

IN THE MATTER OF
ROPEG PARTNERSHIP
RW/S INGLESIDE AVE., CORNER
NE/S 1-695
RE: RECLASSIFICATION FROM D.R.
5.5 TO R.O. AND
SPECIAL EXCEPTION FOR CLASS B
OFFICE BUILDING
1st ELECTION DISTRICT
1st COUNCILMANIC DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
CASE NO. CR-87-452-X

ORDER OF DISMISSAL

Petition of Ropeg Partnership for zoning reclassification from D.R. 5.5 to R.O. and a Special Exception for Class B office building on property located on the northwest side of Ingleside Avenue, corner of the northeast side of 1-695, in the 1st Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Letter of Withdrawal of Petition filed September 9, 1987, a copy of which letter is attached hereto and made a part hereof from the attorney representing the Petitioner in the above entitled matter.

WHEREAS, the said attorney for the said Petitioner requests that the petition filed on behalf of said Petitioner be withdrawn as of September 9, 1987.

IT IS HEREBY ORDERED that on the 11th day of November, 1987, that said petition be and the same is dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Jackson
William T. Jackson, Chairman

Phyllis Cole Friedman
Phyllis Cole Friedman, Secretary

Barry Weiskopf
Barry Weiskopf, Clerk

Thomas J. S. Lippert
Thomas J. S. Lippert, Member

IN RE
THE PETITION
OF ROPEG PARTNERSHIP
AND PATRICIA ELLIS
FOR A ZONING RE-CLASSIFICATION
AND SPECIAL EXCEPTION

TO THE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY

EXPLANATION OF REASONS TO GRANT PETITION

The parcel of land which is the subject of this Petition is known as 611 Ingleside Avenue and consists of approximately .75 acres (the "Property"). Most of the Property currently is zoned DR 5.5; however a portion of the western end of the Property lies in an O-1 zone. The Property is currently improved by a single residential unit. If the zoning re-classification is granted, Petitioner would remove the residential unit and improve the Property with a three (3) story office building. The hours and methods of operations of the office building would be similar to other office buildings of the same size in the area. The maximum number of employees in connection with the use will be 180 people.

Since the last Comprehensive Rezoning, the property adjacent to the western boundary of the Property has been and continues to be extensively developed for office use. One project containing multiple one (1) and two (2) story office buildings has been completed, and another project to be used as office condominiums is under construction. These projects have substantially changed the character of the neighborhood, which prior to the development of these office projects had been completely residential.

Additionally, the southern boundary of the Property is the

Baltimore Beltway (Interstate 695). According to the Statement of Legislative Policy set forth in Section 203.2 of the Baltimore County Zoning Regulations:

"The R-O zoning classification is establishedto accommodate houses converted to office buildings and some small Class B office buildings in predominantly residential areas on sites that, because of adjacent commercial activity, heavy commercial traffic, or other, similar factors, can no longer reasonably be restricted solely to uses allowable in moderate-density residential zones."

Therefore, given the proximity of this Property to the Baltimore Beltway and the Statement of Legislative Policy, an error was made in previous Comprehensive Rezonings by not changing this area to an office zone. Also, the constantly increasing use of the Baltimore Beltway, constituting a change in condition, makes the Property undesirable for a residential use.

For the foregoing reasons, the Petitioner respectfully requests the change in zoning requested in its Petition.

Respectfully submitted,

Charles B. Heyman
Barry Weiskopf
Kaplan, Heyman, Greensberg, Engelman & Belgrad, P.A.
10th Floor - Sun Life Building
20 South Charles Street
Baltimore, Maryland 21201
(301)539-6967

County Board of Appeals of Baltimore County

Room 200 Court House

Towson, Maryland 21204

(301) 494-3180

November 4, 1987

Charles B. Heyman, Esq.
Barry Weiskopf, Esq.
10th Flr., 20 S. Charles St.
Baltimore, MD. 21201

Re: Ropeg Partnership
Case No. CR-87-452-X

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled matter.

Very truly yours,

June Holmen
June Holmen, Secretary

Encl.
cc: Mr. Lowell R. Glazer
Mr. Jeffrey Powers
Mr. James E. Kraft
Phyllis C. Friedman
Norman E. Gerber
James G. Howell
Arnold Jablon, Esq.
Nancy West, Esq.
J. Robert Haines
Ann Nastarowicz
James E. Dyer

IN THE MATTER OF THE
PETITION FOR RECLASSIFICATION
FROM D.R. 5.5 TO R.O. ZONE AND
SPECIAL EXCEPTION FOR CLASS B OFFICE
BUILDING, NW/S Ingleside Ave., Corner
NE/S 1-695, 1st Election District,
1st Councilmanic District

BEFORE THE COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

ROPEG PARTNERSHIP, Petitioner : Case No. CR-87-452-X (Item 2, Cycle V)

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 17th day of August, 1987, a copy of the foregoing Entry of Appearance was mailed to Charles B. Heyman, Esquire, and Barry Weiskopf, Esquire, 10th Floor, 20 South Charles St., Baltimore, MD. 21201.

Peter Max Zimmerman
Peter Max Zimmerman

PETITION FOR ZONING RE-CLASSIFICATION
SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an O.B. 5.5 zone to an Residential-Office (R-O) zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a Class B Office Building.

and (2) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

MAP SW 2F
2A
1st
DATE 11/4/87
200 B.F.
1000
DP

RECEIVED
COUNTY BOARD OF APPEALS
NOV 10 1987

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, 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.

Contract Purchaser: ROPEG PARTNERSHIP
(Type or Print Name)
Signature: Lowell R. Glazer, General Partner
Address: Patricia A. Ellis
City and State: Baltimore, Maryland 21061

Attorney for Petitioner: Charles B. Heyman/Barry Weiskopf
(Type or Print Name)
Signature: Barry Weiskopf
Address: 20 South Charles Street
Baltimore, Maryland 21201
City and State: Baltimore, Maryland 21201

Attorney's Telephone No.: (301) 539-6967
Address: 2779 New York Lane
City and State: Glen Burnie, Maryland 21061

DESCRIPTION OF A
26,766 SQUARE FOOT PARCEL
(BEING PART OF THAT PROPERTY KNOWN AS #611 INGLESIDE AVENUE)
FIRST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the northeasternmost right-of-way line of Interstate 695, as shown on State Roads Commission Plat No. 16718; said point being 125.00 feet northeasterly from base line right-of-way Station 332+15.45; said point also being 130.4 feet northeasterly from the intersection of Interstate 695 and Ingleside Avenue and running thence binding along the aforesaid northeasternmost right-of-way line of Interstate 695, as now surveyed.

(1) North 47°-10'-47" West 255.00 feet, and leaving said northeasternmost right-of-way line and running within the property of Patricia A. Ellis as described in a deed dated April 1, 1985 which was granted and conveyed by Patricia A. Ellis and Richard D. Payne, co-personal Representative of the Estate of George F. Turner, deceased, to Patricia A. Ellis and recorded among the Land Records of Baltimore County, Maryland in Liber 6898 at Folio 102.

(2) North 27°-16'-02" East 66.37 feet, to a point on the Fourth or South 65°-55' East 742.02 foot line of the aforesaid deed and running thence binding along part of said Fourth deed line.

(3) South 63°-46'-18" East 83.05 feet to an iron pipe found said point being at the beginning of the Fourth or South 65°-55' East 176.95 foot line of a deed dated January 27, 1949 which

DESCRIPTION OF A
26,766 SQUARE FOOT PARCEL
(BEING PART OF THAT PROPERTY KNOWN AS #611 INGLESIDE AVENUE)
FIRST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

granted and conveyed by Jacob A. Reich to Leonard Edward Tasker and Helen Frances Tasker and recorded among the aforesaid Land Records in Liber 1761 at Folio 285, and running thence binding along all of said Fourth deed line recorded in Liber 1761 at Folio 285 and along part of the aforesaid Fourth line of the Firstly described deed.

(4) South 63°-46'-18" East 176.95 feet to a point on the westernmost side of Ingleside Avenue and running thence binding along said westernmost side of Ingleside Avenue and the First or South 33°-19' West 140.00 foot line of the above Firstly mentioned deed.

(5) South 25°-27'-42" West 140.00 feet and running thence binding along part of the Second or North 63°-43' West 644.08 foot line of the above Firstly mentioned deed.

(6) North 61°-35'-13" West 5.87 feet to the point of beginning; containing 26,766 square feet of land, more or less.

BEING part of that parcel of ground which was conveyed by deed dated April 1, 1985 by Patricia A. Ellis and Richard D. Payne, Co-personal Representative of the Estate of George F. Turner, deceased, to Patricia A. Ellis and recorded among the Land Records of Baltimore County, Maryland in Liber No. 6898 at Folio 102.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 1st
Date of Posting: August 20, 1987
Posted for: Reclassification and Special Exception
Petitioner: Ropeg Partnership
Location of property: NW/4 of Ingleside Ave. Cor. NE/S 1-695
Location of Signs: NW/4 of Ingleside Ave. Cor. NE/S 1-695
Remarks:
Posted by: J. J. Hackett
Date of return: August 11, 1987
Number of Signs: 1

CERTIFICATE OF PUBLICATION
TOWSON, MD. August 20, 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 August 20, 1987.
THE JEFFERSONIAN,
Susan Shuler O'Brien
Publisher

NOTICE OF HEARING
RE: PETITION FOR ZONING RECLASSIFICATION AND SPECIAL EXCEPTION
NW/4 Ingleside Ave., Cor. NE/S 1-695
1st Election District - 1st Councilmanic District
Ropeg Partnership - Petitioner
Case No. CR-87-452-X
(1st No. 2, Cycle 1)
TIME: 10:00 a.m.
DATE: Thursday, September 10, 1987
PLACE: Room 218, Courthouse, Towson, Maryland
WTH:med
cc: Mr. Jeffrey Powers
Ropeg Partnership
7779 New York Lane
Glen Burnie, Maryland 21061
THIS IS TO ADVISE YOU THAT YOU WILL BE BILLED BY THE ZONING OFFICE FOR ADVERTISING AND POSTING COSTS WITH RESPECT TO THIS CASE APPROXIMATELY A WEEK BEFORE THE HEARING. THIS FEE MUST BE PAID AND THE SIGN AND POST RETURNED TO THE ZONING OFFICE, ROOM 113, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND, ON THE DAY OF THE HEARING OR THE ORDER WILL NOT BE ISSUED.

Office of
PATUXENT
10750 Little Patuxent Ferry
Columbia, MD 21044
August 24 19 87
THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR RECLASSIFICATION
was inserted in the following:
[X]Catonsville Times
[X]Arbutus Times
weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the day of August 19 87, that is to say,
the same was inserted in the issues of
August 20, 1987
PATUXENT PUBLISHING CORP.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
August 25, 1987
Chairman: Charles B. Heyman, Esquire
Barry Weiskopf, Esquire
20 S. Charles Street, 10th Floor
Baltimore, Maryland 21201
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
Dear Messrs. Heyman & Weiskopf:
This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the April - October reclassification cycle (Cycle VI). It has been reviewed by the Zoning Office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.
If you have any questions concerning the enclosed comments, please feel free to contact the Zoning Office at 494-3391 or the commenting agency.
Very truly yours,
James E. Dyer, Chairman
Zoning Plans Advisory Committee
JED:bjs
cc: Mr. Jeffrey Powers
7779 New York Lane
Glen Burnie, Maryland 21061
File

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
20th day of March, 1987.
J. Robert Haines
ZONING COMMISSIONER
Petitioner: Ropeg Partnership
Petitioner's Attorney: Charles B. Heyman, Barry Weiskopf
Received by: J. Robert Haines
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 37981
DATE: 11/3/87
ACCOUNT: R-01-613-000
SIGN & POST TO BE RETURNED:
FROM: Ropeg Partnership, 5 Light St., Suite 650, Balto., Md. 21202
RECEIVED:
AMOUNT: \$ 320.07
ADVERTISING & POSTING COSTS RE CASE #CR-87-452-X
FOR:
VALIDATION OR SIGNATURE OF CASHIER

Maryland Department of Transportation
State Highway Administration
April 14, 1987
RE: Baltimore County
Property Owner: Ropeg Partnership
Location: NW/4 Ingleside Avenue, Cor. NE/S 1-695
Existing Zoning: D.R. 5.5
Election District: 1st
Councilmanic District: 1st
Acres: 0.614
Proposed Zoning: R.O. and Special Exception for Class B Office Building
Dear Mr. Hackett:
On receipt of the submittal of February 20, 1987, for Ropeg Partnership, the site plan was forwarded to State Highway Administration Bureau of Project Planning in connection with Baltimore Beltway-(I-695) improvements.
On receipt of additional comments, the State Highway Administration will forward the comments to Baltimore County Zoning.
Very truly yours,
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman
CL-GW/es
cc: J. Ogle
Charles B. Heyman, Esq.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3393
J. Robert Haines
Zoning Commissioner
September 9, 1987
Charles B. Heyman, Esquire
Barry Weiskopf, Esquire
10th Floor, 20 South Charles Street
Baltimore, Maryland 21201
RE: PETITION FOR ZONING RECLASSIFICATION AND SPECIAL EXCEPTION
NW/4 Ingleside Ave., Cor. NE/S 1-695
1st Election District - 1st Councilmanic District
Ropeg Partnership - Petitioner
Case No. CR-87-452-X
Dear Messrs. Heyman and Weiskopf:
This is to advise you that \$520.07 is due for advertising and posting of the above property. This fee must be paid before an Order of Dismissal is issued.
THIS FEE MUST BE PAID AND THE RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE HEARING OR THE ORDER WILL NOT BE ISSUED.
Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. Margaret E. du Bois, Zoning Office, Room 113, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204, before the hearing.
Sincerely,
J. Robert Haines
Zoning Commissioner
JRH:med
cc: Mr. William Hackett, Chairman, Board of Appeals
People's Counsel for Baltimore County

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350
EXPERIMENTAL COLUMN
C. Richard Moore
Acting Director
May 8, 1987
Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204
Property Owner: Ropeg Partnership
Contract Purchaser:
Location: NW/4 Ingleside Ave., Cor. NE/S 1-695
Existing Zoning: D.R. 5.5
Election District: 1st
Councilmanic District: 1st
Acres: 0.614
Proposed Zoning: R.O. and Special Exception for Class B Office Building
Dear Mr. Hackett:
The requested zoning reclassification of this site from D.R. 5.5 to R.O. with a special exception for a Class B Office Building can be expected to increase the projected traffic from 35 trips per day to 310 trips per day. The proposed entrance fails to meet County standards and should be redesigned. The proposed R/W widening on Ingleside Avenue should be checked with Dr. John Slough of the Department of Public Works, telephone 494-3797. Curb, gutter and sidewalk will be required along Ingleside Avenue.
Very truly yours,
Michael S. Flanagan
Traffic Engineer Associate II
MSF:lt

RECEIVED
APR 21 1987
ZONING OFFICE
My telephone number is 333-1330
363-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William T. Hackett, Chairman
TO: Board of Appeals
FROM: Ian J. Forrest
SUBJECT: Reclassification and Redistricting Petitions, Cycle V

Date: May 15, 1987

In reference to the above petitions for reclassification, the following comments are made:

Item No. 2 - NW/S Ingleside Avenue - Prior to the razing of existing structures, the petitioner must contact the Division of Waste Management at 494-3768 regarding the removal of potentially hazardous materials and solid wastes. The owner should also contact the Division of Air Pollution Control at 494-3775 regarding requirements for installation of fuel burning equipment.

Item No. 9 - SW/S Mt. Vista Road - Complete plans and specifications of the life care facility must be submitted to the Plans Review Section, Division of Engineering and Maintenance, State Department of Health for review and approval. In addition, soil percolation tests must be conducted on the site.

Item No. 10 - N/S Golden Ring Road - Prior to approval of a building permit for construction of a food service facility, complete plans and specifications must be submitted to our Plans Review Section.

We are unable, at this time, to comment on the remaining reclassification petitions without additional detailed proposal information.

If you require further information or clarification regarding these comments, you may contact Mr. Gerard A. Little at 494-2762.

RECEIVED
MAY 18 1987

ZONING OFFICE

1000 MAY 18 1987
COUNTY BOARD OF APPEALS
SECTION 3



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2506
494-4500

PAUL H. RENCKE
CHIEF

April 13, 1987

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

Attention: William Hackett
Chairman, County Board of Appeals

RE: Property Owner: Ropeg Partnership

Location: NW/S Ingleside Avenue, Cor.

Item No.: 2 Zoning Agenda: Cycle V 4/87 - 10/87

Gentlemen:

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

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William T. Hackett, Chairman
Appeals Board
FROM: Charles E. Ruchman, Plans Review Chief - Department of Permits & Licenses
SUBJECT: April - October 1987 - Zoning Classification - Cycle V

Date: May 5, 1987

Item # 2 Property Owner: Ropeg Partnership
Contract Purchaser:
Location: NW/S Ingleside Ave. Cor. N/S I-695
Existing Zoning: R-5.5
Proposed Zoning: R-5 and Special Exception for Class B Office Building
Acreage: 0.614
District: 1st

1. A zoning permit shall be required to raise existing structures.
2. Spaces required for Handicapped parking by State of Maryland Regulation 05.01.07 are not indicated. Provide curb cuts, ramps, etc. as per State Code.
3. The building shall be built in compliance to the current Baltimore County Building Code as adopted by Council Bill #17-85.

cc: Zoning Advisory Committee

CEB:bac



Maryland Department of Transportation

State Highway Administration

William K. Hoffman
Secretary
Neil Kaseoff
Administrator

April 14, 1987

RE: Baltimore County
Item #2
Property Owner: Ropeg Partnership
County Office Building
Towson, Maryland 21204
Location: NW/S Ingleside Avenue, Cor. NE/S I-695
Existing Zoning: D.R. 5.5
Election District: 1st
Councilmanic District: 1st
Acreage: 0.614
Proposed Zoning: R.O. and Special Exception for Class B Office Building

Dear Mr. Hackett:

On receipt of the submittal of February 20, 1987, for Ropeg Partnership, the site plan was forwarded to State Highway Administration Bureau of Project Planning in connection with Baltimore Beltway-(I-695) improvements.

On receipt of additional comments, the State Highway Administration will forward the comments to Baltimore County Zoning.

Very truly yours,

[Signature]
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW/es

cc: J. Ogle
Charles B. Heyman, Esq.

RECEIVED
COUNTY BOARD OF APPEALS
MAY 17 1987
My telephone number is 333-333-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 965-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



Maryland Department of Transportation

State Highway Administration

William K. Hoffman
Secretary
Neil Kaseoff
Administrator

May 11, 1987

Mr. William Hackett
Chairman
Board of Appeals
County Office Building
Towson, Maryland 21204

Zoning Reclassification
Cycle V-4/87 to 10/87

RE: Baltimore County
Item #2
Property Owner:
Ropeg Partnership
Location: NW/S Ingleside Avenue, Cor. NE/S I-695
Existing Zoning: D.R. 5.5
Election District: 1st
Councilmanic District: 1st
Acreage: 0.614
Proposed Zoning: R.O. and Special Exception for Class B Office Building

Dear Mr. Hackett:

This is a follow up to our comment of April 14, 1987, on item #2, the Ropeg Partnership.

Although no property will be required for the proposed widening of the Baltimore Beltway/I-695, we (S.H.A.), will be constructing a retaining wall very close to the property line. (Just inside the State Highway Administration right-of-way). If there are any additional questions, please do not hesitate to call Ms. Catherine Pecora of S.H.A. Project Development at 333-1190.

Very truly yours,

[Signature]
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW/es

cc: J. Ogle

My telephone number is 301-333-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 965-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Md., 21203 - 0717

Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204
494-3211
Norman E. Gerber
Director

June 30, 1987

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

Re: Documented Zoning Reclassification
Petition - Cycle V, Item 2

Dear Mr. Heyman:

During the processing of this petition in Cycle V, I noticed that you have filed with documentation as governed by Section 2-58.1 (1) of the Baltimore County Code. In view of the office's past experience with this type of petition, I decided to alert you to a possible problem that may arise if and when the project proceeds in the development process.

As it's sure you know, there is no County law requiring any petitioner to complete County Review Group (CRG) processing prior to filing and proceeding with a zoning request. You're also aware of the fact that any zoning classification granted under the aforementioned 2-58.1 (1) section of the code must be developed in strict conformance with the site plan approved by the County Board of Appeals. Consequently, in those cases where the petitioner obtains the reclassification and proceeds to CRG, and changes are required in the site plan, the petitioner must repeat the zoning process to obtain County Board of Appeals approval of the revised plan. Such a process includes staff and Planning Board review, and the decision by the Board of Appeals is subject to appeal.

The bottom line is that I cannot require that petitioner's complete CRG processing before filing a zoning reclassification with documented plans, but I do want you to be aware of the potential problems.

If you have any questions concerning this matter, please feel free to call.

Sincerely,

[Signature]
Norman E. Gerber, AICP

NEG/st

cc: William T. Hackett, Chairman, County Board of Appeals
Phyllis Cole Friedman, People's Counsel
David Fields, Acting Chief, Current Planning & Development
Arnold Jablon, Zoning Commissioner
James E. Dyer, Zoning Supervisor
W. Carl Richards, Zoning Coordinator
James G. Hoswell, Planner

RECEIVED

ZONING OFFICE

9/08/87 -Telephone call from Barry Weiskopf, Esq., Counsel for Petitioner, advising that Petitioner is withdrawing petition; will put withdrawal letter in mail today. Advised PC and C. Peatt. WTH to come in-- should have withdrawal letter by then. Advised PC and interested citizen group (Dan Stanton, Ingleside Comm Assn) that there will be no hearing on Thursday.

ROPEG PARTNERSHIP

#CR-87-452-X

NW/s Ingleside Ave., Cor. NE/s I-695

Item #2, Cycle V, 1987

D.R. 5.5 to R.O. and
Special Exception for Class B Office Bldg.
(Documented)

1st Election District
1st Councilmanic Dist.

0.164 acre

March 2, 1987 Petition Filed

Charles B. Heyman, Esquire
Barry Weiskopf, Esquire
10th Floor
20 S. Charles Street
Baltimore, MD 21201
539-6967

Counsel for Petitioner

Mr. Lowell R. Glaser, Gen. Ptnr.
ROPEG Partnership
7779 New York Lane
Glen Burnie, MD 21061

Petitioner

Mr. Jeffrey Powers
7779 New York Lane
Glen Burnie, MD 21061

Petitioner's Rep.

Mr. James Earl Kraft
Baltimore County Board of Education
940 York Road
21204

Phyllis Cole Friedman, Esquire

People's Counsel

Norman E. Gerber
James G. Hoswell
David Fields
Arnold Jablon
James E. Dyer
Margaret E. du Bois
Barry Weiskopf
Neil Kaseoff

**FISHER, COLLINS
& CARTER, INC.**

CIVIL ENGINEERING CONSULTANTS
and LAND SURVEYORS

Terrell A. Fisher, P.E., L.S.
Earl D. Collins, P.E.
Ronald B. Carter, L.S.
Charles J. Crovo, Sr., P.E., L.S.

**ENVIRONMENTAL IMPACT STATEMENT
PROPOSED OFFICE BUILDING
611 INGLESIDE AVENUE**

The subject site is located on the western side of Ingleside Avenue immediately adjacent to the northern right-of-way line of the Baltimore Beltway (I-695). The site consists of approximately 0.79 acres of land and is presently occupied by a 3 story residential structure and a garage. Few hardwoods remain on the lot which is now primarily lawn and landscaped plantings common to residential areas.

The proposed development will be a 3 story office building covering approximately 6500 square feet or 19% of the property. Parking and access lanes account for an additional 31% of the property, with the remaining 30% being well planned landscaping and vegetative screening.

Careful planning and design will ensure that the construction of this office building will have minimum impact on the environment. Probable impact on the environment will consist mainly of increased storm water runoff and soil erosion during construction. Storm water runoff will be maintained at current levels by the effective use of storm water management practices. The use of pervious paving, infiltration areas or detention ponds will all be considered to determine the most suitable. Implementation of a detailed sediment and erosion control plan will minimize erosion and maintain all disturbance to the limits of the site. Design will consider existing topography and

1 of 3

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& CARTER, INC.**

CONSULTING ENGINEERS

maintain existing contours as practical to minimize grading.

Understanding that this parcel is bounded on the east by Ingleside Avenue on the south by the Beltway, and half on the north by an existing office park, the primary ecological impact will be the initial loss of habitat for birds. Residential areas immediately across Ingleside Avenue will provide similar and adequate refuge and habitat for the displaced birds.

Adverse environmental effects that cannot be avoided are soil erosion during construction. The site contains Legore-Urban Land Complex (LhB) soils which present no potential problems to the construction of an office building. Prudent sediment and erosion control practices will be employed to insure that erosion is minimal and contained within the site. Another adverse environmental effect would be the increased storm water runoff resulting from the increase in impervious area. This runoff will be kept to present levels by the use of storm water management practices. Consideration will be given to pervious paving, infiltration areas and detention ponds to determine the best suitable control for the site.

The long term effect of this project is the establishment of a productive office building in harmony with the community. Vegetative screening and professional landscaping will assist in achieving this end. The short term use of the area during construction would result in the loss of trees and vegetation. However, this is a temporary effect and the final development would result in more vegetation and landscaping than exists

2 of 3

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presently on the site.

There are no irreversible or irretrievable commitment of resources resulting from this project which would curtail beneficial use of the environment.



3 of 3

LAW OFFICES
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TENTH FLOOR-SUN LIFE BUILDING
20 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201
(301) 539-6967

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BARRY WEISKOPF
CHRIS A. OWENS
BARBARA J. ENGLISH

September 8, 1987

Mr. William Hackett,
Chairman
Board of Appeals
Room 200, Courthouse
Towson, Maryland 21204

HAND DELIVERED

Re: Reclassification Petition Item No. 2-Cycle No. V
Petitioner: Ropeg Partnership
Case No.: CR-87-452-X

Dear Mr. Hackett:

Please be advised that the undersigned represents Ropeg Partnership. At this time, my client has decided to withdraw its application for a zoning reclassification in the above-referenced matter.

Thank you for your consideration of this application to this point.

Very truly yours,

Barry Weiskopf
Barry Weiskopf

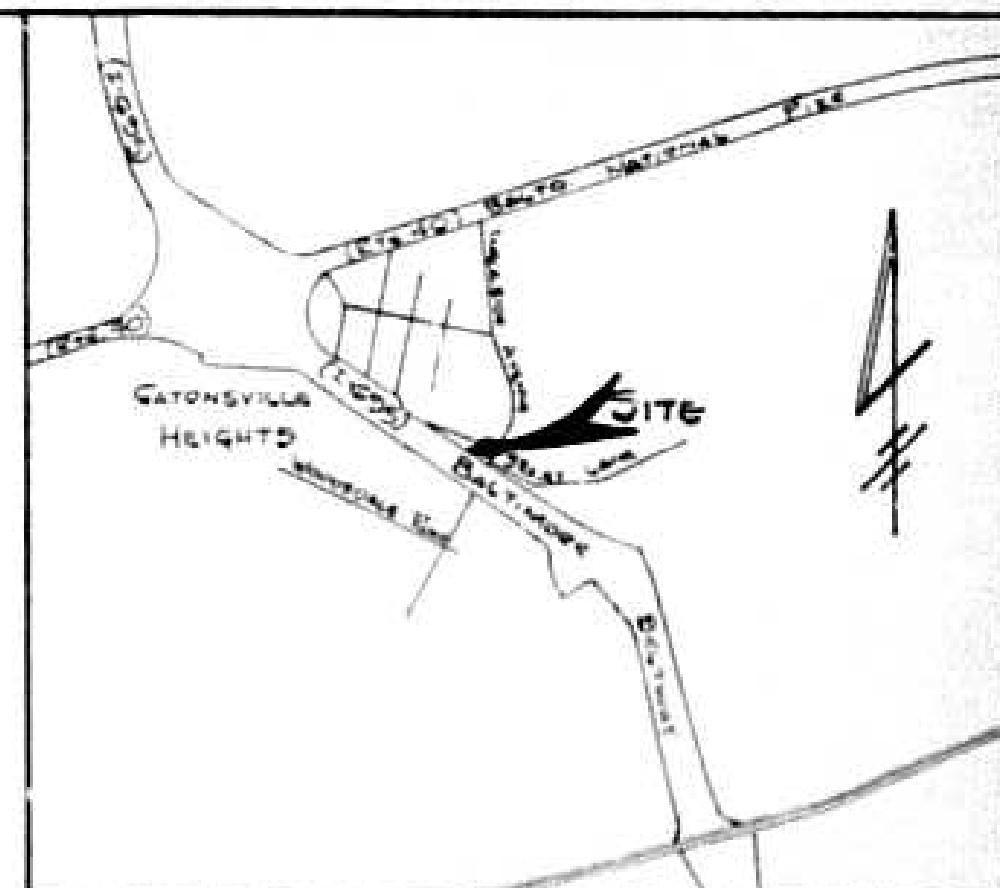
BW/hg

cc: Mr. Lowell R. Glazer
Mr. Jeffrey Powers
Charles B. Heyman, Esq.

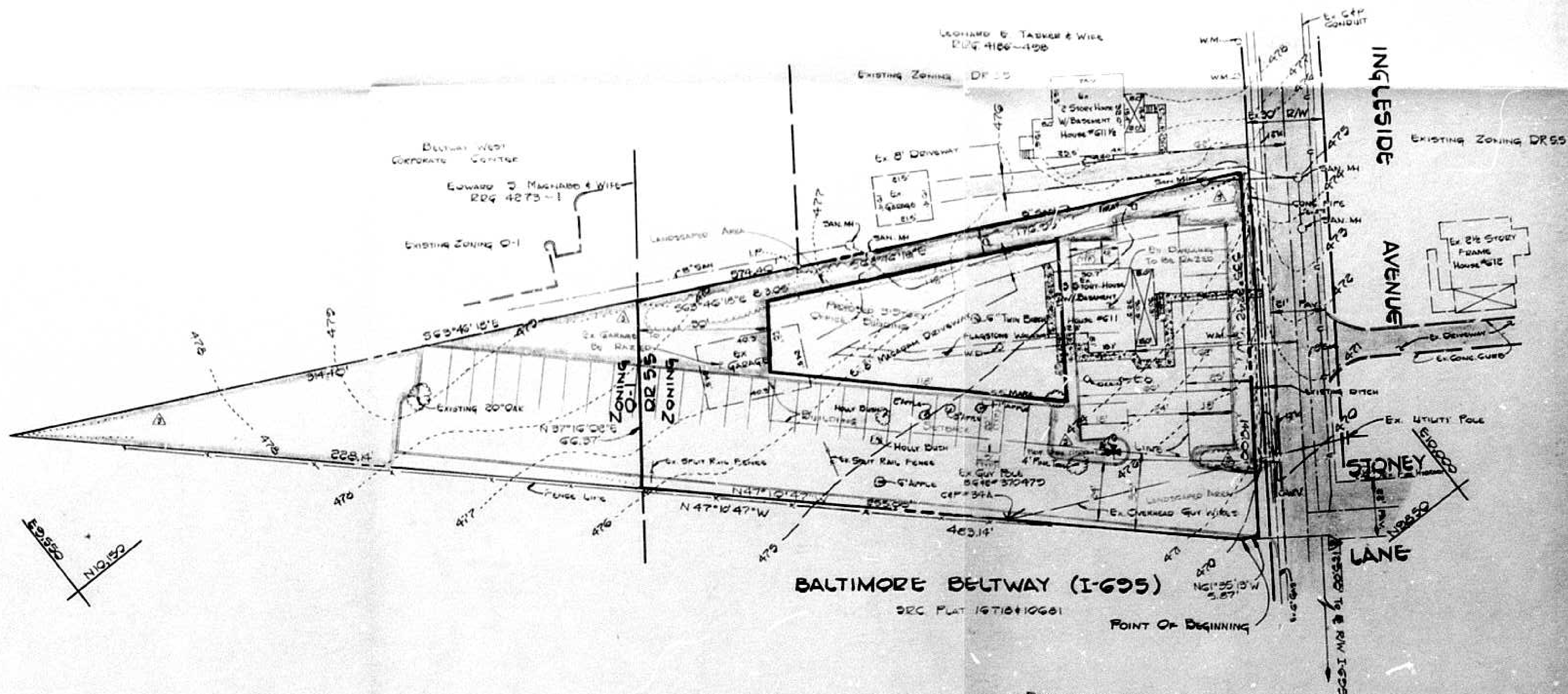
RECEIVED
COUNTY BOARD OF APPEALS
1987 SEP -9 A 8 54

1. Learning Journal: WRD
 2. Homework Journal: RD
 3. Given to be Rechecked: 60700 Su Ft. 20 Q141 As Ft
 4. Missing:
 (a) Luck: 10000 Su Ft + 120/3000 Su Ft + 18
 (b) Luck: 5000 Su Ft + 120/3000 Su Ft + 17
 (c) Luck: 5000 Su Ft + 150/3000 Su Ft + 11
 Total Parking: 60700 Su Ft
 Total Parking: 60700 Su Ft
 5. Grades: 41 Grades
 6. Operation: Normal: 60700 Su Ft
 7. Maximum Number of Employees: 100
 8. Maximum Emissions: Normal: 60700 Su Ft
 9. Total Area: 60700 Su Ft
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NO.	BY	REVISION	DATE
1	DAN.	REVISE SITE ANALYSIS TABULATIONS	4-8-87
2	DAN.	ADD DISTANCE FROM PROPERTY LINE TO I-605 R/W.	4-8-87
3	DAN.	ADD AMENITY SPAN HEIGHT	5-5-87



VICINITY MAP
SCALE: 1" = 1,000'



FISHER, COLLINS AND CARTER, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
8335 GOURT AVENUE
ELLICOTT CITY, MARYLAND 21043
TEL: (301) 401-2800

CONTRACT PURCHASER/DEVELOPER
KOMET PARTNERSHIP
7775 NEW YORK LANE
GLEN BURNIE, MD. 21061

REVISED PLANS *won*
Cycle II Item # 2
RECEIVED
MAY 5 1987
ZONING OFFICE 1ST ELECTION

ZONING CYCLE V Item 2
 PLAT TO ACCOMPANY ZONING PETITION
 611 INGLETON AVENUE
ROPTG PARTNERSHIP
 DISTRICT 151 BALTIMORE COUNTY, MARYLAND
 MAP 254101 PARCEL 106B
 AUG 1 1987 FEBRUARY 20, 1987

ALUMINUM FRAMED WINDOWS

ACCENT BRICK

FIELD BRICK

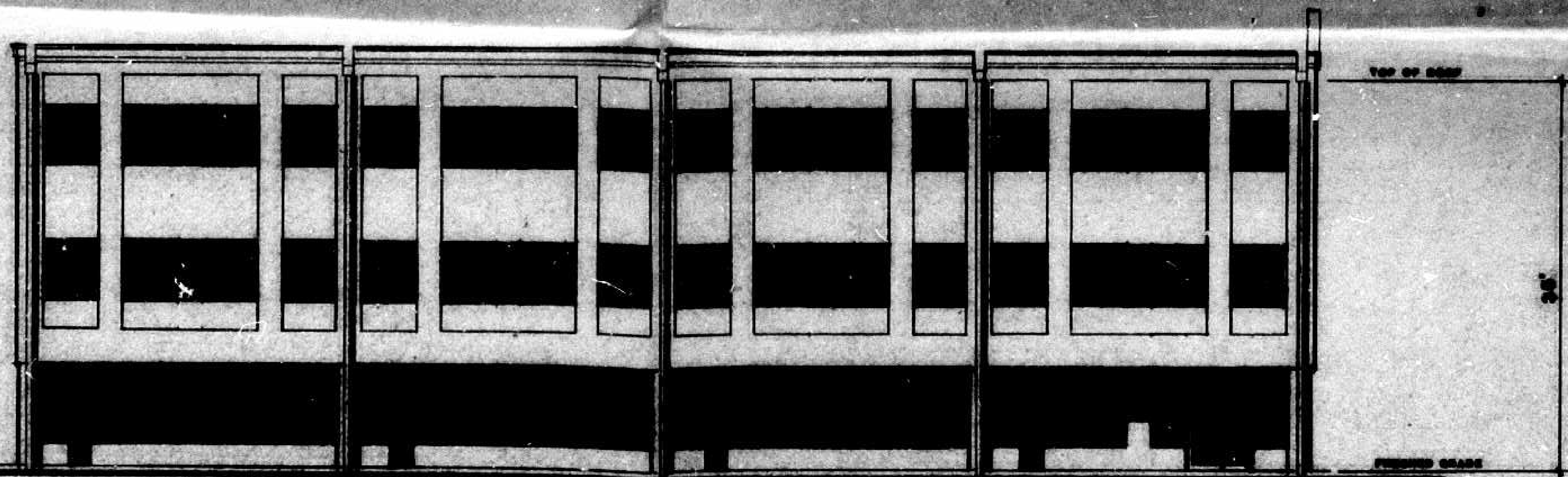
METAL DOWNSPOUTS

**PIN MOUNTED BRONZE NUMBERS
(BACK-ILLUMINATED)**

BACK-ILLUMINATED ACRYLIC ENTRY/EXIT SIGNAGE

611

SOUTHEAST ELEVATION



SOUTHWEST ELEVATION
Scale: 1/8" = 1'-0"

000000 1/5 T-5

PROPOSED INGELSIDE AVENUE OFFICE BUILDING

BALTIMORE COUNTY, MARYLAND

MARCH 1, 1967

Getting started

KANN • AMMON, INC.
Architecture
Planning
Preservation
Interior Design

519 West Pratt Street
Baltimore, Md. 21201
Phone (301) 234-0900

REVISED PLANS were
Cycle #5, Item #2

RECEIVED
MAY 5 1951

ZONING OFFICE