

MAP 111/9F
 L.D. 3
 DATE 10/1/87
 200
 1000
 DP

Reservoir Joint Venture 88-61-XA
 NE/S Reservoir Rd., Cor./SE/S
 Hooks Ln.
 2nd C.D.

PETITION FOR SPECIAL EXCEPTION - VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Class "B" Building in R.O. Zone for Lot # 5
Hooks Lane Executive Park and a variance from section 203.3.C to permit one 8 sq. ft. freestanding, single face directory sign and one 80 sq. ft. freestanding single face entry wall sign. 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)

Reservoir Joint Venture, Leonard J. Attman
 Partner

Signature

Signature

Address

Address

City and State

City and State

Attorney for Petitioner:

Attorney for Petitioner:

Kaplan, Heyman, Greenberg, Engelman & Belgrad, P.A.

2772 New York Lane, (301) 766-6000

(Type or Print Name)

(Type or Print Name)

20 S. Charles St., 10th Floor

Glen Burnie, MD 21061

Address

Address

Baltimore, Maryland 21201

City and State

City and State

Attorney's Telephone No. 539-6967

6603 York Rd. Balto, MD 21212 377-2600

Address

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of June, 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 had before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 29th day of July, 1987, at 9:30 o'clock.

ORDER RECEIVED FOR FILING

ESTIMATED LENGTH OF HEARING - 1/2HR. + 1HR.
 AVAILABLE FOR HEARING
 MON./TUES./WED. - NEXT TWO MONTHS
 ALL OTHER
 REVIEWED BY: ucn DATE 9/30

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 203.1 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 submittals do not include any detail of the proposed signs.

Norman E. Gerber, AICP
 Director

NEG:JGH:sib

RECEIVED
 JUL 10 1987
 ZONING OFFICE

CPS-006

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 20, 1987

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

000

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. 447 - Case No. 88-61-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
 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



William K. Hoffmann
 Secretary
 Hal Nassoff
 Administrator

May 15, 1987

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

Re: Baltimore County
 Item #447
 Property Owner:
 Reservoir Joint Venture
 Location: NE/S Reservoir
 Road, corner SE/S Hooks
 Lane, at Baltimore Beltway
 Interstate 695
 Existing Zoning: R.O.
 Proposed Zoning: Special
 Exception for a Class
 "B" building for lot #5
 Hooks Lane Executive Park
 and a Variance to permit
 one 8 sq. foot free
 standing, single face
 directory sign and one 80
 sq. foot free standing
 single face entry wall
 sign (sign face less
 than 25 sq. feet) all in
 lieu of the allowed one
 8 sq. foot building sign
 Area: 1.12 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 L.
 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

My telephone number is 301-333-1350
 Teleprinter for Impaired Hearing or Speech
 363-7965 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free
 P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



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

Richard Moore
 Acting Director

June 2, 1987

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

Item No. 447 -ZAC-

Property Owner:
 Location:

Existing Zoning:
 Proposed Zoning:

Area:
 District:

Dear Mr. Jablon:

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

Very truly yours,

Michael S. Flanigan
 Traffic Engineering Associate II

MSF:lt

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 447, Zoning Advisory Committee Meeting of May 12, 1987

Property Owner: Reservoir Joint Venture

Location: SE/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 open 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 amusements 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

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 June, 1987.

Arnold Jablon
 Zoning Commissioner

Received by:

Petitioner: Reservoir Joint Venture
 Petitioner's Attorney: Charles B. Heyman & Stanley S. Fine

Chairman, Zoning Plans Advisory Committee

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 5 and, additionally, the Petition for Zoning Variances to permit an 8 square foot free-standing, single-faced directory signs and an 80 square foot free-standing, single-faced entry wall sign (sign face less than 25 square feet) 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

Zoning Item # 444, 445, 446 May 12, 1987
Page 2
Zoning Advisory Committee Meeting

(X) Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 194-3768, 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 194-3768.

() 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 abandon and backfill all existing drilled and dug wells.
Pump out, remove and/or backfill all existing individual sewage disposal systems.

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

May 13, 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: Reservoir Joint Venture

Location: NE/S Reservoir Road, corner SE/S Hooks Lane

Item No.: 447

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 of 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: *[Signature]* 5/13/87 Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/

37-264
10-117
8
LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 923-7800

6/1/87
ZONING OFFICE
RALPH E. DEITZ
9625 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133
(301) 922-2701
RUSSELL J. WHITE

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

RE: Petition Of Reservoir Joint Venture, et. al.
For Class B Office Building On Lot No. 5,
Hooks Lane Executive Park - Entry of Appearance
And Request To Be Kept Appraised

Dear Commissioner Jablon:

Please enter the appearance of our firm on behalf of Hooks Lane Improvement Association with regard to this request by Reservoir Joint Venture for a Class B office building special exception on Lot 5, of variance to permit a free standing, single face directory sign, and an eighty (80) foot free standing single face entry wall with a sign face less than twenty-five (25) square feet, in the above entitled matter.

According to our inquiry, this item, number 447, was filed on April 30, 1987.

Our clients, Hooks Lane Improvement Association, has entered its appearance in this matter previously by our CRG appeal letter of May 18, 1987, but a recent check did not disclose the presence of that letter, and hence this letter as well.

Thanking you and your staff for your attention to this matter, and looking forward to receiving copies of all notices, etc., in the matter. I am

Respectfully,
Newton A. Williams
Newton A. Williams

cc: Charles B. Heyman, Esquire
Stanley S. Fine, Esquire
Hooks Lane Improvement Association
Attn: Stanley Alpert

17-0542
MAY 21 1987
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 923-7800

OF COUNSEL
RALPH E. DEITZ
9625 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133
(301) 922-2701
RUSSELL J. WHITE

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

NAW: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

DESCRIPTION

Lot 5, Hooks Lane Executive Park, Easternmost Side of Reservoir Road and the Southernmost Side of Hooks Lane, Election District 3C2, Baltimore County, Maryland.

Beginning for the same at a point on the centerline of Hooks Lane (60 feet wide) said point also being the centerline of Reservoir Road proposed widening (60 feet wide), thence (1) Northeasterly along a curve to the right having a radius of 1800.00 feet and an arc length of 163.00 feet more or less, thence (2) North 55 degrees 26 minutes 23 seconds East 71 feet more or less, thence leaving said centerline (3) South 41 degrees 24 minutes 10 seconds East 210 feet more or less, thence for a line of division (4) South 48 degrees 41 minutes 13 seconds West 209 feet more or less to intersect the centerline of Reservoir Road existing right-of-way (30 feet wide), thence along said centerline (5) North 41 degrees 18 minutes 47 seconds West 26 feet more or less to intersect the proposed widening of Reservoir Road (60 feet wide), thence (6) South 48 degrees 41 minutes 13 seconds West 15.00 feet more or less to the centerline of Reservoir Road proposed widening, thence (7) North 41 degrees 18 minutes 47

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
3rd Election District - 2nd Councilmanic District
Case No 88-61-XA

LOCATION: Northeast Side of Reservoir Road, Corner/Southeast Side 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 a Class B Office building in an R.O. Zone for Lot No. 5

Petition for Zoning Variance to permit one 8 square foot free-standing, single-faced directory sign and one 80 square foot free-standing, single-faced entry wall sign (sign face less than 25 square feet) all 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

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
NE/S Reservoir Rd., Corner SE/S : OF BALTIMORE COUNTY
of Hooks La., 3rd District
RESERVOIR JOINT VENTURE, Case No. 88-61-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

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

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., Cor./SE/S Hooks La.
3rd Election District - 2nd Councilmanic District
Reservoir Joint Venture - Petitioner
Case No. 88-61-XA

Gentlemen:

This is to advise you that 608.13 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 payment to Baltimore County, Maryland, and remit to Zoning Office 21204, before the

Sincerely,

Arnold Jablon
Arnold Jablon
Zoning Commissioner

Attest:

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 37817
DATE: 7/29/87 ACCOUNT: 9-01-615-000
AMOUNT: \$ 490.65
RE CASE NOS. 88-57-AMOUNT \$ 490.65
88-61 Four Carat Limited Partnership, 5 Light
St., Suite 650, Balto., Md. 21202
RECEIVED FROM: ADVERTISING & POSTING COSTS RE CASE NOS. 88-57-88-61
FOR: 88-61
B 0023*****490651 8295F
VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
3rd Election District - 2nd Councilmanic District
Case No. 88-61-XA
LOCATION: Northeast Side of Reservoir Road, Corner/Southeast Side of Hooks Lane
DATE AND TIME: Wednesday, July 29, 1987, at 9:30 a.m.
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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

89781
Pikesville, Md., July 8 19 87
TO CERTIFY, that the annexed advertisement published in the NORTHWEST STAR, a weekly publication in Pikesville, Baltimore Maryland before the 29th day of July 19 87
publication appearing on the day of July 19 87
publication appearing on the day of July 19 87
publication appearing on the day of July 19 87

THE NORTHWEST STAR

Manager
Manager

Cost of Advertisement \$28.80

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-61-XA

District: 3rd Date of Posting: July 13, 1987
Posted for: Special Exception
Petitioner: Reservoir Joint Venture
Location of property: NE/S Reservoir Rd., Cor. SE/S of Hooks La.
Location of Signs: SE/Cor. Hooks Lane and Reservoir Rd. Lot 5
Remarks: S.D. Hester
Posted by: S.D. Hester Date of return: July 17, 1987
Number of Signs: 2

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
3rd Election District - 2nd Councilmanic District
Case No. 88-61-XA
LOCATION: Northeast Side of Reservoir Road, Corner/Southeast Side 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
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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
7/13/87 July 9

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,

Susan Sander Obrecht
Publisher

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

June 22, 1987

NOTICE OF HEARING

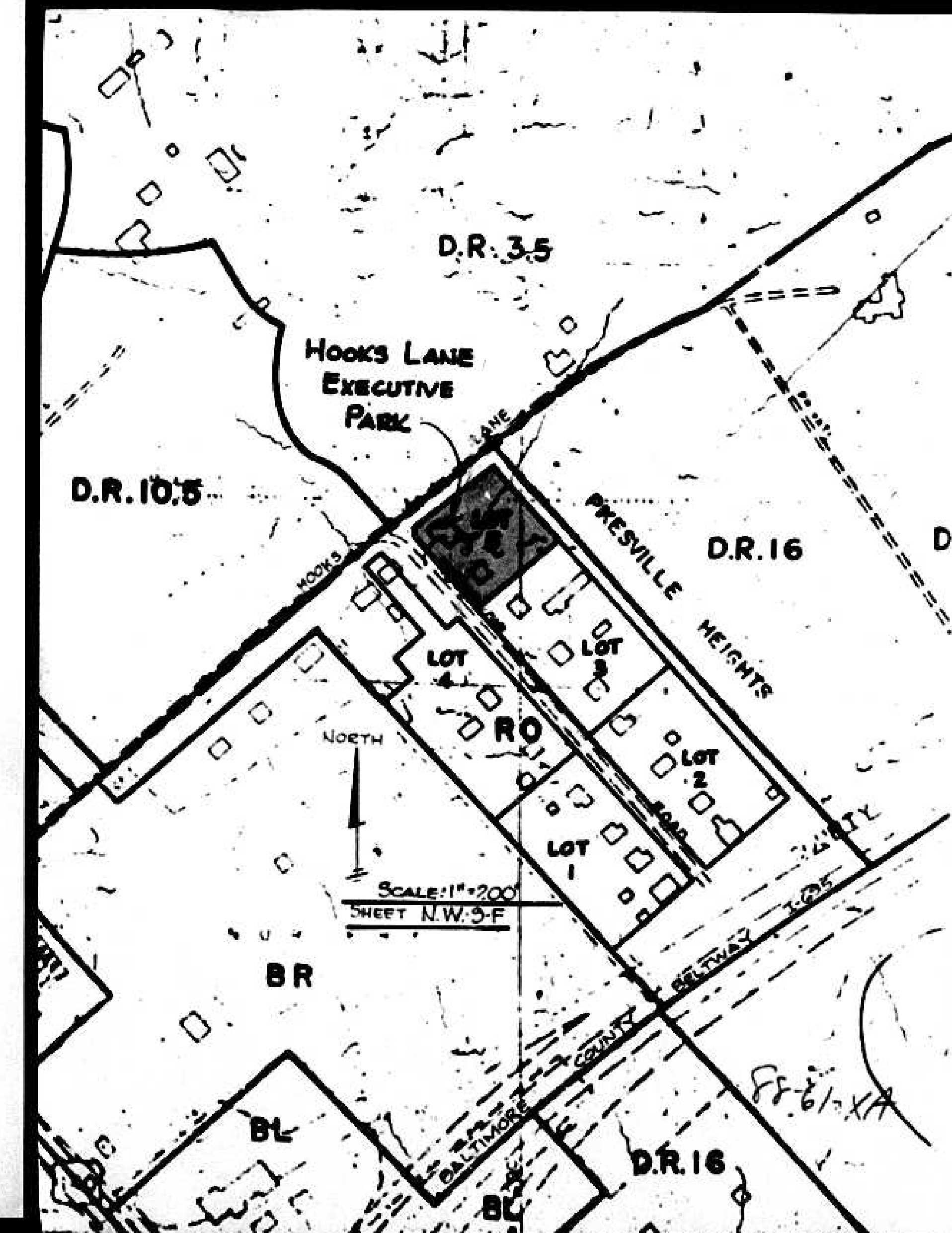
RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE
NE/S Reservoir Rd., Cor./SE/S Hooks La.
3rd Election District - 2nd Councilmanic District
Reservoir Joint Venture - Petitioner
Case No. 88-61-XA

TIME: 9:30 a.m.

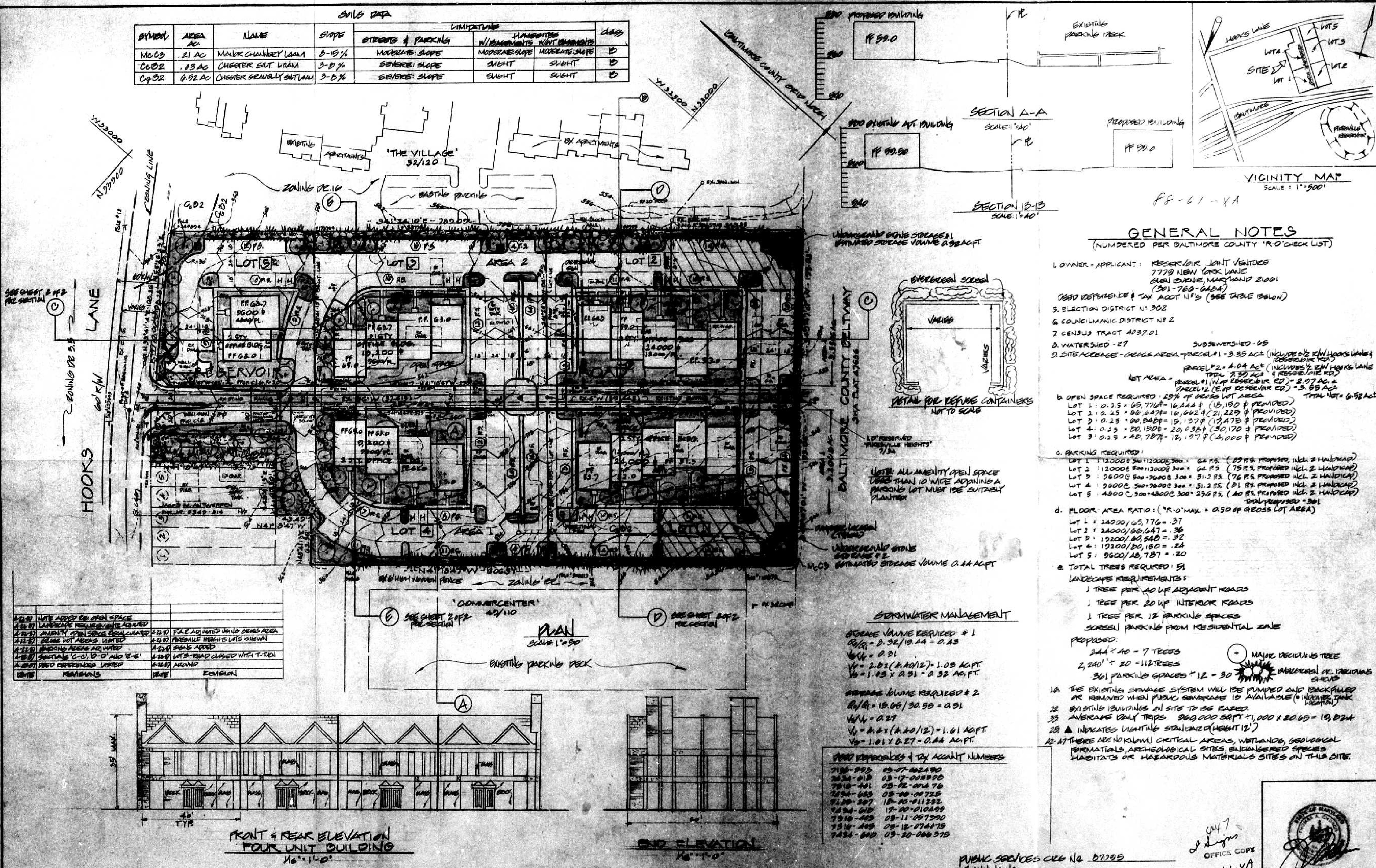
DATE: Wednesday, July 29, 1987

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

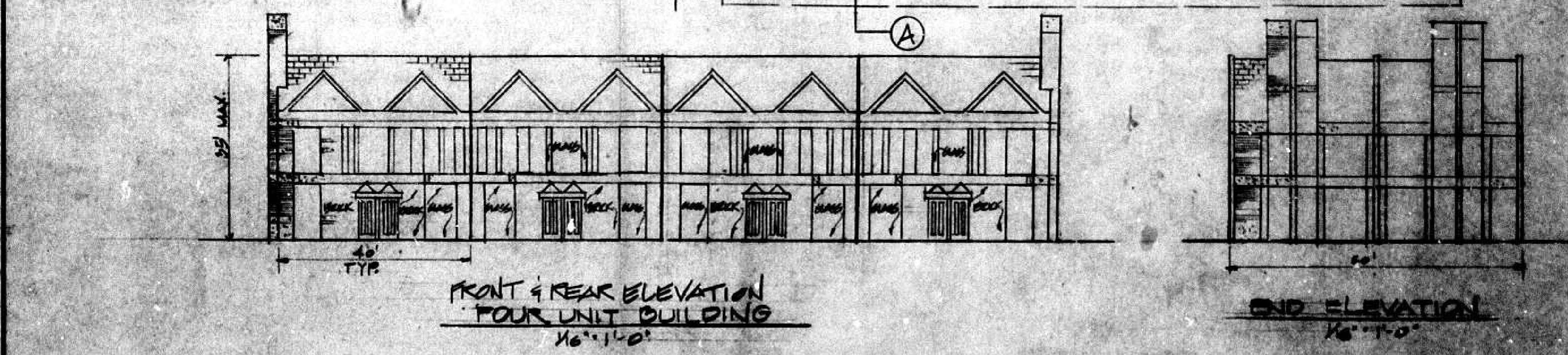
E COUNTY, MARYLAND
FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 36026
4/30/87 ACCOUNT: 01-615-000
AMOUNT: \$ 200.00
RECEIVED FROM: Leonard Attman / Four Carat Partnership
FOR: Sp. Ex. / Var. Item # 447, Lot #5
B 0040*****200001 8018F
VALIDATION OR SIGNATURE OF CASHIER



SYMBOL	AREA AC.	NAME	SLOPE	LIMITATIONS			CLASS
				STREETS & PARKING	HANDICAPPED	WATER	
M.C.3	.21 AC	MAJOR CHANNING LANE	0-15%	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	B
C.C.2	.03 AC	CHESTER SUT LANE	3-8%	SEVERE SLOPE	SLIGHT	SLIGHT	B
C.G.2	0.92 AC	CHESTER GRAVELLY SUT LANE	3-8%	SEVERE SLOPE	SLIGHT	SLIGHT	B



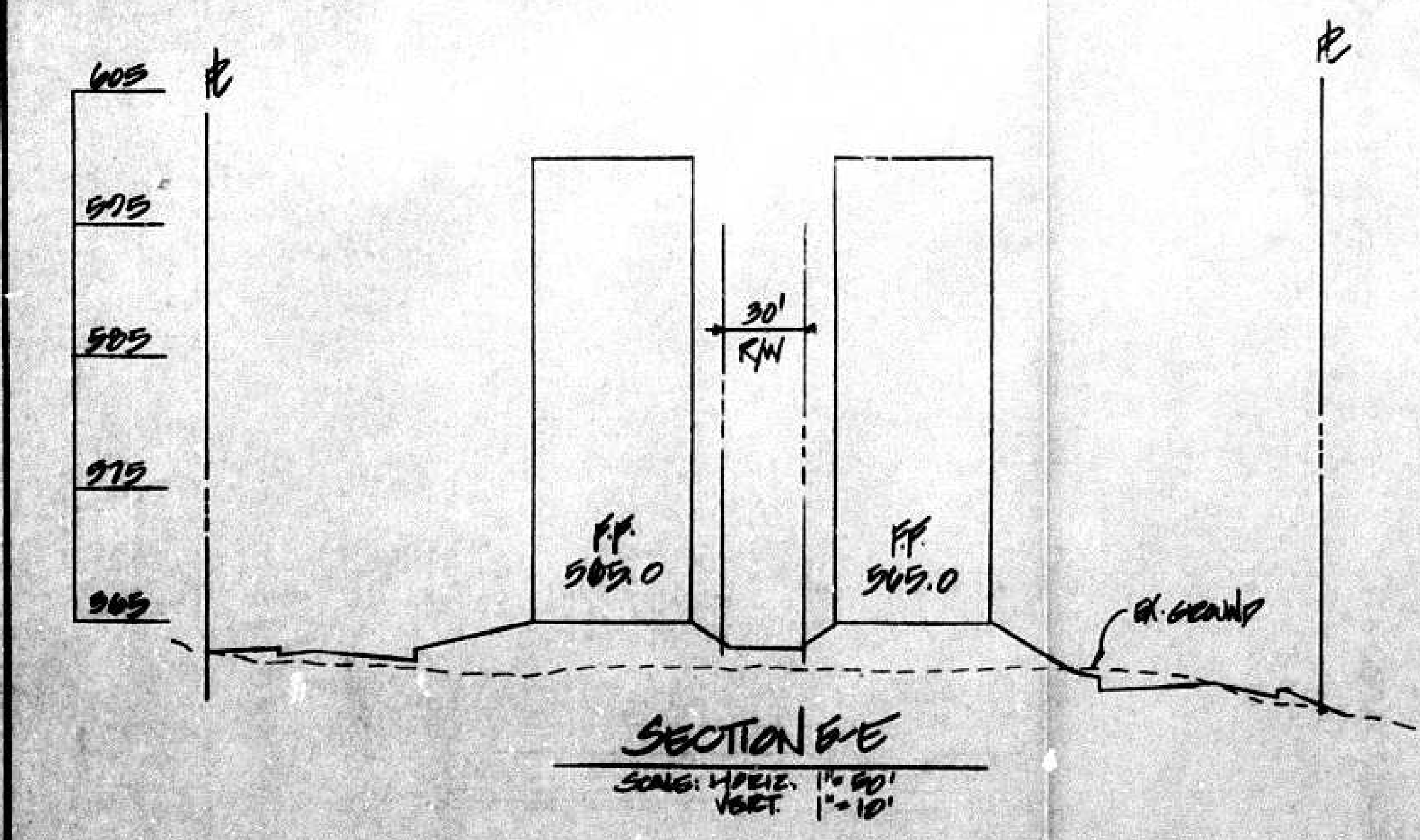
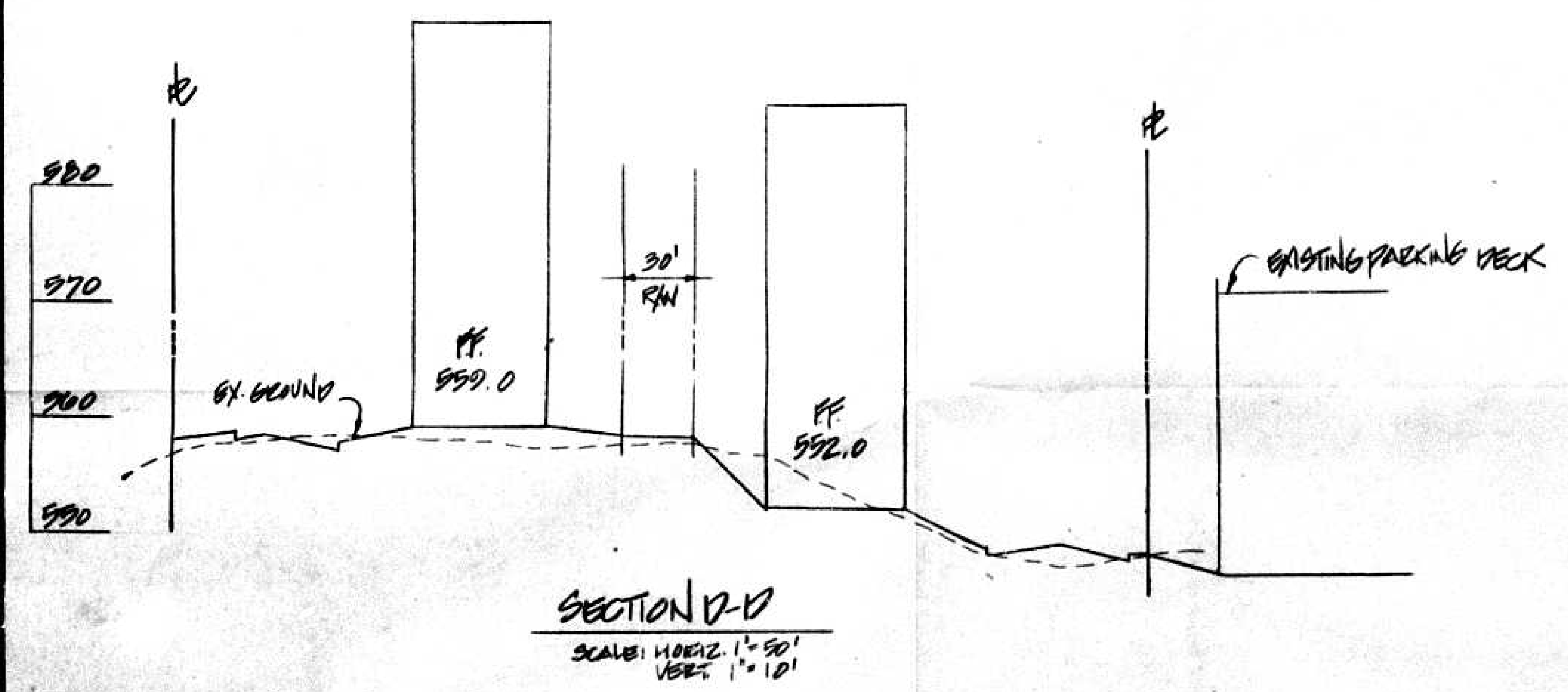
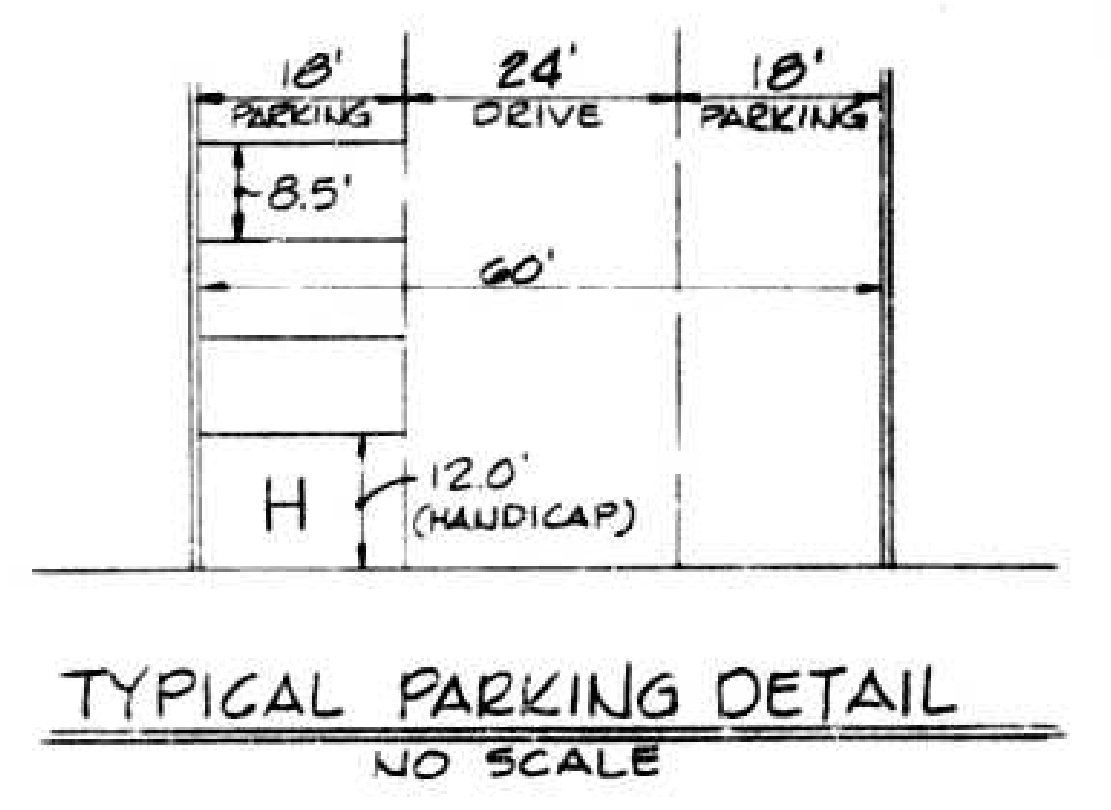
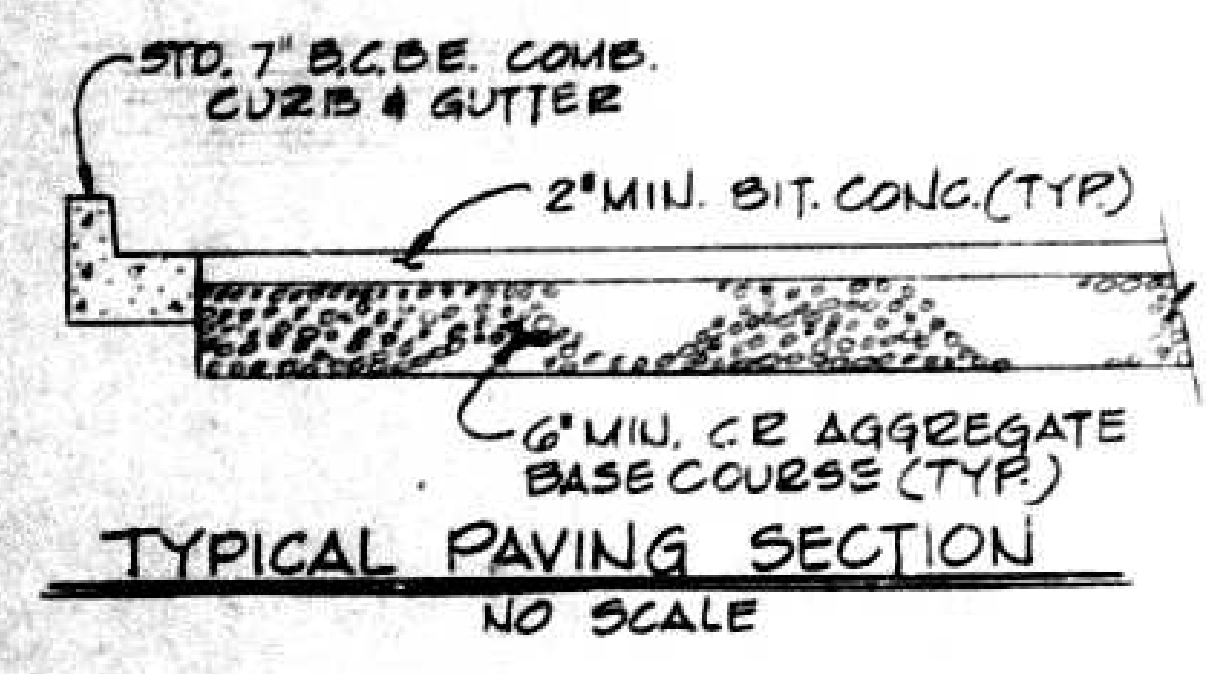
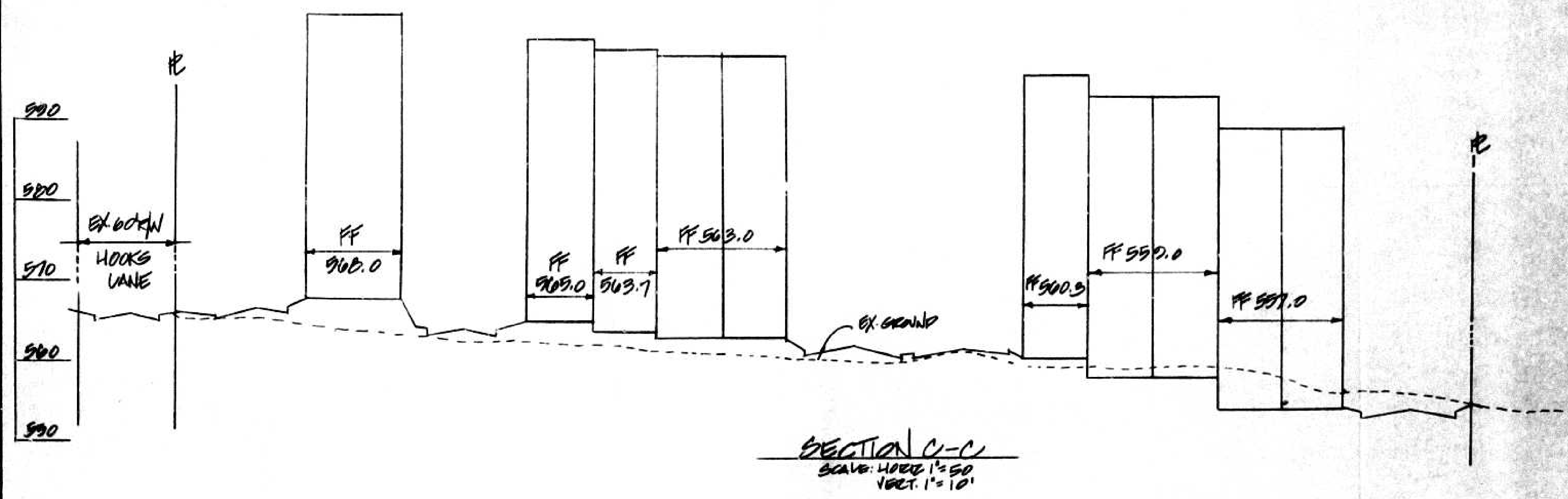
4.2.1.1	NOTE ADDED RE OPEN SPACE	4.2.1.1	FAZ ADJUSTED USING GROSS AREA
4.2.1.2	LANDSCAPE REQUIREMENTS ADJUSTED	4.2.1.2	(RESERVED HEIGHTS) LOTS SHOWN
4.2.1.3	AMENITY OPEN SPACE RECALCULATED	4.2.1.3	SLIGHT ADDED
4.2.1.4	GEOSLOT AREAS NOTED	4.2.1.4	LOT 5 ROAD CLOSED WITH T-CURB
4.2.1.5	PARKING AREAS ADJUSTED	4.2.1.5	AROUND
4.2.1.6	SECTION 'C-D' 'D-E' AND 'E-F'	4.2.1.6	
4.2.1.7	REDO REFERENCES LISTED	4.2.1.7	
4.2.1.8	REVISIONS	DATE	REVISION



STORMWATER MANAGEMENT		
STORAGE VOLUME REQUIRED # 1	$R_1/R_2 = 8.32/19.44 = 0.43$	
$V_1 = 2.01 \times (4.40/12) = 1.09 \text{ ACFT}$	$V_2 = 1.09 \times 0.91 = 0.92 \text{ ACFT}$	
STORAGE VOLUME REQUIRED # 2	$R_1/R_2 = 15.06/30.55 = 0.51$	
$V_1 = 2.21 \times (4.40/12) = 1.61 \text{ ACFT}$	$V_2 = 1.61 \times 0.27 = 0.44 \text{ ACFT}$	
POND REFERENCES & TAX ACCOUNT NUMBERS		
7180-595	05-07-002490	
7184-019	05-17-005990	
7180-401	05-12-001476	
7184-683	05-00-00725	
7180-207	12-10-011232	
7184-610	17-00-010499	
7180-403	05-11-057590	
7184-405	05-12-074475	
7184-600	05-20-006275	

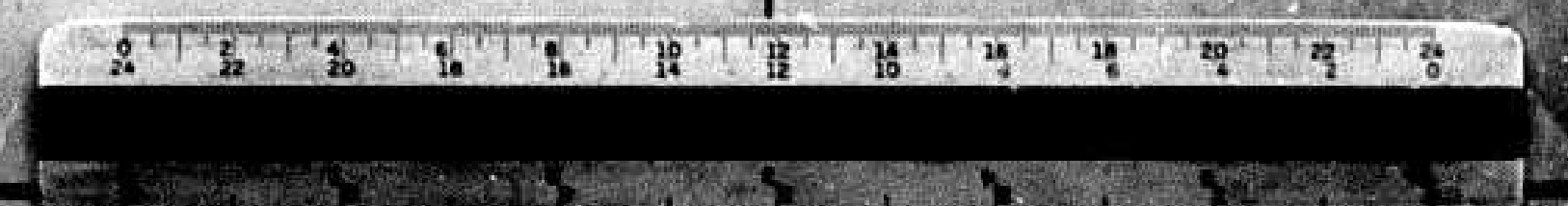
- ### GENERAL NOTES
- (NUMBERED PER BALTIMORE COUNTY 'R-O' CHECK LIST)
1. OWNER - APPLICANT: RESERVOIR JOINT VENTURES
7779 NEW YORK LANE
CRAIG SPRING, MARYLAND 21061
(301-760-6404)
2. DEED REFERENCE & TAX ACCT N°S (SEE TABLE BELOW)
3. ELECTION DISTRICT N° 302
4. COUNCILMANIC DISTRICT N° 2
5. CENSUS TRACT 4037.01
6. WATERSHED - 27
7. SUBWATERSHED - 05
8. SITE ADDRESS - CROSS AREA PARCEL #1 = 3.35 AC (INCLUDES 1/2 E.W. HOOKS LANE & RESERVOIR RD.)
PARCEL #2 = 4.04 AC (INCLUDES 1/2 E.W. HOOKS LANE & RESERVOIR RD.)
TOTAL 7.39 AC & RESERVOIR RD.
NET AREA = PARCEL #1 (W/AF RESERVOIR RD) = 2.97 AC & PARCEL #2 (E/AF RESERVOIR RD) = 3.55 AC
9. OPEN SPACE REQUIRED: 25% OF GROSS LOT AREA TOTAL NET = 0.52 AC
- LOT 1: 0.25 x 65,776 = 16,444 (16,150 & PROVIDED)
- LOT 2: 0.25 x 60,647 = 15,662 (15,229 & PROVIDED)
- LOT 3: 0.25 x 60,548 = 15,137 (15,475 & PROVIDED)
- LOT 4: 0.25 x 20,150 = 5,038 (5,017 & PROVIDED)
- LOT 5: 0.25 x 40,787 = 10,197 (10,000 & PROVIDED)
10. PARKING REQUIRED:
- LOT 1: 12000/500 = 24 R.S. (24 R.S. PROPOSED, INCL. 2 HANDICAP)
- LOT 2: 12000/500 = 24 R.S. (24 R.S. PROPOSED, INCL. 2 HANDICAP)
- LOT 3: 12000/500 = 24 R.S. (24 R.S. PROPOSED, INCL. 2 HANDICAP)
- LOT 4: 12000/500 = 24 R.S. (24 R.S. PROPOSED, INCL. 2 HANDICAP)
- LOT 5: 12000/500 = 24 R.S. (24 R.S. PROPOSED, INCL. 2 HANDICAP)
11. FLOOR AREA RATIO: ('R-O' MAX = 0.50 OF GROSS LOT AREA)
- LOT 1: 24000/65,776 = .37
- LOT 2: 24000/60,647 = .39
- LOT 3: 12000/60,548 = .20
- LOT 4: 12000/20,150 = .60
- LOT 5: 12000/40,787 = .30
12. 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' = 7 TREES
- 2,240' x 20' = 112 TREES
- 361 PARKING SPACES x 12 = 30 TREES
13. THE EXISTING SEWAGE SYSTEM WILL BE PUMPED AND BACKFILLED OR REMOVED WHEN PUBLIC COVERAGE IS AVAILABLE (INDICATE TANK LOCATION)
14. EXISTING BUILDINGS ON SITE TO BE RAZED
15. AVERAGE DAILY TRIPS 900,000 SQ FT x 1,000 x 20.05 = 18,045
16. INDICATES LIGHTING STANDARD (HEIGHT 12')
17. THERE ARE NO KNOWN CRITICAL AREAS, WETLANDS, GEOLOGICAL FORMATIONS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HAZARDOUS MATERIALS SITES ON THIS SITE.





Drafting	DATE	REVISIONS
Check		
Design		
Check		

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



HOOKS LANE EXECUTIVE PARK
SUBDIVISION OF 'PACEMAN' LOTS, N.P.C. 7, PART 1-34
BALTIMORE COUNTY, MARYLAND

SHEET 2 OF 2	DATE APRIL 21, 1987 SCALE AS NOTED	CONTRACT NUMBER 86-172
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