

PETITION FOR SPECIAL EXCEPTION + 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 Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Class "B" Building in R.O. Zone for Lot # 3
Hooks Lane Executive Park and a variance to section 203.3.C to permit two
 8 sq. ft. freestanding, single-face directory signs in lieu of the allowed one
 8 sq. ft. building sign.

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: _____ Legal Owner(s): _____
 (Type or Print Name) _____
 Signature _____
 Address _____
 City and State _____
 Attorney for Petitioner: _____
 (Type or Print Name) _____
 Signature _____
 Address _____
 City and State _____
 Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at 9:30 o'clock _____.

Carl J. J...
 Zoning Commissioner of Baltimore County.

ESTIMATED LENGTH OF HEARING: -1/2HR. +1HR.
 AVAILABLE FOR HEARING: MON./TUES./WED. - NEXT TWO MONTHS
 ALL _____ OTHER _____
 REVIEWED BY: *UCR* DATE: *7/5*

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: July 13, 1987
 Posted for: Special Exception
 Petitioner: Reservoir Joint Venture
 Location of property: NE/S Reservoir Rd., 228' SE of the c/l of Hooks Lane
 Location of Sign: 5 1/2 of Reservoir Rd. in front of Lot # 3
 Remarks: _____
 Posted by: S. J. Brata Date of return: July 17, 1987
 Number of Signs: 2

DESCRIPTION

Lot 3, Hooks Lane Executive Park, Easternmost Side of Reservoir Road, South of Hooks Lane, Election District 3C2, Baltimore County, Maryland.

Beginning for the same at a point on the centerline of Reservoir Road (30 feet wide) being 228 feet more or less from the centerline of Hooks Lane (60 feet wide) measured along said centerline of Reservoir Road, thence leaving said centerline for a line of division (1) North 48 degrees 41 minutes 13 seconds East 209 feet more or less, thence (2) South 41 degrees 24 minutes 10 seconds East 290 feet more or less, thence (3) South 48 degrees 41 minutes 13 seconds West 209 feet more or less to intersect said centerline of Reservoir Road, thence binding on said centerline (4) North 41 degrees 18 minutes 47 seconds West 290 feet more or less to the place of beginning.

Containing 1.39 acres of land more or less.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
 PETITION FOR VARIANCE : OF BALTIMORE COUNTY
 NE/S Reservoir Rd., 228' SE of :
 C/L of Hooks La., 3rd District :
 RESERVOIR JOINT VENTURE, : Case No. 88-59-XA
 Petitioner :

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 8th day of July, 1987, a copy of the foregoing Entry of Appearance was mailed to Charles B. Heyman, Esquire, and Stanley S. Fine, Esquire, Kaplan, Heyman, Greenberg, Engelman & Belgrad, P.A., 20 S. Charles St., 10th Floor, Baltimore, MD 21201, Attorneys for Petitioner.

Peter Max Zimmerman
 Peter Max Zimmerman

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

3rd Election District - 2nd Councilmanic District

Case No. 88-59-XA

LOCATION: Northeast Side of Reservoir Road, 228 feet Southeast of the Centerline of Hooks Lane
 DATE AND TIME: Wednesday, July 29, 1987, at 9:30 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 Class B Office building in an R.O. Zone for Lot No. 3

Petition for Zoning Variance to permit two 8 square foot free-standing, single-faced directory signs in lieu of the permitted one 8 square foot building sign

Being the property of Reservoir Joint Venture, as shown on plat plan filed with the Zoning Office.

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

BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

88777

Pikesville, Md., July 8, 1987

CERTIFY, that the annexed advertisement shed in the NORTHWEST STAR, a weekly published in Pikesville, Baltimore Maryland before the 29th day of July, 1987 publication appearing on the July, 1987 and publication appearing on the July, 1987 publication appearing on the July, 1987

THE NORTHWEST STAR

Phyllis Cole Friedman
 Manager

Cost of Advertisement: \$28.30

BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 404-3353

ARNOLD JABLON
 ZONING COMMISSIONER

July 22, 1987

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

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

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE
 NE/S Reservoir Rd., 228' SE of the c/l of Hooks La.,
 3rd Election District - 2nd Councilmanic District
 Reservoir Joint Venture - Petitioner
 Case No. 88-59-XA

Gentlemen:

This is to advise you that \$97.53 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 Zoning Office, Room 113, County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 37817
 DATE: 7/21/87 ACCOUNT: 01-615-000
 ALL SIGNS & POSTS RETURNED
 RE CASE NOS. 88-57-AMOUNT \$ 400.05
 RECEIVED FROM: Four Carst Limited Partnership, 3 Light St., Suite 650, Balto., Md. 21202
 ADVERTISING & POSTING COSTS RE CASE NOS. 88-57-93-01
 FOR: 88-59
 VALIDATION OR SIGNATURE OF CARRIER

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

June 19, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE
 NE/S Reservoir Rd., 228' SE of the c/l of Hooks La.,
 3rd Election District - 2nd Councilmanic District
 Reservoir Joint Venture - Petitioner
 Case No. 88-59-XA

TIME: 9:30 a.m.

DATE: Wednesday, July 29, 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. 36024
 DATE: 4/30/87 ACCOUNT: 01-615-000
 AMOUNT: \$ 200.00
 RECEIVED FROM: Leonard Attman / Four Carst Partnership
 SP. EX. / Var. Item #445, Lot # 3
 8 8038*****200001a 2118F UCR
 VALIDATION OR SIGNATURE OF CARRIER

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception and variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of July, 1987, that the Petition for Special Exception for a Class B office building in an R-O Zone on Lot 3 and, additionally, the Petition for Zoning Variances to permit two 8 square foot free-standing, single-faced directory signs in lieu of the permitted 8 square foot sign attached to a building be and are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Any change to the approved site plan or proposed architectural style shall be submitted to the Zoning Commissioner for approval, and copies shall be provided to the Hooks Lane Improvement Association; however, no hearing will be required unless specifically requested.
3. The special exception granted herein shall be utilized within five years from the date of this Order.

Arnold Jablon
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Stanley S. Fine, Esquire

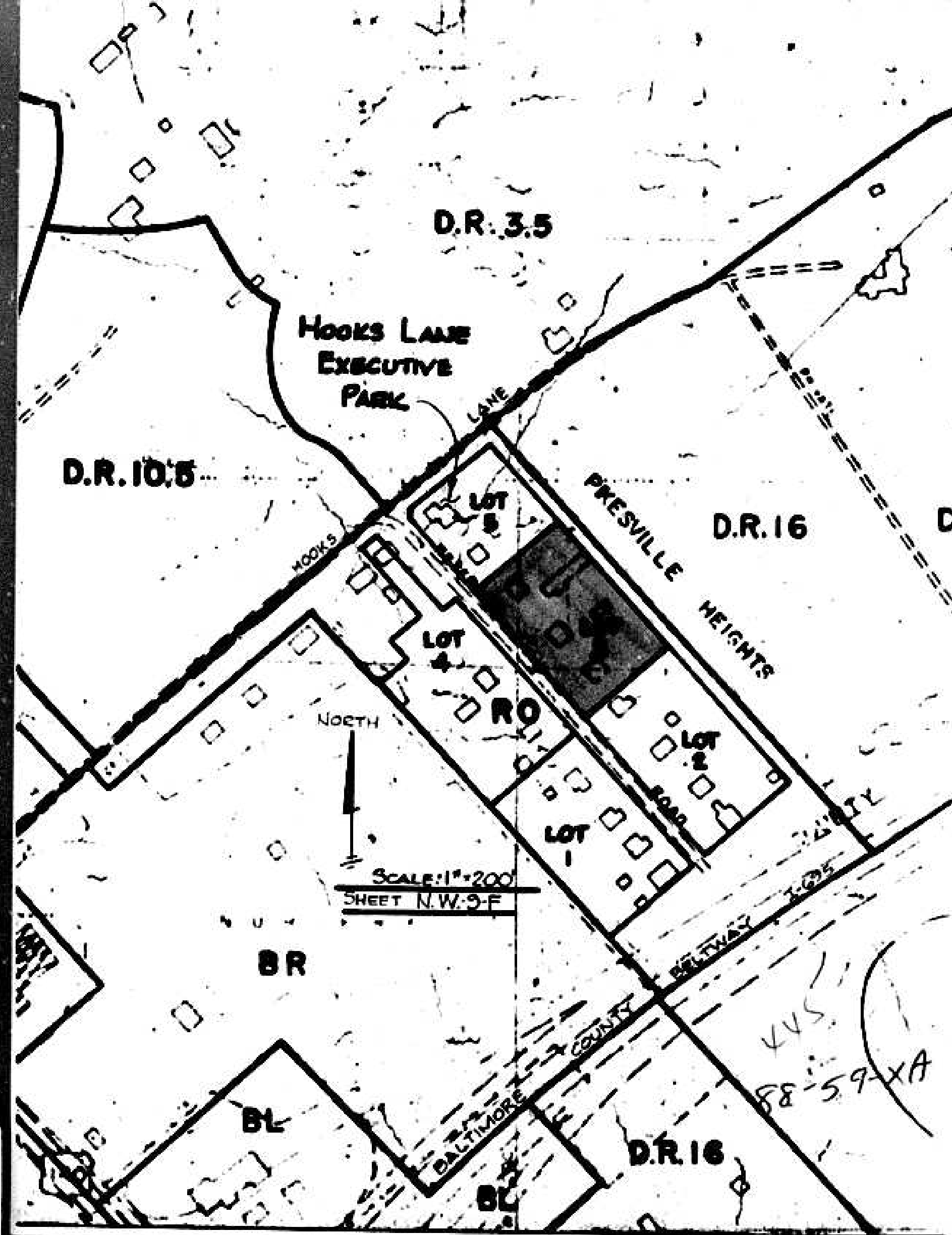
Newton A. Williams, Esquire

People's Counsel

88-59-XA
88-59-XA

88-59-XA
88-59-XA

Reservoir Joint Venture
NE/S Reservoir Rd., 228' SE of
the c/l of Hooks Lane, 3rd E.D.
2nd C.D.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: July 8, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
Zoning Petition Nos. 88-57-XA, 88-58-XA, 88-59-XA, 88-60-XA and 88-61-XA
SUBJECT: Hooks Lane Executive Park, Lots 1 - 5

Plans for this office park were approved by the CRG on April 30, 1987, subject to the granting of the zoning requests. Despite this conditional approval, there are some comments by the CRG that are of particular concern:

"The Statement of Legislative Policy for R.O. zones, Baltimore County Zoning Regulations 203.2 state that 'It is not the R.O. classification's purpose to accommodate a substantial part of the demand for office space, it being the intent of these Zoning Regulations that office-space demand should be met primarily in C.T. districts, C.C.C. district, and to a lesser extent, in other commercial areas'."

The Zoning Commissioner will require hearings for five special exceptions for the five proposed Class "B" office buildings. As the total site area is in excess of 7 acres, and total proposed developments in 96,000 square feet, the CRG should request an opinion from the Zoning Commissioner as to whether the intent of the R.O. legislation is being met.

As the site presently contains a number of single family residences surrounded by extensive mature trees, an "existing conditions plan" should accompany the submission for special exception, so that the Commissioner may make an informed decision as to the relative merits of Class "B" development, as opposed to Class "A."

This office cannot comment on the requested variances in that the submissions do not include any detail of the proposed signs.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sib

RECEIVED
JUL 10 1987
ZONING OFFICE

CPS-008

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 9, 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 July 9, 1987.

THE JEFFERSONIAN,

Publisher

PETITION FOR SPECIAL EXCEPTION AND VARIANCES
2nd Edition District
Case No. 88-59-XA
LOCATION: Northeast Side of Reservoir Road, 228 feet Southeast of the Corner of Hooks Lane
DATE AND TIME: Wednesday, July 29, 1987 at 9:30 a.m.
PUBLIC HEARING: Room 126, 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 Class B Office Building in an R.O. Zone for Lot No. 3
Petition for Zoning Variance to permit two 8 square foot free-standing, single-faced directory signs in lieu of the permitted 8 square foot building sign.
Being the property of Reservoir Joint Venture, as shown on plan filed with the Zoning Office.
In the event that this Petition 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
7/20/87 July 2

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 20, 1987

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

cc:

Chairman

MEMBERS

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

Charles B. Heyman, Esquire
Stanley S. Fine, Esquire
Kaplan, Heyman, Greenberg, Engelman & Belgrad
20 S. Charles Street, 10th Floor
Baltimore, Maryland 21201

RE: Item No. 445 - Case No. 88-59-XA
Petitioner: Reservoir Joint Venture
Petition for Special Exception and Zoning Variance

Dear Messrs. Heyman & Fine:

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
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:bjs

Enclosures

cc: Mr. Samuel B. Shockley, Vice President
Development Engineering Consultants, Inc.
6603 York Road, Baltimore, Md. 21212

File



Maryland Department of Transportation

State Highway Administration

William K. Holman
Secretary
Hal Kasseoff
Administrator

May 15, 1987

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer

RE: Baltimore County
Item #445
Property Owner:
Reservoir Joint Venture
Location: NE/S Reservoir Road, 228 feet SE of the centerline Hooks Lane at Baltimore Beltway
Interstate 695
Existing Zoning: R.O.
Proposed Zoning: Special Exception for a Class "B" building for lot #3 Hooks Lane Executive Park and a Variance to permit two 8 sq. foot free standing, single face directory signs in lieu of the allowed one 8 sq. foot sign
Area: 1.39 acres
District: 3rd

Dear Mr. Jablon:

On review of the submittal for variance of a business sign, the submittal has been forwarded to the State Highway Administration Beautification Section, c/o Morris Stein, (333-1642) for all comments relative to zoning.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW/es

cc: J. Ogle
M. Stein w/att.

RECEIVED
MAY 18 1987

ZONING OFFICE

My telephone number is 301-333-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 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

STRENGTHENING
ROADS

C. Richard Moore
Acting Director

June 2, 1987

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

Item No. 445 -ZAC- Meeting of May 12, 1987
Property Owner: Reservoir Joint Venture
Location: NE/S Reservoir Road, 228 feet SE of the
centerline Hooks Lane
Existing Zoning: R.O.
Proposed Zoning: Special Exception for a Class "B"
building for Lot #3 Hooks Lane Executive
Park and a Variance to permit two 8 square
foot free standing, single-face directory
signs in lieu of the allowed one 8 space
foot sign

Area: 1.39 acres
District: 3rd Election District

Dear Mr. Jablon:

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

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 442, Zoning Advisory Committee Meeting of May 12, 1987

Property Owner: Reservoir Joint Venture

Location: NE/S and NE/S Reservoir Rd. District 3

Water Supply: metro Sewage Disposal: metro

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- (X) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain 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

5/20/87
Date
Zoning Item # 442, Zoning Advisory Committee Meeting of May 12, 1987
Page 2

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

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

WWQ 2 4/86

Baltimore County
Fire Department
Towson, Maryland 21204-2546
494-4500

Paul H. Reinke
Chief

May 13, 1987

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

Re: Property Owner: Reservoir Joint Venture

Location: NE/S Reservoir Road, 228' SE of centerline Hooks Lane

Item No.: 445

Zoning Agenda: Meeting of 5/12/87

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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 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: *Capt. J. J. Kelly* 5/14/87
Planning Group
Special Inspection Division

Noted and
Approved:

John F. O'Neill
Fire Prevention Bureau

/s/

May 18, 1987

Mr. James A. Markle, Chief
Bureau of Public Services
Department of Public Works
County Office Building
Towson, Maryland 21204

Mr. David Fields, Chief
Current Planning Division
County Office Building
Towson, Maryland 21204

RE: Appeal of CRG Approval For
Hooks Lane Executive Park

Dear Mr. Markle and Mr. Fields:

On behalf of our clients, the individual members of Hooks Lane Improvement Association, Inc., and the Association, please note an appeal to the County Board of Appeals from the CRG approval of April 30, 1987, for Hooks Lane Executive Park.

Among the reasons for this appeal, are the following:

1. Major concerns concerning the impact of traffic on Hooks Lane, already heavily burdened by traffic, particularly as it affects the various residential communities on both sides of Hooks Lane to the east of the subject property.
2. The size and scale of the project, with approximately 96,000 square feet of office space and its effects on the various Hooks Lane residential communities.
3. Such other and further matters as may be disclosed by a careful study of the matter, including but not only matters disclosed by the special exception cases concerning the proposed Class B office buildings.

We enclose our check in the amount of \$75.00 to cover the cost of this appeal, made payable to Baltimore County.

Finally, by a carbon copy of this letter directed to the Zoning Commissioner, we are asking him to enter the appearance of our firm in any special exception case which has been filed

Mr. James A. Markle, Chief
Mr. David Fields, Chief
May 18, 1987
Page 2

or which may be filed concerning Hooks Lane Executive Park for Class B office buildings and variances per the CRG.

The cooperation of all County agencies as noted is greatly appreciated.

Very truly yours,

Newton A. Williams
Newton A. Williams

NAM:jmg

Enclosure

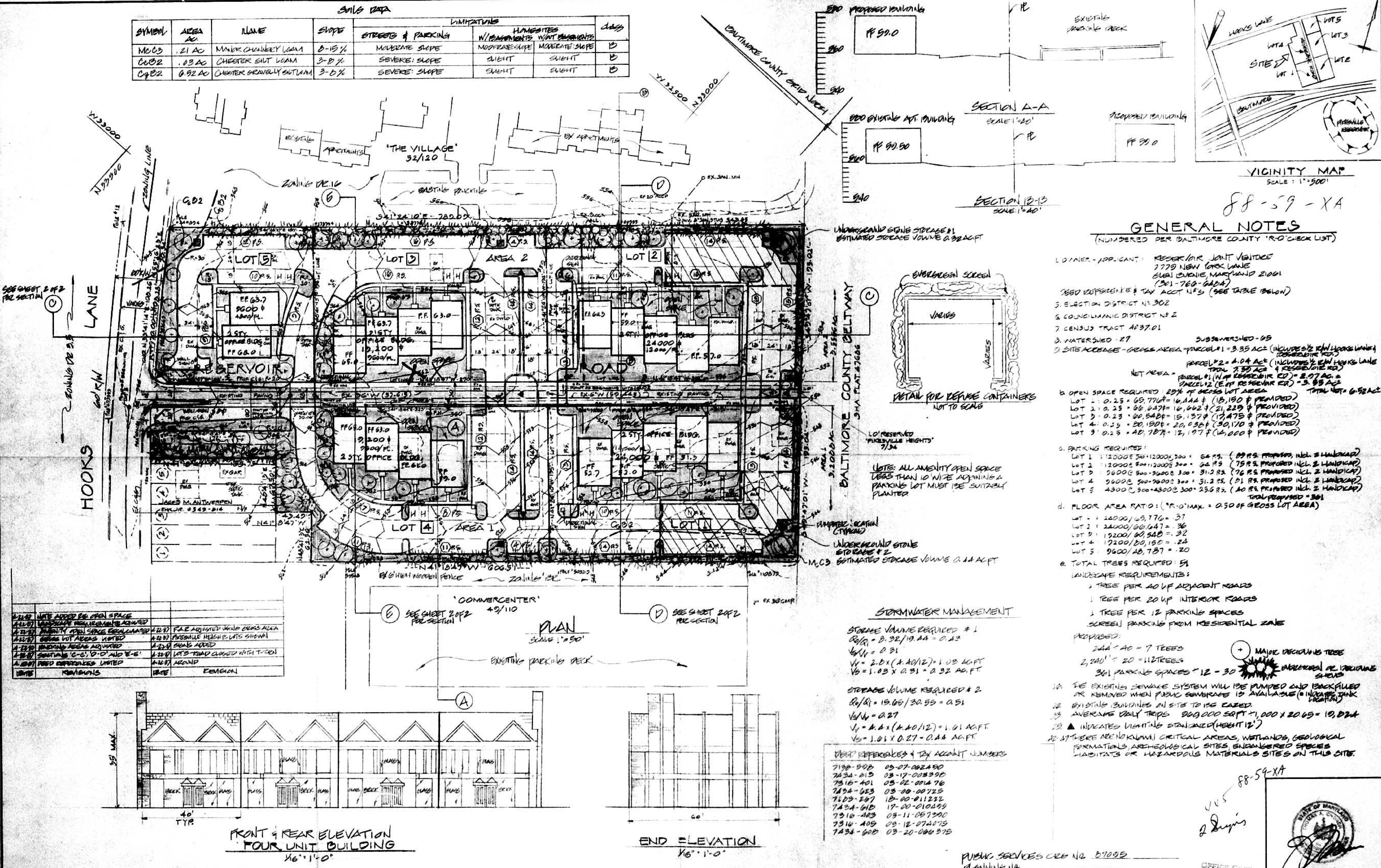
cc: County Board of Appeals
Court House
Towson, Maryland 21204

The Honorable Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

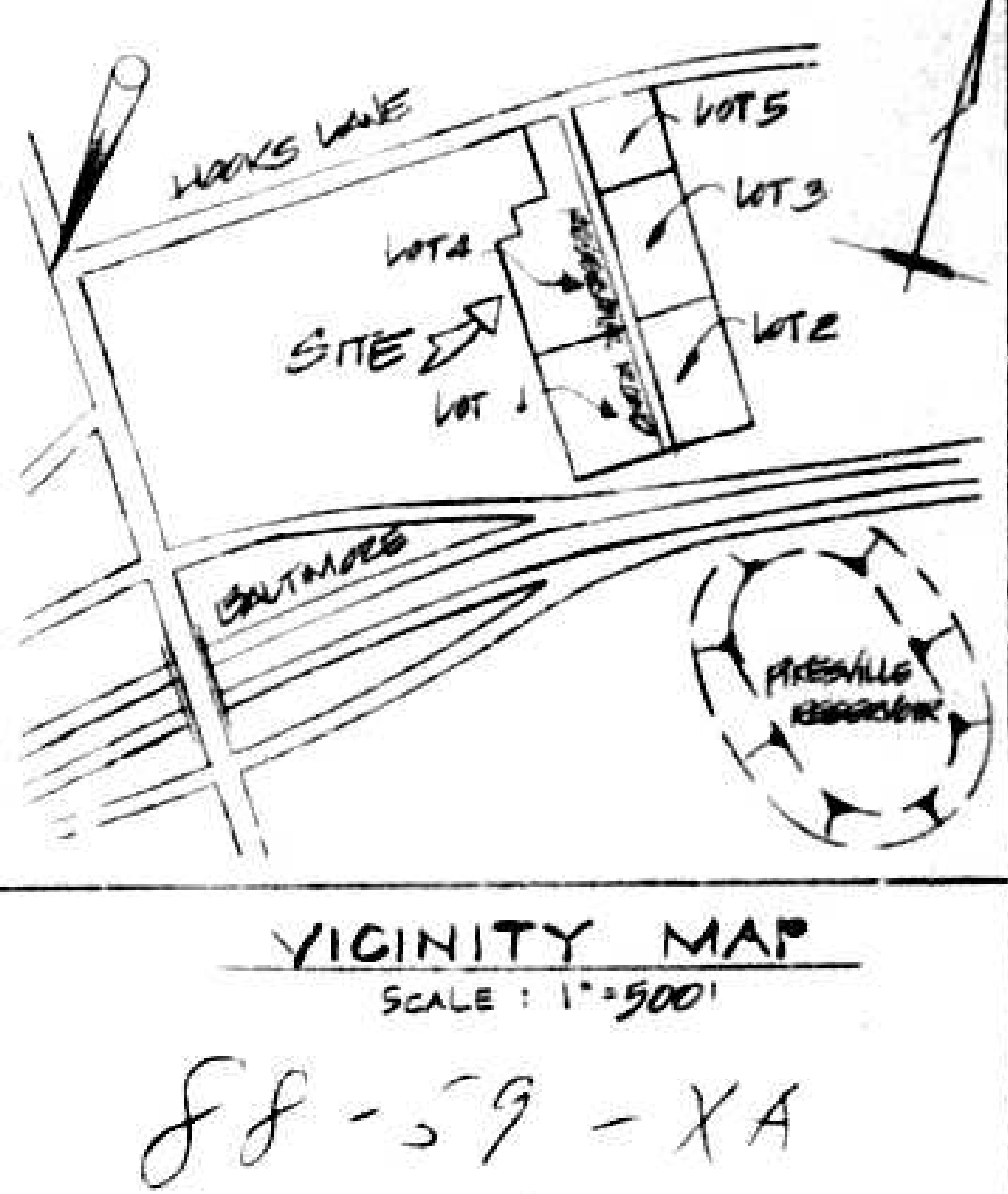
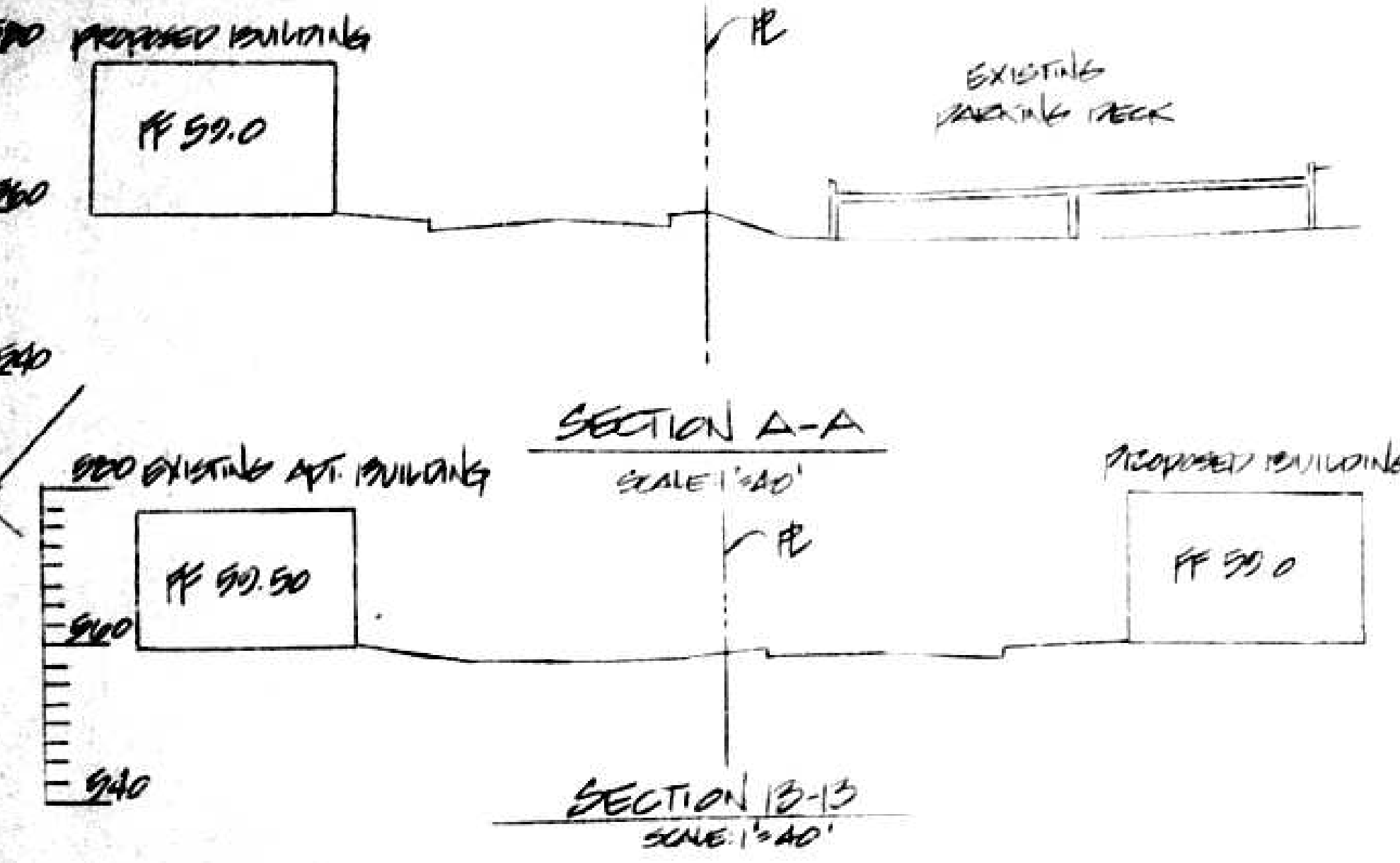
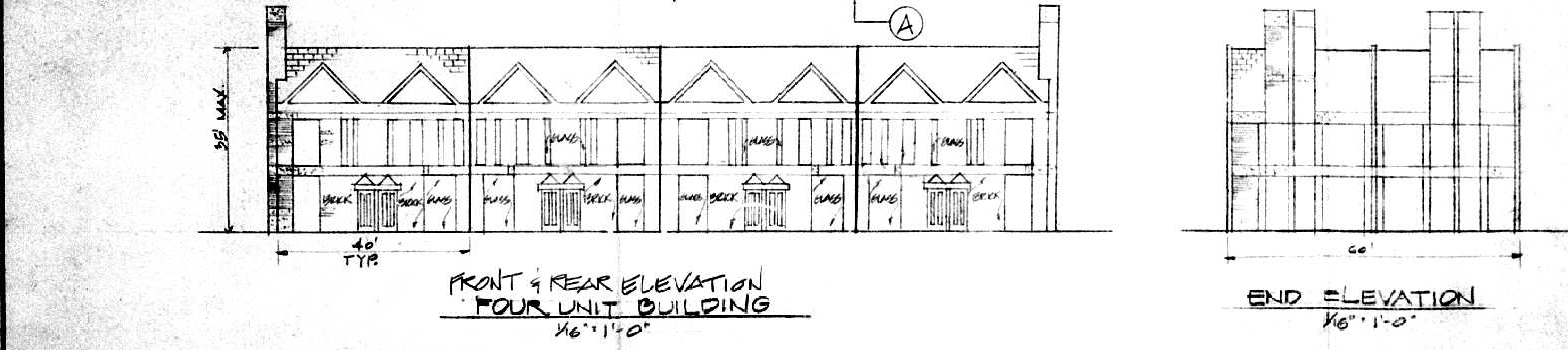
Charles B. Heyman, Esquire
Stanley S. Fine, Esquire

Hooks Lane Improvement Association
Attn: Stanley Alpert, Esquire

SLOPE DATA					LIMITATIONS			CLASS
SYMBOL	AREA AC.	NAME	SLOPE	STREETS & PARKING	HANDESTES	W/PARKMENTS	W/PARKMENTS	
MOB3	21 AC	MAJOR CHURCHY LANE	0-15%	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	B
MOB2	1.03 AC	CHESTER SUE LANE	3-8%	SEVERE SLOPE	SLIGHT	SLIGHT	SLIGHT	B
C4B2	0.92 AC	CHESTER GRABLY LANE	3-8%	SEVERE SLOPE	SLIGHT	SLIGHT	SLIGHT	B



REVISIONS	DATE	REVISION
1	11/11/01	ADD OPEN SPACE
2	11/11/01	ADD OPEN SPACE
3	11/11/01	ADD OPEN SPACE
4	11/11/01	ADD OPEN SPACE
5	11/11/01	ADD OPEN SPACE
6	11/11/01	ADD OPEN SPACE
7	11/11/01	ADD OPEN SPACE
8	11/11/01	ADD OPEN SPACE
9	11/11/01	ADD OPEN SPACE
10	11/11/01	ADD OPEN SPACE



- ### GENERAL NOTES
- (NUMBERED PER BALTIMORE COUNTY 'R-O' CHECK LIST)
- OWNER-APPLICANT: RESERVOIR JOINT VENTURE
2779 NEW YORK LANE
BALTIMORE, MARYLAND 21061
(301-760-6404)
 - DEED REFERENCE & TAX ACCT NRS (SEE TABLE BELOW)
 - ELECTION DISTRICT NO. 302
 - COUNCILMANIC DISTRICT NO. 2
 - CENSUS TRACT AC37.01
 - WATERSHED - 27
 - SUBWATERSHED - 05
 - SITE ACCESS - GROSS AREA PARCEL #1 = 3.35 AC (INCLUDES 1/2 R/W HOOKS LANE & RESERVOIR RD.)
PARCEL #2 = 4.04 AC (INCLUDES 1/2 R/W HOOKS LANE & RESERVOIR RD.)
TOTAL 7.39 AC & RESERVOIR RD.
NET AREA - PARCEL #1 (W/ RESERVOIR RD) = 2.97 AC & PARCEL #2 (E/ RESERVOIR RD) = 3.09 AC
TOTAL NET = 6.06 AC
 - OPEN SPACE REQUIRED: 20% OF GROSS LOT AREA
LOT 1: 0.25 x 65,776 = 16,444 (16,150 PROVIDED)
LOT 2: 0.25 x 66,647 = 16,662 (21,229 PROVIDED)
LOT 3: 0.25 x 66,548 = 16,637 (17,475 PROVIDED)
LOT 4: 0.25 x 60,190 = 15,048 (19,170 PROVIDED)
LOT 5: 0.25 x 40,787 = 10,197 (14,000 PROVIDED)
 - PARKING REQUIRED:
LOT 1: 120000/500 = 240 RS. (89 RS. PROVIDED INCL. 2 HANDICAP)
LOT 2: 120000/500 = 240 RS. (75 RS. PROVIDED INCL. 2 HANDICAP)
LOT 3: 120000/500 = 240 RS. (76 RS. PROVIDED INCL. 2 HANDICAP)
LOT 4: 120000/500 = 240 RS. (81 RS. PROVIDED INCL. 2 HANDICAP)
LOT 5: 120000/500 = 240 RS. (40 RS. PROVIDED INCL. 2 HANDICAP)
TOTAL PROVIDED = 301
 - FLOOR AREA RATIO: ("R-O" MAX. = 0.50 OF GROSS LOT AREA)
LOT 1: 24000/65,776 = 37
LOT 2: 24000/66,647 = 36
LOT 3: 12000/66,548 = 32
LOT 4: 12000/60,190 = 24
LOT 5: 12000/40,787 = 20
 - TOTAL TREES REQUIRED: 51
 - LANDSCAPE REQUIREMENTS:
1 TREE PER 40 LF ADJACENT ROADS
1 TREE PER 20 LF INTERIOR ROADS
1 TREE PER 12 PARKING SPACES
SCREEN PARKING FROM RESIDENTIAL ZONE
PROPOSED:
244' x 40' = 9760 LF
2,240' x 20' = 44800 LF
361 PARKING SPACES x 12' = 4332 LF
TOTAL = 54980 LF
10. THE EXISTING SEWAGE SYSTEM WILL BE PUMPED AND BACKFILLED OR REMOVED WHEN PUBLIC SEWERAGE IS AVAILABLE (INCREASE DRAIN LOCATION)
11. EXISTING BUILDINGS ON SITE TO BE RAISED.
12. AVERAGE DAILY TRIPS 200,000 SQ FT x 1,000 x 20.65 = 10,024
13. INDICATES VIEWING STANDARDS (HEIGHT 12')
14. THERE ARE NO KNOWN CRITICAL AREAS, WETLANDS, GEOLOGICAL FORMATIONS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HAZARDOUS MATERIALS SITES ON THIS SITE.

STORMWATER MANAGEMENT

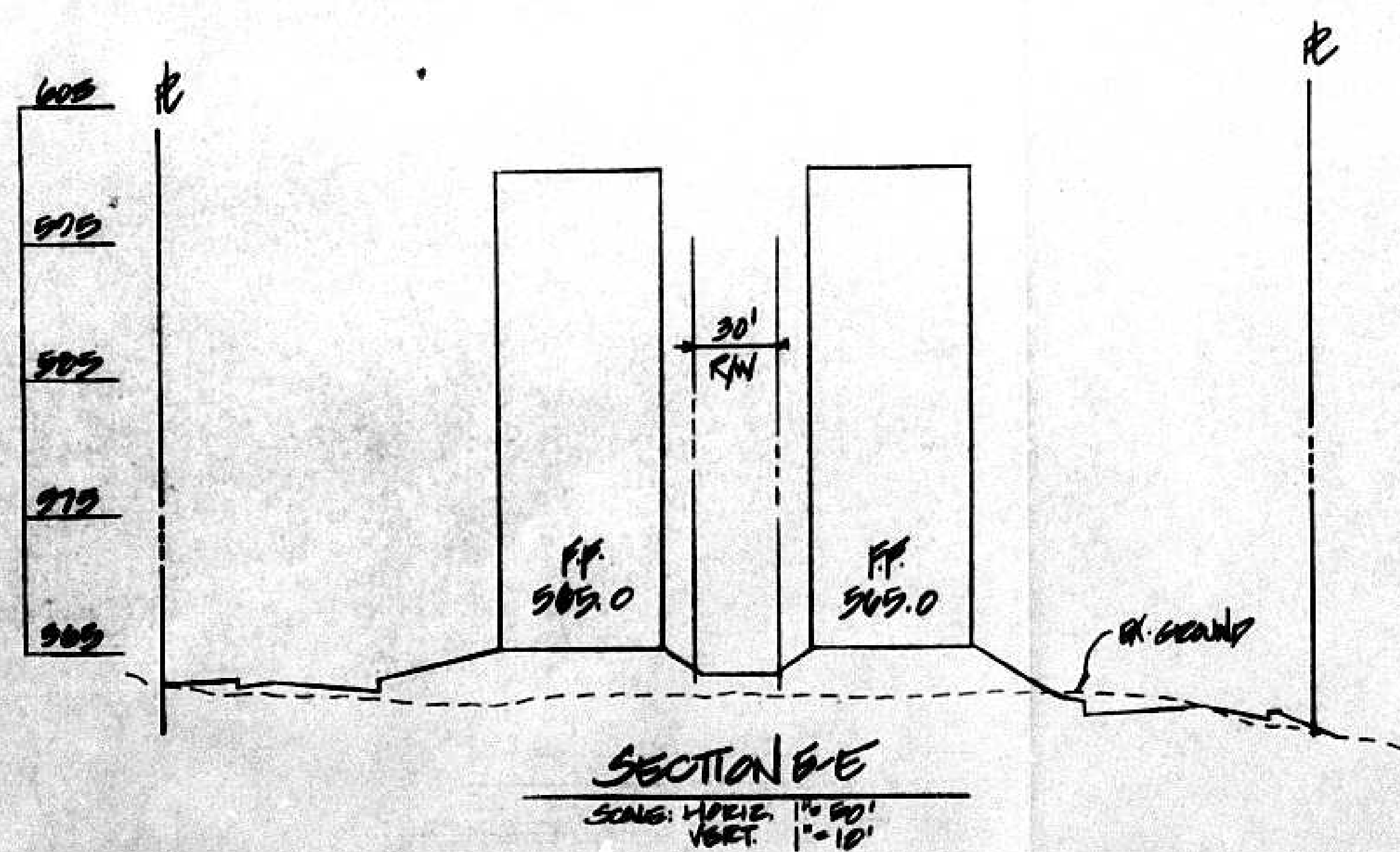
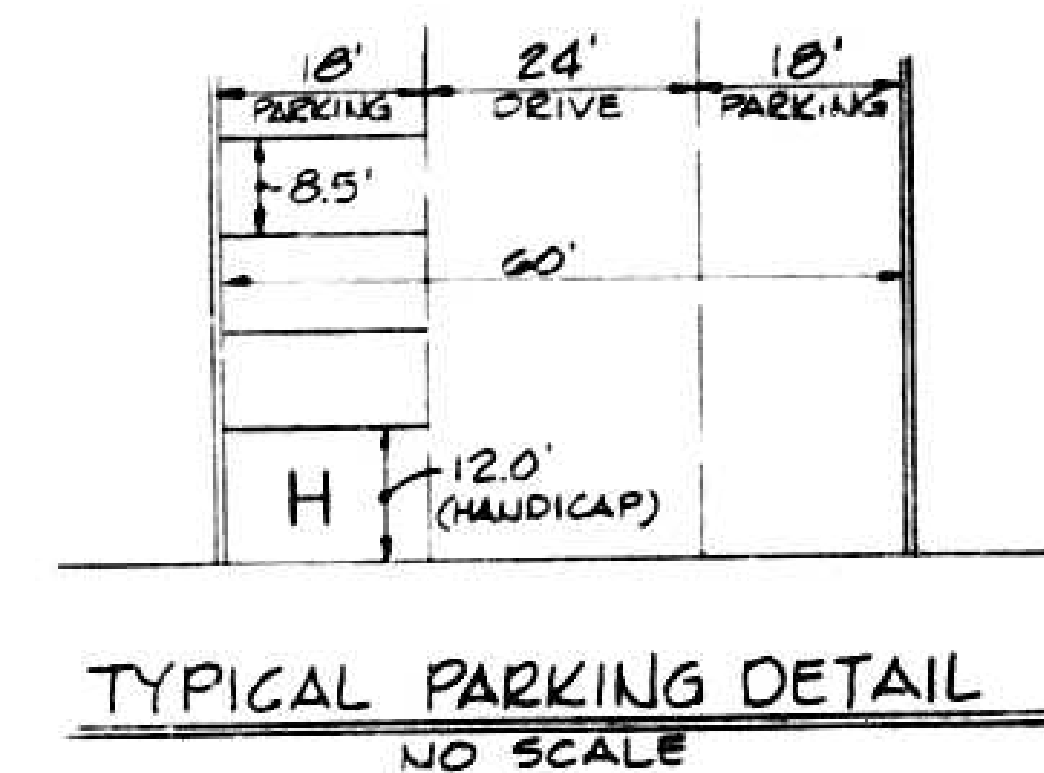
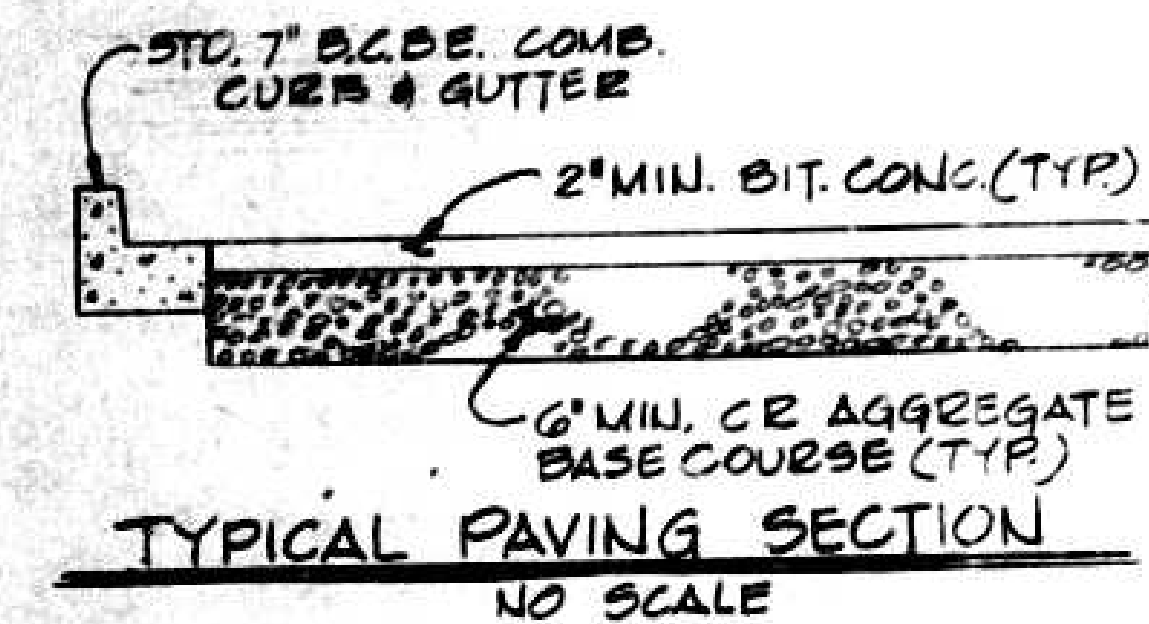
STORAGE VOLUME REQUIRED #1
Ro/Ri = 8.32/19.44 = 0.43
V1 = 0.21
V1 = 2.0 x (A x H/12) = 1.03 AC FT
V2 = 1.03 x 0.31 = 0.32 AC FT

STORAGE VOLUME REQUIRED #2
Ro/Ri = 19.65/30.55 = 0.64
V1 = 0.27
V1 = A x (A x H/12) = 1.01 AC FT
V2 = 1.01 x 0.27 = 0.27 AC FT

DEED REFERENCES & TAX ACCOUNT NUMBERS

7139-505	03-07-002450
7434-013	03-17-005390
7516-401	03-02-001476
7834-683	03-00-00725
7103-267	10-00-011232
7434-610	17-00-010499
7310-403	03-11-057300
7310-405	03-12-074075
7434-608	03-20-006375

PUBLIC SERVICES CDB NO. 07005
PLANNING NO.



Drafting	DATE	REVISIONS
Check		
Design		
Check		

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
BALTIMORE SITE ENGINEERS & SURVEYORS MARYLAND



HOOKS LANE EXECUTIVE PARK
SUBDIVISION OF "PINEHURST HEIGHTS, N.P.C.", PART 1 - 3A
SECTION 10 LOT 16 SEE BALTIMORE COUNTY, MARYLAND

SHEET 2 OF 2	DATE APRIL 21, 1987 SCALE AS NOTED	CONTRACT NUMBER 172
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