

John P. Roche, et ux 98-71-SPH
NW/cor. Falls Rd. and Fairfield Ave.
(6060 Falls Rd.) 9th E.D.
4th C.D.

Pursuant to the advertisement, posting of the property, and public hearing on the Petition, it appears that the temporary relocation of a commercial business into a prefabricated office located on a parking lot in a B.L. Zone would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and will not be detrimental to the health, safety, and general welfare of the community.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of August, 1987, that the temporary relocation of a commercial business into a prefabricated office located on a parking lot in a B.L. Zone be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject to the following restriction which is a condition precedent to the relief granted herein:

1. The business shall not occupy the site beyond May 31, 1988.

Arnold Jablon
Zoning Commissioner of
Baltimore County

AJ/srl

cc: H. John Bremermann, III, Esquire

People's Counsel

Case No. 88-71-SPH

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

Petitioner: John P. Roche, et ux
Petitioner's Attorney: H. John Bremermann, III, Esquire

Received by: James E. Dyer, Esq.
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

Date: July 8, 1987

SUBJECT: Zoning Petition No. 88-71-SPH

In view of the subject of this hearing, this office offers no comment.

Norman E. Gerber
Director

NEG:JGH:sib

RECEIVED
JUL 10 1987

ZONING OFFICE

CPS-008

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

H. John Bremermann, III, Esquire
9475 Deereco Road
Timonium, Maryland 21093

RE: Item No. 492 - Case No. 88-71-SPH
Petitioner: John P. Roche, et ux
Petition for Special Hearing

Dear Mr. Bremermann:

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, Esq.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:sjs

Enclosure

cc: File

ORDER RECEIVED FOR FILING
Date: July 20, 1987
By: John P. Roche, et ux

88-71-SPH
#492

John P. Roche, et ux
NW/Cor. Falls Rd. and Fairfield Ave.
(6050 Falls Rd.)
9th E.D.
4th C.D.



Maryland Department of Transportation
State Highway Administration

William K. Hollman
Secretary
Hal Kassoff
Administrator

June 8, 1987

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Md. 21204

Attention: Mr. James Dyer

Re: ZAC Meeting of 6-2-87
ITEM: #492.
Property Owner: John P. Roche, et ux
Location: NW/C Falls Road, Route 25,
and Fairfield Avenue
Existing Zoning: B.L.
Proposed Zoning: Special Hearing
to approve the temporary relocation
of a commercial business into a pre-
fabricated office located on a pre-
fabricated office located on a parking lot
Area: 0.2382 acres
District: 9th Election District

Dear Mr. Jablon:

The State Highway Administration - Bureau of Engineering Access Permits has reviewed the submittal and finds all highway improvements to Falls Road (Route 25) for "Falls Lake Commons" under State Highway Administration Permit B-B-2129-87.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

By: George Wittman

cc: Mr. J. Ogle

RECEIVED
JUN 11 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



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

XXXXXXXXXXXX
C. Richard Moore
Acting Director

June 10, 1987

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

Item No. 492 -ZAC-
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Meeting of June 2, 1987
John P. Roche, et ux
NW/C Falls Road and Fairfield Avenue
B.L.
Special Hearing to approve the
temporary relocation of a commercial
business into a prefabricated office
located on a parking lot
0.2382 acres
9th Election District

Dear Mr. Jablon:

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

Very truly yours,

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

MSF:lt

RECEIVED
JUN 20 1987
JONATHAN GAMSE
1506 Hollins Street
Baltimore, Maryland 21223
ZONING OFFICE

Item No. 492
JULY 26, 1987
JOHN P. ROCHE, et ux

Dear Mr. Jablon,
After speaking on the telephone with Murty Storch, President of Olbracht and Associates Inc, I would like to clarify our request for zoning a commercial trailer on Falls Rd. For the past six years I have been the owner of Balloon Town at 6055 Falls Rd. Olbracht Inc is going to demolish the building I am located in to build a new retail shopping center. Immediately upon completion I intend to relocate into the new complex. This date is scheduled for November or December of 1987. During the construction period I am in danger of closing my profitable ongoing business for four to six months. If, however, you approve the zoning, I intend to operate Balloon Town out of the trailer until completion of the facility. My other alternative is to relocate to the city where other stores are currently available. This would not be as desirable as the trailer because firstly, I am in a well recognized location. Secondly, in a different location I cannot sign less than a one year lease which presents a six to eight month rent conflict. Thirdly, if I move to the city then profitable County revenue would be lost. (over)

Mr. Storck has informed me that the hearing date is scheduled for mid July. I would greatly appreciate your cooperation regarding this matter. If you have any questions please contact me at 377-0405. Thank you.

Sincerely,
Jonathan Gause

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

Paul H. Einicke
Chief

June 11, 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: John P. Roche, et ux

Location: NW/c Falls Road and Fairfield Avenue

Item No.: 492

Zoning Agenda: Meeting of 6/2/87

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.
- (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. M. Kelly 6-5-87
Planning Group
Special Inspection Division

Noted and
Approved:

John F. O'Neill
Fire Prevention Bureau

/j1

OBRECHT & ASSOCIATES, INC.

9475 Deereco Road • Timonium, Maryland 21093 • 301 561 5858

May 11, 1987

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office
of Planning and Zoning
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Falls Lake Commons
Phase I and II

Dear Mr. Jablon:

I would like to take this opportunity to thank you for your assistance and advice offered during our telephone conversation of May 7, 1987, regarding the above-referenced project.

As we discussed, there is an existing retail tenant in one of the houses planned for demolition, that is extremely interested in remaining at this present location and becoming a tenant in our new retail center (Falls Lake Commons - Phase I).

In order to accommodate this tenant's wishes and based on our conversation, we will make application for a special zoning hearing for a temporary variance to relieve hardship, which would enable the tenant to temporarily relocate (3 - 4 months) into a pre-fab facility to be located on the Phase II parking lot on the west side of Falls Road.

We will file the required documents on Wednesday, May 13, 1987 and trust that the hearing can be scheduled as expeditiously as possible.

We would be most appreciative of a positive response to our request, and believe that by pursuing this matter both the tenant and the County will benefit.

Developers • Construction Managers • Builders

5/13/87
TO SD
8
RECEIVED
MAY 13 1987
ZONING OFFICE

Mr. Arnold Jablon
May 11, 1987
Page Two

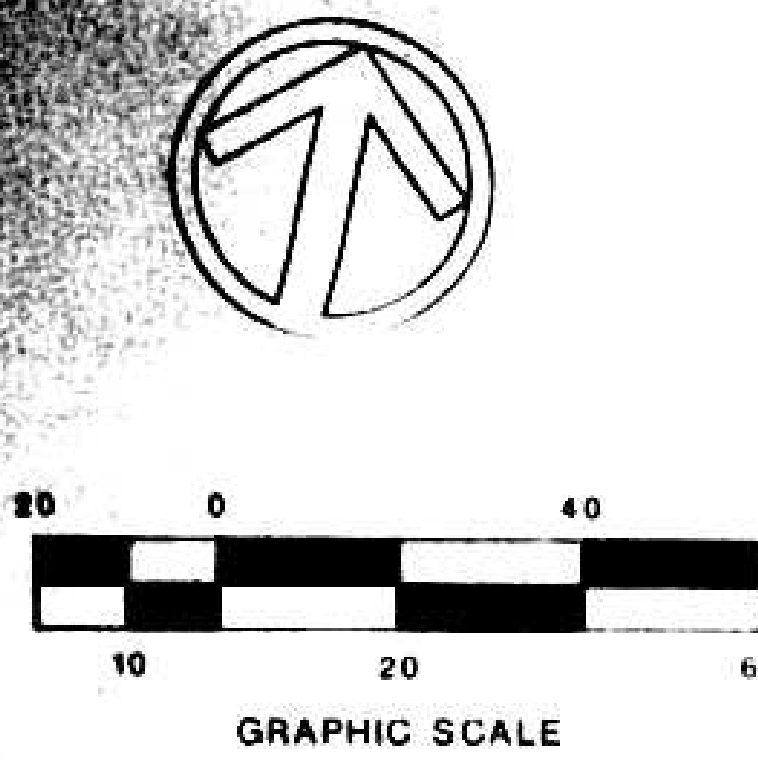
I thank you in advance for your cooperation and assistance in this matter.

Very truly yours,

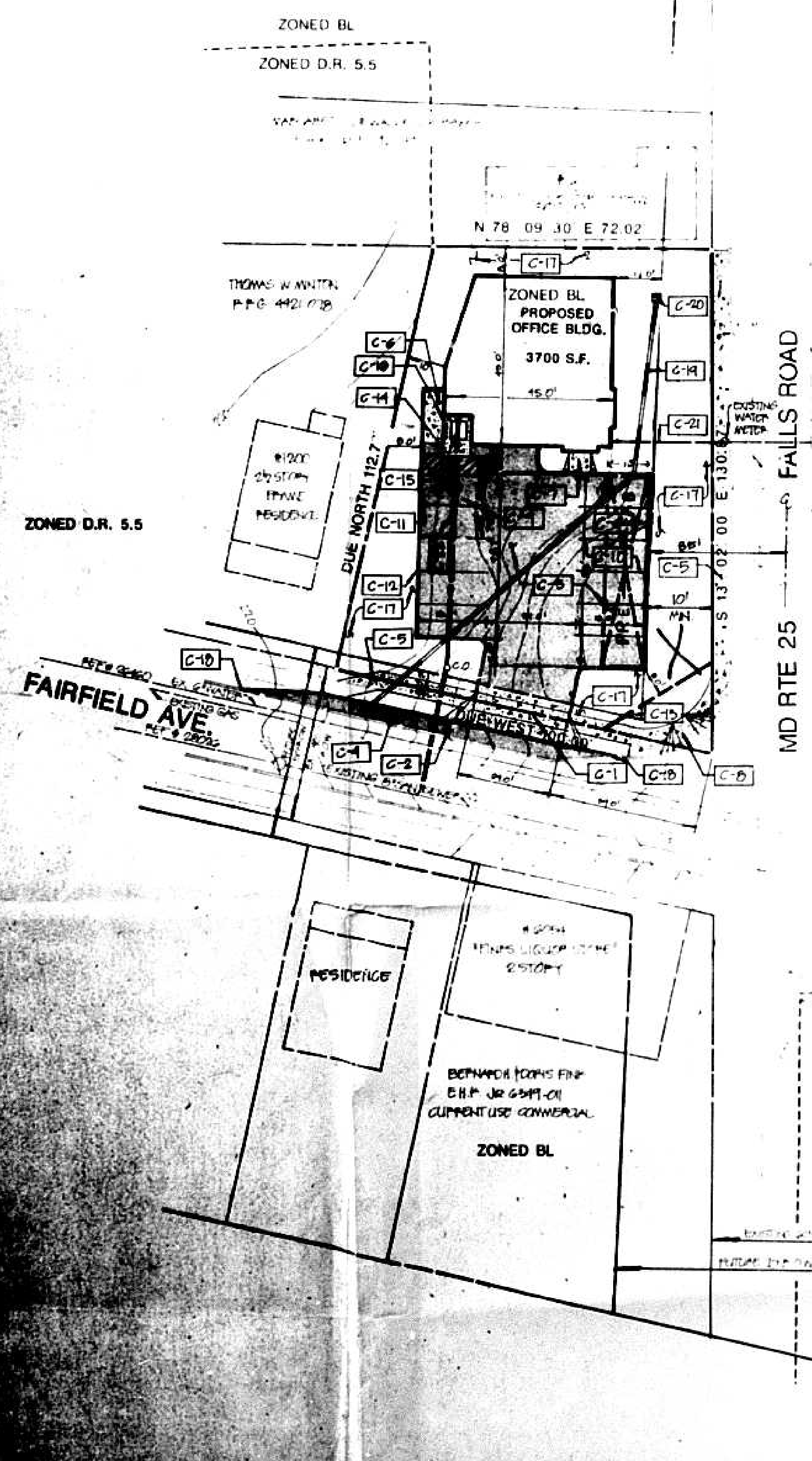
George F. Obrecht
General Partner

/ksw

cc: Mr. Paul F. Obrecht, Jr.
Mr. Thomas F. Obrecht
Mr. Andrew W. Crosby



	LEGEND	
	EXISTING	PROPOSED
STORM DRAIN	---	---
SANITARY SEWER	---	---
WATER	---	---
GAS	---	---
CURB	---	---
CONCRETE PAVING	---	---
BITUMINOUS PAVING	---	---



CONSTRUCTION NOTES

- C-1 NEW DRIVEWAY ENTRANCE IN ACCORDANCE WITH BALTIMORE COUNTY STD. R-32.
- C-2 NEW BITUMINOUS CONCRETE PAVING IN PUBLIC R.O.W. TO BE 1-1/2" SURFACE COURSE, 1-1/2" BASE COURSE, 8" CRUSHER RUN SUB-BASE (PLACED IN 2-4" LIFTS).
- C-3 NEW BITUMINOUS CONCRETE PAVING TO BE INSTALLED ON SITE SHALL BE IN ACCORDANCE WITH DETAIL D-1 SHEET NO. 4.
- C-4 NEW 7" COMBINATION CONCRETE CURB AND GUTTER, BALTIMORE COUNTY STD. R-21.
- C-5 NEW 5' WIDE CONCRETE SIDEWALK IN ACCORDANCE WITH BALTIMORE COUNTY STD. R-19.
- C-6 NEW 4" CONCRETE SIDEWALK, SEE DETAIL D-2 SHEET NO. 4.
- C-7 NEW HANDICAP RAMP, SEE DETAIL NO. D-4, SHEET NO. 4.
- C-8 NEW PEDESTRIAN RAMP IN ACCORDANCE WITH BALTIMORE COUNTY STD. R-36.
- C-9 HANDICAPPED PARKING SPACE, SEE DETAIL NO. D-5, SHEET NO. 4.
- C-10 STANDARD PARKING SPACE, PAINT STRIPING SHALL BE TWO COATS OF YELLOW TRAFFIC PAINT.
- C-11 NEW HANDICAPPED RESERVED PARKING SIGN, SEE DETAIL NO. D-6 SHEET NO. 4.
- C-12 NEW TIMBER RETAINING WALL, SEE DETAIL D-7, SHEET NO. 4.
- C-13 R.O.W. DEDICATED TO BALTIMORE COUNTY.
- C-14 NEW 7' x 10' REINFORCED CONCRETE DUMPSTER PAD, SEE DETAIL D-3, SHEET NO. 4.
- C-15 NEW PORTABLE DUMPSTER.
- C-16 BRICK SCREEN WALL.
- C-17 SOO ALL DISTURBED AREAS WHICH ARE NOT STABILIZED WITH OTHER PLANT MATERIALS OR PAVING. REFER TO PLANTING PLAN, SHEET NO. 6 OF 6.
- C-18 MEET EXISTING.
- C-19 INSTALL 4" PVC STORM DRAIN, 10'.
- C-20 INSTALL TYPE Y-2 INLET, BALTIMORE COUNTY STANDARD D-2.23.
- C-21 INSTALL 3/4" WATER SERVICE TO BE CONNECTED TO EXISTING WATER METER.
- C-22 INSTALL 6" SANITARY HOUSE CONNECTION.

PARKING DATA:	
REQUIRED:	
GENERAL OFFICE USE:	
1 SPACE/300 S.F. GROUND FLOOR	
1 SPACE/500 S.F. - 500'	6.47
1 SPACE/500 S.F. UPPER FLOOR	
1 SPACE/500 S.F. - 500'	6.47
TOTAL*	12.94 OR 13 SPACES
PROVIDED:	
10 STANDARD SPACES	
1 HANDICAP SPACE	
11 SPACES TOTAL	

GENERAL NOTES

1. BENCHMARK: ELEVATIONS ARE BASED ON BALTIMORE COUNTY DATUM: HUB NO. 11851 ELEVATION 258.24.
2. TOPO AND BOUNDARY SURVEY PROVIDED BY APR ASSOCIATES OF BALTIMORE, MARYLAND. UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN LOCATED BY ACTUAL FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION RECEIVED. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.
3. OWNER: JOHN P. AND LINDA C. ROCHE
LEESEE: FALLS LAKE COMMONS LIMITED PARTNERSHIP
C/O OBRECHT AND ASSOCIATES, INC.
9475 DEERCO ROAD
TIMONUM, MARYLAND 21093
DEVELOPER: OBRECHT AND ASSOCIATES, INC.
9475 DEERCO ROAD
TIMONUM, MARYLAND 21093
4. DEED REFERENCE: O.T.G. 4963/394 PARCEL 2
5. TAX ACCOUNT NO.: 09-16-475795
6. ELECTION DISTRICT: 9
7. WATERSHED: 23
8. SUBWATERSHED: 54
9. GROSS SITE AREA: .74 ACRES
NET SITE AREA: .19 ACRES
10. DISTURBED AREA: .14 ACRES
11. ZONING: BL
12. EXISTING USE: VACANT LOT
PROPOSED USE: OFFICE
13. ALLOWED FLOOR AREA RATIO: 3.0 MAX
PROPOSED FLOOR AREA RATIO: 0.35
14. REQUIRED OPEN SPACE: NONE REQUIRED IN RL ZONE
PROPOSED OPEN SPACE: .06 AC = 31%
15. PARKING REQUIRED: GENERAL OFFICE USE
1 SPACE/300 S.F. GROUND FLOOR: 1,850 S.F. + 300 = 6.16
1 SPACE/500 S.F. UPPER FLOOR: 1,850 S.F. + 500 = 3.70
TOTAL: 9.86 SPACES = 10 SPACES
PARKING PROVIDED: 10 STD. SPACES, 1 HANDICAP SPACE = 11 SP, TOTAL
16. TEMPORARY PRE-FABRICATED (10' x 50') FACILITY TO LOCATED AS SHOWN FOR 3-4 MONTHS.

APPROVED: DEPARTMENT OF PUBLIC WORKS	
DATE	DIRECTOR
APPROVED: OFFICE OF PLANNING AND ZONING	
DATE	DIRECTOR
APPROVED: DEPARTMENT OF HEALTH	
DATE	DEPUTY STATE & COUNTY HEALTH OFFICER

APPLICANT/OWNER
FALLS LAKE COMMONS
LIMITED PARTNERSHIP
C/O OBRECHT & ASSOCIATES, INC.
9475 DEERCO ROAD
TIMONUM, MD. 21093
561-5858

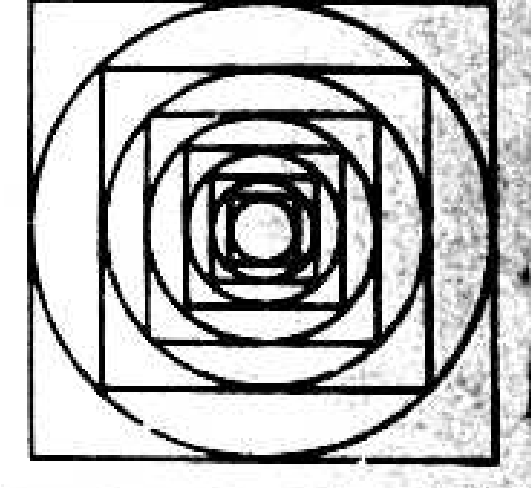


PREPARED BY
STV/LYON
ASSOCIATES

Surveyors
Engineers

21 Governor's Court
Baltimore, Maryland 21201
Telephone: 381-6440

Meyers and D'Alto, Inc.
Architects and Planners
108 Water Street Baltimore, MD 21202



1 OF 2

PHASE I
FALLS LAKE
COMMONS
(FIRST AMENDMENT)
FALLS ROAD
BALTIMORE COUNTY
MARYLAND

ELECTION DISTRICT 9

PLAT TO ACCOMPANY
PETITION FOR
SPECIAL HEARING

CRG NO. 87021
CRG APPROVAL DATE 8/1/91
Project: Falls Lake Commons
Scale: 1" = 20' (See Note)
DRAFTED BY: Z. RUEBEN
DESIGNED BY: Z. RUEBEN
CHECKED BY: SP

EXHIBIT