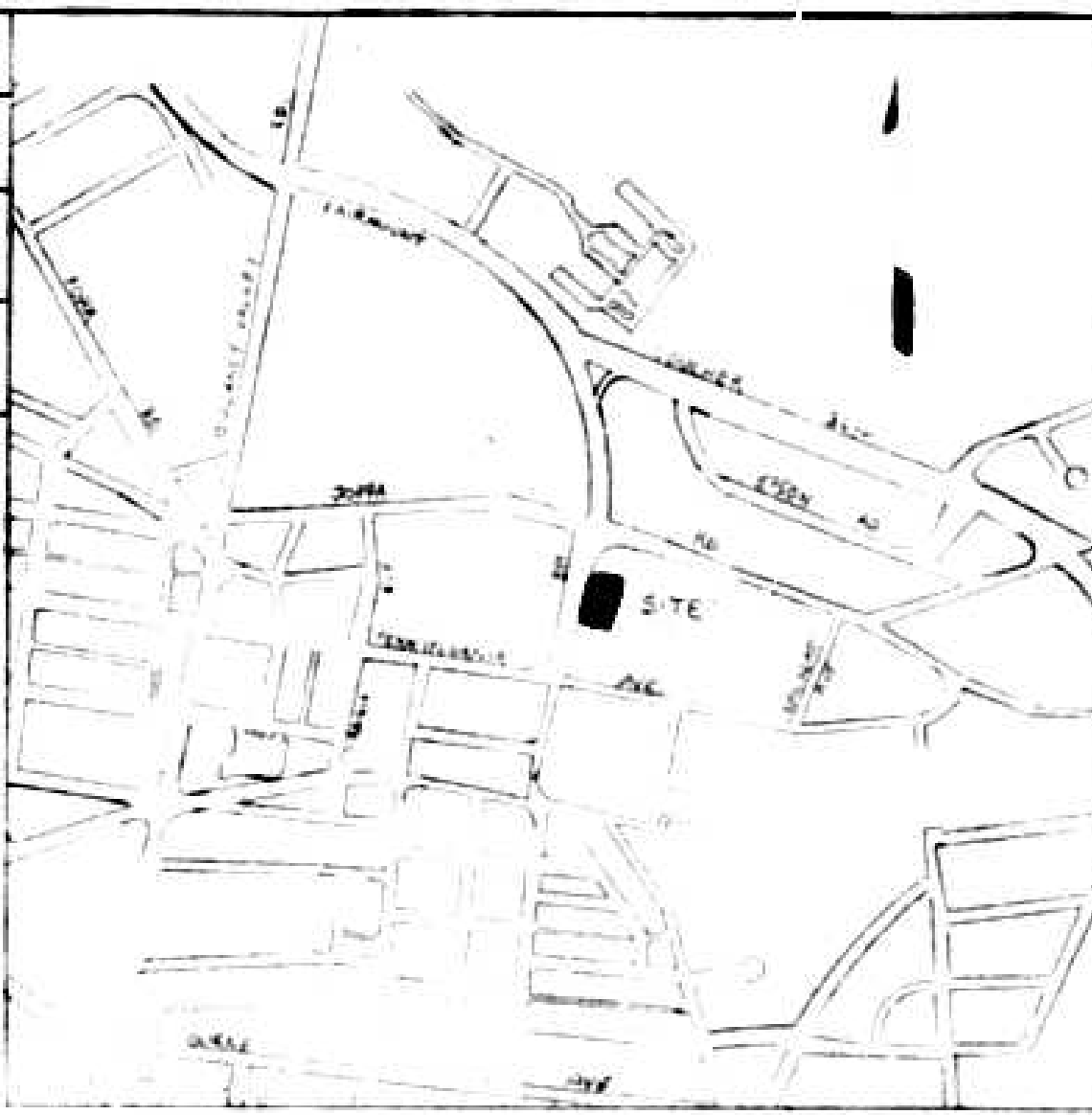
ESTIMATED A.D.T.

Medical Offices: 7125 / 1000 = 7.125
General Offices: 7125 / 12.3 = 579
Total A.D.T. = 622

NOTES (Continued)

- 6. All Existing Trees & Vegetation To Be Removed
- 7. Site is served by MTA Transit Routes B, 55, 76, 110
- 8. Prior to Demolition of Removal Existing Buildings will be Surveyed for Asbestos

SOIL TYPE & LIMITATION DATA				
TYPE	CLASS	BUILDINGS 3 STORIES OR LESS WITH BSMTS	BUILDINGS 3 STORIES OR LESS WITHOUT BSMTS	STREETS & PARKING LOTS
GIC	B	Moderate Slope	Moderate Slope	Severe: Slope
GUB	C	Severe: High Water Table	Moderate: High Water Table	Severe: High Water Table



LOCATION MAP

SCALE: 1"=100'

NOTES

- 1. Proposed Hours of Operation: 7am - 6pm
- 2. Maximum Number of Employees: 30
- 3. There are no known Flood Plains, Flood Areas, 100 year Riverine or 100 year Tidal Flood Areas on this Site.
- 4. There are no known Wetlands, Critical Areas, Archeological Sites, Endangered Species Habitat, Significant Geological Formations, or Unusual Natural Formations on this Site.
- 5. Existing Well Between #512 and #514 Fairmount Avenue to be Abandoned in accordance with current Maryland State Health Department Regulations. Drilled wells to be backfilled with licensed well driller dug wells to be backfilled with clean earth prior to grading.

SITE DATA

- 1. Net Area of Site: 0.6147 Ac.
- 2. 30' Frontage in Fairmount Avenue: 0.1065 Ac.
- 3. Gross Area of Site: 0.7210 Ac. (31,406 sq ft)
- 4. Existing Site Zoning: R.O. and RAE-2
- 5. Proposed Zoning: R.O. and RAE-2
- 6. Existing Site Use: Residential & Vacant Residential
- 7. Proposed Site Use: 3 story medical and general offices and parking
- 8. Election District: 9th
- 9. Councilmatic District: 4
- 10. Census Tract: 4700
- 11. Watershed: 23
- 12. Subwatershed: 55
- 13. Deed of Ownership: 2665/324
- 14. Tax Account number: 0920551190, 0910512621, 0002002440

CALCULATIONS

FLOOR AREA RATIO

Proposed Building Areas: 1st Floor = 4750 sq ft
2nd Floor = 4750 sq ft
3rd Floor = 4750 sq ft
Gross Floor Area = 14250 sq ft
Floor Area / Gross Site Area = 14250 sq ft / 31,406 sq ft = 0.454
Floor Area Ratio Proposed = 0.454
Floor Area Ratio Allowed = 0.50
Proposed Building Areas Do Not include Exterior Balconies

PARKING

Required: 1st Floor (Medical Offices) = 1 ps / 300 sq ft = 4750/300 = 15.83 ps
2nd Floor (Medical Offices) = 1 ps / 300 sq ft = 4750/300 = 15.83 ps
2nd Floor (General Offices) = 1 ps / 500 sq ft = 4750/500 = 9.5 ps
3rd Floor (General Offices) = 1 ps / 500 sq ft = 4750/500 = 9.5 ps
Total Parking Required = 30 ps
Proposed: 9' x 18' spaces = 36
12' x 18' spaces (Handicapped) = 2
Total Parking Proposed = 38

SEE CALCULATIONS CONTINUED AT LEFT

PLAN TO ACCOMPANY ZONING SPECIAL EXCEPTION AND C.R.G. PLAN

510 FAIRMOUNT AVENUE

In Towson, 7th Election District, Baltimore Co., Maryland, November 11, 1986 (SEE REVISION CHART)

* Known as 510, 512 & 514 Fairmount Avenue

PETITIONER'S EXHIBIT 3

REVISIONS	
DATE	DESCRIPTION
1/16/87	Added Transit Routes To Note #7. Revised F.A.R., Parking, Amenity Open Space Proposed, And A.D.T. Calculations. Indicated Medical & General Office Use OF Second Floor, Added Note #8 Increased Prop. Building, 5F Revised Footprint OF Building. Revised Grading In Parking Lot. Added Sign Detail To Sheet 2 OF 2. Revised Elevations Sheet 2 OF 2.
2/4/87	Revised A.O.S. Calculation. Revised A.O.S. shown on Plan. Turned Prop. Free Standing Sign 90°. Designated Planting Areas. Indicated Possible Future Access To Redevelopment Property. Added Ex. Use, S.W. Corner Payne Ave & Fairmount. Indicated Fire Lane To Be Paved. Added Floor Plans To Sheet 2 OF 2.

ENGINEERS
W. DUVALL & ASSOCIATES INC.
530 E. JOPPA ROAD
TOWSON, MARYLAND 21204
PHONE: 801-583-9571

DEVELOPER
Fairmount Avenue Joint Venture
515 E. Joppa Rd.
Towson, Md. 21204
(301) 337-6790

OWNER
Harold F. & Betty D. Burton
2100 Dullewood Court
Timonium, Md. 21093
(301) 252-0161

