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/WANGEMENT result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested WANGEMENT affect the health, safety, and general welfare of the community, the variance(s) should XXXIVINIXXIVITY granted.

- 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.
- 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

FOR ZONING VAR ANCE

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 243.1) 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)

ESTIMATED

MON

REVIEWED BY:

OTHER

DATE

22

 Configuration of the property;
 Topography of the property;
 And for such other and further 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:	Legal Owner(s):
	Sulphur Spring Business Park Realty Company
(Type or Print Name)	(Type of Print Name) By: Name N
Signature	Signature Theodore C. Julio, General Partner
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	
Benjamin Bronstein (Type or Print Name)	10 Parks Avenue 666-0060 Address Phone No.
Signature	Cockeysville, MD 21030 City and State
205 Susquehanna Building 29 W. Susquehanna Avenue	Name, address and phone number of legal owner, contract purchaser or representative to be contacted James E. Matis, G.W. Stephens & Assocs.
Towson, MD 21204	
City and State	Name
Attorney's Telephone No.:296-0200	303 Allegheny Avenue 825-8120 Address Phone No.
ORDERED By The Zoning Commissioner of	Baltimore County, thisday
out Baltimore County, that property be posted, as Commissioner of Baltimore County in Room 10	e subject matter of this petition be advertised, as an in two newspapers of general circulation throughed that the public hearing be had before the Zoning of, County Office Building in Towson, Baltimore
County, on the _22nd day of _	September , 19-87 , at 10:30 o'clock
AM.	J. Robert Haines
LENGTH OF HEARING (1/2HR.) +1HR. AVAILABLE FOR HEARING (0)	Zoning Commissioner of Baltimore County. wer)

494	Existing All the Assessment of the Company of the C
FORTING VIA NOE	
PETITIC FOR ZONING VALUE 88-1/3-A 5	BALTIMORE COLOR
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:	DALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204
The undersigned, legal owner(s) of the property situate in Baltimore County and which is 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 described in the description and plat attached hereto and made a part hereof, hereby petition for a	494-3353
described in the description and plat attached notice and plat attached	J. ROBERT HAINES
Variance from Section 255.2 (See Sections 243.2 & 243.3) to permit a side/rear Variance from Section 255.2 (See Sections 243.2 & 243.3) to permit a side/rear	ZONING COMMISSIONER
Section 243.T) to permit a fishance between buildings of 70 ft. in	September 15, 1987
yard of 10 ft. in lieu of the required 75 ft. in lieu of the required 75 ft. Section 243.T) 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.	
County to the Zoning Law of Baltimore County, 101	
of the zoning regulations of practical difficulty)	Benjamin Bronstein, Esquire 205 Susquehanna Building
1. Configuration of the property; MAP SW 5D	29 West Susquehanna Avenue
- commagnitive	Towson, Maryland 21204
7 And for such other and to the form	RE: PETITION FOR ZONING VARIANCES
of the hearing.	NW/cor. Sulphur Spring Rd. and Old Georgetown Rd.
	13th Election District - 1st Councilmanic District
200 <u>BF</u>	Sulphur Spring Business Park Realty Company - Petitioner Case No. 88-113-A
Property is to be posted and advertised as prescribed by Zoning Regulations.	Case No. 00-113-A
Property is to be poster and advertised as property and property is to be poster and advertised as property and property is to be poster and advertised as property as a property is to be poster and advertised as property is a property is to be poster and advertised as property is a property in the property in the property is a property in the property in the property is a property in the property is a property in the property in	Dear Mr. Bronstein:
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nefition, and further agree to the goning Law for Baltimore county. W-18 335	
Baltimore County adopted pursuant to the Zolling Law I/We do solemnly declare and affirm, 8,765	·
under the period owner(s) of the property	This is to advise you that \$74.74 is due for advertising
which is the subject of this Petition.	and posting of the above property. This fee must be paid before an Order is issued.
Legal Owner(s):	Vide1 13 1350ed1.
Contract Purchaser: Sulphur Spring Business Park Realty Company	THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON
(Type of Print Name)	- THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.
(Type or Print Name)	Do not remove sign from property from the time it is also to
By: / Undit Www. Signature Theodore C Julio, General Partner	this office until the day of the hearing itself.
Signature (Neodole C. 9011)	Please make the check poughts to P. 1
(Type or Print Name)	Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the h
Address (Type or Print Name)	21204, before the hi
	BALTIMORE COUNTY, MARYLAND
City and State Signature	OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT Sincerely
Ton Defitioner'	Sincerely,
Attorney for Petitioner: 10 Parks Avenue Phone No.	a Robort II DATE 0/00 1007
Benjamin Stonstedi	J. ROBERT HAINES STON & DOUTE
(Type of Print Name) Cockeysville, MD 21030	J. ROBERT HAINES Zoning Commissione STGN & POST WW RETURNED 10/6/87 LVADA COMMISSIONE LVADA COMMISSIONE
City and State	
Signature 205 Susquehanna Building Name, address and phone number of legal owner, con-	JRH:med RECEIVED Susquehanna Ave., Towson, Md. 21204
29 W. Susquenatina Avenue tract purchaser or representative was considered to the constant of	ADVERTISING & DOCUMENT OF
Address James E. Matis, G.W. Stephens & Assocs. Towson, MD 21204	ADVORTISING & POSTING COSTS RE CASE #89-113-A
Name	FOR:
City and State 296-0200 303 Allegheny Avenue 825-8120 Phone No.	B B B B B B B B B B B B B B B B B B B
Address Address	
C	VALIDATION OR SIGNATURE OF CASHIER
ORDERED By The Zoning Commission	American State Afficial of State States and
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19.62 that the subject matter of this percentage of controlling the Zoning Law of Baltimore County, in two newspapers of general circulation inrough required by the Zoning Law of Baltimore County in two newspapers of general circulation inrough required by the Zoning that the public hearing be had before the Zoning by Baltimore County in Room 106, County office Building in Towson, Baltimore County, on the 22nd day of September 19.87, at 10:30 o'clock County, on the 22nd day of September 19.87, at 10:30 o'clock CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towrson, Maryland District 13.41 Date of Posting August 31, 1987. Posted for: Navance Development of Posting August 31, 1987. Location of property. N. N. Loc. Sulphan Spring Ad. and Chill Georgetown Bd. Location of Signs: N. N. Loc. Sulphan Spring Ad. and Chill Georgetown Bd. Remarks: Posted by S. J. Mala Date of return: Systembar 1987.	GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC. ENGINEERS 303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204 Description to Accompany Zoning May 13, 1987 Petition for Variance Request, Sulphur Spring Business Park (East), 11.23 Acrest. 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
19-82 that the subject matter of this petunisation through- required by the Zoning Law of Baltimore County, in two newspapers of general circulation through- required by the Zoning Law of Baltimore County, in two newspapers of general circulation through- required by the Zoning Law of Baltimore County, in two newspapers of general circulation through- required by the Zoning Law of Baltimore County, in two newspapers of general circulation through- required by the Zoning Law of Baltimore County, in two newspapers of general circulation through- required by the Zoning Law of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 22nd day of September 19-87, at 10:30 o'clock Certificate Of Posting Sold Certificate Of Posting Sold Sold Certificate Of Posting Sold Zoning Department of Baltimore County Towson, Maryland District 13 the Date of Posting Layout 31, 1987 Posted for: Variances Petitioner: Sulphus Spring Business And Plate Georgetown Rd Location of Signs: 1/th/Law Sulphus Spring Rd. and Old Jargetown Rd Location of Signs: 1/th/Law Sulphus Spring Rd. and Old Jargetown Rd Remarks: 10 As Tax Date of return Supturis Rd. 1987	GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC. ENGINEERS 393 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204 Description to Accompany Zoning Petition for Variance Request, Sulphur Spring Business Park (East), 11.23 Acrest. 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 6° 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
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of 19.27. that the subject matter of this period of the 200 ming Law of Baltimore County, in two newspapers of general circulation incough-required by the Zoning Law of Baltimore County on two newspapers of general circulation incough-required by the posted, and that the public hearing be had before the Zoning of Saltimore County in Room 108, County Office Building in Towson, Baltimore County in Room 108, County Office Building in Towson, Baltimore County of the Building in Towson, Baltimore County of	GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC. ENGINEERS 393 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204 Description to Accompany Zoning Petition for Variance Request, Sulphur Spring Business Park (East), 11.23 Acrest. 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 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-695, 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'
of 19.27. that the subject matter of this period of the 200 ming Law of Baltimore County, in two newspapers of general circulation incough-required by the Zoning Law of Baltimore County on two newspapers of general circulation incough-required by the posted, and that the public hearing be had before the Zoning of Saltimore County in Room 108, County Office Building in Towson, Baltimore County in Room 108, County Office Building in Towson, Baltimore County of the Building in Towson, Baltimore County of	GEORGE WILLIAM STEPHENS, R. & ASSOCIATES, INC. INGINEERS 303 ALLEGHEN AVENUE, TOWSON, MARYLAND 21204 Description to Accompany Zoning Petition for Variance Request, Sulphur Spring Business Park (East), 11.23 Acrest. 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 30° 28' 53" 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) bg 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-695, thence binding along said southern right-of-way line the 7 following courses, viz: 11) South 84° 29' 09" West 133.30' 13) South 83° 18' 01" West 301.50'
Of the Zoning Law of Baltimore County, in two newspapers of general erocation brought of the Zoning Law of Baltimore County, in the property be posted, and that the public bearing the had before the Zoning of Saltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of September 19.87, at 10:30 o'clock County, on the 22nd day of September 19.87, at 10:30 o'clock County, on the 22nd day of September 19.87, at 10:30 o'clock R. Ssia CERTIFICATE OF POSTING 28-1/3-A ZONING DEPARTMENT OF BALTIMORE COUNTY Townson, Maryland District 13. the Date of Posting August 31, 1987. Posted for Variants of Posting August 31, 1987. Posted for Variants of Posting August Au	GEORGE WILLIAM STEPHENS, R. & ASSOCIATES, INC. INGINELM Description to Recompany Zoning Petition for Variance Request, Sulphur Spring Business Park (East), 11.23 Acresi. 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° 26' 53" East 39.99' 7) North 28° 37' 05" 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-695, 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°
Of the Zoning Law of Baltimore County, in two newspapers of general erocation brought of the Zoning Law of Baltimore County, in the property be posted, and that the public bearing the had before the Zoning of Saltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of September 19.87, at 10:30 o'clock County, on the 22nd day of September 19.87, at 10:30 o'clock County, on the 22nd day of September 19.87, at 10:30 o'clock R. Ssia CERTIFICATE OF POSTING 28-1/3-A ZONING DEPARTMENT OF BALTIMORE COUNTY Townson, Maryland District 13. the Date of Posting August 31, 1987. Posted for Variants of Posting August 31, 1987. Posted for Variants of Posting August Au	GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC. HOSPITEES 303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204 Description to Accompany Zoning Petition for Variance Request, Sulphur Spring Business Park (East), 11.23 Acrest. 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 6° 32' 36" East 57.97' 3) North 6° 32' 36" East 3.99' 6) North 30° 28' 53" East 3.99' 6) North 30° 28' 53" East 3.99' 6) 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 south-bound I-695, 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° 21' 23" West 200.00' 15) South 71° 25' 27" West 232.77'
District 13. Ill. CERTIFICATE OF POSTING Solutions County, the property be posted, and that the polyspers of general circulation through and Saltimore County in two onespapers of general circulation through and Saltimore County in Room 106, County Office Building in Towson, Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 22nd day of September 19.87, at 10:30 o'clock County, on the 22nd day of September 19.87, at 10:30 o'clock CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland District 13. Ill. Posted for: Posting Lugare 31, 1987 Posted for: Publisher Spring Business Office Of Posting Lugare 31, 1987 Location of Signs: // W/ fact: Supplies Spring Bd. and Blad Jagartanes. Rd Remarks: Posted by J. J. Marta. Posted by J. J. Marta. Signature Ruader of Signs: // W/ fact: Supplies Spring Bd. and Lla Gragatanes. Rd Baltimore County Office Of Planning 5 Zoning	GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC. INGINITAL BOST ALLEGHENY AVENUE, TOWSON, MARYLAND 21204 Description to Accompany Zoning Petition for Variance Request, Sulphur Spring Business Park (East), 11.23 Acresi. 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 44° 33' 58" East 17.29' 5) North 30° 28' 53" East 39.19' 6) North 21° 05' 66" 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 333.30' 13) South 87° 18' 01" West 301.50' 14) South 77° J. 23" West 200.00' 15) South 77° J. 23" West 232.77' 16) South 78° 00' 11" West 357.57' and
District. 13. dl	GEORGE WILLIAM STEPHENS, R. & ASSOCIATES, INC. INGINEERS 105 ALLEGHENY AVENUE, TOWNON, MARYLAND 21204 Description to Accompany Zoning Perition for Variance Request, Sulphur Spring Business Park (East), 11.23 Acrest. Beginning for the same at the northwest corner of Sulphur Spring Road and Old Georgetown Road, said point being distant North 31° 32′ 42° 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 77.29′ 5) North 30° 28′ 53° East 39.29′ 7) North 28° 37′ 05° 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-695, 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 330.50′ 14) South 77° 23° West 232.77′ 16) South 78° 00′ 11° West 327.77′ 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,
19. 27. that the subject matter of the special first of the special firs	GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC. INGINITAL BOST ALLEGHENY AVENUE, TOWSON, MARYLAND 21204 Description to Accompany Zoning Petition for Variance Request, Sulphur Spring Business Park (East), 11.23 Acresi. 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 44° 33' 58" East 17.29' 5) North 30° 28' 53" East 39.19' 6) North 21° 05' 66" 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 333.30' 13) South 87° 18' 01" West 301.50' 14) South 77° J. 23" West 200.00' 15) South 77° J. 23" West 232.77' 16) South 78° 00' 11" West 357.57' and
19. 27. that the subject matter of the special first of the special firs	GEORGE WILLIAM STEPHENS, R. & ASSOCIATES, INC. INGINEERS 105 ALLEGHENY AVENUE, TOWNON, MARYLAND 21204 Description to Accompany Zoning Perition for Variance Request, Sulphur Spring Business Park (East), 11.23 Acrest. Beginning for the same at the northwest corner of Sulphur Spring Road and Old Georgetown Road, said point being distant North 31° 32′ 42° 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 77.29′ 5) North 30° 28′ 53° East 39.29′ 7) North 28° 37′ 05° 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-695, 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 330.50′ 14) South 77° 23° West 232.77′ 16) South 78° 00′ 11° West 327.77′ 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,
District 13 the 2001 And 18 the 2001 And 18 the subject matter at reculation through the 2001 Saltimore County, in two messages or absorbed enculation through the 30 the 31 through the 2001 Saltimore County in Room 196, County office Building in Towson, Baltimore County in Room 196, County office Building in Towson, Baltimore County in Room 196, County office Building in Towson, Baltimore County in Room 196, County office Building in Towson, Baltimore County in Room 196, County office Building in Towson, Baltimore County in Room 196, County office Building in Towson, Baltimore County Towson, Maryland District 13 through the 2001 And 196, County Towson, Maryland District 13 through the 2001 And 196, County Towson, Maryland County office Building County office Building County office Building County Office Building 111 W. Chesspeake Avenue Towson, Maryland 21204 Your petition has been received and accepted for filing this	GEORGE WILLIAM STEPHENS, R. & ASSOCIATES, INC. INGINEER 1983 ALLEGHENY AVENUE, TOWSON, MARYLAND 11824 Description to Accompany Zoning Petition for Variance Request, Sulphur Spring Business Park (East), 11.23 Acrest. 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 36″ 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° 10′ 45″ East 62.73′ to a point on the southern right-of-way line of the State ramp from I-95 to southbound I-695, thence binding along said southern right-of-way line the 7 following courses, viz: 11) South 84° 29′ 09″ West 133.30′ 13) South 83° 18′ 01″ West 301.50′ 14) South 71° 25′ 27″ West 232.77′ 16) South 71° 25′ 27″ West 232.77′ 16) South 78′ 00′ 11″ West 30.00′ 15) South 78′ 00′ 11″ West 30.50′ 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,
District 13 the Zoning Law of Battimore County, in two ensugates and the policy of the Zoning and Saltimore County, in two ensugates only be had before the Zoning and Saltimore County in Room 106, County Office Building in Towson, Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 22nd day of September 19.77, at 10:30 o'clock County, on the 22nd day of September 19.87, at 10:30 o'clock Towney, Maryland District 13 the Date of Posting September County Towson, Maryland District 13 the Date of Posting Lugart 21, 1927. Pested for Danamica Date of Posting Lugart 21, 1927. Pested for Danamica Date of Posting Lugart 21, 1927. Location of property My feet. Supplier Spring Manual Plan Jacquitan Bd. Location of Signs: My feet. Supplier Spring Manual Plan Jacquitan Bd. Remarks: Posted by S. J. Manual Date of return Lyptenbury, 1827. Baltimore County Office Building 111 W. Chesapeake Avenue 2 1204	GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC. HORMERTS Description to Accompany Zoning Petition for Variance Request, Sulphur Spring Business Park (East), 11.23 Acrest. 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 30° 28' 53" East 3.91' 6) North 30° 28' 53" 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' 07" West 331.30' 14) South 77°' 23" West 202.07' 16) South 78° 00' 11" West 37.57' and 17) South 65° 39' 24" West 232.77' 18) South 52° 31' 29" East 22.07'
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of metalocity the Zoning Law of Battomsoc County, it is not been as the subject matter of the ground circulation through the property be posted, as the week of the principle beat before the Zoning out Saltmore County, that property be posted, as the weeking he had before the Zoning out Saltmore County in Boom 108. County Office Baiding in Townon, Baltimore County in Boom 108. County Office Baiding in Townon, Baltimore County in Boom 108. County, on the 220d. day of September 19. 37, at 10.30 octock AM. CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Townon, Maryland Date of Posting Lugarity, 1987. Posted for Angustical Date of Posting Lugarity, 1987. Posted for Angustical Baltimore, Maryland Location of Signes //W/Latt. Lugarity Agring al. and Lada Gengations. Out. Remarks: Posted by S. J. Signature Number of Signes: Maltimore County Office Building 111 W. Cheaspoake Avenue Towson, Naryland 21204 Your petition has been received and accepted for faling this 11th day of Angust 1927. A. REBERT HARCES ZONING COUNTSIGNER	GEORGE WILLIAM STEPHENS, JR. A ASSOCIATES, INC. INGINERA Description to Accompany Zoning Petition for Variance Request, Sulphur Spring Business Park (East), 11.23 Acrest. 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' 50° East 59.52' 4) North 84° 33' 58" East 177.29' 3) North 30° 28' 53" East 39.29' 7) North 30° 28' 53" East 39.29' 7) North 22° 37' 05' East 54.68' 6) 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 133.30' 13) South 83° 18' 01" West 301.50' 14) South 75' 21' 09" West 133.30' 13) 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, thence binding along said north side of Sulphur Spring Road, thence binding along said north side of Sulphur Spring Road, thence binding along said north side of Sulphur Spring Road, thence binding along said 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'
and the subject matter of the subject matter	GEORGE WILLIAM STEPHENS, NR. ASSOCIATES, INC. NOTALIFORENTY AVENUE, TOWNON, MARYLAND 20204 Description to Accompany Zoning Petition for Variance Request, Sulphur Spring Business Fark (East), 11.23 Acrest. 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' 60" East 257.97' 3) North 30° 28' 53" East 59.52' 4) North 30° 28' 53" East 77.29' 5) North 30° 28' 53" East 39.29' 7) North 20° 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-65s, thence binding along said southern right-of-way line the 7 following courses, viz: 11) South 84° 29' 09" West 133.30' 13) South 83° 18' 01" West 301.50' 14) South 75' 21' 09" West 133.30' 13) South 83° 18' 01" West 301.50' 14) South 78' 00' 11" West 37.57' and 17) South 78' 00' 11" West 157.57' and 17) South 78' 30' 11" West 157.57' and 17) South 52' 31' 29" East 22.07' 18) South 52' 31' 29" East 22.07' 19) by a curve to the left having a radius of 2216.83 feet not a distance of 81.19' 20) South 58" 50' 06" East 96.74'

Benjamin Bronstein, Esquire August 18, 1987 PROM THE OPPICE OF GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC. 205 Susquehanna Building 29 West Susquehanna Avenue ENGINEERS 303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204 Towson, Maryland 21204 February 22, 1985 NOTICE OF HEARING SUMMARY OF QUALIFICATIONS RE: PETITION FOR ZONING VARIANCES NW/cor. Sulphur Spring Rd. and Old Georgetown Rd. 13th Election District - 1st Councilmanic District JOHN STRONG SMITH Sulphur Spring Business Park Realty Company Petitioner Case No. 88-113-A Antioch College, B.S. in Civil Engineering University of Illinois 10:30 a.m. Tuesday, September 22, 1987 QUALIFICATIONS Professional Engineering Registration in Maryland - 1958. PLACE: Room 106, County Office Building, 111 West Chesapeake EXPERIENCE Whitman, Requardt & Associates 4 years designer of municipal utilities preparation of Bultimore County Design Standards. Avenue, Towson, Maryland Baltimore County Department of Public Works Chief, Division of Research and Standards 2 years preparation of Capital Program and Major Sewerage Matz, Childs & Associates of Rockville Associates 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 development projects. Highway and utility design. Zoning Commissioner of Baltimore County Smith, Teacher & Associates; Planners, Engineers & Surveyors 7 yeras community planning and engineering, grading and sedi-JRH:med ment control design, surveys. ccs: Mr. Theodore C. Julio George William Stephens, Jr. & Associates, Inc. Chief Engineer 1976 to 1984 Sulphur Spring Business Park Realty Company 10 Parks Avenue BALTIMORE COUNTY, MARYLAND Cockeysville, Maryland 21030 George William Stepnens, Jr. & Associates, Inc. OFFICE OF FINANCE - REVENUE DIVISION Chief of Planning and Property Analysis MISCELLANEOUS CASH RECEIPT Mr. James W. Matis G. W. Stephens & Associates 303 Allegheny Avenue Towson, Maryland 21204 Have made numerous appearances before Zoning Commissioners, Boards of Zoning Appeals and in circuit courts in Baltimore,
Anne Arundel and Montgomery Counties. FROM: FROM: GROUNGE Broughing FOR Vaine # 444

Page -2-

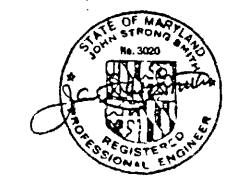
VALIDATION OR SIGNATURE OF CASHIER

Description to Accompany 20hing 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 acrest.



CERTIFICATE OF PUBLICATION

PETITION FOR
ZONING VARIANCES
13th Election District
1st Councilmanic District
Case No. 86-113-A LOCATION: Northwest Corner Sulphu: 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 harring hearing:
Petition for Zoning Variances 5, permit a side/rear yard of 10 feet in lieu of the required 50 feet and a front yard of 35 feet in lieu of the required 75 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 Parti/Realty Company, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a * tiding mernit may be In the event that the Petison(s) is granted, a 'siding 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, and at the hearing.

By Order Of J. ROBERT HAIN

TOWSON, MD., Sept 3, 1957 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 Dept 3, 1987

THE JEFFERSONIAN,

Kusan Acuder Odred 47

And the second s PETITION FOR ZONING VARIANCES

13th Election District - 1st Councilmanic District Case No. 88-113-A

Northwest Corner Sulphur Spring Road and Old Georgetown Road LOCATION:

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 Variances to permit a side/rear yard of 10 feet in lieu of the required 50 feet and 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

Realty Company Being the property of Sulphur Spring Business Park/, as shown on plat

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 494-3353 J. Robert Haines

October 8, 1987

Dennis F. Rasmussen

205 Susquehanna Building 29 W. Susquehanna Avenue Towson, Maryland 21204

Benjamin Bronstein, Esquire

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.

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 Paul H. Reincke Chief June 11, 277 Mr. Armold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204 Re: Property Owner: Sulphur Spring Business Park Realty Company Dennis F. Rasmussen Location: NW/c Sulphur Spring Rd. and Old Georget wn Road 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. Noted and Approved:

Noted and Approved:

Fire Prevention Bureau REVIEWER: Caft. Joseph Helly 6-5-87 Approved:

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE September 16, 1987 111 W. Chesapeake Ave Towson, Maryland 21204 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 MEMBERS Park Realty Co. Petition for Zoning Variance Engineering Dear Mr. Bronstein: Department of Traffic Engineering The Zoning Plans Advisory Committee has reviewed the plans State Roads Commission submitted with the above-referenced petition. The following Bureau of Fire Prevention comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties Health Department are made aware of plans or problems with regard to the Project Planning development plans that may have a bearing on this case. The Director of Planning may file a written report with the Building Department Zoning Commissioner with recommendations as to the suit-Board of Education ability of the requested zoning. Zoning Administration Industrial Enclosed are all comments submitted from the members of the Development 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. Zoning Plans Advisory Committee JED:kkb 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 Norman E. Gerber, AICP FROM 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.

NEG:KAK:dme

Date September 3, 1987

WALLACE DANN

BALTIMORE COUNTY DEPARTMENT OF HEALIN

was the field of the state of the desired and the state of the state o

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 Restly Company

Location: NWIC Sulphur Spr. Pd. + Old Georgetown Rd. District 13

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.

(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 and to construct from the Division of Air Pollution Control is required y charbroiler operation which has a total cooking surface area of five uare feet or more.

() Page 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 c. Engineering and Mainterance, State Department of Health and Mental Hygiene for review and approval.

) Prior to any new construction or substantial alteration of public swimming pool, walling pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to healin 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

Page 2 (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. () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Frvironmental Effects Report must be submitted.

> Karen M. Therrey Promise Proceeds, Director, Water + Sum Division BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

/jl

LAW OFFICES EVANS, GEORGE AND BRONSTEIN SUSQUEHANNA BUILDING, SUITE 205 29 WEST SUSQUEHANNA AVENUE TOWSON, MARYLAND 21204

HARRIS JAMES GEORGE BENJAMIN BRONSTEIN

MICHAEL J. CHOMEL

BE/bd

August 13, 1987

(301) 296-0200

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

WALLACE DANN

(5-117

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, EVANS, GEORGE & BRONSTEIN

Benjamin Bronstein

cc: Mr. Anthony Julio

LAW OFFICES Evans, George and Bronstein SUSQUEHANNA BUILDING, SUITE 205 29 WEST SUSQUEHANNA AVENUE TOWSON, MARYLAND 21204 (301) 296-0200

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

L ROBERT EVANS HARRIS JAMES GEORGE BENJAMIN BRONSTEIN MICHAELJ CHOMEL

Zoning Office

CPS-008

May 22, 1987

Mr. Carl Richards County Office Building

and the same of th

RE: Sulphur Spring Business Park

Dear Mr. Richards:

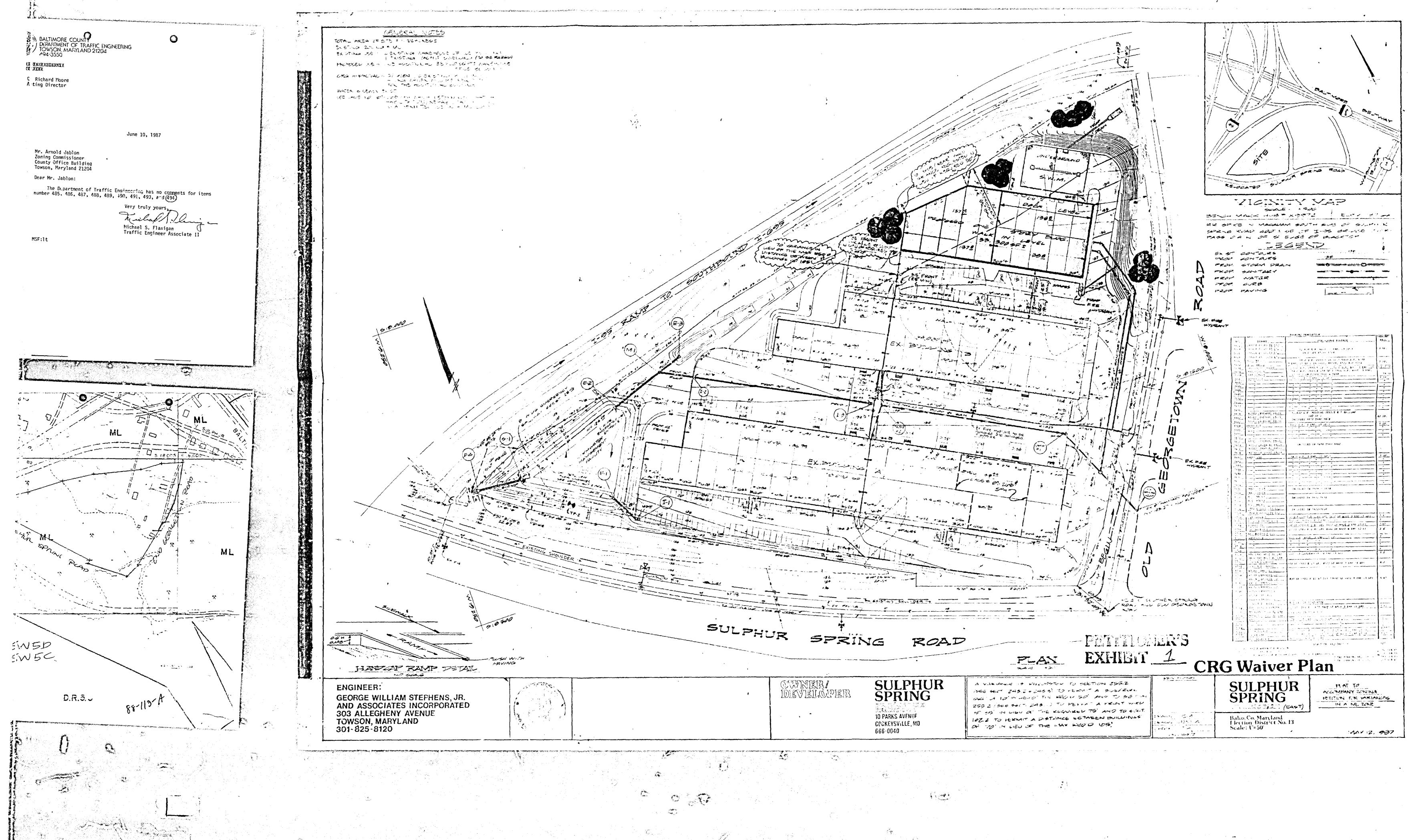
Towson, MD 21204

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, EVANS, GEORGE AND ARONSTEIN

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



July 29,1989