

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 4, 1998

James P. Whittaker, P.E.
Facility Engineering Associates, P. C.
11166 Main Street, Suite 203
Fairfax, VA. 22030

Dear Mr. Whittaker:

RE: 100 West Road, Zoning case 87-489-X, 9th Election District

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. The zoning of this site per the 1" = 200' scale zoning map # NE 11-A is Manufacturing, Light, Restricted (M.L.R.). As such, the use of this property as an office building is permitted as of right. Building permit #C-987-87 for a new office building was reviewed, approved and issued. Numerous alteration permits have also been subsequently issued for this site.

A special exception for a retail bank associated with (permitted) offices in the M. L. R. zone was granted with restrictions by the deputy zoning commissioner on June 19, 1997 under case #87-489-X. The maximum allowed building height is 60 foot, except for that any building may exceed such height, provided that at no point it projects above a line sloping inward and upward at a 45° angle from the 60' elevation at the required setback line. The maximum permitted Floor Area Ratio (FAR) is 0.6. The required number of parking spaces equals 299. This site complies with these zoning regulations. This site is in compliance with the required setbacks and number of parking spaces.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:cjs

Enclosure

c: zoning case 87-489-X

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT		No. 061037		PAID RECEIPT	
DATE 11/10/98	ACCOUNT 001-6150	PROCESS 11/16/1998	ACTUAL 11/13/1998	TIME 14:07:58	
AMOUNT \$ 40.00 (JJS)		5 MISCELLANEOUS CASH RECEIPT			
RECEIVED FROM: Facility Engineering Associates		CASHIER CLIM CHL DRAWER 1			
FOR: VERIFICATION #98-5109		Receipt # 077672 OFLN			
100 West Street Office Bldg		CR NO. 061037 40.00 CHECK Baltimore County, Maryland			
DISTRIBUTION WHITE - CASHIER		PINK - AGENCY		YELLOW - CUSTOMER	
		CASHIER'S VALIDATION			



November 4, 1998

Mr. Arnold Jablon, Director PDM
Baltimore County Zoning Department
111 West Chesapeake Ave.
Towson, Maryland 21204

Subject: Freedom of Information Act Request (FOIA) - Zoning Information
100 West Street Office Building
FEA Project No.: 98.1491

Dear Mr. Jablon:

Facility Engineering Associates, P.C. has been engaged to perform a due diligence/building condition assessment for the office building located at 100 West Street in Towson, Maryland. As part of our due diligence we are required to evaluate existing zoning compliance of the buildings. To complete our evaluation, we would like to request information that you may have on file in regard to FAR, allowable height, current zoning setbacks, limits, parking requirements, and other requirements for the designated zoning of the building. We understand that the building site is zoned MLR, bounded by I-635 and the Exit 26 off-ramp and has a total area of 5 acres. The gross building area is 130,700 s.f. and there are 414 parking spaces currently at the site.

We would appreciate a letter of zoning verification. I have enclosed a check for \$40 for the review and response letter. Thank you very much for your help in this matter. If you have any questions or need additional information, please contact me at (703) 591-4855 or by fax at (703) 591-4857.

Very truly yours,
FACILITY ENGINEERING ASSOCIATES, P.C.

James P. Whittaker, P.E.
Project Manager

cc: File

FACILITY ENGINEERING ASSOCIATES, P.C.
11166 MAIN STREET, SUITE 203
FAIRFAX, VIRGINIA 22030

703 591 4855
703 591 4857 FAX

RECEIVED NOV 12 1998

RECEIVED
NOV 10 1998
98-5109
PDM

To: JJS
11/10/98
na

frashu



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 15, 1997

Brandywine Operating Partnership, L.P.
c/o Brandywine Realty Trust
16 Campus Boulevard, Suite 150
Newtown Square, PA 19073

NationsBank, N.A.,
as Agent for the parties listed on
Schedule 1 attached hereto
Real Estate Banking
8300 Greensboro Drive
McLean, VA 22102-3604

Attention: Cheryl Fitzgerald

RE: Zoning Verification
100 West Road
Atlantic Federal Building
9th Election District

To Whom It May Concern:

In response to your request of December 15, 1997, we are pleased to confirm the following.

1. The Property is zoned M.L.R. per the 1996 1 inch = 200 feet scale zoning map #NE-11A and under the applicable zoning code of Baltimore County, MD. (A partial copy of the map is provided for your information. The 1986 culture as used on this map does not show your building.)
2. The present use of the Property as improved with office buildings (as stated in your sample letter) are permitted uses in the M.L.R. zoning classification. No variance, special exception or conditional use approval was required to legalize the present use, nor is the present use a nonconforming use; however, a special exception for a retail bank associated with (permitted) offices in the M.L.R. zone was granted with restrictions by the deputy zoning commissioner on June 19, 1997 under case #87-489-X. Once said bank was operated within 2 years of the order date it may continue as granted under the order and if lost by casualty, replaced as granted under same.

Brandywine Operating Partnership, L.P.
NationsBank, N.A.
December 22, 1997
Page 2

3. Based on a comparison of the special exception site plan, and to the best of our knowledge, with the survey plan (which does not indicate use or parking requirements) the Property and the buildings constructed thereon are presently in compliance with the applicable zoning and land development codes of Baltimore County, including without limitation laws, rules and regulations governing setbacks, parking requirements, and height and bulk restrictions which are of record or otherwise disclosed by applicable zoning or building codes. 427 parking spaces are shown to be provided for the 5-story office building use on the approved special exception site plan.
4. Since obviously constructed and approved for building permits and occupancy, to the best of our knowledge, the Property is a legally-subdivided parcel in accordance with the terms of the applicable subdivision code of Baltimore County.
5. There are no current or outstanding violation notices which have been cited by Baltimore County against the Property.
6. To the best of our knowledge, all required consents, approvals, orders or authorizations of or registrations, declarations or filings with governmental officers of Permits and Development Management, directors or officials of same having jurisdiction have been obtained, complied with or made with respect to the Property. All currently required certificates of occupancy with respect to the Property have been issued.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

John L. Lewis
Planner II
Zoning Review

JLL:rye

c: zoning case 87-489-X

Enclosure

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a retail bank associated with bank offices in an M.L.R. zone as authorized by Section 248.4b.

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

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

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

Contract Purchaser:
Rouse and Associates -
West Road Limited Partnership
(Type or Print Name)
Signature
3950 Symphony Woods Road, Suite 300
Address
Columbia, MD 21044
City and State

Legal Owner(s):
Cedav Associates
(Type or Print Name)
Signature
David Rudnick, Partner
(Type or Print Name)
Signature

3950 Symphony Woods Road, Suite 300
Address
Columbia, MD 21044
City and State

David Rudnick, Partner
(Type or Print Name)
Signature

Attorney for Petitioner:
Mr. Gail Stern
(Type or Print Name)
Signature
Frank, Bernstein, Conway and Goldman
300 East Lombard Street
Address
Baltimore, MD 21202
City and State

c/o Rudco Industries, Inc.
30 West Canterbury Road (201) 261-2200
Address
Paramus, NJ 07652
City and State

Signature
Frank, Bernstein, Conway and Goldman
300 East Lombard Street
Address
Baltimore, MD 21202
City and State

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

Baltimore, MD 21202
City and State

Name

Attorney's Telephone No.: (301) 625-3500

Frank, Bernstein, Conway and Goldman (301) 625-3500
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of April, 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 10th day of June, 1987, at 10:45 o'clock a.m.

Zoning Commissioner of Baltimore County

ESTIMATED LENGTH OF HEARING 1/2 HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER
REVIEWED BY: DATE 4/2/87

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 12th day of June, 1987 that a retail bank associated with bank offices in a MLR zone, in accordance with the plans submitted, be approved, and as such, the Petition for Special Exception is hereby GRANTED, subject, however to the following restrictions:

- Access to the retail bank shall be from the office building lobby.
- The entrance to the property shall be as shown on Petitioner's Exhibit 2, and as modified by Petitioner's Exhibit 3. The entrance to the property may be further modified or redesigned by mutual agreement of the developer of the property and the Baltimore County Department of Traffic Engineering.
- This Special Exception shall continue to be valid and in full force and effect if a portion of the property is conveyed to the State Highway Administration so long as either (a) there is sufficient parking on the property to meet all requirements of the BCZR, or (b) the then owner of the property obtains a variance from the parking requirements of the BCZR.

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

DESCRIPTION 100 WEST ROAD

BEGINNING for the same at the point of intersection of the north-westerly side of West Road, 70 feet wide, as now laid out and existing, with the first or North 23°42' West 400 foot line of the lands conveyed to Cecil N. Rudnick and David L. Rudnick, co-partners by deed recorded among the Land Records of Baltimore County, Maryland in Liber 5418, Folio 840, said point of beginning also being located approximately 585 feet northeasterly of the centerline of Kenilworth Drive as measured along the northwesterly right-of-way line of West Road; thence running on the first line through a part of the twelfth line of said deed

- North 32°04'07" West 612.26 feet on the northeasterly side of the former location of the Towson and Cockeysville Electric Railway Company's right-of-way, now abandoned;
- North 57°23'23" East 47.82 feet to intersect the southern most right-of-way line of the Baltimore County Beltway as shown on State Roads Commission of Maryland Plats Nos. 10574 and 10575; thence binding on said right-of-way line of said beltway the following seven (7) lines
- Easterly by a spiral curving to the left, the chord of which bears North 75°05'03" East 249.00 feet;
- North 74°07'03" East 87.78 feet;
- North 83°04'24" East 11.47 feet;
- Easterly by a curve to the right having a radius of 630.00 for a distance of 90.00 feet, the chord of said arc bearing North 87°09'57" East 89.92 feet;
- Southeasterly by a curve to the right having a radius of 230.00 feet for a distance of 46.00 feet, the chord of said arc bearing South 83°00'44" East 45.92 feet;
- Southeasterly by a curve to the right having a radius of 147.53 feet for a distance of 112.38 feet, the chord of said arc bearing South 55°27'37" East 109.68 feet;



Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-8353
Arnold Jablon
Zoning Commissioner

June 19, 1987

Gail Stern, Esquire
Frank, Bernstein, Conway and Goldman
300 East Lombard Street
Baltimore, Maryland 21202

Dennis F. Rosenbaum
County Executive

RE: Petition for Special Exception
NW/S West Road, Corner S & SW/S
of Eastbound Off-Ramp of I-695
at Exit 26 (100 West Road)
9th Election District
4th Councilmanic District
Case No. 87-489-X
Cedav Associates - Petitioner

Dear Ms. Stern:

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 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
Deputy Zoning Commissioner

JMJ:bjs
Enclosures

cc: Rouse and Associates -
West Road Limited Partnership
5950 Symphony Woods Road, Suite 300
Columbia, Maryland 21044
People's Counsel

Page two

- South 36°25'47" East 174.05 feet; thence leaving said beltway and binding reversely on the fourth, third and a part of the second lines of the parcel of land described in a deed dated August 12, 1963, and recorded among said land records in Liber R.R.G. 4187, Folio 52 the following three bearings and distances:
- South 56°35'53" West 454.71 feet;
- Southwesterly by a line curving to the left having a radius of 30.00 feet for a distance of 47.12 feet, the chord of said arc bearing South 11°35'53" West 42.42 feet, and
- South 33°24'07" East 120.00 feet to the northwest side of West Road; thence running on the northwest side of said road
- South 56°35'53" West 70.26 feet to the point of beginning.

CONTAINING 215,738.788 square feet or 4.95268 acres of land.



PETITION FOR SPECIAL EXCEPTION

9th Election District - 4th Councilmanic District
Case No. 87-489-X

LOCATION: Northwest Side of West Road, Corner South and Southwest Side of Eastbound off ramp I-695 Exit 26 (100 West Road)

DATE AND TIME: Wednesday, June 10, 1987, at 10:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Exception for a retail bank associated with bank offices in an M.L.R. Zone

Being the property of Cedav Associates, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN RE: PETITION FOR SPECIAL EXCEPTION
NW/S West Road, Corner S & SW/S
of Eastbound Off-Ramp I-695,
Exit 26 (100 West Road)
9th Election District
4th Councilmanic District
Cedav Associates
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-489-X

The Petitioner herein requests a special exception for a retail bank associated with bank offices in a MLR zone as authorized by Section 248.4b, and as more particularly described on the plan submitted, prepared by Daft-McCune-Walker, Inc., dated April 2, 1987 and identified as Petitioner's Exhibit 2, and as modified on the xeroxed copy of a plat, identified as Petitioner's Exhibit 3.

Testimony on behalf of the Petitioner indicated that the site is proposed for redevelopment with a five story office building, one of whose principal tenants will be a bank. In addition to its corporate headquarters, that bank wishes to provide a retail bank on site with its entrance off of the building lobby. The office building will be between a beltway ramp and two existing office buildings facing West Road. The site is at a lower elevation than the two buildings. The project provides a considerable amount of parking beyond that required by the Baltimore County Zoning Regulations (BCZR). The Petitioner does not intend to pursue medical tenants and will not seek sign variances.

There were no Protestants.

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 Sections 248.4b and 502.1 of the BCZR have been met, and the health, safety and general welfare of the community will not be adversely affected. Therefore, the Special Exception should be granted.

ORDER RECEIVED FOR FILING
Date
By

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NW/S West Rd., corner S & SW/S
of Eastbound off ramp I-695 : OF BALTIMORE COUNTY
(Exit 26) (100 West Rd.)
9th District :
CEDAV ASSOCIATES, Petitioner : Case No. 87-489-X

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 20th day of May, 1987, a copy of the foregoing Entry of Appearance was mailed to Gail M. Stern, Esquire, Frank, Bernstein, Conway & Goldman, 300 E. Lombard St., Baltimore, MD 21202, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 2, 1987

Gail Stern, Esquire
Frank, Bernstein, Conway and Goldman
300 East Lombard Street
Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL EXCEPTION
NW/S West Rd., Cor. S and SW/S of Eastbound
off ramp I-695 Exit 26 (100 West Road)
9th Election District - 4th Councilmanic District
Cedav Associates - Petitioner
Case No. 87-489-X

Dear Ms. Stern:

This is to advise you that \$84.46 is due for advertising
and posting of the above property. This fee must be paid before an
Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON
THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by
this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit
to Towson, Maryland

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

No. 35892

DATE 6/10/87 ACCOUNT R-01-615-000

SIGN & POST
RETURNED AMOUNT \$ 84.46
Mr. William R. Bone, 809 W. Lake Ave.,
Balto., Md. 21210

RECEIVED FROM: ADVERTISING & POSTING COSTS RE CASE #87-489-X

FOR: 8 8043*****844612 8108F

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO Zoning Commissioner Date May 7, 1987

Norman E. Gerber, AICP, Director
FROM Office of Planning and Zoning

SUBJECT Zoning Petition No. 87-489-X

This office is not opposed to the proposed bank as limited
in the subject submittal.

Norman E. Gerber, AICP
Director

NEG:JGH:slb

RECEIVED
MAY 11 1987
ZONING OFFICE

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th Date of Posting May 22-87
Posted for: Special Exception
Petitioner: Cedar Associates
Location of property: NW/S of West Road, Corner of S & SW/S
Side of Eastbound off ramp I-695 Exit 26
Location of Sign: NW side of West Road, approx 650' N.E.
of Kemmerly Ave. at front of subject property
Remarks:
Posted by: A. J. Jablon Date of return: May 22-87
Number of Signs: 1

CERTIFICATE OF PUBLICATION

PERMISSION FOR
SPECIAL EXCEPTION
100 West Road
4th Councilmanic District
Case No. 87-489-X

LOCATION: Northwest Side of
West Road, Corner South and
Eastbound Side of Eastbound off
ramp I-695 Exit 26 (100 West Road)
DATE AND TIME: Wednesday, June
10, 1987 at 10:45 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing.

Petition for Special Exception for a
retail bank associated with bank of-
fice in an M.L.R. Zone.

Being the property of Cedar Asso-
ciates, as shown on plat filed with
the Zoning Office.

In the event that the Petitioner is
granted a building permit may be is-
sued within thirty (30) day ap-
proval period. The Zoning Commis-
sioner 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 supported in writing by the
petitioner and filed with the Zoning
Office.

By Order Of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
5/20 May 21

TOWSON, MD. May 21 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
May 21 1987

THE JEFFERSONIAN,

Susan Shuler Obeult
Publisher

2896

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 April 19 87

ARNOLD JABLON
Zoning Commissioner

Petitioner: Cedar Associates Received by: Jean M. H. Jung
Petitioner's Attorney: Gail Stern, Esquire Chairman, Zoning Plans
Advisory Committee

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

May 28 19 87

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR SPECIAL EXCEPTION

was inserted in the following:
☐ Catonsville Times
☐ Arbutus Times

Towson Flier \$40.50

weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 23 day of May 19 87, that is to say,
the same was inserted in the issues of

May 21, 1987

PATUXENT PUBLISHING CORP.
By: [Signature]

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

CERTIFICATE OF PUBLICATION OF

7-3775
LAW OFFICES
FRANK, BERNSTEIN, CONAWAY & GOLDMAN
300 EAST LOMBARD STREET
BALTIMORE, MARYLAND 21202
(301) 695-3500
(301) 556-9476
TELECOPIER (301) 695-3702
CABLE FRASACOR
TELEX 87939
GAIL M. STERN
June 11, 1987
RECEIVED
JUN 15 1987
ZONING OFFICE
AMERICAN CITY BUILDING
COLUMBIA, MARYLAND 21044
(301) 730-9477
DIRECT DIAL NUMBER
625-3647

Ms. Jean M. H. Jung
Deputy Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception
Item No. 399
Case No. 87-489-X
CEDAV ASSOCIATES

Dear Ms. Jung:

As you requested, I have prepared and am enclosing herein
language regarding the design of the entrance to the property which
was the subject of the above-captioned Case, as well as language
regarding a future taking by the State Highway Administration.
Please do not hesitate to contact me if I can be of any other
assistance to you.

Sincerely,
Gail M. Stern

GMS/lld
Enclosure

Gail Stern, Esquire
Frank, Bernstein, Conway and Goldman
300 East Lombard Street
Baltimore, Maryland 21202
May 1, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
NW/S West Rd., Cor. S & SW/S of Eastbound off ramp
I-695 Exit 26
(100 West Road)
9th Election District - 4th Councilmanic District
Cedav Associates - Petitioner
Case No. 87-489-X

TIME: 10:45 a.m.

DATE: Wednesday, June 10, 1987

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

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

No. 32524

ited Partnership
0

DATE 4/1/87 ACCOUNT 01-615-000
AMOUNT \$ 100.00
RECEIVED FROM: Dept. M. H. Jung - Walker
FOR: SE # 399
8 8017*****1000012 8038F
VALIDATION OR SIGNATURE OF CASHIER

1. The entrance to the Property shall be as shown on
Petitioner's Exhibit 2, as modified by Petitioner's Exhibit 3.
The entrance to the Property may be further modified or redesigned
by mutual agreement of the developer of the Property and the Baltimore
County Department of Traffic Engineering.

2. This Special Exception shall continue to be valid and
in full force and effect if a portion of the Property is conveyed
to the State Highway Administration so long as either (a) there is
sufficient parking on the Property to meet all requirements of the
Baltimore County Zoning Regulations, or (b) the then owner of the
Property obtains a Variance from the parking requirements of the
Baltimore County Zoning Regulations.



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

C. Richard Moore
Acting Director

May 11, 1987

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

Item No. 399 -ZAC- Meeting of April 14, 1987
Property Owner: Cedar Associates
Location: NW/S West Road, corner S and SW/S
E/bound off ramp
Existing Zoning: MLR
Proposed Zoning: Special Exception for a retail bank
associated with bank offices
Area: 4.95 acres
District: 9th Election District

Dear Mr. Jablon:

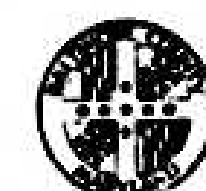
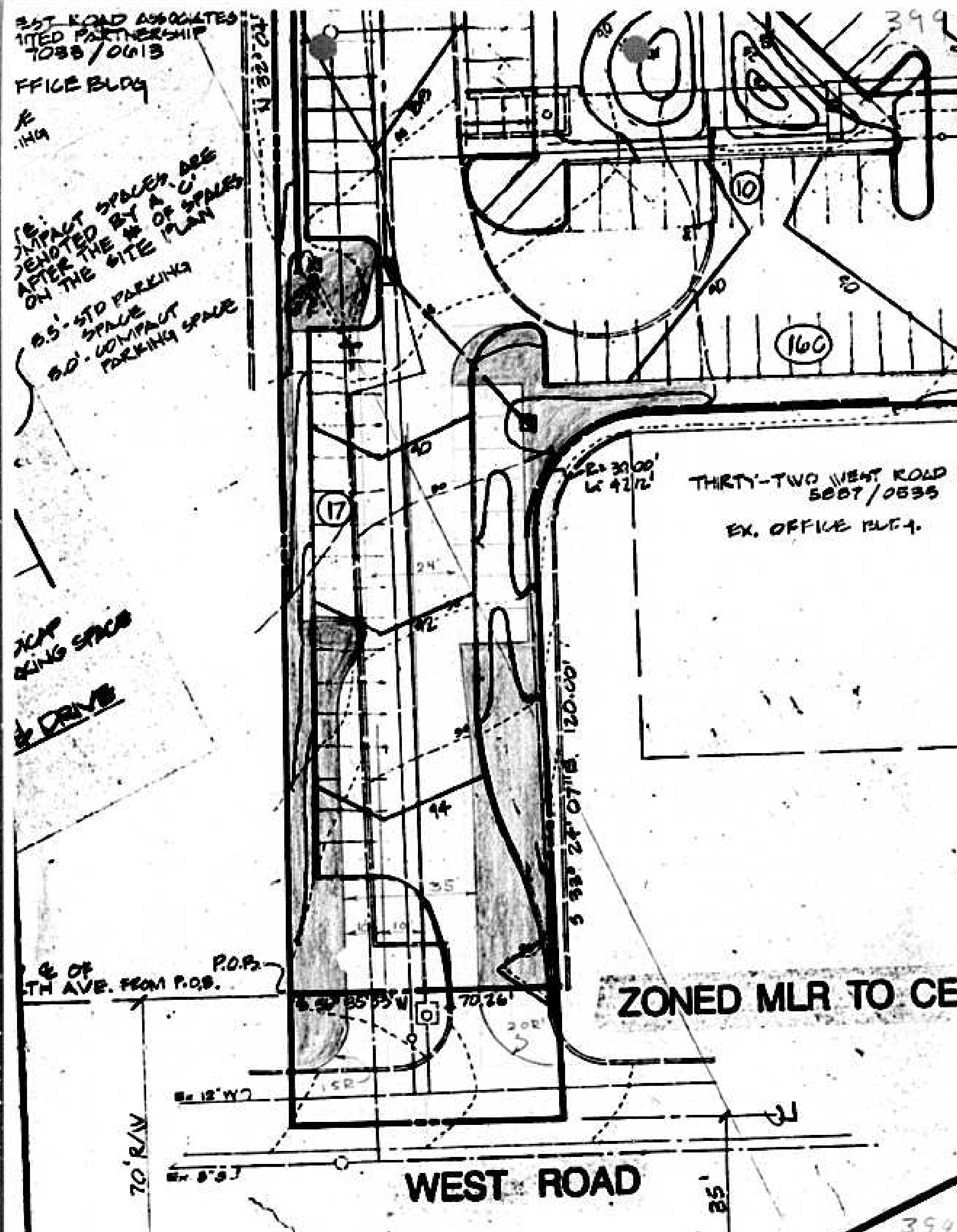
Attached is a sketch showing a recommended entrance for this site.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

Attachment



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

May 5, 1987

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

Dear Mr. Jablon:

Comments on Item # 399 Zoning Advisory Committee Meeting are as follows:

Property Owner: Cedar Associates
Location: NW/S West Road, corner S and SW/S E/bound off ramp
District: 9th

APPLICABLE RULES 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 Manufactured and Aged (A.M.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.
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/are 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. Reproduced seals are not acceptable.
5. All One Group except B-4 Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Two Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 601, Section 1207, Section 1206.1 and Table 1202. 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 permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 601 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(a) _____ of the Baltimore County Building Code.
8. When filing for a required Change of Use/Accessory Permit, an attention 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 are from Use _____ to Use _____ or to Mixed Use _____. See Section 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain. Flood/riverine. Please see the attached copy of Section 214.0 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: Gratings shall not interfere with handicapped access to sidewalks, ramps, etc. Provide curb cuts at West Road sidewalks. Pre-ide approved signs etc. for parking.
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. If desired the applicant may obtain additional information by visiting Room 127 of the County Office Building at 311 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark S. Flanagan
B1: C. E. Flanagan, Chief
Building Plans Review

FRANK, BERNSTEIN, CONAWAY & GOLDMAN
300 EAST LOMBARD STREET
BALTIMORE, MARYLAND 21202

SUITE 1000, NORTH TOWER
7700 LEESBURG PIKE
TYSONS CORNER, VIRGINIA 22043
(703) 893-4670

(301) 625-3500
(703) 556-9676
TELEPHONE (301) 625-3702
CABLE FRANKSON
TELEX 879329

SUITE 700
AMERICAN CITY BUILDING
COLUMBIA, MARYLAND 21044
(301) 730-9477

DIRECT DIAL NUMBER
625-3647

April 6, 1987

Mr. Arnold Jablon
Zoning Commissioner
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception - Item 399
CEDAR ASSOCIATES

Dear Mr. Jablon:

This firm represents West Road Limited Partnership, the contract purchaser of property located on West Road in Baltimore County. We recently filed a Petition for Special Exception, which Petition has been assigned Item 399. If the Special Exception is granted, the contract purchaser will be able to lease a substantial portion of the office building to be constructed to a bank. If the Special Exception is not granted, another tenant will need to be located as the bank will not be interested in leasing any space in the building. Therefore, it is very important to my clients that the Special Exception be decided as soon as possible. Any assistance that you can provide in having a hearing scheduled on this matter in an expedited fashion would be very much appreciated.

Sincerely,

Gail M. Stern

GMS/lld

RECEIVED
APR 6 1987
ZONING OFFICE

BALTIMORE COUNTY DEPARTMENT OF HEALTH

5-4-87
Date

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

Zoning Item #399 Zoning Advisory Committee Meeting of 4-14-87

Property Owner: Cedar Associates
Location: NW/S West Rd. District 9
Water Supply: meter Sewage Disposal: meter

COMMENTS ARE AS FOLLOWS:

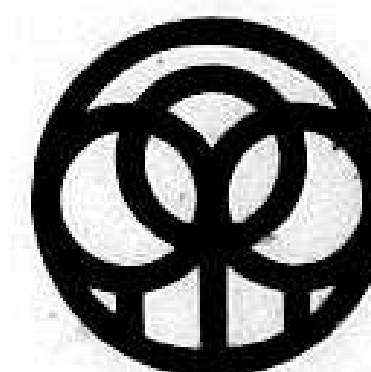
- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- (✓) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any 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

TRANSMITTAL

DAFT-McCUNE-WALKER, INC.
Land Planning Consultants
Landscape Architects
Engineers & Surveyors

200 East Pennsylvania Avenue
Towson, Maryland 21204
Telephone: (301) 296-3333



Item # 399

Cedar Assoc

Rudnick, Fabian

To: W. Carl Richards Jr.
Zoning Coordinator

Date: 4/12/87
Job no.: 86028

Attention:

Reference: 100 West Road
S.E. for Retail Bank
via carry

Gentlemen:

We are sending you: ☒ Shop drawings ☒ Attached ☐ under separate cover: ☐ Samples ☐ Plans

Copies	Date	Number	Description
3			Signed Special Exception Petitions
3	4/12/87		Sealed descriptions
10			Plan & Plat to Accompany Special Exception
1			4419 Filing Fee Check, \$100.00

These are transmitted as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit ☐ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit ☐ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return ☐ corrected prints
☐ For review and comment ☒ For Hearing

Remarks: Soonest possible hearing date is urgently requested to expedite resolving bank as an accessory use to a principal office building tenant.

Gail Stern
Bill Bone

Signed George E. Gavrielis

Zoning Item #399 Zoning Advisory Committee Meeting of 4-14-87
Page 2

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

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

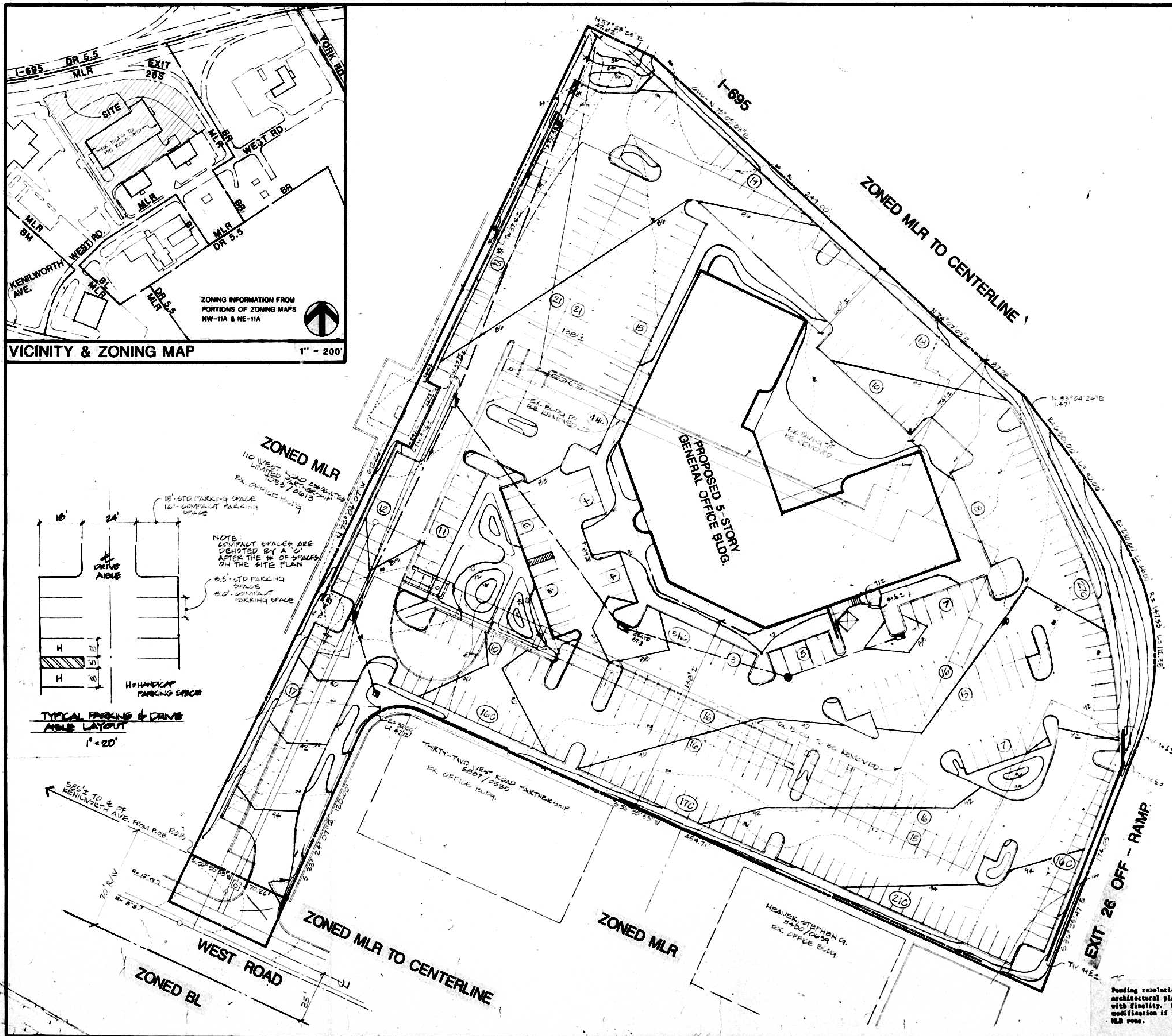
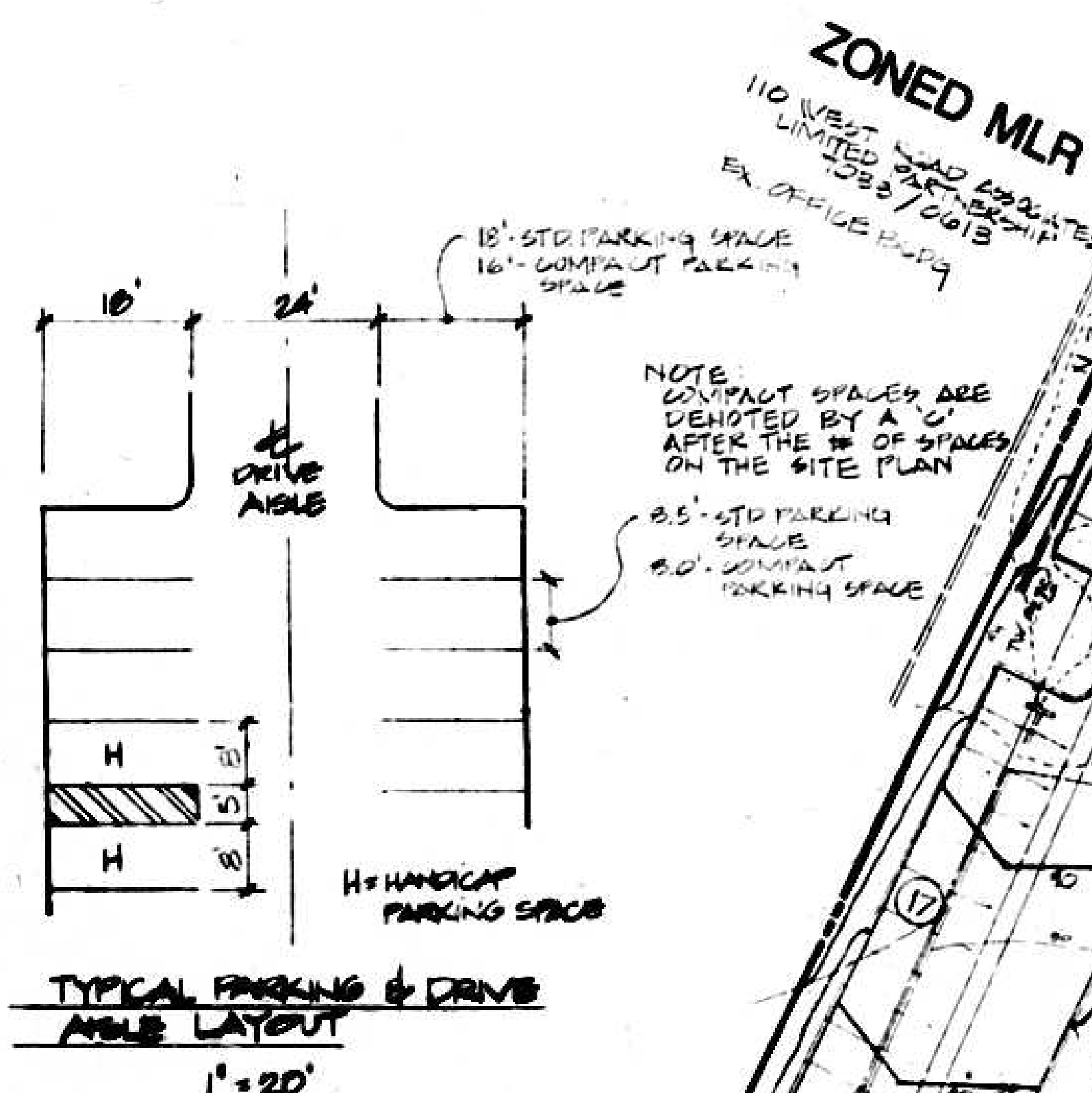
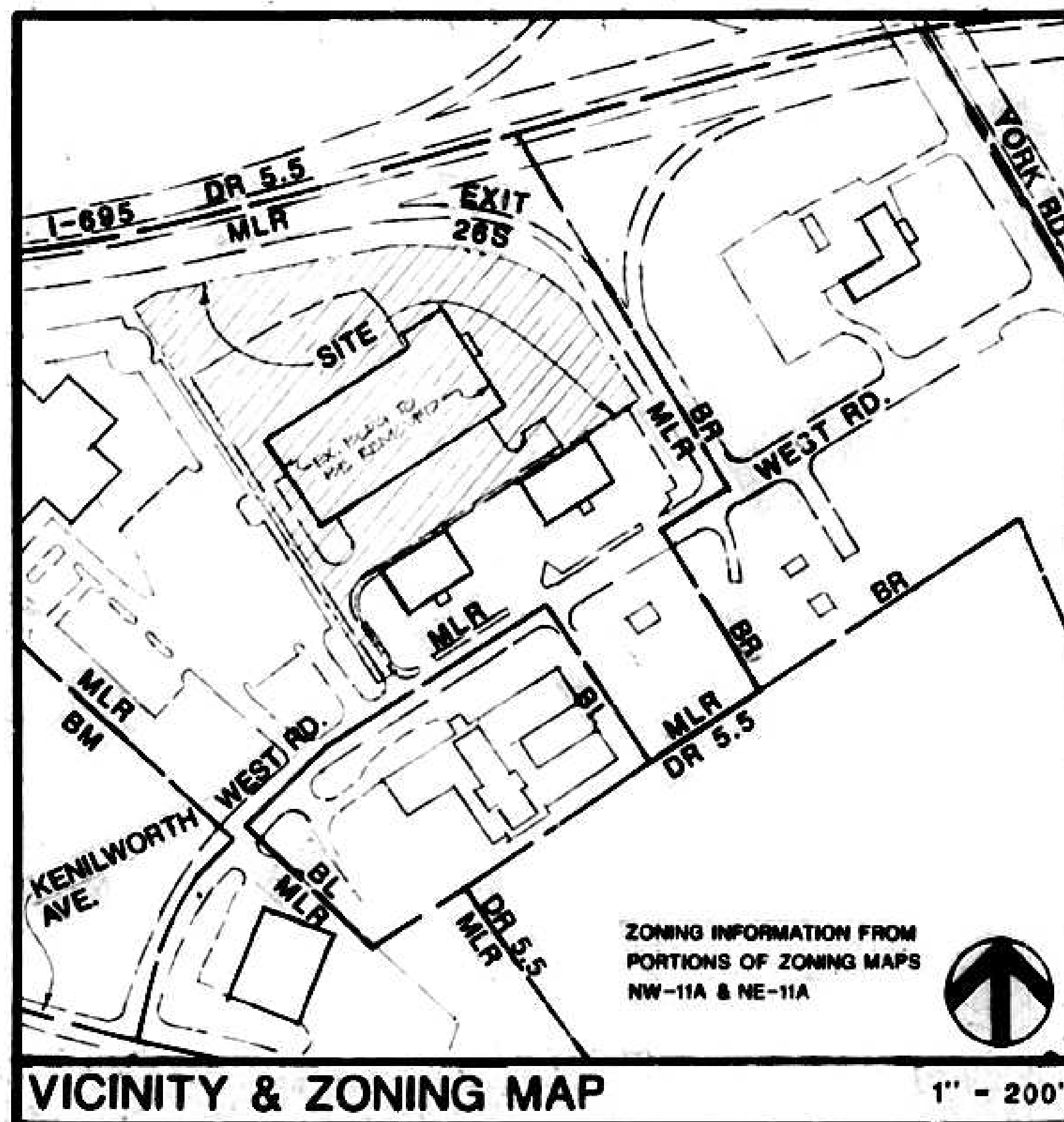
WWQ 2 4/86

100 West Road - Special MLR Zoning Notes

1. The maximum building height shall not exceed 60 feet except as provided under Section 249 of the Baltimore County Zoning Regulations.
2. There are no residential zone boundaries within 100 feet of the proposed office building.
3. Floor Area Ratio Calculations:
A. Net Site Area, 4.95 Acres +/- . . . 215,739 S.F.
B. Gross Site Area, 5.0 Acres +/- . . . 217,847 S.F. (Includes 30 feet inside West Road right-of-way.)
C. Proposed Gross Building Area . . . 130,700 S.F.
D. Maximum Permitted Building Area (0.6 F.A.R.) 130,708 S.F.
E. Proposed Site F.A.R. 0.6
4. Site Area Coverage:
A. Maximum permitted building ground floor area coverage, 30 percent of site 108,924 S.F.
B. Proposed Ground Floor Area 26,563 S.F.
C. Actual Ground Floor Site Coverage 12.2%
5. Parking Calculations:

Floor No.	Area	Standard	Spaces Required
1	26,563 S.F.	1/300 S.F.	89
2	26,338 S.F.	1/500 S.F.	53
3	26,312 S.F.	1/500 S.F.	53
4	26,008 S.F.	1/500 S.F.	52
5	25,459 S.F.	1/500 S.F.	52
Total	130,700 S.F.		299 Spaces

Standard Parking Spaces Provided = 330 Spaces (Includes 9 Handicapped Spaces)
Additional Compact Spaces Provided = 97 Spaces
Total Parking Spaces Provided = 427 Spaces



- 100 West Road - Special MLR Building**
- The maximum building height shall not exceed 60 feet except as provided under Section 249 of the Baltimore County Zoning Regulations.
 - There are no residential uses within 100 feet of the proposed office building.
 - Floor Area Ratio Calculations:

A. Net Site Area, 4.95 Acres +/-	215,739 S.F.
B. Gross Site Area, 5.0 Acres +/-	217,647 S.F.
(Includes 30 feet inside West Road right-of-way.)	
C. Proposed Gross Building Area	130,700 S.F.
D. Maximum Permitted Building Area (0.6 F.A.R.)	130,700 S.F.
E. Proposed Site F.A.R.	0.6
 - Site Area Coverage:

A. Maximum permitted building ground floor area coverage	100,904 S.F.
30 percent of site	65,295 S.F.
B. Proposed Ground Floor Area	38,563 S.F.
C. Actual Ground Floor Site Coverage	17.25
 - Parking Calculations:

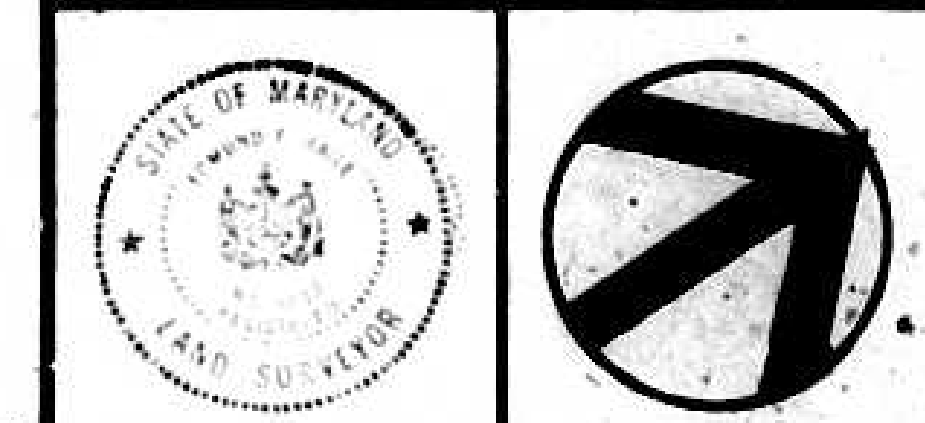
Floor No.	Area	Standard	Spaces Required
1	26,363 S.F.	1/500 S.F.	89
2	26,358 S.F.	1/500 S.F.	53
3	26,312 S.F.	1/500 S.F.	53
4	26,008 S.F.	1/500 S.F.	52
5	25,938 S.F.	1/500 S.F.	52
Total	130,700 S.F.		299 Spaces

Standard Parking Spaces Provided = 330 Spaces
(Includes 9 Handicapped Spaces)
Additional Compact Spaces Provided = 32 Spaces
Total Parking Spaces Provided = 427 Spaces
 - Parking areas shall be paved in accordance with the provisions of Zoning Policy 20-11 and shall be of a durable, impervious surface.
 - On-site lighting shall be arranged to not reflect or shine upon adjoining properties.
 - There are no streams or drainage courses within 50 feet of this property.
 - This lot is within a contiguous area zoned MLR which is 25 acres or more, so much so it is eligible for a special exception for a retail bank in accordance with Section 248.4 of the Baltimore County Zoning Regulations.
 - The requested retail bank is necessary to a permitted and proposed building use for general administrative bank offices. The bank will be located within the first level of the West Road entry and will occupy enclosed internal space not-to-exceed 2,500 square feet. There shall be no external retail banking facilities including automated teller machines or drive-through facilities.
 - Screening and landscaping shall be in accordance with an approved landscape plan and in accordance with the requirements of the Landscape Manual.
 - Signs shall be in accordance with the provisions of Sections 431.1 and 431.2 of the Baltimore County Zoning Regulations.
 - By W-87-12 the development was granted Waiver of Plan in January of 1987.

**9th ELECTION DISTRICT
4th COUNCILMANIC DISTRICT**



**PLAN & PLAT TO ACCOMPANY
SPECIAL EXCEPTION PETITION FOR
A RETAIL BANK IN A MLR ZONE**



DATE	REVISIONS

SCALE: 1" = 50'

JOB ORDER NO.
80022

ISSUE DATE
4-2-87

EXHIBIT 2

349
12/87
87-459-X
OFFICE COPY

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APR 02 1987
DAFT-McCUNE-WALKER, INC.

Pending resolution of this special exception petition, architectural plans and details have not been established with finality. Building footprints and areas are subject to modification if in compliance with the requirements of the MLR zone.