

88-113-A
#494

NW/cor. Sulphur Spring Rd. and Old
Georgetown Rd.

13th E.D.

8/13/87 Variance - filing fee \$100.00 - Sulphur Spring Business Park Realty Co.

8/13/87 Hearing set for 9/22/87, 10:30 a.m., before Mr. Haines.

9/22/87 Advertising and Posting - \$74.74

10/8/87 Ordered by the Zoning Commissioner that the Petition for Zoning
Variances to permit a side/rear yard of 10' in lieu of the required
50', a front yard of 35' in lieu of the required 75', and a distance
between buildings of 70' in lieu of the required 105' is GRANTED
with conditions.

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 8th day of October, 19⁸⁷, that the herein Petition for Variance(s) to permit a side/rear yard of 10 feet in lieu of the required 50 feet, a front yard of 35 feet in lieu of the required 75 feet, and a distance between buildings of 70 feet in lieu of the required 105 feet, be and is hereby GRANTED, subject to the following:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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) The subject property shall be fenced to a height of 6 feet along the north and east property lines to a point parallel to the south side of the proposed one story building shown on Petitioner's Exhibit 1. Furthermore, 5-foot tall evergreen trees shall be planted along both fenced property lines at 8-foot intervals.


J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:bjs

499

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

88-113-A

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 255.2 (See Sections 243.2 & 243.3) to permit a side/rear yard of 10 ft. in lieu of the required 50 ft., and to Section 255.2 (See Section 243.1) to permit a front yard of 35 ft. in lieu of the required 75 ft. and to Section 102.2 to permit a distance between buildings of 70 ft. in lieu of the required 105 ft.

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

1. Configuration of the property;
2. Topography of the property;
3. And for such other and further reasons as may be set forth at the time of 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:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Benjamin Bronstein
(Type or Print Name)

Signature

205 Susquehanna Building
29 W. Susquehanna Avenue
Address

Towson, MD 21204

City and State

Attorney's Telephone No.: 296-0200

Legal Owner(s):

Sulphur Spring Business Park Realty Company

(Type or Print Name)

By:

Signature Theodore C. Julio, General Partner

(Type or Print Name)

Signature

10 Parks Avenue
Address

666-0060
Phone No.

Cockeysville, MD 21030
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
James E. Matis, G.W. Stephens & Assocs.

Name

303 Allegheny Avenue
Address

825-8120
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day

of August, 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 106, County Office Building in Towson, Baltimore

County, on the 22nd day of September, 1987, at 10:30 o'clock

A.M.

J. Robert Huines
Zoning Commissioner of Baltimore County.

ESTIMATED LENGTH OF HEARING 1 1/2 HR. + 1 HR.

AVAILABLE FOR HEARING

MON./TUES./WED. - NEXT TWO MONTHS

ALL OTHER

REVIEWED BY: uan DATE 5/22

(over)

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 255.2 (See Sections 243.2 & 243.3) to permit a side/rear yard of 10 ft. in lieu of the required 50 ft., and to Section 255.2 (See Section 243.17) to permit a front yard of 25 ft. in lieu of the required 75 ft. and to Section 102.2 to permit a distance between buildings of 70 ft. in lieu of the required 105 ft.

1. Configuration of the property;
2. Topography of the property;
3. And for such other and further reasons as may be set forth at the time of 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:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
Benjamin Bronstein, Esquire
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:
296-0200

Legal Owner(s):
Sulphur Spring Business Park Realty Company
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
James E. Matis, G.W. Stephens & Associates,
303 Allegheny Avenue
825-8120
City and State
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of August, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of September, 1987, at 10:30 o'clock A.M.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13th
Date of Posting: August 31, 1987
Posted for: Variance
Petitioner: Sulphur Spring Business Park Realty Co.
Location of property: NW/Cor. Sulphur Spring Rd. and Old Georgetown Rd.
Location of Signs: NW/Cor. Sulphur Spring Rd. and Old Georgetown Rd.
Remarks:
Posted by: S. J. Haines
Signature
Number of Signs: 1
Date of return: September 11, 1987

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 13th day of August, 1987.

Received by: James E. Matis
Chairman, Zoning Plans
Advisory Committee
Petitioner: Sulphur Spring Business Park Realty Co.
Petitioner's Attorney: Benjamin Bronstein, Esquire

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

J. ROBERT HAINES
ZONING COMMISSIONER
September 15, 1987

Benjamin Bronstein, Esquire
205 Susquehanna Building
29 West Susquehanna Avenue
Towson, Maryland 21204
RE: PETITION FOR ZONING VARIANCES
NW/Cor. Sulphur Spring Rd. and Old Georgetown Rd.
13th Election District - 1st Councilmanic District
Sulphur Spring Business Park Realty Company - Petitioner
Case No. 88-113-A

Dear Mr. Bronstein:

This is to advise you that \$47.74 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 21204, before the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 37891
DATE: 9/15/87
ACCOUNT: 101-113-000
STOR & POST
J. ROBERT HAINES
Zoning Commissioner
JRH:med
RECEIVED FROM: 10/6/87
AMOUNT: \$47.74
Evans, George & Bronstein, Suite 205, 29 West
Susquehanna Ave., Towson, Md. 21204
ADVERTISING & POSTING COSTS TO DATE \$47.74-113-A
FOR: 0 8057*****4740 2221
VALIDATION OR SIGNATURE OF CASHIER

FROM THE OFFICE OF GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC. ENGINEERS 303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany Zoning
Petition for Variance Request,
Sulphur Spring Business Park (East),
11.23 Acres.
Beginning for the same at the northwest corner of Sulphur Spring Road and Old Georgetown Road, said point being distant North 31° 32' 49" West 63.49 feet from the intersection of the centerlines of the aforementioned roads and running thence along the west side of Old Georgetown Road the 10 following courses, viz:
1) North 42° 42' 58" East 100.15'
2) North 30° 28' 00" East 257.97'
3) North 26° 32' 36" East 59.52'
4) North 84° 33' 58" East 17.29'
5) North 30° 28' 53" East 3.91'
6) North 21° 05' 06" East 39.29'
7) North 28° 37' 05" East 54.68'
8) by a curve to the left having a radius of 536.68' for a distance of 96.98'
9) North 10° 06' 12" East 149.05' and
10) North 10° 19' 45" East 62.73' to a point on the southern right-of-way line of the State ramp from I-95 to southbound I-655, thence binding along said southern right-of-way line the 7 following courses, viz:
11) South 84° 29' 09" West 134.64'
12) South 75° 21' 09" West 133.30'
13) South 83° 18' 01" West 301.50'
14) South 77° 11' 23" West 200.00'
15) South 71° 25' 27" West 232.77'
16) South 78° 00' 11" West 157.57' and
17) South 65° 39' 24" West 99.75' to the north side of Sulphur Spring Road, thence binding along said north side of Sulphur Spring Road the 6 following courses, viz:
18) South 52° 31' 29" East 22.07'
19) by a curve to the left having a radius of 2216.83 feet for a distance of 81.18'
20) South 58° 50' 06" East 96.74'

Benjamin Bronstein, Esquire
205 Susquehanna Building
29 West Susquehanna Avenue
Towson, Maryland 21204
August 18, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
NW/Cor. Sulphur Spring Rd. and Old Georgetown Rd.
13th Election District - 1st Councilmanic District
Sulphur Spring Business Park Realty Company
- Petitioner
Case No. 88-113-A

TIME: 10:30 a.m.
DATE: Tuesday, September 22, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

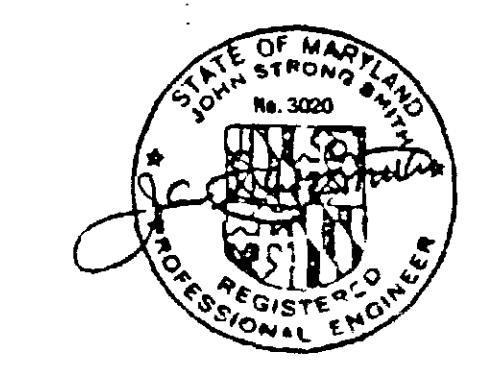
J. Robert Haines
Zoning Commissioner
of Baltimore County

JRH:med
ccs: Mr. Theodore C. Julio
Sulphur Spring Business Park Realty Company
10 Parks Avenue
Cockeysville, Maryland 21030
Mr. James W. Matis
G. W. Stephens & Associates
303 Allegheny Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 36142
DATE: 9/22/87
ACCOUNT: 01-615-000
AMOUNT: \$100.00
RECEIVED FROM: James George Bronstein
FOR: Volume # 444
B 8057*****100004 2221
VALIDATION OR SIGNATURE OF CASHIER

Description to Accompany Zoning
Petition for Variance Request,
Sulphur Spring Business Park (East),
11.23 Acres.

- 21) South 61° 51' 44" East 532.58'
 - 22) South 19° 23' 55" West 20.00' and
 - 23) South 70° 36' 05" East 260.00' to the place of beginning.
- Containing 11.23 acres.



CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept. 2, 1987
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Sept. 2, 1987.
THE JEFFERSONIAN,
Publisher
37.54

PETITION FOR
ZONING VARIANCES
13th Election District
1st Councilmanic District
Case No. 88-113-A
LOCATION: Northwest Corner
Sulphur Spring Road and Old
Georgetown Road.
DATE AND TIME: Tuesday, Sep-
tember 22, 1987 at 10:30 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland
The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing.
Petition for Zoning Variance to
permit a side/rear yard of 10 feet in
lieu of the required 50 feet and a
front yard of 25 feet in lieu of the
required 75 feet and a distance be-
tween buildings of 70 feet in lieu of
the required 105 feet.
Being the property of Sulphur Spring
Business Park Realty Company, as
shown on plat 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 Commis-
sioner will, however, entertain any
request for a stay of the issuance of
said permit during this period for
good cause shown. Such request
must be received in writing by the
date of the hearing set above or
made at the hearing.
By Order Of
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County
19015 Sept. 3.

GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC. ENGINEERS 303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

SUMMARY OF QUALIFICATIONS

JOHN STILTON SMITH
February 22, 1985
EDUCATION: Antioch College, B.S. in Civil Engineering
University of Illinois
QUALIFICATIONS: Professional Engineering Registration in Maryland - 1958.
EXPERIENCE: Whitman, Reardon & Associates
4 years designer of municipal utilities preparation of
Baltimore County Design Standards.
Baltimore County Department of Public Works
Chief, Division of Research and Standards
2 years preparation of Capital Program and Major Sewerage
Reports.
Matz, Childs & Associates of Rockville Associates
Engineer
2 years supervision of Development Planning and Engineering
projects (highway and storm drainage)
J. Strong Smith & Associates; Consulting Engineer
8 years residential, industrial and commercial land develop-
ment projects. Highway and utility design.
Smith, Teacher & Associates; Planners, Engineers & Surveyors
7 years community planning and engineering, grading and sedi-
ment control design, surveys.
George William Stephens, Jr. & Associates, Inc.
Chief Engineer 1976 to 1984
George William Stephens, Jr. & Associates, Inc.
Chief of Planning and Property Analysis
Have made numerous appearances before Zoning Commissioners,
Boards of Zoning Appeals and in circuit courts in Baltimore,
Anne Arundel and Montgomery Counties.

PETITION FOR ZONING VARIANCES

13th Election District - 1st Councilmanic District
Case No. 88-113-A
LOCATION: Northwest Corner Sulphur Spring Road and Old Georgetown Road
DATE AND TIME: Tuesday, September 22, 1987, at 10:30 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 Zoning Variance to permit a side/rear yard of 10 feet in lieu
of the required 50 feet and a front yard of 25 feet in lieu of the required 75 feet
and a distance between buildings of 70 feet in lieu of the required 105
feet

Being the property of Sulphur Spring Business Park Realty Company
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.

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

October 8, 1987



Dennis F. Rasmussen
County Executive

Benjamin Bronstein, Esquire
205 Susquehanna Building
29 W. Susquehanna Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance
NW/Cor. Sulphur Spring Road and Old Georgetown Road
13th Election District, 1st Councilmanic District
Case No. 88-113-A - Sulphur Spring Business Park Realty Co. - Petitioner

Dear Mr. Bronstein:

Pursuant to the recent hearing held on the subject case, enclosed please find a copy of the decision rendered. Your Petition for Zoning Variance has been granted, subject to the conditions noted in the attached Order.

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

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:bjs

Enclosures

cc: Mr. James E. Matis
George W. Stephens & Associates
303 Allegheny Avenue, Towson, Maryland 21204

People's Counsel

File

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

Paul H. Reincke
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: Sulphur Spring Business Park Realty Company
Location: NW/Cor. Sulphur Spring Rd. and Old Georgetown Road

Item No.: 494

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 of _____ 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: *Carl J. Kelly* Noted and
Planning Group Approved: *John F. O'Neill*
Special Inspection Division Fire Prevention Bureau

/js

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 16, 1987

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

ofo

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

Benjamin Bronstein, Esquire
205 Susquehanna Building
29 W. Susquehanna Avenue
Towson, Maryland 21204

RE: Item No. 494 - Case No. 88-113-A
Petitioner: Sulphur Spring Business
Park Realty Co.
Petition for Zoning Variance

Dear Mr. Bronstein:

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:kbb

Enclosures

cc: James E. Matis
G.W. Stephens & Associates
303 Allegheny Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines

TO: Zoning Commissioner

Date: September 3, 1987

FROM: Norman E. Gerber, AICP

Director of Planning and Zoning

SUBJECT: Zoning Petition No. 88-113-A

On the basis of the plans and information submitted by the petitioner, this office cannot support the granting of the subject request. We are not aware of processing similar side/rear yard variance requests adjacent to expressways in recent years. Additionally, we have questions as to whether landscaping in compliance with the standards set forth in the Baltimore County Landscape Manual, is possible, and believe that the petitioner should discuss it with Mr. Avery Harden of our staff. Finally, in reviewing the submittal, it would appear that the proposal is too intensive in terms of the size of the lot.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:KAK:dm

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

RECEIVED
SEP 14 1987

ZONING OFFICE

CPS-008

BALTIMORE COUNTY DEPARTMENT OF HEALTH

RECEIVED
JUL 2 1987

ZONING OFFICE

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

Zoning Item # 494, Zoning Advisory Committee Meeting of June 2, 1987

Property Owner: Sulphur Spring Business Park Realty Company

Location: NW/Cor. Sulphur Spring Rd. and Old Georgetown Rd. District 13

Water Supply: *meteo* Sewage Disposal: *meteo*

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 to the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for a charbroiler operation which has a total cooking surface area of five 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

Zoning Item # 494 Zoning Advisory Committee Meeting of June 2, 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.
- () 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.
- () Others _____

Karen M. Murray
Karen M. Murray, Director, WQA, Water Division
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

LAW OFFICES
EVANS, GEORGE AND BRONSTEIN

SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(301) 296-0200

L. ROBERT EVANS
HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN
MICHAEL J. CHOMEL

August 13, 1987

Mr. James E. Dyer
Zoning Supervisor for Baltimore County
County Office Building
Mail Stop 1108
Towson, Maryland 21204

RE: Sulphur Spring Business Park
Realty Company, Petitioner
Item No. 494

Dear Mr. Dyer:

The above entitled petition was filed on May 22, 1987. I would appreciate if you would set this matter in for an expedited hearing in that my clients have to proceed with construction on the site at the earliest possible date.

Thank you for your kind consideration.

Very truly yours,

Benjamin Bronstein
EVANS, GEORGE & BRONSTEIN
Benjamin Bronstein

BE/bd

cc: Mr. Anthony Julio

LAW OFFICES
EVANS, GEORGE AND BRONSTEIN

SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(301) 296-0200

L. ROBERT EVANS
HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN
MICHAEL J. CHOMEL

May 22, 1987

Mr. Carl Richards
Zoning Office
County Office Building
Towson, MD 21204

RE: Sulphur Spring Business Park

Dear Mr. Richards:

In reference to the above entitled matter, I am enclosing the Petition for Zoning Variance and the accompanying plats and descriptions together with my check in the amount of \$100.00 for filing fee.

Please enter my appearance on behalf of the Petitioner. Thank you for your kind cooperation and attention to this matter.

Very truly yours,

Benjamin Bronstein
EVANS, GEORGE AND BRONSTEIN
Benjamin Bronstein

BB/jaa

cc: Mr. Anthony Julio
James E. Matis, G.W. Stephens

JULY 22, 1987

C. Richard Moore
Acting Director

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 485, 486, 487, 488, 489, 490, 491, 493, and (494)

Very truly yours

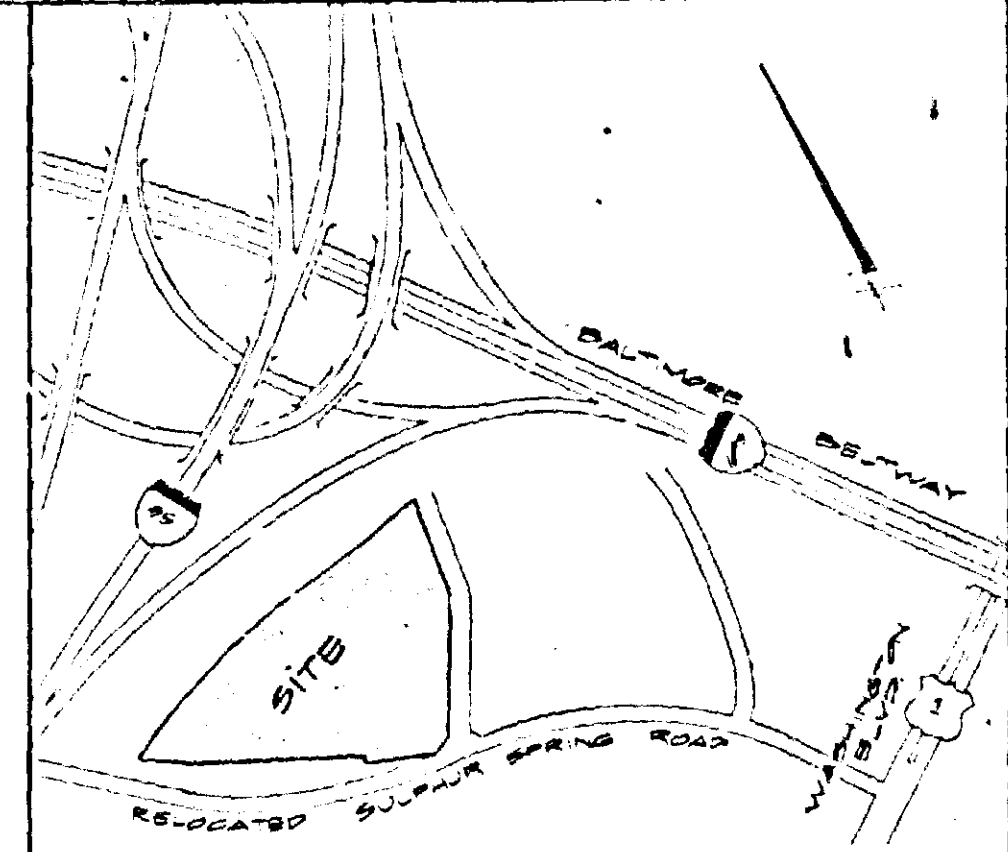
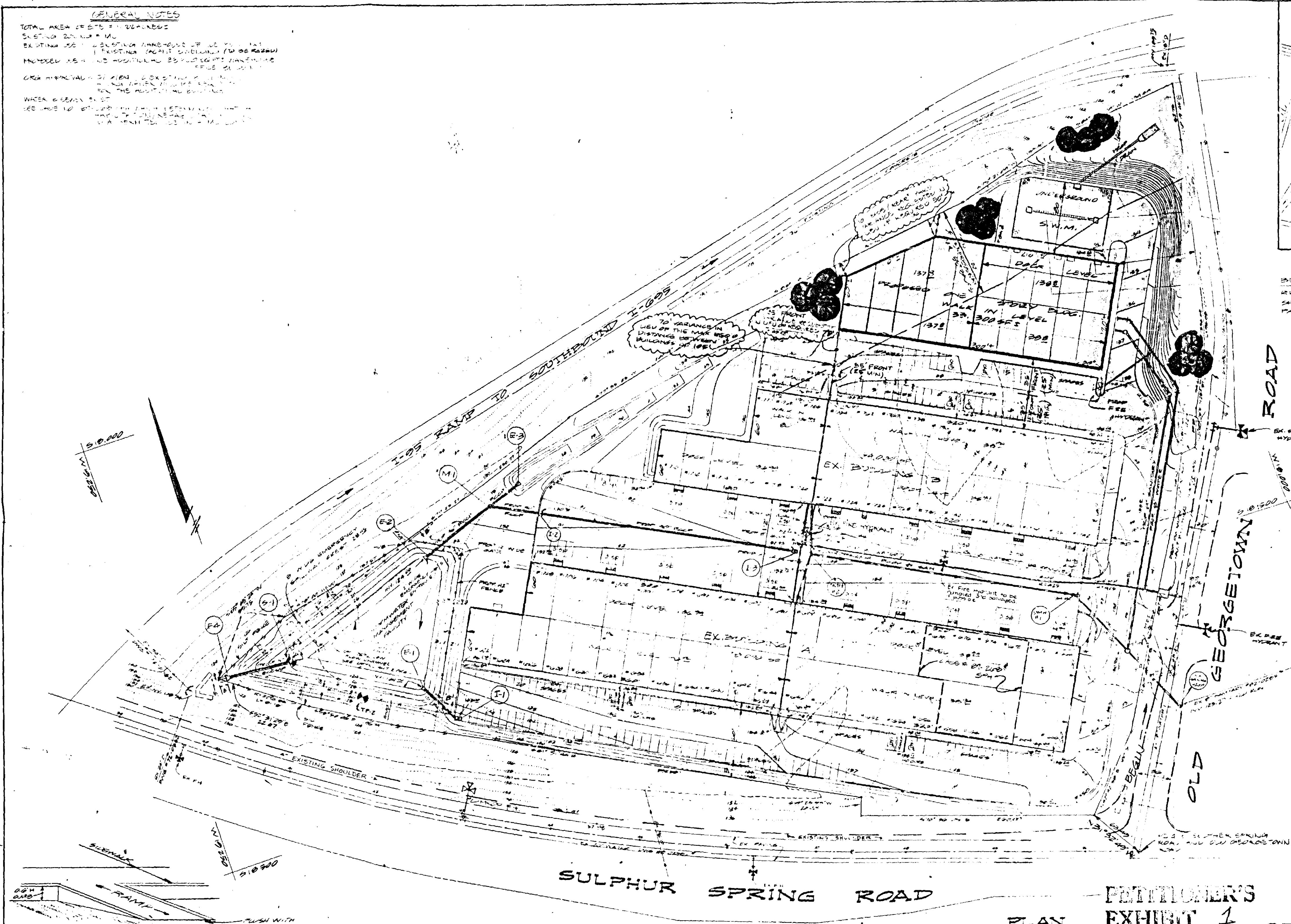
Michael S. Flanigan
Traffic Engineer Associate II

MSF:10



D.R.S.

88-113-A

[illegible]

VICINITY MAP

SOURCE : FBI

BROWN MARK HUB # X0976 / ENTRY 228

RE SPEE N MAGNUM SOUTH END OF SULLY N
SPRING ROAD ADD 1 MI IF INFO BEING FORK
PASS CAN ON E SIDE OF BRACKET

EX ST CONTIGUES
COURT CONTIGUES
FROD STORM DRAIN
FROD SANITARY
FROD WATER
FROD CURB
FROD PAVING

[illegible]

**PETITIONER'S
EXHIBIT 1**

PLAN

CRG Waiver Plan

ENGINEER:
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES INCORPORATED
303 ALLEGHENY AVENUE
TOWSON, MARYLAND
301-825-8120

OWNER/
DEVELOPER

**SULPHUR
SPRING**
10 PARKS AVENUE
COCKEYSVILLE, MD
666-0040

A VARIANCE TO BE REQUESTED TO SECTION 255.2 (SEE SECT. 243.2 TO 243.3) TO PERMIT A SIDE YIELD OF 10' IN VIEW OF THE REQ'D 50' AND TO SECT. 255.2 (SEE SECT. 243.2) TO PERMIT A FRONT YIELD OF 25' IN VIEW OF THE REQUIRED 75' AND TO SECT. 102.2 TO PERMIT A DISTANCE BETWEEN BUILDINGS OF 70' IN VIEW OF THE MAX REQ'D 100'.

SULPHUR SPRING

Baltimore, Maryland
Election District No. 13
Scale: 1"=50'

PLAT TO
ACCOMPANY ZONING
PETITION FOR VARIANCES
IN A MIZAP

MAY 12, 1937

July 29, 1958