

PETITION FOR ZONING VARIANCE 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 Variance from Section 203.3.C to permit 93.6 Sq. Ft. of signs in lieu of the allowed 8 Sq. Ft. Non-Illuminated, Building sign (Includes: 1-18.3 Sq. Ft. Double-Faced, freestanding, illuminated entrance sign; 2-10 Sq. Ft. Single-Faced directory signs; 1-4 Sq. Ft. building numbers; 1-33 Sq. Ft. building letters).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

To be determined at the hearing

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

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

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

Contract Purchaser:

Legal Owner(s):

(Type or Print Name)

Thomas W. Sperl

Signature

Signature

Address

(Type or Print Name)

City and State

Signature

Attorney for Petitioner:

Address

(Type or Print Name)

661-1962

Signature

Baltimore, MD 21204

Address

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

City and State

Name

Attorney's Telephone No.:

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of May, 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 104, County Office Building in Towson, Baltimore County, on the 23rd day of July, 1987 at 11:15 o'clock A.M.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: June 17, 1987

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

SUBJECT: Zoning Petition No. 88-28-A

This office is opposed to the granting of the requested variance. The proposed sign would not be in keeping with the adjacent residence on D.R. 16 zoned land or the residential area on the opposite side of Joppa Road. The office use here should act as a buffer or transitional use between the WaWa Store and the residence; permitting an illuminated sign of this size would negate that purpose.

NEG:JGH:sib

Norman E. Gerber, AICP
Director

RECEIVED
JUN 17 1987

ZONING OFFICE

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 19, 1987

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

Mr. Thomas W. Sperl
8700 Old Harford Road
Baltimore, Maryland 21234

RE: Item No. 414 - Case No. 88-28-A
Petitioner: Thomas W. Sperl
Petition for Zoning Variance

Dear Mr. Sperl:

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 suitability 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
Chairman
Zoning Plans Advisory Committee

JED:bjs

Enclosures

cc: Development Engineering Consultants, Inc.
6603 York Road
Baltimore, Maryland 21212



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

STERNEN JOHNSON
C. Richard Moore
Acting Director

May 11, 1987

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

Dear Mr. Jablon:

The Bureau of Traffic Engineering has no comments for items number 396, 404, 409, 410, 414, 415, 411, 412, and 406.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

Baltimore County
Fire Department
Towson, Maryland 21204-2596
494-4500

Paul H. Reincke
Chief

April 23, 1987

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



Dennis F. Rasmussen
County Executive

Re: Property Owner: Thomas Sperl

Location: S/S Joppa Road opp. Seven Courts Drive

Item No.: 414

Zoning Agenda: Meeting of 4/21/87

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 or _____ 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.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature]
Special Inspection Division

Noted and

Approved:

[Signature]

Fire Prevention Bureau

/s/

IN RE: PETITION FOR ZONING VARIANCE
S/S Joppa Road opposite
Seven Courts Drive
(4109 & 4111 E. Joppa Road)
11th Election District
5th Councilmanic District
Thomas W. Sperl
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-28-A

The Petitioner herein requests a variance to permit 93.6 sq.ft. of signs, including one 18.3 sq.ft. double-faced, freestanding, illuminated entrance sign, two 10 sq.ft. single-faced directory signs, one 4 sq.ft. sign of building numbers, and one 33 sq.ft. sign of building letters, in lieu of the allowed 8 sq.ft., non-illuminated, building sign, as more particularly described on, Petitioners Exhibit 1c, prepared by Kilde Consultants, Inc., revised 8/15/86; and Petitioner's Exhibits 1a and 1b, prepared by Brosso, Wilhelm & McWilliams, Inc., dated 4/3/87, revised 7/23/87 and marked as Petitioner's Exhibits 2a and 2b.

Testimony by the Petitioner indicated that the subject property is zoned R0 and is the site of a three story Class B office building, which was granted by special exception in Case No. 86-473-X. The Petitioner engaged an architect to design signs reflecting the spirit and intent of the R0 zone in which the building is located. The building will be utilized by the Petitioner's company as well as tenants, all of whom will need Sign "A", as reflected on Petitioner's Exhibit 1a, to identify the name and address of the building. The sign should be illuminated to provide safe directions after dark. It is designed low and of materials more sedate than those used generally for commercial buildings. Since some suite entrances are from the front of the building and others are from the rear, the directional signs, identified as "B" on Petitioner's Exhibit 1a, are needed. The original request for signs "C", as shown on Petitioner's Exhibit 1a, and "D", as shown on Petitioner's Exhibit 1b, was revised in accordance

with Petitioner's Exhibits 2a and 2b to eliminate sign "D" and to change the location and slightly increase the size of sign "C", which is needed for building identification by persons approaching the building from Seven Courts Drive. The request, as revised, is to permit 61.9 sq.ft. of signs, including one 18.3 sq.ft. double-faced, freestanding, illuminated entrance sign totaling 36.6 sq.ft., two 10 sq.ft. single-faced directory signs totaling 20 sq.ft., and one 5.3 sq.ft. building number sign. There were no Protestants.

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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 30th day of July, 1987 that 61.9 sq.ft. of signs, including one 18.3 sq.ft. double-faced, freestanding, illuminated entrance sign totaling 36.6 sq.ft., two 10 sq.ft. single-faced directory signs totaling 20 sq.ft., and one 5.3 sq.ft. building number sign, in accordance with Petitioner's Exhibit 1c, as modified by Petitioner's Exhibits 2a and 2b, be permitted, and as such, the Petition for Zoning Variance is hereby GRANTED, in part, from and after the date of this Order.

John M. Dyer
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
Date 7/30/87
By [Signature]

ORDER RECEIVED FOR FILING
Date 7/30/87
By [Signature]

Date Recd. 8/2/87

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

This petition has been reviewed and accepted for filing this day of July, 1987.

[Signature]

RECEIVED

RECEIVED

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

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

Arnold Jablon
Zoning Commissioner

July 30, 1987



Mr. Thomas W. Sperl
8700 Old Harford Road
Baltimore, Maryland 21234

RE: Petition for Zoning Variance
S/S Joppa Road opposite Seven Courts Drive (4109 & 4111 E. Joppa Road)
11th Election District, 5th Councilmanic District
Case No. 88-28-A

Dear Mr. Sperl:

Pursuant to the recent hearing held in the above-referenced case, enclosed please find a copy of the decision rendered. Your Petition for Zoning Variance has been Granted in accordance with the attached Order.

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

Very truly yours,

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

JMH:jbs

Enclosures

cc: People's Counsel

Development Engineering Consultants, Inc.
Site Engineers & Surveyors

414

DESCRIPTION

1.53 Acre Parcel, South side of Joppa Road, Opposite Seven Courts Drive, Eleventh Election District, Baltimore County, Maryland.

Beginning for the same at a point on the south side of Joppa Road, as proposed to be widened, said point being also on the west outline of the Sperl Office Building Lot 4109 & 4111 E. Joppa Road, running thence binding on said south side of Joppa Road, (1) North 73 degrees 58 minutes 47 seconds East 198.7 feet, more or less, thence binding on the outlines of said Sperl Office Building Lot, three courses: (2) South 20 degrees 27 minutes 00 seconds East 239.7 feet, more or less, (3) South 47 degrees 12 minutes 00 seconds West 276.0 feet, more or less, and (4) North 11 degrees 26 minutes 00 seconds West 364.5 feet, more or less, to the place of beginning.

Containing 1.53 acres of land, more or less.



OFFICE COPY

6800 York Road Baltimore, Maryland 21212 (301) 377-3800

PETITION FOR ZONING VARIANCE

11th Election District - 5th Councilmanic District

Case No. 88-28-A

LOCATION: South Side of Joppa Road, opposite Seven Courts Drive (4109 and 4111 East Joppa Road)

DATE AND TIME: Thursday, July 23, 1987, at 11:15 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 Zoning Variance to permit 93.6 square feet of signs in lieu of the permitted 8 square foot non-illuminated, building sign (includes - one 18.3 square foot double-faced free-standing, illuminated entrance sign, two 10 square foot single-faced directory signs, one 4 square foot building numbers, one 33 square foot building letters)

Being the property of Thomas W. Sperl, 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

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S Joppa Rd. opposite Seven : OF BALTIMORE COUNTY
Courts Dr. (4109 & 4111 E. Joppa :
Rd.), 11th District :
THOMAS W. SPERL, Petitioner : Case No. 88-28-A

ENTRY OF APPEARANCE

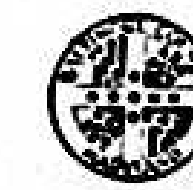
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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 18th day of June, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. Thomas W. Sperl, 8700 Old Harford Rd., Baltimore, MD 21234, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

July 15, 1987

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. Thomas W. Sperl
8700 Old Harford Road
Baltimore, Maryland 21234

RE: PETITION FOR ZONING VARIANCE
S/S Joppa Rd. opposite Seven Courts Dr.
(4109 and 4111 E. Joppa Rd.)
11th Election District - 5th Councilmanic District
Thomas W. Sperl - Petitioner
Case No. 88-28-A

Dear Mr. Sperl:

This is to advise you that \$124.33 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 Zoning Office, Baltimore County, Maryland, and remit to Zoning Office, Baltimore County, Maryland, and remit to Zoning Office, Baltimore County, Maryland.

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING & ZONING
MISCELLANEOUS CASH RECEIPT

DATE: 7-23-87
AMOUNT: \$124.33
RECEIVED BY: [Signature]
FOR: [Signature]
CHECK NO.: 58-28-A
BANK OF AMERICA

CERTIFICATE OF POSTING

BALTIMORE COUNTY
TOWSON, Maryland

District: 11th
Posted for: Variance
Petitioner: Thomas W. Sperl
Location of property: S/S Joppa Rd. opposite Seven Courts Dr.
Location of sign: 4109 & 4111 E. Joppa Rd.
Remarks: Feasible, 100% of Petitioner
Posted by: [Signature] Date of return: 7/16/87
Number of signs: 7

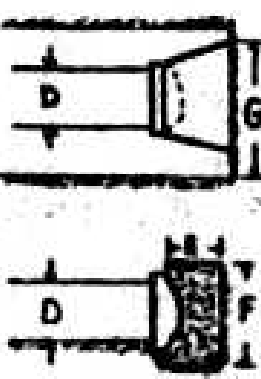
CERTIFICATE OF PUBLICATION

TOWSON, MD., July 2, 1987.
THIS IS TO CERTIFY, that the attached advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, MD, appearing on July 2, 1987.

THE JEFFERSONIAN,

Susan Shewell Obrecht
Publisher

OUTRETS FOR CAPS AND TEES - FIRE DEPT. STD. - 200 PSI



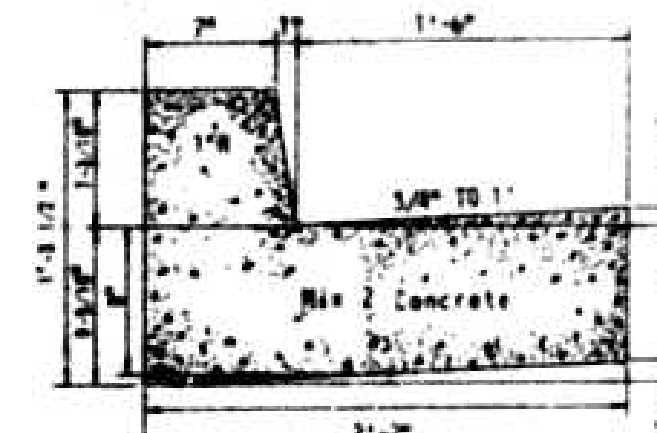
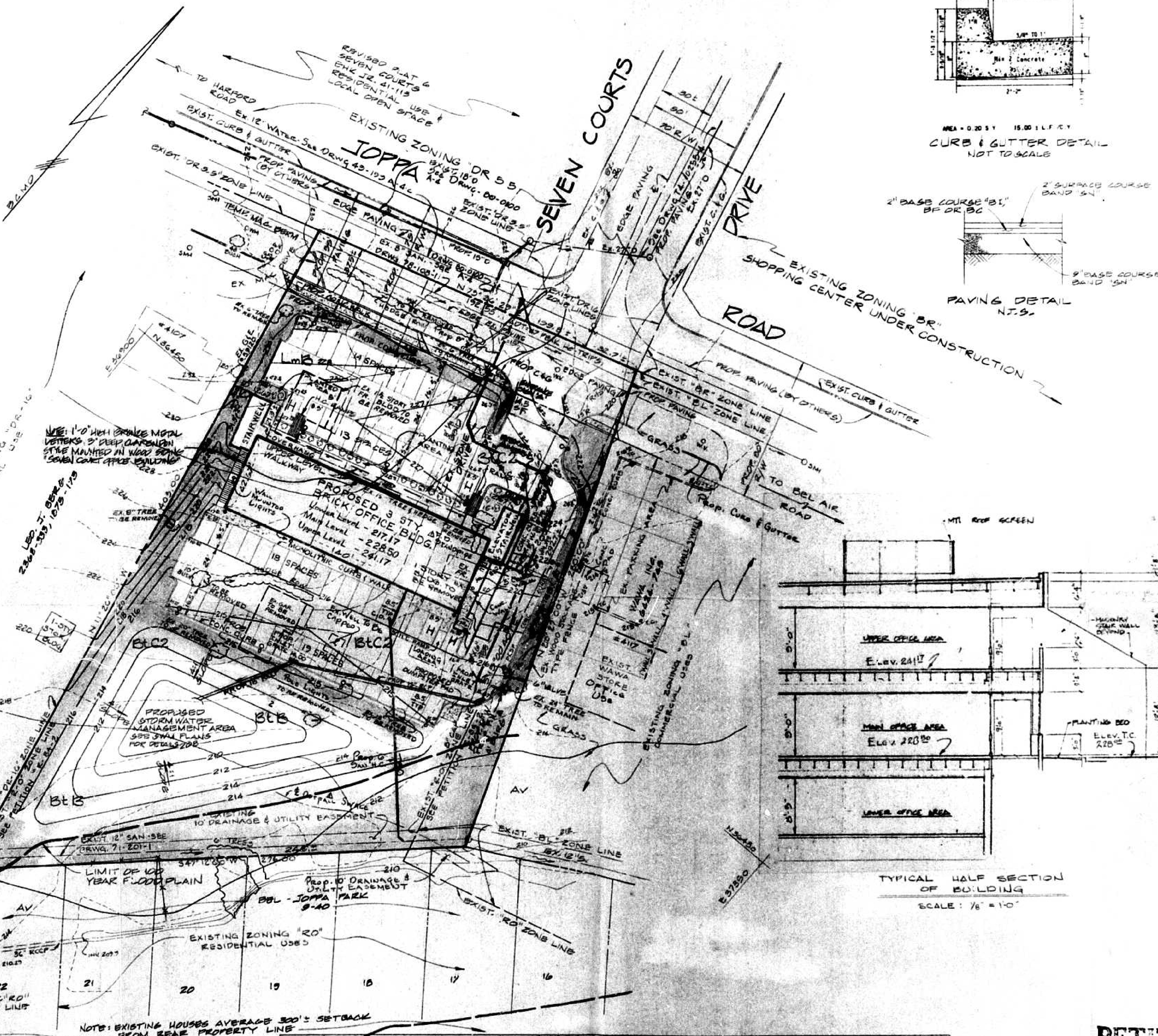
OUTRETS FOR CAPS

D	6"	8"	10"	12"	16"
E	8"	11"	14"	17"	21"
F	12"	15"	18"	21"	25"
G	16"	21"	25"	30"	36"

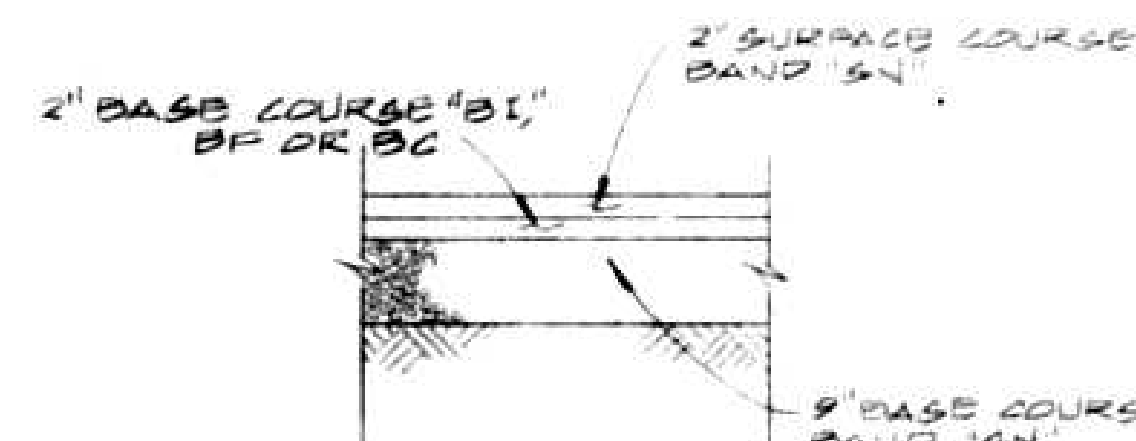
OUTRETS FOR TEES

D	6"	8"	10"	12"	16"
E	8"	11"	14"	17"	21"
F	12"	15"	18"	21"	25"
G	16"	21"	25"	30"	36"

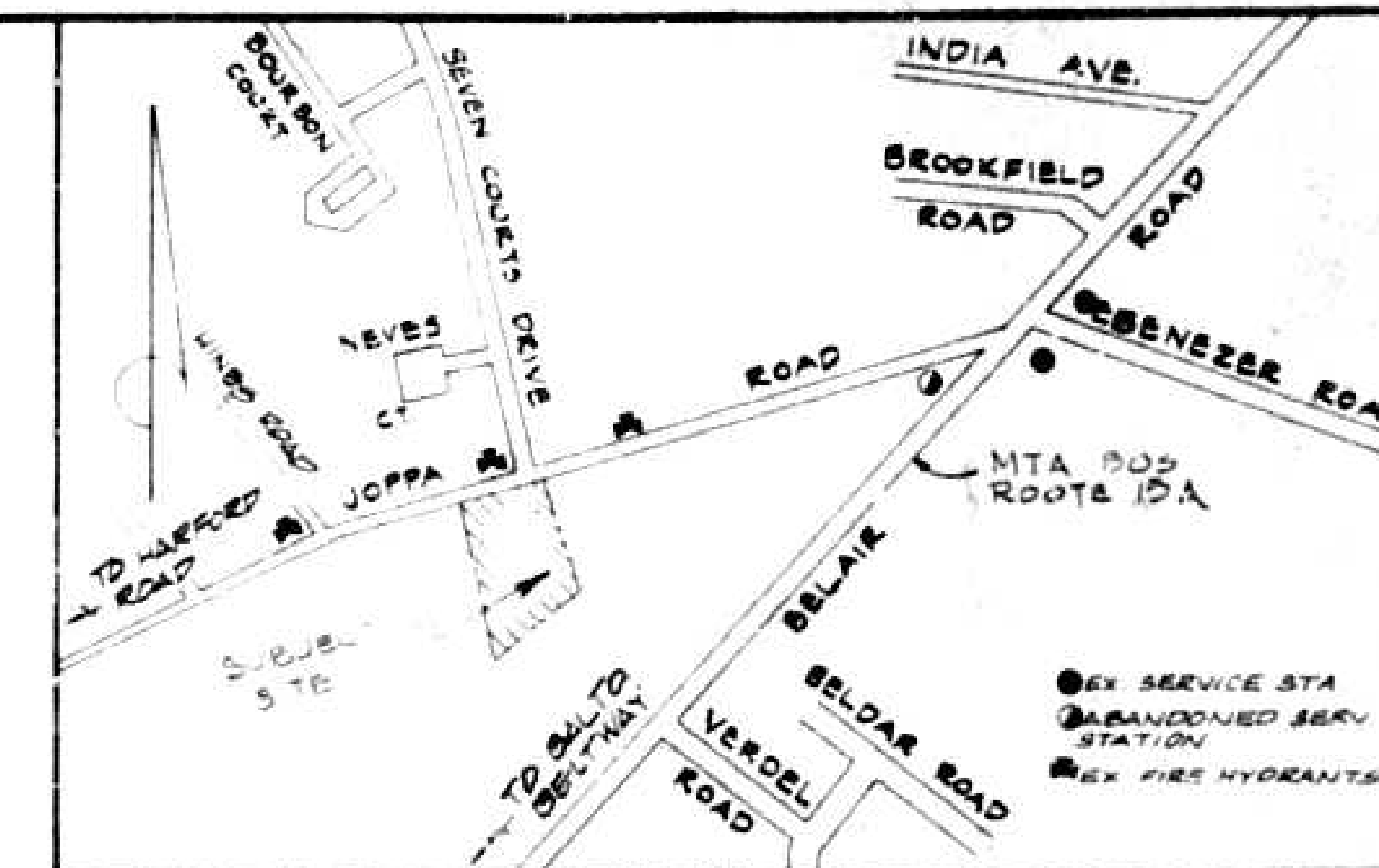
- 1) ALL CONCRETE TO BE CLASS "C" (2800 PSI)
- 2) DIMENSIONS SHOWN ARE MINIMUM. DIMENSIONS ARE BASED UPON 3000 PSI. PRESENCE OF 3000 PSI. AND TEST WATER PRESSURE OF 200 PSI. WHEN PRESSURE EXCEEDS 200 PSI. OR WHEN 3000 PSI. BEING PROVIDED IS LESS THAN 3000 PSI. SPECIAL OUTLET DESIGN IS REQUIRED.



CURB & GUTTER DETAIL
NOT TO SCALE



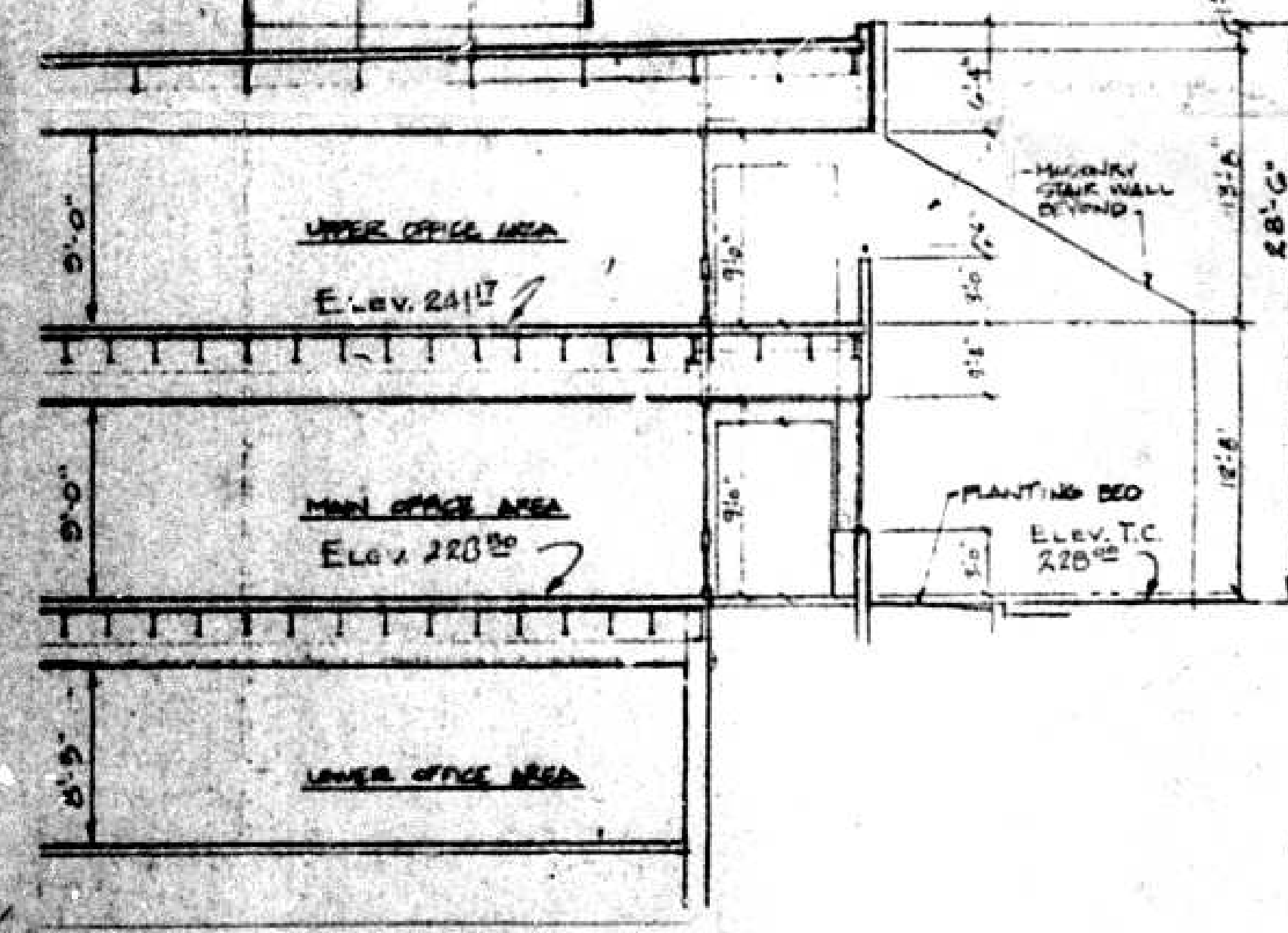
PAVING DETAIL
NOT TO SCALE



LOCATION MAP
SCALE: 1" = 500'

GENERAL NOTES

1. TOTAL AREA OF PROPERTY EQUALS 1.74 AC. (118,846 SQ. FT.)
2. EXISTING ZONING OF PROPERTY IS RESIDENTIAL R-20 (SINGLE-FAMILY RESIDENTIAL) WITH A SPECIAL EXCEPTION FOR THE PROPOSED OFFICE BUILDING.
3. PROPOSED OFFICE BUILDING IS A 3-STORY BUILDING WITH A TOTAL FLOOR AREA OF 10,000 SQ. FT.
4. PUBLIC UTILITIES EXIST AT THIS SITE.
5. OFF-STREET PARKING DATA:
 - A. AREA OF GROUND FLOOR IS 10,000 SQ. FT. REQUIRING 20 SPACES (1/2000).
 - B. AREA OF UPPER FLOORS IS 10,000 SQ. FT. REQUIRING 20 SPACES (1/2000).
 - C. TOTAL SPACES REQUIRED = 40.
6. TOTAL SPACES PROPOSED = 40 (INCLUDING A HANDICAPPED SPACE).
7. RECYCLING MATERIALS SHALL BE USED IN ALL CONSTRUCTION.
8. ALLOWABLE F.A.R. = 0.27 (20,564 - 74,451).
9. PROPOSED F.A.R. = 0.27 (20,564 - 74,451).
10. BUILDING HEIGHT WILL BE 35' (SEE ARCHITECTURAL PLANS).
11. EXISTING BUILDINGS ON SITE TO BE REMOVED.
12. SITE IS LOCATED IN THE SUNSHINE DRIVE AREA.
13. PROPOSED SEWAGE PLANS = 1781 GPD OR 1000 GPD.
14. CONSTRUCTION SHOWN ON THIS PLAN NOT TO BE CONSIDERED BEFORE OBTAINING ALL REQUIRED PERMITS.
15. CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES AT LEAST 3 DAYS BEFORE BEGINNING WORK:
 - BELL TELEPHONE SYSTEM, 939, 9900, EXT. 649.
 - LONG DISTANCE DIVISION, 939, 9900, EXT. 993 OR 954.
 - BALTIMORE & ANNE ARUNDEL COUNTY, 939, 9900, EXT. 691.
16. EXISTING PRIVATE SEPTIC TANK DRAINAGE PITS WILL BE REMOVED FROM SITE & BACKFILLED.
17. ALL ON-SITE UTILITIES TO BE BUILT UNDER BALTIMORE PLUMBING CODE & SPECIFICATIONS BY A QUALIFIED UTILITY CONTRACTOR.
18. PRINCIPAL USE OF BUILDING WILL BE OFFICE.
19. APPROXIMATE NUMBER OF EMPLOYEES WILL BE 30.
20. HOURS OF OPERATION WILL BE FROM 9:30 A.M. TO 7:00 P.M. MONDAY THROUGH FRIDAY & 9:30 A.M. TO 5:00 P.M. SATURDAY.
21. SEE LOCATION PLAN FOR LOCATION OF FIRE HYDRANTS.
22. OUTDOOR LIGHTING WILL CONSIST OF:
 - A. 4 WALL MOUNTED CIRCULAR 150 WATT HSP LAMPS.
 - B. 10 POLE MOUNTED CIRCULAR 150 WATT HSP LAMPS.
 - POLE HEIGHT IS 12'.
23. SITE CAN BE SERVED BY MTA VIA BUS ROUTE "15A" ON BELAIR ROAD - SEE LOCATION PLAN.
24. SIGNAGE LIMITED TO 8 SQ. FT. ON THE BUILDING - NON ILLUMINATED & 2000 S.C.
25. SEE LANDSCAPE PLAN FOR LANDSCAPE DETAILS & DUMPSTER PAD DETAILS.
26. SEE EROSION CONTROL PLAN FOR EROSION CONTROL DETAILS.
27. CONTRACTOR TO EXCAVATE FOR LOCATION & DEPTH OF EXISTING UTILITIES BEFORE LAYING ANY PIPES.
28. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF THE PROPOSED BUILDING IF EXISTING AT THE TIME UTILITIES ARE INSTALLED BY SHEETING, SHORING, OR OTHER SUITABLE METHOD.
29. PROPOSED USE OF PROPERTY OFFICE USE. PETITIONER HAS GRANTED A SPECIAL EXCEPTION TO CONSTRUCT A 3-STORY CLASS "B" OFFICE BUILDING. (SEE PETITION NO. 88-28-A).
30. INFORMATION SHOWN ON THIS PLAN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CORRECTNESS OF THE INFORMATION GIVEN IS NOT WARRANTED OR GUARANTEED. CONTRACTOR SHALL VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION.
31. CONTRACTOR SHALL RESTORE ALL DISTURBED PAVING, SIDEWALKS OR LAWNS AFFECTED BY THE CONSTRUCTION SHOWN HEREON TO A CONDITION COMPARABLE TO THAT EXISTING PRIOR TO CONSTRUCTION.
32. FILL IS REQUIRED FOR THIS SITE WILL BE FREE OF ORGANIC MATERIAL, ROCKS OR BUILDING DEBRIS AND SHALL BE COMPACTED TO A MINIMUM COMPACTION OF 95% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 MODIFIED PROCTOR METHOD.
33. PROPOSED BORROW SOURCES SHOULD MEET UNIFIED CLASSIFICATION SYSTEM DESIGNATION "SM" OR BETTER AND SHOULD BE APPROVED BY THE INSPECTION AGENCY PRIOR TO USE.
34. FIRE LINE TO BE CONSTRUCTED & TESTED IN ACCORDANCE WITH BALTIMORE COUNTY F.D. CRITERIA - MIN. TEST PRESSURE 200 PSI.



TYPICAL HALF SECTION
OF BUILDING

SCALE: 1/8" = 1'-0"

TYPE	NAME	SLOPE	CLASS	LIMITATIONS FOR STREETS & PARKING	LIMITATIONS - BUILDINGS WITH BASEMENTS	LIMITATIONS - BUILDINGS WITHOUT BASEMENTS
AV	ALLUVIAL LAND			SEVERE: HIGH WATER TABLE FLOODING HAZARD	SEVERE: HIGH WATER TABLE FLOODING HAZARD	SEVERE: HIGH WATER TABLE FLOODING HAZARD
BLC2	BELTSVILLE SILT LOAM	9-10%	C	SEVERE: SLOPE	MODERATE: SEASONAL PERCHED WATER TABLE	SLIGHT
LMB	LENDIR SILT LOAM	0-3%	D	SEVERE: HIGH WATER TABLE SOMEWHAT POOR NATURAL DRAINAGE	SEVERE: HIGH WATER TABLE SOMEWHAT POOR NATURAL DRAINAGE	SEVERE: HIGH WATER TABLE SOMEWHAT POOR NATURAL DRAINAGE

PETITIONER'S
EXHIBIT 1c

PUBLIC SERVICES C.R.G. NO. 86072
PLANNING NO.

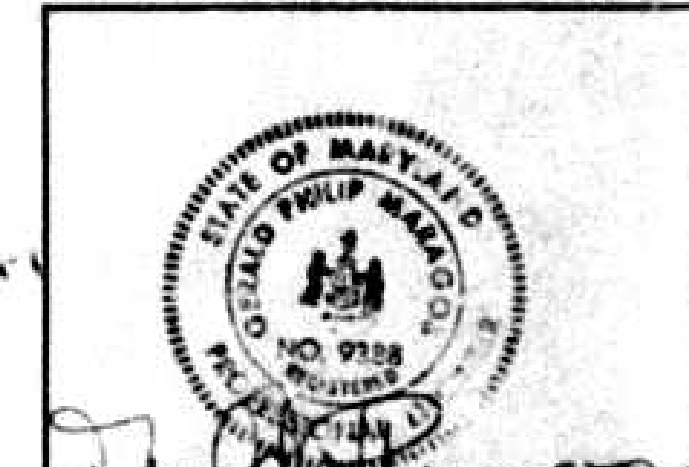
PLAT FOR SPECIAL EXCEPTION

SITE PLAN

SPECIAL OFFICE BUILDING 4109 & 4111 E. JOPPA ROAD

ELECTION DISTRICT NO. 11

BALTIMORE COUNTY, MARYLAND



DATE: AUG 11, 1986
SCALE: 1" = 30'
JOB NUMBER: 01-84101

DATE	REVISIONS
08/11/86	DELETE SIGNS AS PER CLIENT REQUEST

KIDDE CONSULTANTS, INC.

ENGINEERS • ARCHITECTS • PLANNERS
1080 CRAWFORD BRIDGE ROAD TOWSON MARYLAND 21204
301-281-5900

COUNCILMANIC DISTRICT NO. 5
CENSUS TRACT 410.02
SUBDIVISION 8100 55
WATERWAY 4
DEED REF: ENH JR. CTGS-126
ACCT. NO. 11-00-000000

OWNER & APPLICANT
THOMAS W. SPERL
2843 ROUTE 100
BALTIMORE, MARYLAND 21234
301-281-1062

2-11-88