

# 246 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 203.3.C to permit an attached, non-illuminated building sign with lettering totaling 75.75 square feet; and, a 24 square foot, free-standing, illuminated identification sign supported by pillars 18 inches wide and 3 foot 4 inches high in lieu of the permitted 8 square foot non-illuminated building sign.

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

To be determined at 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: PUK&P Associates Limited Partnership, Inc. (Type or Print Name)  
Signature: Jack H. Pechter, General Partner

Legal Owner(s): PUK&P Associates Limited Partnership, Inc. (Type or Print Name)  
Signature: Jack H. Pechter, General Partner

Attorney for Petitioner: John B. Howard, Esquire (Type or Print Name)  
Signature: John B. Howard, Esquire

Address: 210 Allegheny Avenue, Towson, Maryland 21204

Attorney's Telephone No.: 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of May, 1988, 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 property be posted, and 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 9th day of April, 1988, at 9 o'clock

ESTIMATED LENGTH OF HEARING - 1/2 HR.

property, will cause traffic congestion with the new ingress and egress for the subject site which is less than 80 feet from the Protestant's entrance on to Reisterstown Road. The Protestant claims that the decelerating traffic for the Petitioner's property and the accelerating traffic from their property and from Mt. Wilson Lane will create an extremely dangerous traffic situation.

The Protestant also objects to the size and scope of this particular project contending that the subject site is over developed and inconsistent with the Class B office building allowance contained within B.C.Z.R. The Protestant believes that the subject building is too large and is not compatible with the surrounding area. The Protestant is in opposition to the project due to the fact that the subject building is 22-1/2% larger than was originally proposed during early negotiations between the Protestant and the Petitioner.

As stated above, the floor area ratio for the proposed development of the subject site is .23 which is less than the permitted .5. Nearly 35% of the subject property is going to be retained in amenity open space and wetlands. It is my opinion that the subject site is not over developed by this particular project and that the primary portion of the development (i.e., the building) is most removed from the surrounding residential areas. The nearest point of subject building to any southern residential property line is in excess of 300 feet and the subject building is more than 200 feet across the amenity open space and wetlands area to any residentially zoned property to the southeast. To the northwest, is additional commercial properties on B.M. zoned land and this project can hardly be considered out of character with the commercial development along Reisterstown Road and

# 246 PETITION FOR SPECIAL EXCEPTION TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a class "B" office building in an RO zone pursuant to Section 203.3B(2).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

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Attorney for Petitioner: John B. Howard, Esquire (Type or Print Name)  
Signature: John B. Howard, Esquire

Address: 210 Allegheny Avenue, Towson, Maryland 21204

Attorney's Telephone No.: 823-4111

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J. Robert Haines  
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

1988, (copies of which are attached hereto) which stated that the access as shown on Petitioner's Exhibit 1 would be proper, so long as it was signed for right turns in and right turns out only. Mr. Cornelius stated that no traffic safety problem conflict would exist in relation to either the intersection of Reisterstown Road and Mt. Wilson Lane or the exit from the Woodholme Square Shopping Center located approximately 80 feet north of Petitioner's proposed access. Mr. Cornelius also stated that similar access points coexist on many of the major arteries in Baltimore County (such as on York Road) and that limiting access to right in and right out on the proposed access further insured the safety in this case.

With regard to the Petition for Variance for the building sign and free standing sign, testimony from all of Petitioner's witnesses was uncontradicted that the granting of such a variance is necessary to identify the building location to passing motorists, that an undue hardship or practical difficulty would result if such a variance was not granted and that the variance is in keeping in with the spirit and intent of the B.C.Z.R.

The evidence in the record indicates that the Protestant's primary objections to the site come from the testimony of Mr. Morris, their Traffic Engineer, who indicates that the design of the ingress and egress to the subject site will have a tendency to create congestion in the roads and streets in contradiction to Section 502.1.

The Protestants believe that the traffic exiting from Mt. Wilson Lane to the right accelerating into the traffic flow onto Reisterstown Road while meeting the traffic exiting the Protestant's shopping center, which is the property immediately to the north of the subject

# KIDDE CONSULTANTS, INC. Subsidiary of Kidde, Inc.

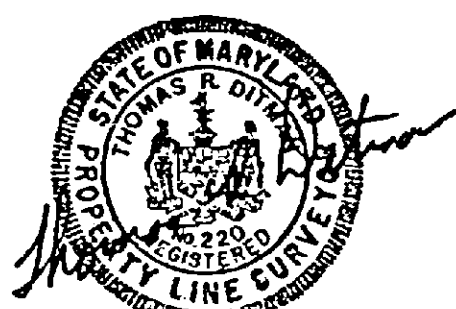
DESCRIPTION OF 3.435 ACRE PARCEL  
MT. WILSON LANE OFFICE BUILDING  
THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

This description is for a special exception in a RO zone.

BEGINNING FOR THE SAME at a point on the southwesterly right-of-way line of Reisterstown Road, 66 feet wide, the point of beginning being 185 feet in a southeasterly direction from the intersection of said southwesterly right-of-way line of Reisterstown Road and the centerline of Mt. Wilson Lane thence running and binding along said southeasterly right-of-way line of Reisterstown Road South 42 degrees 06 minutes 53 seconds East 391.30 feet thence leaving said southwesterly line of Reisterstown Road the three following courses and distances, viz: South 47 degrees 59 minutes 34 seconds West 413.08 feet, thence North 42 degrees 48 minutes 42 seconds West 329.31 feet, thence North 39 degrees 31 minutes 56 seconds East 421.55 feet to the place of beginning.

CONTAINING 3.435 acres more or less.

TRD/pek KCI Job Order No. 01-87170A October 1, 1987  
Work Order No. 47072



proposed layout of the Class B office building, as shown on the Petitioner's Exhibit 1 resulted from various factors including a substantial amount of hydric soils on the southern portion of the site, sensitivity to existing residential uses to the rear of the site and a desire aesthetically not to have the building face neighboring property. Mr. Pechter testified that he had worked closely with the Office of Planning and Zoning and the Office of Current Planning on appropriate design and landscaping for the project. Mr. Pechter finally testified that each of the requirements under Section 502.1, B.C.Z.R. would be met under the proposed development.

The Petitioner also presented Mr. Richard Smith, who was qualified as a professional land planner and engineer. Petitioner's Exhibit No. 1 was prepared under the supervision of Mr. Smith and he testified that the proposed footprint of the building could not be shifted so that access to the site could be moved south, due to wetland constraints. Mr. Smith further testified that the entrance could not be across from Keller Avenue for the additional reason that site distances were not good at that location on Reisterstown Road. Additionally, Mr. Smith concurred with Mr. Pechter that the building should not be turned perpendicular to Reisterstown Road as this would have a greater impact on the residences to the rear of the site and hamper an appropriate parking layout. Based on Mr. Smith's experience and expertise as a land planner and engineer, he further testified that each of the requirements under Section 502.1, B.C.Z.R. had been met.

Finally, Mr. Mickey Cornelius, of the Traffic Group, was qualified as an expert in traffic engineering and testified that he concurred with the State Highway Administration's latest comments dated May 15,

IN RE: PETITIONS FOR SPECIAL EXCEPTION & ZONING VARIANCE  
SWS Reisterstown Road, 185' SE c/l Mt. Wilson Lane (2635 North Point Blvd.) 3rd Election District 3rd Councilmanic District  
PUK&P ASSOCIATES LIMITED PARTNERSHIP, INC.

Petitioner

FINDINGS OF FACTS AND CONCLUSIONS OF LAW

The Petitioner herein requests a Special Exception to permit a Class B office building within the RO zone and Petition for Zoning Variance to permit an attached non-illuminated building sign totalling 15.75 sq. ft. and a 24 sq. ft. free-standing illuminated I.D. sign, all in lieu of the permitted 8 sq. ft. non-illuminated building sign permitted in the RO zone, as more particularly described on Petitioner's Exhibit 1.

The Petitioner was represented by attorney, Robert A. Hoffman, who appeared and testified. Messrs. Mickey Cornelius, Melvin Kabik, Martin Pechter, Jack Dillon and Richard L. Smith appeared on behalf of the Petitioner.

Mr. Robert L. Morris, a Protestant, appeared and testified and was represented by attorney, Lee N. Sachs.

The evidence and testimony in the record, clearly indicates that the property is zoned R.O. and the developers wish to construct a Class B office building. The Baltimore County Zoning Regulations (B.C.Z.R.) permitted a Class B office building by Special Exception. The subject site fronts on Reisterstown Road which is also known as Maryland Route 145 north of the Baltimore Beltway. The entire property is zoned R.O. and consist of approximately 3.7 acres. The property is currently

improved with a residence that will be raised and the requested Class B office building will have the required number of parking spaces. The proposed office building will have approximately 36,750 sq. ft. which equals a floor area ratio of .23. The appropriate amenity open space is supplied on this site at .35. The parking requirements have been determined to be 122 spaces and there are 124 spaces provided on the site plan. Nearly one-half of the subject property is located within the limits of the wetlands. This restricts development on the lot. The Petitioners have proposed a development which will nearly touch the limits of the wetlands however, will not invade the wetlands. The actual structure is removed farthest from all existing residential uses except for the residential use fronting Reisterstown Road. All residential uses to the south of the property and to the east of the property are buffered by the wetlands.

There was extensive testimony by the Protestant concerning the traffic flow issues and the his position that the subject property will generate an unacceptable traffic situation. This issue is, clearly, debatable as indicated by Petitioner's Exhibits 2 and 3 from the State Highway Administration. The primary issue of debate is the question of whether or not the property can be properly serviced from Reisterstown Road in order to provide proper ingress and egress. The Protestants and Petitioners are in direct opposition to one another concerning this issue.

There was extensive testimony provided by the Petitioner's witnesses concerning the requirements of Section 502.1, B.C.Z.R.

Mr. Martin H. Pechter, General Partner of the Petitioner, is the legal owner of the property and herein presented testimony that the



is, clearly, within the spirit and intent of the R.O. legislation for Class B office building for development bordering residential properties.

It is clear that the B.C.Z.R. permit the use requested by the Petitioner in the R.O. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether or not the conditions as delineated in Section 502.1 would be satisfied by the evidence and testimony presented by the Petitioner.

After reviewing all of the testimony and evidence presented, it appears that the Special Exception should be granted with certain restrictions more fully described below.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A2d 1319 (1981).

The Petitioner has requested several variances concerning signage for subject property. The building face signage has had a variance requested and the evidence indicates that the sign will be non-illuminated and will total 15.75 sq. ft. in lieu of the 8 sq. ft. permitted by the regulations. There is also a request for a free

standing pillar sign which will contain 24 sq. ft. and will be illuminated. The evidence and testimony in the record indicate that there would be a hardship and practical difficulty created for the building sign as a result of the size and distance of the building from Reisterstown Road.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

The evidence and testimony tends to indicate that the subject variance for the building sign of 15.75 sq. ft. should be granted as such sign is consistent with the spirit and intent of the B.C.Z.R. and would not result in any substantial detriment to the public health, safety, and general welfare.

In reference to the free standing to the 24 sq. ft. illuminated sign, the evidence and testimony does not indicate that this sign is

consistent with the spirit and intent of the B.C.Z.R. Therefore, the 24 sq. ft. free standing illuminated sign should not be granted.

Pursuant to the advertisement, posting of the property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the requirements of Section 307 having been met in reference to the building face sign and the health, safety, and general welfare of the community not being adversely affected, the Petition for Special Exception and Variance for the building face sign should be granted, however, the requirements of Section 307 not having been complied with or met for the free standing illuminated sign that variance shall be denied.

THEREFORE, IT IS ORDERED, this 23rd day of Sept. 1988, by the Zoning Commissioner of Baltimore County that a Special Exception to permit a Class B office building within the RO zone, in accordance with Petitioner's Exhibit 1, and a variance to permit an attached non-illuminated building sign totalling 15.75 sq. ft. be and the same are hereby GRANTED; and,

IT IS FURTHER ORDERED that the requirements of Section 307 not having been complied with or met for the free standing illuminated sign be and the same is hereby DENIED, subject to the following restrictions:

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 property shall contain no additional external signage either free standing or on the building.
3. The exit from the subject parking lot shall be designed with appropriate curbing to prevent left hand exits. There shall be signs indicating that right turn only is permitted from the exit to the property and the entrance island shall be constructed in such a manner as to prevent left hand turns.
4. The Petitioner shall construct appropriate acceleration lanes along Reisterstown Road frontage from point of the exit to the southern property boundary to allow for adequate exiting from the property.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

JRH:mmn  
cc: Peoples Counsel

OVER RECEIVED FOR FILM  
D-10 9/23/88  
BY J. H. Haines

OVER RECEIVED FOR FILM  
D-10 9/23/88  
BY J. H. Haines

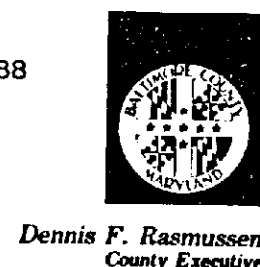
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D-10 9/23/88  
BY J. H. Haines

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

September 28, 1988



Robert A. Hoffman, Esquire  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Petitions for Special Exception and Zoning Variance  
Case No. 89-423 XA  
SW/S Reisterstown Road, 185' SE c/l Mt. Wilson Lane  
(2635 North Point Blvd.)  
3rd Election District  
3rd Councilmanic District  
PUK&P ASSOCIATES LIMITED PARTNERSHIP, INC.

Dear Mr. Hoffman:

It has been brought to our attention that the case number of the Order in the above captioned matter was incorrectly shown.

The correct case number is 88-423XA. Please notify your clients of the corrected case number and correct your copy of the Order accordingly.

Sorry for the inconvenience.

Very truly yours,  
*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner

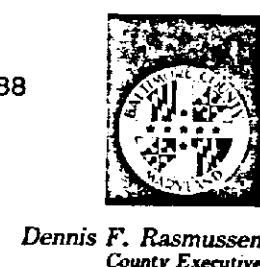
JRH:mmn

cc: Peoples Counsel  
Jack H. Pechter, PUK & P Assoc. Ltd Partnership  
908 York Road, Towson, Maryland 21204  
Mickey Cornelius, 414 E. Joppa Road, 21204  
Melvin Kabik, 3711 Gardenview Road, 21208  
Richard L. Smith, 1020 Cromwell Bridge Rd., 21204  
Jack Dillon, Office of Planning and Zoning  
Robert L. Morris, P.O. Box 34230, Bethesda, Md. 20817  
Lee Sachs, Esquire, 341 North Calvert St., Balto. Md. 21202

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

September 23, 1988



Robert A. Hoffman, Esquire  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Petitions for Special Exception and Zoning Variance  
Case No. 89-423 XA

Dear Mr. Hoffman:

Enclosed please find the decision rendered on the above captioned case. The Petitions for Special Exception and Zoning Variance have been granted in part and denied in part, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-3391.

Very truly yours,  
*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner

JRH:mmn

cc: Peoples Counsel  
Jack H. Pechter, PUK & P Assoc. Ltd Partnership  
908 York Road, Towson, Maryland 21204  
Mickey Cornelius, 414 E. Joppa Road, 21204  
Melvin Kabik, 3711 Gardenview Road, 21208  
Richard L. Smith, 1020 Cromwell Bridge Rd., 21204  
Jack Dillon, Office of Planning and Zoning  
Robert L. Morris, P.O. Box 34230, Bethesda, Md. 20817  
Lee Sachs, Esquire, 341 North Calvert St., 21202

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
PETITION FOR VARIANCE  
SW/S Reisterstown Rd., 185' SE : OF BALTIMORE COUNTY  
C/L Mt. Wilson La., 3rd District  
PUK&P ASSOCIATES LIMITED : Case No. 88-423-XA  
PARTNERSHIP, Petitioner :

#### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 29th day of March, 1988, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

RECEIVED  
MAR 30 1988

ZONING OFFICE

*Peter Max Zimmerman*  
Peter Max Zimmerman

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

May 23, 1988

Robert Hoffman, Esq.  
210 Allegheny Avenue  
Towson, Maryland 21204  
Attorney for PUK&P Associates Ltd. Partnership  
  
Steve Nolan, Esq.  
300 E. Joppa Road, Suite 1105  
Towson, Maryland 21204  
Attorney for Mt. Wilson Partnership

Re: Petition for Zoning Variance and Special Exception  
Case number: 88-423-XA  
PUK&P Associates Ltd. Partnership

Dear Counsel:

Pursuant to our agreement, the above case will be heard on June 21, 1988 at 9:00 a.m. The site will be reposted as to the new date, however, there will be no further advertising.

Very truly yours,

*J. Robert Haines*  
J. ROBERT HAINES,  
Zoning Commissioner for  
Baltimore County

JRH:gs



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

Date: May 17, 1988



Dennis F. Rasmussen  
County Executive

John B. Howard, Esq.  
210 Allegheny Avenue  
Towson, Maryland 21204

Re: Petition for Zoning Variance  
CASE NUMBER: 88-423-A  
SWS Reisterstown Road, 185' SE c/l Mt. Wilson Lane  
3rd Election District - 3rd Councilmanic  
Petitioner(s): PUKAP Associates Limited Partnership  
Hearing Date: Monday, May 23, 1988 at 9:00 a.m.

Dear Mr. Howard:

Please be advised that \$126.57\* is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours,

J. Robert Haines  
J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

JRH:gs  
\* Includes costs of posting and advertising of 4/20/88 date and reposting charge for the 5/23/88 date.

### "DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., March 31, 1988

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 March 31, 1988

THE JEFFERSONIAN,

Sharon Linder O'Brien  
Publisher

\$41.25

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance and Special Exception  
Case Number: 88-423-A  
SWS Reisterstown Road, 185' SE c/l Mt. Wilson Lane  
3rd Election District - 3rd Councilmanic District  
Petitioner(s): PUKAP Associates Limited Partnership, Inc.  
Hearing Date: Monday, May 23, 1988 at 9:00 a.m.

Variance to permit an attached, non-illuminated building sign with lettering totaling 15.75 sq. ft. and 24 sq. ft., free-standing, illuminated identification sign supported by pillars 18 inches wide and 5 ft. 4 inches high in lieu of the permitted 8 sq. ft. non-illuminated building sign.

Special Exception: A class "B" office building in an RD zone pursuant to Section 203.30(2).

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

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County  
3402 Mar. 31

### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd  
Date of Posting: April 5, 1988  
Posted for: Variance and Special Exception  
Petitioner: PUKAP Associates Limited Partnership, Inc.  
Location of property: SWS Reisterstown Rd., 185' SE c/l Mt. Wilson Lane  
Location of Sign: SWS Reisterstown Rd. on front of subject property  
Posted and Time on May 23, 1988 New Hearing Date of May 23, 1988  
Remarks: P. David Fields  
Date of return: April 8, 1988  
Number of Signs: 2  
In new hearing date of June 21-88

### BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE April 14, 1988

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

ooo

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

John B. Howard, Esquire  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Item No. 246 - Case No. 88-423-A  
Petitioner: PUKAP Associates Ltd. Partnership  
Petition for Special Exception and Zoning Variance

Dear Mr. Howard:

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:dt

Enclosures

cc: Kilde Consultants, Inc.  
1020 Cromwell Bridge Road  
Towson, Maryland 21204

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

### NOTICE OF HEARING

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CASE NUMBER: 88-423-A  
SWS Reisterstown Road, 185' SE c/l Mt. Wilson Lane  
3rd Election District - 3rd Councilmanic District  
Petitioner(s): PUKAP Associates Limited Partnership  
NEW HEARING DATE: MONDAY, MAY 23, 1988 at 9:00 a.m.

Variance to permit an attached, non-illuminated building sign with lettering totaling 15.75 sq. ft. and 24 sq. ft., free-standing, illuminated identification sign supported by pillars 18 inches wide and 5 ft. 4 inches high in lieu of the permitted 8 sq. ft. non-illuminated building sign.  
Special Exception: A class "B" office building in an RD zone pursuant to Section 203.30(2).

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

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

### BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines  
To: Zoning Commissioner  
P. David Fields  
From: Director of Planning and Zoning  
SUBJECT: Zoning Petition No. 88-423-A

Date: April 11, 1988

This office is opposed to granting the subject petition in its current form. A C.R.C. meeting was held on February 23, 1988, the plan was not approved, and the petitioner, as of this date, has not requested a date for the continuance of the review. The major problem at the C.R.C. is provided along the south side of the subject property so as to adequately buffer the proposed parking area from the adjacent residents. It is this office's opinion that the 21 proposed parking spaces shown along the south side of the site be deleted to provide an adequate area for landscaping. It is suggested that this petition not be granted until C.R.C. approval has been obtained.

P. David Fields  
P. David Fields  
Director

PDF:JGH:dme

cc: Mr. Gary L. Kerns, Chief, Current Planning and Development Division  
Mr. Shirley M. Hess, Legal Assistant, People's Counsel  
File

RECEIVED  
APR 12 1988  
ZONING OFFICE

cc: John B. Howard, Esq.  
4-13-88/H

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

Date: 4/14/88



Dennis F. Rasmussen  
County Executive

Mr. Jack M. Pechter  
PUKAP Associates Limited Partnership, Inc.  
200 York Road  
Towson, Maryland 21204

Re: Petitions for Zoning Variance and Special Exception  
Case numbers 88-423-A  
SWS Reisterstown Road, 185' SE c/l Mt. Wilson Lane  
3rd Election District - 3rd Councilmanic District  
Petitioner(s): PUKAP Associates Limited Partnership, Inc.  
HEARING SCHEDULED: WEDNESDAY, APRIL 20, 1988 at 9:00 a.m.

Dear Mr. Pechter:

Please be advised that \$111.57 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours,

J. Robert Haines  
J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

JRH:gs  
cc: John B. Howard, Esq.  
File

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Zoning Variance and Special Exception  
Case numbers 88-423-A  
SWS Reisterstown Road, 185' SE c/l Mt. Wilson Lane  
3rd Election District - 3rd Councilmanic District  
Petitioner(s): PUKAP Associates Limited Partnership, Inc.  
HEARING SCHEDULED: WEDNESDAY, APRIL 20, 1988 at 9:00 a.m.

Variance to permit an attached, non-illuminated building sign with lettering totaling 15.75 sq. ft. and 24 sq. ft., free-standing, illuminated identification sign supported by pillars 18 inches wide and 5 ft. 4 inches high in lieu of the permitted 8 sq. ft. non-illuminated building sign.  
Special Exception: A class "B" office building in an RD zone pursuant to Section 203.30(2).

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

J. Robert Haines  
J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: PUKAP Associates Limited Partnership  
John B. Howard, Esq.  
File





Maryland Department of Transportation  
State Highway Administration

RECEIVED  
FEB 17 1988  
Richard H. Trainor  
Secretary  
Hal Kassoff  
Administrator

ZONING OFFICE

February 11, 1988

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204  
Att: James Dyer

RE: Baltimore County  
Mt. Wilson Lane  
Office Building  
Zoning Meeting 1/19/88  
S/W/S Reisterstown Road  
Maryland Route 140  
185' S/E of the  
centerline of Mt. Wilson  
Lane  
Item #246

Dear Mr. Haines:

After reviewing the submittal of Mt. Wilson Lane Office Building for a special exception to permit a Class "B" Office Building in an R.O. Zone, the State Highway Administration-Bureau of Engineering Access Permits has the following comments.

- The proposed entrance must be moved 50' to the east to prevent this entrance from being in conflict with the left turn lane into Mt. Wilson Lane.
- Reisterstown Road must be widened 36' from the centerline along the complete frontage of the site with a 100' transition taper to the east.
- Also, concrete curb and gutter must be constructed on line and grade with existing curb and gutter to the west along the complete frontage of the site.
- The proposed entrance must be changed to 30' to 15' radius curves and shown on the plan.
- It is requested these revisions be made prior to a hearing date being set.
- A copy of this letter has been sent to our Highway Beautification Section (c/o Morris Stein-333-1642), concerning the variance to permit an attached, non-illuminated building sign with lettering totaling 15.75 square feet and a 24 square foot, free standing, illuminated identification sign supported by pillars 18" wide and 5'-4" high in lieu of the permitted 8 square foot non-illuminated building sign.

My telephone number is (301) 333-1350



Maryland Department of Transportation  
State Highway Administration

MAY 9 1988

May 5, 1988

Kidde Consultants  
Incorporated  
1020 Cromwell Bridge Road  
Baltimore, Maryland 21204  
Att: Jack Eiser

RE: Baltimore County  
Mt. Wilson Lane  
Office Building  
S/W/S Reisterstown Road  
Maryland Route 149  
east of Mt. Wilson Lane

Dear Mr. Eiser:

After a review of this plan by our Assistant District Engineer for Traffic, we have the following comments.

The proposed entrance into this site will be in conflict with the left turn storage lane for Mt. Wilson Lane. Therefore, we must require all access for this site be by way of right turns in and right turns out.

The entrance may be constructed as shown on the plan dated March 28, however proper signing must be accomplished as shown on the attached revised plan.

Also, the requirement for highway widening (36' from the centerline), and State Highway Administration concrete curb and gutter along the complete frontage of the site remain.

This work may be accomplished under an existing State contract with money being placed in a escrow account for the work to be performed.

If you have any questions, please call Larry Brocato of this office (333-1350).

Very truly yours,

*Gregory J. Mills, Jr.*  
Gregory J. Mills, Jr.  
Chief-Bureau of Engineering  
Access Permits

PETITIONER'S  
EXHIBIT 3

LB/es  
attachment  
cc: Tom Watson

My telephone number is (301) 333-1350

Typewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-5862 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

Mr. J. Robert Haines  
Page 2  
February 11, 1988

If you have any questions, please call Larry Brocato of this office.

Very truly yours,  
*Gregory J. Mills, Jr.*  
Gregory J. Mills, Jr.  
Acting Chief-Bureau of  
Engineering Access Permits

LB/es

cc: J. Ogle w/att  
Morris Stein w/att.  
Kidde Consultants Inc. w/att.

attachment

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL  
PROTECTION AND RESOURCE MANAGEMENT

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

Zoning Item #246, Zoning Advisory Committee Meeting of January 19, 1988  
Property Owner: PUK&P Associates Limited Partnership, Inc.  
Location: S/W/S Reisterstown Rd, 185' SE of centerline of Mt. Wilson Lane

Water Supply: metro Sewage Disposal: metro

COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- ( ) Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins.
- ( ) A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Bureau of Air Quality Management is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.
- ( ) 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 the State Department of the Environment.
- ( ) Prior to raising of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775.
- ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of 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 Water and Sewer 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 possibility 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 Environmental Effects Report must be submitted.
- ( ) Others \_\_\_\_\_

BUREAU OF WATER QUALITY AND RESOURCE  
MANAGEMENT

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
County Office Building, Suite 406  
Towson, Maryland 21204  
494-3554

February 18, 1988

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Haines:

Item No. 246 - ZAC - Meeting of January 19, 1988  
Property Owner: PUK&P Associates Limited Partnership, Inc.  
Location: SWS Reisterstown Rd., 185' SE of centerline of Mt. Wilson Lane  
Existing Zoning: R.O.  
Proposed Zoning: Variance to permit an attached, non-illuminated building sign with lettering totaling 15.75 sq. ft. and a 24 sq. ft., free-standing, illuminated building sign. Special Exception to permit a class "B" office building in an R.O. zone.  
Area: 3.435 acres (+ or -)  
District: 3rd Election District

The entrance to this site should be redesigned to a 35' entrance, with 25' radius to provide two outboard 10' lanes and one 15' inbound lane.

Very truly yours,  
*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Associate II

MSF/pml-b

RE: Petition for Special  
Exception  
SW/S Reisterstown Road,  
SE Mt. Wilson Lane

PUK&P Associates Limited  
Partnership, Inc.

Petitioner

BEFORE THE  
ZONING COMMISSIONER  
FOR  
BALTIMORE COUNTY  
Item No. 246

NOTICE TO ENTER APPEARANCE

Madame Clerk:

Please enter the appearance of Stephen J. Nolan and Nolan, Plunhoff and Williams, Chartered as attorneys for Mt. Wilson Partnership whose address is 9183 Reisterstown Road, Garrison, Maryland 21117, with regard to the above-captioned zoning case.

*Stephen J. Nolan*  
Stephen J. Nolan  
*Nolan, Plunhoff & Williams*  
Nolan, Plunhoff & Williams, Chtd.  
300 E. Joppa Road, Suite 1105  
Towson, Maryland 21204  
(301) 823-7800

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4<sup>th</sup> day of February, 1988, copies of the foregoing Notice to Enter Appearance were mailed, postage prepaid, to John B. Howard, Esquire, 210 Allegheny Avenue, P. O. Box 5517, Towson, Maryland 21204, attorney for the Petitioners and to People's Counsel for Baltimore County, Court House, Room 223, Towson, Maryland 21204.

*Stephen J. Nolan*  
Stephen J. Nolan

0004A

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

Paul H. Reincke  
Chief

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

Re: Property Owner: PUK & P Associates Ltd. Partnership, Inc.

Location: SW/S Reisterstown Rd., 185' SE of c/l of Mt. Wilson Ia.

Item No.: 246

Zoning Agenda: Meeting of 1/19/88

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.
- ( ) 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.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*  
Special Inspection Division

Noted and Approved: *John F. O'Neill*  
Fire Prevention Bureau

/s/

LAW OFFICES  
WARTZMAN, ROMERO, OMANSKY, RUBIN & SIMONS, P.A.  
341 NORTH CALVERT STREET  
BALTIMORE, MARYLAND 21202  
Telephone (301) 685-0111  
FAX (301) 685-4729

RECEIVED ZONING OFFICE  
DATE: 6-7-88

June 3, 1988

The Honorable J. Robert Haines  
ZONING COMMISSIONER FOR  
BALTIMORE COUNTY  
County Office Building  
Towson, Maryland 21204

RE: Petition for Zoning Variance  
and Special Exception  
Case Number: 88-423-XA  
PUK&P Associates, Ltd. Partnership

Dear Mr. Haines:

Please enter my appearance on behalf of Mt. Wilson Partnership, in the captioned matter. I understand that Mr. Nolan has withdrawn his appearance, and that there is a hearing scheduled on June 21, 1988 at 9:00 A.M. I will, of course, be present at that hearing, with my client.

Very truly yours,

*Lee N. Sachs*  
Lee N. Sachs

LNS/cmb  
cc: Robert Hoffman, Esquire  
Steve Nolan, Esquire  
Howard S. Brown  
Julius Lichter, Esquire



LAW OFFICES  
WARTZMAN, ROMBRO, OMANSKY, BLIUBAUM & SIMONS, P.A.  
341 NORTH CALVERT STREET  
BALTIMORE, MARYLAND 21202  
Telephone (301) 685-0111  
FAX (301) 685-4729

PAUL WARTZMAN  
JOSEPH H. ROMBRO  
MICHAEL H. OMANSKY  
MICHAEL H. BLIUBAUM  
ALVIN J. SIMONS  
MATTHEW A. VERITYCH

RICHARD F. ROMBRO  
LEE N. SACHS  
NATHAN H. OMANSKY  
ROBERT J. BLIUBAUM  
ROBERT F. SIMONS  
DAVID L. VERITYCH

NATHAN H. OMANSKY  
ROBERT J. BLIUBAUM  
ROBERT F. SIMONS  
DAVID L. VERITYCH

June 22, 1988

Honorable J. Robert Haines  
Zoning Commissioner for  
Baltimore County  
County Office Building  
Towson, Maryland 21204

RE: Petition for Zoning Variance  
and Special Exception  
Case Number: 88-423-XA  
PUK&P Associates Ltd. Partnership

Dear Mr. Haines:

Accepting your invitation, expressed at the end of our hearing on June 21, that we submit written argument, I take this opportunity to briefly set forth our position on behalf of the Protestant in the captioned matter.

Firstly, let's re-examine that which is being sought, and the governing philosophy. The property is in an R-O zone; the legislative policy with respect to that zone, expressed in Section 203.2 of the Regulations, clearly indicates that it is to "accommodate houses converted to office buildings and some small Class B office buildings in predominantly residential areas..." Further, that "buildings in predominantly residential areas shall be highly compatible with the present or prospective uses of nearby residential property. It is not the R-O classification's purpose to accommodate a substantial part of the demand for office space..."

The Petitioner in this case submitted a proposal initially which incorporated 30,000 square feet of proposed floor area; the revised drawing proposes 36,751 square feet; the increase is 22.5%. The original proposal required 73.33 parking spaces; the revised proposal requires 122 parking spaces.

RECEIVED  
JUN 23 1988  
ZONING OFFICE

Honorable J. Robert Haines  
June 22, 1988  
Page Two

These changes emphasize that the proposed use, as presently suggested, is clearly not within the legislative policy expressed above. As the developer continues to plan a larger building, it accentuates the caveat, mentioned above, that "it is not the R-O classification's purpose to accommodate a substantial part of the demand for office space..."

Although the Protestant did not emphasize opposition to the entire project, that is clearly a factor that the Commissioner should be considering in his review of the entire matter.

The Protestant does emphasize the threat to the safety of the locality involved, and the tendency to create congestion in the roads and streets, as testified to by Mr. Morris, the traffic expert. According to the testimony, there is a traffic exiting from Mt. Wilson Lane to the right, accelerating, exiting from the Protestant's shopping center, accelerating, traffic coming from southbound Reisterstown Road, accelerating, lane, intending to enter the Petitioner's project, accelerating; traffic exiting from Petitioner's project, accelerating; those efforts taking place within the same lane of traffic, the Reisterstown Road; all of it within a short span on Reisterstown Road.

Protestant submits, then, that the requirements of Section 502.1a and b have not been satisfied; and urges the Commissioner to impose, as allowed by Section 502.2, conditions and/or restrictions prohibiting the use of the property as presently proposed, unless access is moved to the southeastern end of the Petitioner's property, with the building to be relocated as necessary in order to accommodate that change. In the alternative, the special exception request should be denied.

Very truly yours,

LEE N. SACHS,  
Attorney for Protestant

LNS/emb  
cc: Robert Hoffman, Esquire  
Mr. Howard S. Brown  
53215

Petition for Special Exception  
and Variance

Property located SW/S Reisterstown  
Road, 185 feet SE of C/L Mt. Wilson  
Lane

PUK&P Associates Limited  
Partnership, Inc., Petitioner

\* Before the Zoning  
\* Commissioner of  
\* Baltimore County  
\* Case No.: 88-423-XA

#### MEMORANDUM IN SUPPORT OF PETITIONS

This case comes before you on Petitions for Special Exception to permit a Class B office building within the RO zone and for Zoning Variance to permit an attached non-illuminated building sign totalling 15.75 square feet and a 24 square foot free-standing illuminated I.D. sign, all in lieu of the permitted 8 square foot non-illuminated building sign permitted in the RO zone.

First, with regard to the special exception for the Class B office building, the Petitioner presented abundant testimony that the proposed Class B office building meets all of the requirements in Section 502.1 Baltimore County Zoning Regulations ("B.C.Z.R.") through the following witnesses.

Mr. Martin H. Pechter, a partner in the legal owner of the property and the Petitioner herein presented testimony that the proposed layout of the Class B office building as shown on Petitioner's Exhibit No. 1 resulted from various factors including a substantial amount of hydric soils on the southern portion of the site, sensitivity to existing residential uses to the rear of the site and a desire aesthetically not to have the building face neighboring property. Mr. Pechter testified that he had worked closely with the Office of Planning and Zoning

and the Office of Current Planning on appropriate design and landscaping for the project. Mr. Pechter finally testified that each of the requirements under Section 502.1, B.C.Z.R. would be met under the proposed development.

The Petitioner also presented Mr. Richard Smith, who was qualified as a professional land planner and engineer. Petitioner's Exhibit No. 1 was prepared under the supervision of Mr. Smith and he testified that the proposed footprint of the building could not be shifted so that access to the site could be moved south, due to wetland constraints. Mr. Smith further testified that the entrance could not be across from Keller Avenue for the additional reason that site distances were not good at that location on Reisterstown Road. Additionally, Mr. Smith concurred with Mr. Pechter that the building should not be turned perpendicular to Reisterstown Road as this would have a greater impact on the residences to the rear of the site and hamper an appropriate parking layout. Based on Mr. Smith's experience and expertise as a land planner and engineer, he further testified that each of the requirements under Section 502.1 B.C.Z.R. had been met.

Finally, Mr. Mickey Cornelius of the Traffic Group, was qualified as an expert in traffic engineering and testified that he concurred with the State Highway Administration's latest comments dated May 15, 1988, (copies of which are attached hereto) which stated that the access as shown on Petitioner's Exhibit No. 1 would be proper, so long as it was signed for right turns in and right turns out only. Mr. Cornelius stated emphatically

2

For these reasons, it is respectfully submitted that Petitioner has overwhelmingly met its burden under Sections 502.1 and 307 B.C.Z.R., and accordingly both Petitions should be granted.

Robert A. Hoffman  
Attorney for Petitioner

#### CERTIFICATE OF SERVICE

I hereby certify that on this 1<sup>st</sup> day of July, 1988, a copy of the foregoing Memorandum in Support was mailed to Lee N. Sachs, Esquire, Wartzman, Rombro, Omansky, Blibaum & Simons, P.A., 341 North Calvert Street, Baltimore, Maryland 21202.

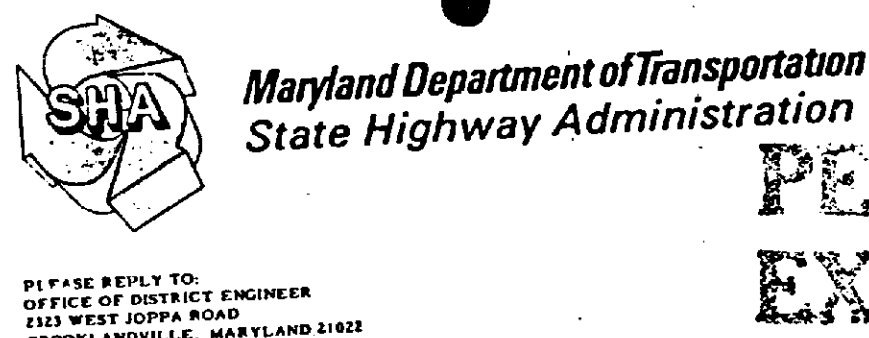
Robert A. Hoffman  
Attorney for Petitioner

that no traffic safety problem conflict would exist in relation to either the intersection of Reisterstown Road and Mt. Wilson Lane or the exit from the Woodholme Square Shopping Center located approximately 80 feet north of Petitioner's proposed access. Mr. Cornelius also stated that similar access points coexist on many of the major arteries in Baltimore County (such as on York Road) and that limiting access to right in and right out on the proposed access further insured the safety in this case. Mr. Cornelius also stated that if Mr. Brown (the Protestant in this case) was concerned about traffic safety (assuming arguendo that a traffic conflict could arise), and Mr. Morris (Protestant's expert) agreed, joint access for both the Woodholme Square Shopping Center and Petitioner's proposed office building would address that concern. Mr. Pechter stated on the record that he was willing to construct such an access at his cost. Mr. Brown's attorney presented no evidence on whether a joint access would be a reasonable solution to their objection, and it is therefore submitted that Mr. Brown's interest in traffic safety is a very narrow one.

With regard to the Petition for Variance for the building sign and free-standing sign, testimony from all of Petitioner's witnesses was uncontradicted that the granting of such a variance is necessary to identify the building location to passing motorists, that an undue hardship or practical difficulty would result if such a variance was not granted and that the variance is in keeping in with the spirit and intent of the Zoning Regulations.

4

3



## PETITIONER'S EXHIBIT 2

May 2, 1988

MEMORANDUM  
TO: Mr. Creston J. Mills, Jr., Chief  
Bureau of Engineering Access Permits  
FROM: Darrell Miles  
Assistant District Engineer-Traffic  
SUBJECT: Baltimore County  
Mount Wilson Lane Office Building  
E/S MD 140 (Reisterstown Road)  
200 Feet South of MD 400

We have reviewed the entrance for the Mount Wilson Lane Office Building.

The intersection of MD 140 and MD 400 is presently being rebuilt to provide left turn storage from MD 140 into MD 400 and the Grey Rock entrance. The entrance shown on the plans appears to be located just prior to the beginning of the future left turn storage from northbound MD 140 into MD 400. The left turn storage from northbound MD 140 into MD 400 done in extending almost 400 feet south of the proposed entrance. With these improvements and future improvements at Woodholme, we may conjunction with the development of Festival at Woodholme, we be able to provide full access to this entrance sometime in the future. With the extent of work presently underway and the location of the entrance in conjunction with the left turn storage lane, we find permitting full access to be questionable.

We suggest that the entrance be built as a full access entrance but including signing prohibiting all turns except for right in and right out. A review of the site after the completion of the construction may reveal that a more complete entrance is acceptable. We feel that the permit should be written with the developer realizing the possibility of limited access.

If you have any questions, please contact Bob Steffy.

LW/RCS:rib

My telephone number is (301) 321-3514

Typewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-5062 Statewide Toll Free  
702 North Calvert St. Baltimore, Maryland 21201-0717

#### PETITIONER(S) SIGN-IN SHEET

| NAME             | ADDRESS                          |
|------------------|----------------------------------|
| Rob Hoffman      | 210 Allegany Ave 2B04            |
| MICKEY CORNELIUS | 414 E. JOPPA RD. TOWSON 21204    |
| McLain Kaele     | 3711 GARDENVIEW R. 2108          |
| MARTIN PECHTER   | 705 Mt. Pk. Towson 21204         |
| JACK DILLON      | ORZ.                             |
| RICHARD L. SMITH | 1020 GEORGETOWN BRIDGE RD. 21204 |

88-423XA

#### PLEASE PRINT CLEARLY

#### PROTESTANT(S) SIGN-IN SHEET

| NAME               | ADDRESS                         |
|--------------------|---------------------------------|
| LEE N. SACHS, ATTY | 341 N. CALVERT ST - 21202       |
| Robert L. Morris   | 7070A 4430, Baltimore, MD 21207 |



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Al Wirth - SWM  
Bob Bowling - Dev. Eng.  
Frank Fisher - Current Planning  
Rahim Fawell - Traffic Engineering  
Larry Pilsen - CDFM  
Dave Flowers - Critical Areas  
Carl Richards - Zoning  
Cait. Kelly - Fire Department  
Pat Kincer - Rec. & Parks  
Larry Brocato - SWA  
Rocky Powell - EIRS

DATE: 7/27/90

FROM: Peter A. Paff  
Bureau of Public Services

SUBJECT: Previously Approved C.R.G. - Refinement - 7/27/90

Mt. Wilson Office Building

Please review the attached for concurrence with current development regulations to allow for a refinement of a previously approved C.R.G. plan. Kindly return this cover letter with your comments and the attached print.

(SEE OTHER SIDE FOR COMMENTS)

PAP  
Attachment  
cc: File

MT. WILSON OFFICE BUILDING  
Planning #111-335  
Zoning Hearing #88-423-XA

Plan Refinement Comments  
Plan Received By Zoning: 7/27/90  
Comments: 8/14/90

Correct the adjacent zone line designations per the 1"=200' scale 1988 zoning map NW9P. This site is the subject of zoning hearing #88-423-XA. A red-lined copy of this plan along with a cover letter explaining all changes and requesting approval of the revised plan without a public hearing to amend the original approved plan in zoning case #88-423-XA must be provided to the Zoning Commissioner for review. A copy of these comments must be included.

The parking layout must meet all parking requirements and the off-site parking must comply with all parking standards per S.409 (B.C.Z.R.). The parking must be shown to be adequate for all uses on the adjacent lot and the coverage clearly shown on an overall parking plan for the Mt. Wilson Partnership Property; a full parking/use sq. footage schedule must be part of this plan.

The retail uses in the B.M. zone may not share the R.O. zone parking unless a use permit/special hearing allows this per S.409.88 (B.C.Z.R.). Show on the plan how the access to the R.O. zone parking will be limited and separated from the retail uses. Show the parking calculations so as to comply with this comment.

Compliance with all unaddressed previous C.R.G. comments is required before final zoning approval.

JOHN L. LEWIS  
PLANNING & ZONING ASSOCIATE III

JLL:scj

cc: Frank Fisher, Current Planning  
Zoning File - #88-423-XA  
Waiver File

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS  
FROM: ZONING OFFICE  
DATE: 12/8/88  
(Continued from 2/25/88)

PROJECT NAME: Mt. Wilson Lane Office Building  
PLAN: 11/10/88  
no revised plans received

LOCATION: SW/S Reisterstown Road,  
SE Mt. Wilson Lane

REV: 12/2/88 REV.:

REVISED PLAN KEY:  
(X) COMPLIANCE WITH COMMENT CHECKED  
(O) NON-COMPLIANCE IS CIRCLED  
(BA) BE ADVISED (NOT NECESSARY FOR CRG  
APPROVAL, BUT MUST BE ADDRESSED  
PRIOR TO FINAL ZONING APPROVAL)  
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

DISTRICT: 3c3

1. A zoning petition was filed in the zoning office on 1/7/88 and the following is in place on the subject property, granted under zoning case #88-423XA by the Zoning Commissioner on 9/23/88:

- A Special Exception for a Class "B" office building pursuant to Section 203.3.B.2.
- A variance to permit a 15.75 sq. ft., non-illuminated building sign in lieu of the allowed 8 sq. ft. building sign.

As stated in new S.502.8 (B.C.Z.R.) (Bill #151-88, effective 11/27/88):

502.8 Bill No. 151-88 does not affect the validity of any order granting a Special Exception for a Class B Office Building pursuant to Subsection 203.3.B. prior to the effective date of the bill.

Reference the case on the plan (as above) and indicate the restrictions as included in the order attached.

2. The current plan dated 11/10/88 is not in accordance with the Zoning Order and petitioner's exhibit #1 in the zoning case and the following items must be clarified:

- The height of the building is now indicated as 37 and 39 feet when the exhibit at the zoning hearing indicated 35 ft. The height of the building by zoning policy RM-6 method and section is limited to 35 ft. Bulkheads, water tanks,

JNTY REVIEW GROUP COMMENTS  
PROJECT NAME: Mt. Wilson Lane Office Building  
DATE: 12/8/88 (Continued from 2/25/88)  
PAGE 2

owers, elevator shafts, penthouses and similar structures may extend higher provided that the horizontal area does not exceed 25% of the roof area (Section 300.1.a) B.C.Z.R. Detailed larger scale, complete elevation drawings must be submitted to this office for review and if the requirements are not complied with another variance and an additional special hearing would be required.

- The freestanding (52 sq. ft.) single face sign on the site plan was denied at the zoning hearing and should be removed from the plan. If a sign is again proposed another variance and an additional special hearing would be required. Also, the non-illuminated building sign granted was removed from the plan and if it is proposed it should be included on the plan as shown at the public hearing.
- If the plan is changed during the C.R.G. review, a zoning special hearing may be required to amend the plan as presented at the public hearing.

Zoning approval of the building permits would be contingent upon the resolution of these comments and compliance with the following Section 203.5 (B.C.Z.R.):

203.5 --Plan. The use or development of any property in an R-O zone may not be changed from that existing on the effective date of the classification's application to that property, except in accordance with a plan approved by the County Review Group as provided in Title 22, Article IV of the Baltimore County Code, unless the change in use is confined to a change in the number of dwelling units in accordance with the provisions of Section 402. (Bills No. 13, 1980; No. 56, 1982.)

W. CARL RICHARDS, JR.  
Zoning Coordinator

KIDDE CONSULTANTS, INC.

1020 Cromwell Bridge Road  
Baltimore, Maryland 21204  
(301) 321-5500

Direct Dial Number  
583-1761

February 11, 1991

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, MD 21204

Attention: Mr. J. Robert Haines,  
Zoning Commissioner

Dear Mr. Haines:

Subject: Mt. Wilson Lane Office Building  
KCI No.: 01-87170CL  
Special Exception, Case No. 88-423-XA

The subject project has an approved CRG plan which expires on December 8, 1991. The special exception period has elapsed. I am hereby requesting an extension of the Special Exception to enable this project to proceed through the development review process and on to construction.

My request is made with a reference to Section 502.3 of the Baltimore County Zoning Regulations. In reference to this section I would like to point out that our client, Kim's Karate, Inc. purchased the property and is actively pursuing the building design, revisions to the site design, final permits and approvals for the construction of an office building on this property, in accordance with the conditions of the Special Exception and the CRG. By such action, our client has been utilizing the special exception since purchase of the property from the original petitioner, PUK&P Associates, Ltd. Partnership in 1989.

The special exception was approved under case number 88-423-XA and was granted effective September 23, 1988 by your office. Our client purchased the property approximately one year after that date and began pursuit of a building permit upon completion of contractual arrangements with the land owner and design consultants.

KIDDE CONSULTANTS, INC.

Baltimore County Zoning Department  
Attention: Mr. John Haines  
Mt. Wilson Lane  
February 11, 1991  
Page 2

Section 502.3 of the BCZR allows utilization of such a special exception order for a period not exceeding five years. We therefore request an extension of time to this five year period. It is expected that an extension of the December 8, 1991 CRG approval will need to be requested in order to provide for receipt of site and building permits.

We appreciate your review of this matter and we await your response.

Very truly yours,

Timothy F. Madden, ASLA, AICP  
Vice President

jd

14 Feb 1991

POB -

Please give me a call to discuss the status of a previously granted Special Exception at Mt Wilson Lane & Reisterstown Road

We have spoken about this previously, in a general manner.

Thanks  
Howard Alderman  
321-0000

2R Road

X  
302-0

Pursu to the advertisement, posting of the property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the requirements of Section 307 having been met in reference to the building face sign and the health, safety, and general welfare of the community not being adversely affected, the Petition for Special Exception and Variance for the building face sign should be granted, however, the requirements of Section 307 not having been complied with or met for the free standing illuminated sign that variance shall be denied.

THEREFORE, IT IS ORDERED, this 23rd of Sept. 1988, by the Zoning Commissioner of Baltimore County that a Special Exception to permit a Class B office building within the RO zone, in accordance with Petitioner's Exhibit 1, and a variance to permit an attached non-illuminated building sign totalling 15.75 sq. ft. be and the same are hereby GRANTED; and,

IT IS FURTHER ORDERED that the requirements of Section 307 not having been complied with or met for the free standing illuminated sign be and the same is hereby DENIED, subject to the following restrictions:

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 property shall contain no additional external signage either free standing or on the building.

3. The exit from the subject parking lot shall be designed with appropriate curbing to prevent left hand exits. There shall be signs indicating that right turn only is permitted from the exit to the property and the entrance island shall be constructed in such a manner as to prevent left hand turns.

4. The Petitioner shall construct appropriate acceleration lanes along Reisterstown Road frontage from point of the exit to the southern property boundary to allow for adequate exiting from the property.

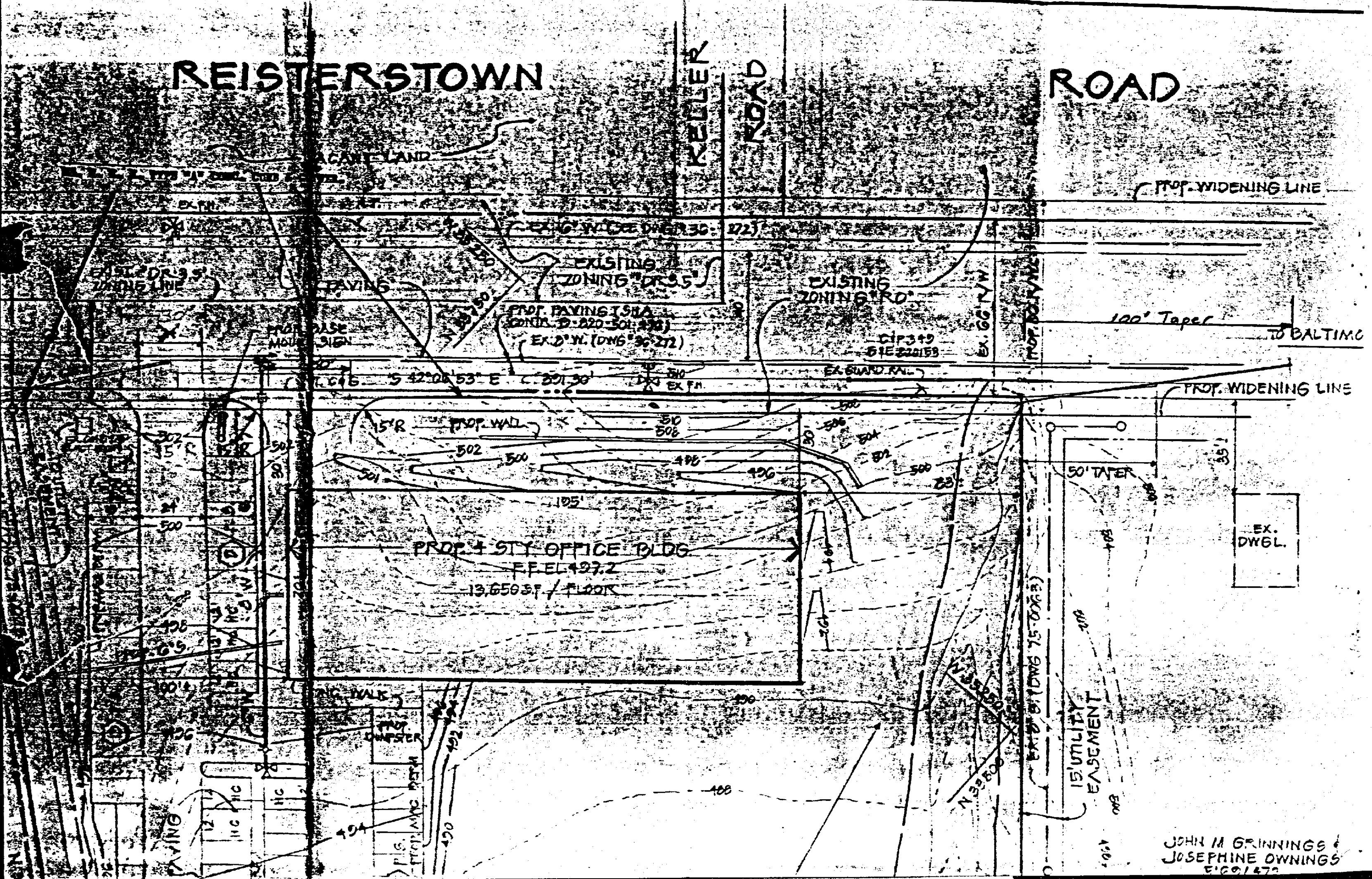
J. Robert Haines  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

JRH:sm  
cc: Peoples Counsel



# REISTERSTOWN

# ROAD



ROBERT L. MORRIS

Consultant in  
Transportation Planning  
& Traffic Engineering

P.O. Box 34230  
Bethesda, Maryland 20817  
(301) 299-6632

EDUCATION University of Maryland, B.S., Civil Engineering, 1949  
University of Maryland, M.S., Civil Engineering, 1950  
Johns Hopkins University, M.L.A., Liberal Arts, 1986  
University of Baltimore, J.D., 1957

EXPERIENCE Head, Master Planning Section, Department of Planning,  
Baltimore  
Acting Assistant Commissioner of Traffic, Baltimore  
Senior Planner - Transportation, Downtown Progress,  
Washington, D.C.  
Vice President, Alan M. Voorhees & Associates

PROFESSIONAL ORGANIZATIONS Institute of Transportation Engineers - Fellow  
Past President, Washington Section  
Past Chairman, Delegation to National Committee  
on Uniform Traffic Laws and Ordinances  
American Society of Civil Engineers - Fellow  
American Planning Association - Member  
American Institute of Certified Planners  
Transportation Research Board

HONORARY ORGANIZATIONS Cosmos Club  
Tau Beta Pi (Engineering)  
Phi Kappa Phi (Scholarship)  
Lambda Alpha (Land Economics)

LECTURED AT American University  
Catholic University  
George Washington University  
University of Maryland  
University of Texas at Arlington  
University of West Virginia  
University of Waterloo, Ontario  
Northern Virginia Community College

PROTESTANT'S  
EXHIBIT 1

JOHN M. GRINNINGS &  
JOSEPHINE OWNINGS  
5/6/1972



STORM WATER MANAGEMENT VOLUME CALCULATIONS

$Q_{avg}(hr) = 2.57$ ,  $Q_{avg} POP = 5.50$   
 $Q_{avg} = 0.46$ ,  $Q_{avg} = 0.29$   
 $V_r = (5.50)(3.58)(0.0044)$   
 $= 1.33$   
 $V_s = V_r(1/4) = 0.33$  AC FT. OR 16,674 CF  
SAY 16,700 CF  
VOLUME OF STORAGE REQ'D. W/STAGE =  
16,700 CF + 1,750 CF  
VOLUME STAGE (CA. 5' DEEP) = 41,750 CF

105' TO  
MT. WILSON LA.

(MD. RTE. 145)

EX. "B" ZONE LINE  
Ex. "B" Water Main  
See Balto. Co. Dwg. 36-272

PROF. "NO LEFT TURN"  
SIGN FACING NORTH  
BOUND TRAFFIC ON  
REISTERSTOWN ROAD

MT. WILSON PARTNERSHIP  
1057 THRU 1066 REISTERSTOWN ROAD  
6069/544  
ACCT. N° 0319077230

EMMETT H. AND LEOLA M.  
BROOKS  
15 MT. WILSON LANE  
6288/491  
ACCT. N° 0301055870

ROBERT H. AND SUSAN L. BROOKS  
8825 PIKESVILLE ROAD  
6035/660  
ACCT. N° 0323001028

RONALD L. OREM AND JANICE N. WONIEWSKI  
8819 PIKESVILLE ROAD  
5827/737  
ACCT. N° 0319073600

PERMISHA AND MELANIE ANN ELLIOTT  
8815 PIKESVILLE ROAD  
7197/339  
ACCT. N° 0308000825

RUSSEL AND DIANA H. MARSHALL  
8815 PIKESVILLE ROAD  
7303/550  
ACCT. N° 0309005100

JOHN W. AND EDITH M. CONSTANTINE  
(ATTORNEYS AND DULLED REF. UNKNOWN)  
ACCT. N° 0303050075

LEGEND  
LIGHT STANDARD (12' POLE)  
AREA OF AMENITY OPEN SPACE  
EXISTING ZONING LINE

OWNER/DEVELOPER  
K.U.P. & P. LTD. PARTNERSHIP  
808 YORK ROAD  
TOWSON, MARYLAND 21204  
(301) 823-5151

TAX ACCOUNT N°: 0314011590  
DEED REFERENCE: 7654/511

PLAT TO ACCOMPANY  
PETITION FOR SPECIAL EXCEPTION &  
SIGN VARIANCE  
MOUNT WILSON LANE OFFICE BLDG.  
ELECTION DISTRICT 3  
BALTIMORE COUNTY, MARYLAND

SEE CONTINUATION OF GENERAL NOTES.....

REASON FOR SPECIAL EXCEPTION:  
TO ALLOW A 3 STORY CLASS "B"  
OFFICE BUILDING IN AN "RO" ZONE.

GENERAL NOTES CONTINUED

EXISTING TREE, VEGETATION OUTSIDE OF DISTURBED  
AREAS WILL BE REMOVED.

PRINCIPLE USE WILL BE: GENERAL PROFESSIONAL OFFICES

HOURS OF OPERATION WILL BE FROM 7:00 AM TO  
6:00 PM DAILY, EXCEPT SUNDAYS.

THE APPROXIMATE NUMBER OF EMPLOYEES WILL BE 90.

MTA BUS ROUTES M-9 AND M-15 WILL SERVE THE SITE.

AREAS OF 25% SLOPES ARE SHOWN THUS: - - - - -  
NO CLEARING OR GRADING WILL OCCUR IN THESE AREAS.

FINAL ZONING APPROVAL WILL BE CONTINGENT  
UPON THE OUTCOME OF THE ZONING PUBLIC HEARING.

LAWScape REQUIREMENTS:

A TREES  
ROAD FRONTAGE - 327.30 + 40 = 10 TREES  
INTERIOR ROADS - 12 + 20 = 1 TREE  
PARKING - 12 + 12 = 11 TREES

B SHRUBS  
PARKING ADJUTING A PUBLIC STREET - 327 + 3 = 105 SHRUBS

C SUMMARY OF REQUIREMENTS:  
17 MAJOR DECIDUOUS  
9 TREES (MAJOR/MINOR)  
12 E.G. SHRUBS

D PROPOSED PLANT MATERIAL  
20 MAJOR DECIDUOUS  
2 MINOR  
38 EVERGREEN  
PLANTING WILL BE IN ACCORDANCE WITH THE LANDSCAPE  
MANUAL REQUIREMENTS.

16. THE SITE IS VOID OF THE FOLLOWING: CRITICAL AREAS,  
ARCHAEOLOGICAL SITES, ENDANGERED SPECIES  
HABITATS, HAZARDOUS MATERIALS SITES,  
HISTORIC BUILDINGS.

REISTERSTOWN ROAD

PROPOSED BASE  
MOUNT SIGN

EX. 22 ST. ST.  
STRAUSS STRUCTURE  
(VACANT)

EX. 16 Water Main, See Balto. Co. Dwg. 36-272

EX. ZONING "DR-3.5"

EX. ZONING "RO"

EX. FIRE HYDRANT TO BE RELOCATED  
BEHIND PROP. GUARD

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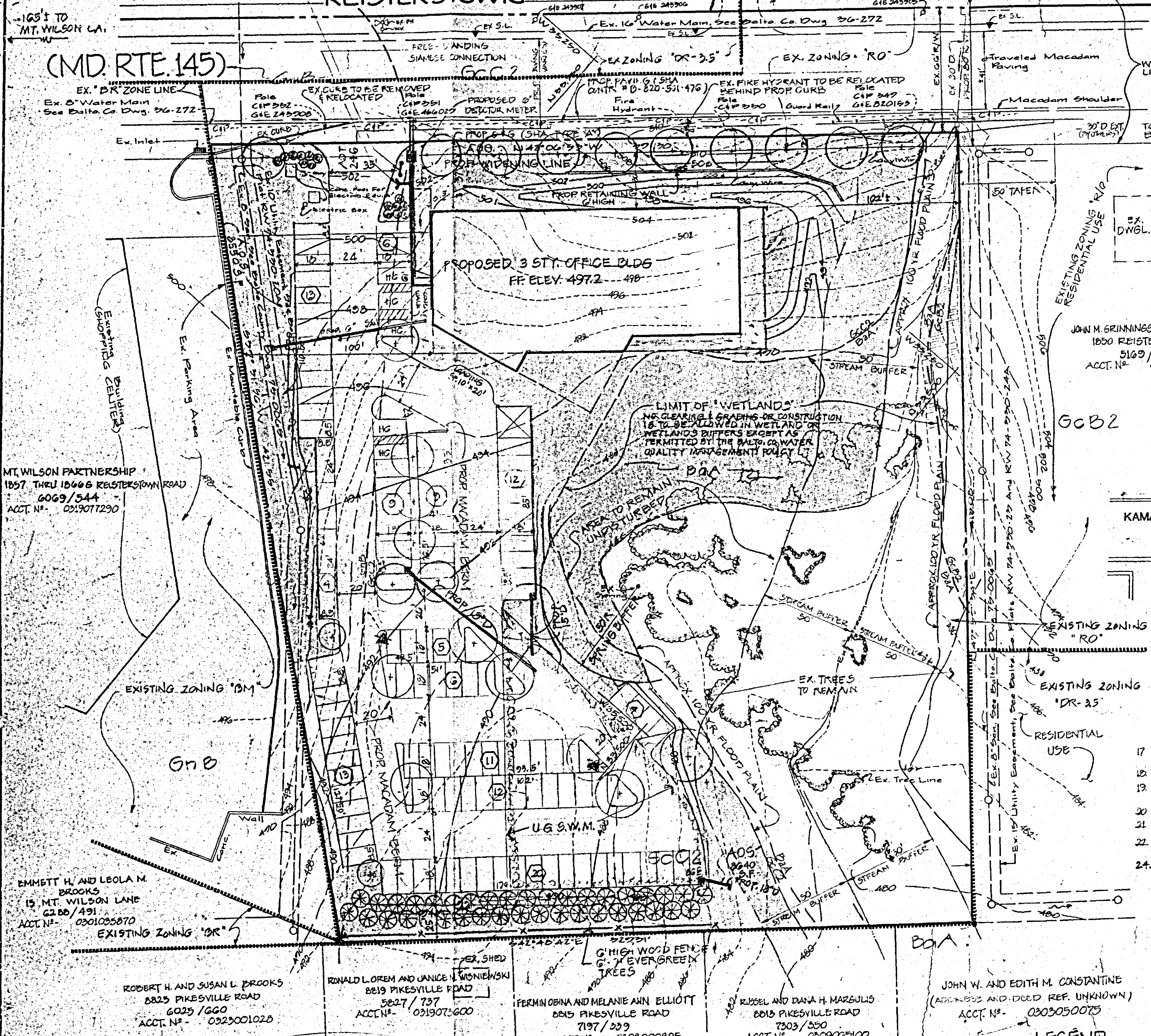
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STORM WATER MANAGEMENT: VOLUME CALCULATIONS  
Q<sub>avg</sub> (C<sub>u</sub>) = 2.37, Q<sub>avg</sub> POF = 5.55  
Q<sub>u</sub> (C<sub>u</sub>) = 0.46, Q<sub>u</sub> POF = 0.29  
V<sub>u</sub> = (5.55 - 0.46) (5.58) (0.00044) = 1.33  
V<sub>u</sub> = V<sub>u</sub> (1/4) = 0.33 AC. FT. OR 16,674 CF  
SAY 16,700 CF  
VOLUME OF STORAGE REQ'D. W/STAGE = 16,700 / 4 = 4,175 CF  
VOLUME STAGE (0.5' DEEP) = 4,175 CF



**KIDDE CONSULTANTS, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
BALTIMORE, MARYLAND  
1020 CRAWFELL BRIDGE RD. 301-324-5500

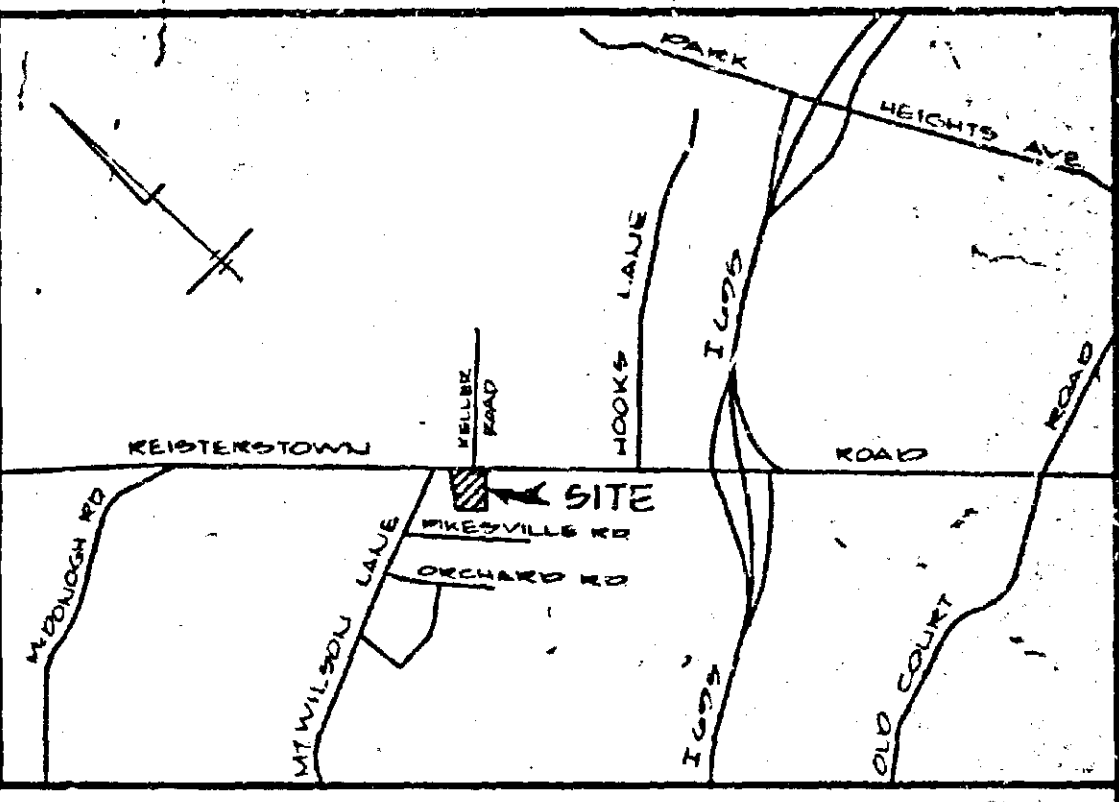
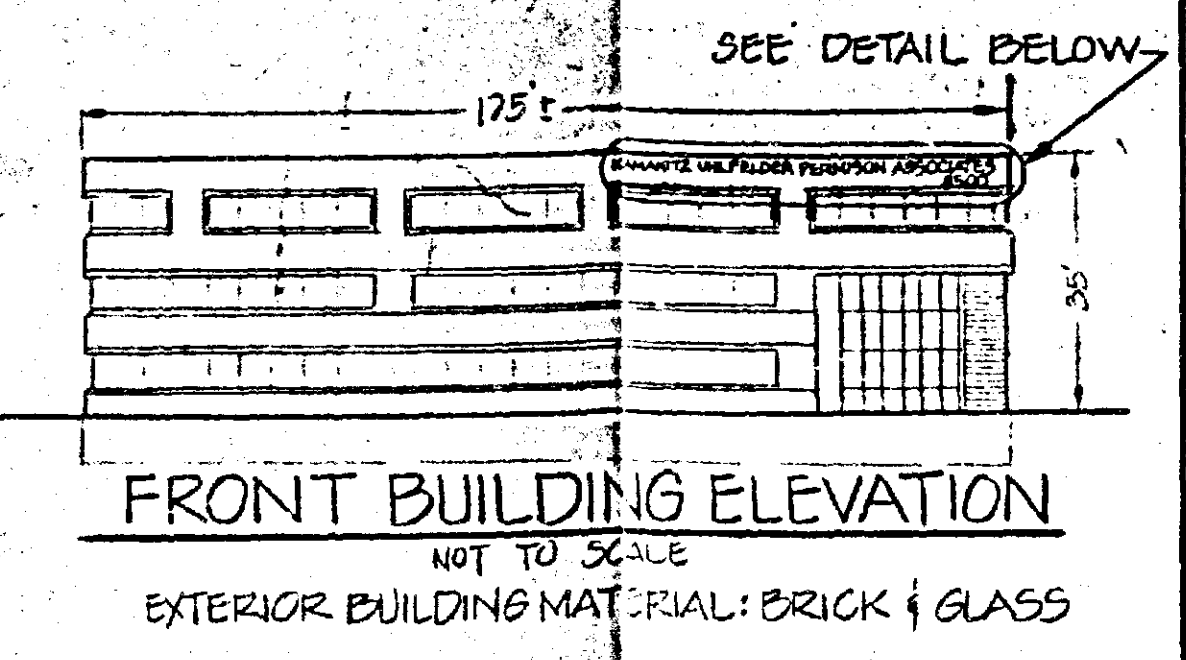
| DATE     | REVISIONS         |
|----------|-------------------|
| 03/13/03 | 1. INITIAL DESIGN |
| 03/13/03 | 2. REVISED PLAN   |

OWNER/DEVELOPER  
**K.U.P. & P. LTD. PARTNERSHIP**  
908 YORK ROAD  
TOWSON, MARYLAND 21204  
(301) 823-5151

TAX ACCOUNT N°: 031401139D  
FEED REFERENCE: 7654/511

**LEGEND**  
LIGHT STANDARD (12' POLE)  
AREA OF AMENITY OPEN SPACE  
EXISTING ZONING LINE  
EX. DWLS  
EX. DWLS

NOTE:  
REISTERSTOWN ROAD WIDENING AND THE  
30' DRAIN OUTFALL IMPROVEMENTS WILL  
BE ACCOMPLISHED BY OTHERS UNDER  
SHA CONTRACT N° B 620-301-476.



KEY TO  
LANDSCAPING SYMBOLS

- MAJOR DECIDUOUS TREE
- MINOR DECIDUOUS TREE
- EVERGREEN SHRUBS
- EVERGREEN TREES

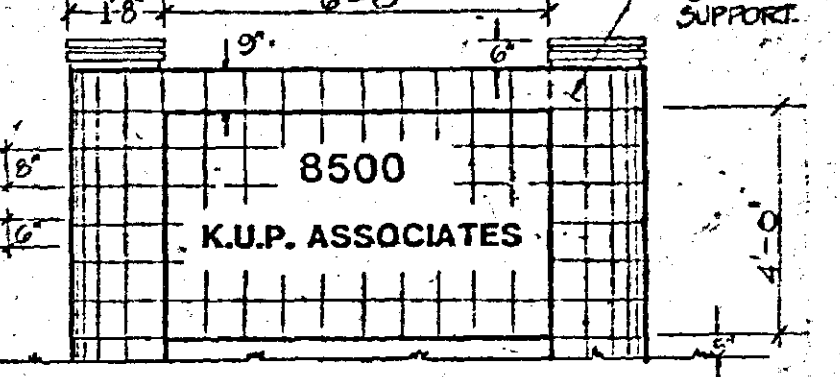
GENERAL NOTES

- DEVELOPER/APPLICANT: K.U.P. & P. LTD. PARTNERSHIP
- SITE OWNER: K.U.P. & P. LTD. PARTNERSHIP
- SITE DATA:  
SITE AREA = 3.435 AC. (147,610 S.F.)  
GROSS SITE AREA = 3,704 AC. (161,349 S.F.)  
EXISTING ZONING OF SITE: "RO"
- EXISTING USE OF SITE: VACANT LAND
- PROPOSED USE OF SITE: OFFICE BUILDING (3 STORY)
- FLOOR AREA RATIO:  
A. PERMITTED = 30,674.5 SF (0.5:161,349 SF)  
B. PROPOSED = 36,751 SF (0.23:161,349 SF)
- AMENITY OPEN SPACE:  
A. REQUIRED = 40,337 SF (0.25:161,349 SF)  
B. PROPOSED = 57,260 SF (0.35:161,349 SF)
- OFF-STREET PARKING DATA:  
A. GROUND FLOOR AREA 11,238 S.F. REQ'D 37.46 SPACES @ 1/300  
B. 2ND FLOOR AREA 11,238 S.F. REQ'D 37.46 SPACES @ 1/300 (MEDICAL OFFICES)  
C. 3RD FLOOR AREA 11,275 S.F. REQ'D 47.58 SPACES @ 1/300 (MEDICAL OFFICES)  
D. TOTAL SPACES REQUIRED = 123 SF. TOTAL SPACES PROVIDED = 124 SF. (INCL. 5 HG. SPACES)
- PROPOSED SEWAGE FLOWS = 6027 GPD (36751 S.F. @ 0.164 GPD/SF)
- SITE IS LOCATED WITHIN THE FOLLOWING AREAS:  
DRAINAGE AREA = 27  
WATERSHED = 27  
SUBSEWER SHED = 65  
ELECTION DISTRICT = 24  
COUNCILMANIC TRACT = 402702  
COUNCILMANIC DISTRICT = 3
- STORMWATER WILL BE MANAGED BY AN UNDERGROUND FACILITY AS SHOWN ON THE PLAN.
- BUSINESS SIGNAGE WILL BE "ACCORDING TO THE OUTCOME OF ZONING BOARD HEARING ON SIGN VARIANCE."
- SOILS:  
TYPE BUILDINGS, 1/2 BASEMENTS STREETS & PARKING LOTS  
G<sub>2</sub> B MODERATE: HIGH WATER TABLE SEVERE: HIGH WATER TABLE  
G<sub>2</sub> C SLIGHT MODERATE: SLOPE SEVERE: SLOPE  
G<sub>2</sub> D MODERATE: SLOPE SEVERE: SLOPE  
D<sub>2</sub> A SEVERE: HIGH YLT, POOR NATURAL DRAINAGE SEVERE: HIGH YLT, POOR NATURAL DRAINAGE

REASON FOR SPECIAL EXCEPTION:  
TO ALLOW A 3 STORY CLASS "B"  
OFFICE BUILDING IN AN "RO" ZONE.

.... GENERAL NOTES CONTINUED

- EXISTING TREES (VEGETATION OUTSIDE OF DISTURBED AREAS) WILL BE REMOVED.
- PRINCIPLE USE WILL BE: GENERAL PROFESSIONAL OFFICES
- HOURS OF OPERATION WILL BE FROM 7:00 AM TO 6:00 PM DAILY, EXCEPT SUNDAYS.
- THE APPROXIMATE NUMBER OF EMPLOYEES WILL BE 30.
- MTA BUS ROUTES M-9 AND M-15 WILL SERVE THE SITE.
- AREAS OF 25% SLOPES ARE SHOWN THUS: NO CLEARING OR GRADING WILL OCCUR IN THESE AREAS.
- FINAL ZONING APPROVAL WILL BE CONTINGENT UPON THE OUTCOME OF THE ZONING PUBLIC HEARING.



PLAT TO ACCOMPANY  
PETITION FOR SPECIAL EXCEPTION &  
SIGN VARIANCE  
MOUNT WILSON LANE OFFICE BLDG.  
ELECTION DISTRICT 3  
BALTIMORE COUNTY, MARYLAND

SHEET 1 OF 1  
DATE: MARCH 7, 2003  
SCALE: 1" = 50'  
JOB NUMBER: 01-01170A