

IN THE MATTER OF
THE APPLICATION OF
CATON JOINT VENTURE
FOR A SPECIAL EXCEPTION ON PROPERTY
LOCATED ON THE NORTH SIDE OF
FREDERICK RD (ROUTE 144), 170' WEST
OF THE C/L OF SYMINGTON AVENUE
(6348 FREDERICK ROAD)
and
PARADISE PROFESSIONAL CENTER
FREDERICK ROAD
RE: CRG DECISION
1st ELECTION DISTRICT

OPINION

These cases come before the Board as consolidated matters regarding the proposed development of that property located at 6348 Frederick Road in the First Councilmanic District, First Election District. Specifically, the property owner requests permission to construct a Class B office building as fully described in Developer's Exhibits No. 1 and No. 3. The cases arise before this Board as an appeal from the decision of the County Review Group (CRG) dated May 20, 1988, which approved the plan for development. That case has been consolidated with the appeal from the decision of the Zoning Commissioner dated August 12, 1988, which granted with restrictions the Petitioner's request for a special exception to construct the proposed Class B office building in an R.O. zone.

As to the CRG, our decision must be to affirm the CRG as there was absolutely no evidence offered that its decision was reached arbitrarily, capriciously, or procured by fraud. All of the concerns raised by the protestants in the hearing before this Board were addressed and considered by the CRG. Because of the presumptive correctness of that body's decision as mandated by Section 22-61(c) of the Baltimore County Code, the Board has no choice other than to affirm and approve the CRG's decision.

Consideration of the appeal from the decision of the Zoning Commissioner was more difficult. Specifically, there was evidence offered of

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY

CASE NO. 88-455-X and
CASE NO. CBA-88-124

Case No. 88-455-X and CBA-88-124
Caton Joint Venture and
Paradise Professional Center

the passage of Bill No. 151-88 by the Baltimore County Council to be effective November 27, 1988. This bill dramatically reduces the permitted size and scope of Class B buildings in R.O. zones. Although the parties hereto disagree as to the extent of the reduction of this project should that law be applied, it is evident that there would be some square footage reduction of the size of the building necessary to conform with the new square footage ratio standards. Likewise, it is clear that under the new legislation a variance from setback requirements would be necessary; again due to the change in standard by Bill No. 151-88. Notwithstanding this prospective legislation, this Board is bound to consider this project under the current legislation. As such, the Petitioner's proposed setbacks and square footage ratio are within acceptable limits.

As this Board has widely held, we are obligated to consider each special exception by the mandates as set forth in Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.). As to each of these considerations, the Developer presented testimony that his proposal was in compliance. Specifically, J. Strong Smith, the engineer on the project, and Gilbert Thomas, its architect, testified that the project was not violative of any of the considerations in B.C.Z.R. 502.1. In opposition to this view, the opponents of this development testified as to their fears of commercial encroachment into this residential locale which might be brought about by this project, but otherwise did not offer any well-founded, specific objections.

Based upon the preponderance of the evidence offered to this Board, we are persuaded that the Petitioners have met their burden imposed by Section 502.1 of the B.C.Z.R. Nonetheless, we are cognizant of the neighboring

Case No. 88-455-X and CBA-88-124
Caton Joint Venture and
Paradise Professional Center

residential character of this neighborhood and those residents' concerns. Thus, we will grant the special exception with restrictions and will so order.

ORDER

It is therefore this 23rd day of November, 1988 by the County Board of Appeals of Baltimore County ORDERED that the decision of the County Review Group dated May 20, 1988 which approved the plan for development be and the same is AFFIRMED; and

IT IS FURTHER ORDERED that the special exception to permit a Class B office building in an R.O. zone shall be GRANTED subject to the following restrictions:

- 1) The Petitioner shall have no outdoor signage other than the one sign permitted by the B.C.Z.R.
- 2) The Petitioner shall not have any exterior lighting 8 feet above-grade on the sides of the building. All parking lot lighting shall be no more than 8 feet above-grade. All exterior lighting shall be directed downward and shall not diffuse onto residential property.
- 3) The Petitioner shall not permit the basement level of the proposed building to be used for office space. The basement level is to be used only for storage and/or mechanical purposes. There shall be no employee and/or public areas in the basement.
- 4) The Petitioner shall assure that all leases for the subject property clearly prohibit any tenant from violating any of the requirements of this Order and Restriction No. 3 above shall appear in boldface type in every lease agreement.

Case No. 88-455-X and CBA-88-124
Caton Joint Venture and
Paradise Professional Center

- 5) As testified to by the Petitioner and agreed to by all parties, the existing trees as clearly noted on Developer's Exhibit No. 3 shall remain. Extra care shall be taken during the construction process not to disturb the root system of these large trees.
- 6) The screening by shrubbery as shown on Developer's Exhibit No. 3 on the north and west perimeters of the property shall consist of dense evergreens, planted in three rows with alternating trees of a 6 to 8-foot height so that the light from the parking lot will not project into the rear yards of those properties located on Briarwood Road. The denseness of this screening must also be designed to prohibit legal or illegal entry from the parking lot onto the existing alley between the property and Briarwood Road. All shrubbery in the project must of course comply with Baltimore County landscaping regulations.
- 7) The fence as noted on Developer's Exhibit No. 3 along the east side of the property and the north side shall be a wood-on-wood opaque fence, 5 feet in height rather than the 4-foot fence shown on the plat.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman
Lawrence E. Schmit
Harry E. Buchheiser, Jr.

IN THE MATTER OF
THE APPLICATION OF
CATON JOINT VENTURE
FOR A VARIANCE ON PROPERTY LOCATED
ON THE NORTH SIDE FREDERICK ROAD
(ROUTE 144), 170' WEST OF CENTER-
LINE OF SYMINGTON AVENUE
(6348 FREDERICK ROAD)
1st ELECTION DISTRICT
1st COUNCILMANIC DISTRICT

ORDER OF DISMISSAL

This is an appeal from the decision of the Zoning Commissioner dated August 12, 1988 granting with restrictions the requested variance on the subject property located in the First Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Letter of Dismissal of appeal filed October 3, 1988 (a copy of which is attached hereto and made a part hereof) from Counsel for Appellant in the above-entitled case; and

WHEREAS, said Counsel for said Appellant requests that the appeal filed on behalf of said Appellant be dismissed and withdrawn as of October 3, 1988,

IT IS HEREBY ORDERED this 5th day of October, 1988 that said appeal be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Lyng B. Moreland
Lyng B. Moreland

Arnold G. Foreman
Arnold G. Foreman

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-9339
J. Robert Haines
Zoning Commissioner

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

RE: PETITION FOR SPECIAL EXCEPTION
N/S Frederick Road (Rte. 144), 170' W of the c/l of Symington Avenue
(6348 Frederick Road)
1st Election District; 1st Councilmanic District
Caton Joint Venture - Petitioner
Case No. 88-455-X

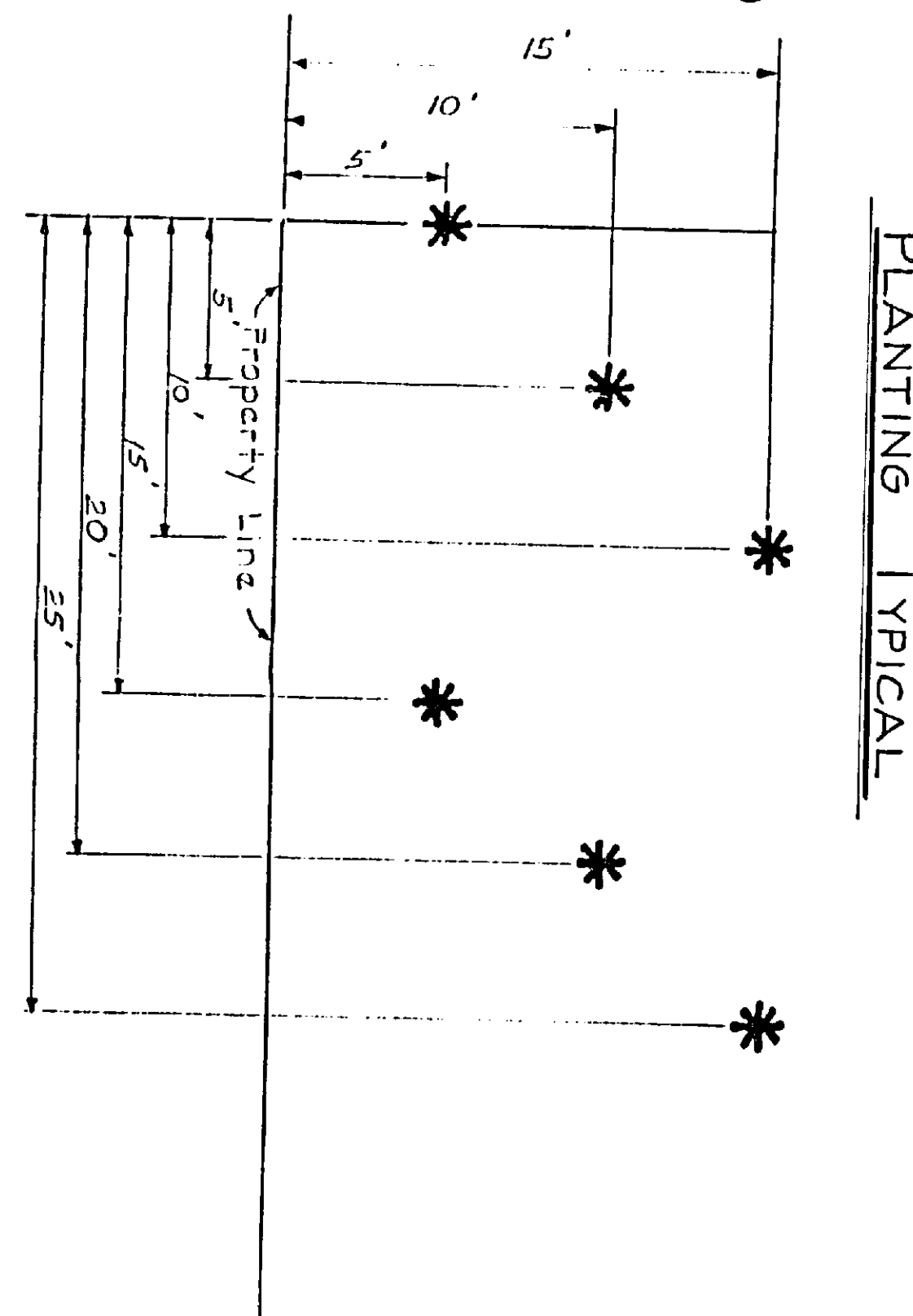
Dear Mr. Bronstein:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Special Exception has been granted 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
for Baltimore County

JRH:bjs
Enclosure
cc: Mr. & Mrs. Mark Moody
12 N. Symington Avenue, Baltimore, Md. 21228
Mr. Joseph Pallozzi
15 Briarwood Road, Baltimore, Md. 21228
Mr. Patrick Crone
30 Briarwood Road, Baltimore, Md. 21228
Ms. Berchie Manley
402 Montemar Avenue, Baltimore, Md. 21228
Mrs. Jane Twamley
26 N. Symington Avenue, Baltimore, Md. 21228
People's Counsel, File



IN RE: PETITION FOR SPECIAL EXCEPTION
N/S Frederick Road (Rte. 144)
170' W of the c/l of
Symington Avenue
(6348 Frederick Road)
1st Election District
1st Councilmanic District
Caton Joint Venture
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception to permit a Class B office building on the property described herein, as more particularly described in Petitioner's Exhibits 2, 2A, and a colored south elevation drawing, which has been initiated by the Zoning Commissioner as being received May 26, 1988.

The Petitioner, by Gary R. Gamber and M. L. Herzberger, Jr., appeared, testified and was represented by Benjamin Bronstein, Esquire. Also appearing on behalf of the Petition was J. Strong Smith, Engineer. Numerous individuals appeared as Protestants and the following persons testified on their behalf: Mark and June Moody, Joseph Pallozzi, Patrick Crone, Berchie Manley, and Jane Twamley. Mary Ginn also appeared as a Protestant and testified on behalf of the Alliance of Baltimore County Community Councils (ABCs).

It should be noted that the original project developed by the Petitioner, as depicted on Petitioner's Exhibits 1A, 1B and 1C, is not the project for which the Petitioner is pursuing the instant Petition for Special Exception. Furthermore, the Petitioner believes that the representations on Petitioner's Exhibits 2 and 2A comply with all the requirements of the Zoning Plans Advisory Committee, including the Department of Traffic Engineering.

No Signs indicated on plans *Cal*

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING OFFICE

DATE: 5/20/88
(Continued from 4/7/88)

PROJECT NAME: PARADISE PROFESSIONAL CENTER
LOCATION: N/S Frederick Rd. 170' W c/1 of
Symington Avenue

PLAN: 4/27/88
REV: 5/1/88 REV:

DISTRICT: 1 c1

REVISED PLAN KEY ☒ COMPLIANCE ☐ NON-COMP
☐ BE ADVISED (NOT NECESSARY FOR CRG APPROVAL, BUT MUST BE
ADDRESSED PRIOR TO FINAL ZONING APPROVAL)

ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

1. A Special Exception zoning hearing for a Class "B" office building was filed in the zoning office on 2/22/88 under Item #303. Case #88-455-X has been assigned, and a hearing date has been set for 5/18/88 at 9:00 a.m.

2. Correct the coordinates to conform to the Baltimore County Grid System. Recalculate the F.A.R. based on the correct gross R.O. area including 30 feet of the Frederick Road R/W.

3. Recalculate the provided A.O.S. on the engineering and architectural plans, using the gross R.O. site area only, including 30 feet of the Frederick Road R/W.

4. Include on the plan under "Zoning History"

Case #75-36RX (Item #33)
Reclassification from D.R.10.5 to D.R.16 and a Special Exception for offices and office building for Helen G. Snyder denied by the Zoning Commissioner 4/21/75.

5. If a sign, parking, F.A.R. or A.O.S. quantity requirement deficiency or non-compliance is determined during the C.R.G. review, variances should be included with the zoning hearing WITHOUT DELAY to avoid rescheduling a hearing day. Also revised plans should be submitted to the zoning office when the C.R.G. comments are addressed. The plans should be sent under reference of the hearing case number #88-455-X (Item #303).

6. Final zoning approval would be contingent upon the outcome of the zoning hearing and these comments being addressed.

W. Carl Richards, Jr.
W. CARL RICHARDS, JR.
Zoning Coordinator

WJR,jr:cr

County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 296-0200 887-3180

December 7, 1988

Mr. Robert Davis
Paradise Community Association
123 Edmondson Ridge Road
Baltimore, MD 21228

RE: Case No. 88-455-X
Caton Joint Venture

Dear Mr. Davis:

In accordance with your telephone request, enclosed is a copy of the final Opinion and Order which was issued by the County Board of Appeals on November 23, 1988 regarding the subject case. This case was consolidated with Case No. CBA-88-124, Paradise Professional Center (CRG approval of the plan) as reflected in the enclosed Opinion/Order.

Should you have any questions, please call me.

Sincerely yours,

Kathleen C. Weidenhammer
Kathleen C. Weidenhammer
Administrative Secretary

encl.

County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 296-0200 887-3180

November 23, 1988

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

RE: Case No. 88-455-X
Caton Joint Venture and
Case No. CBA-88-124
Paradise Professional Center

Dear Mr. Bronstein:

Enclosed is a copy of the final Opinion and Order issued this date by the County Board of Appeals in the subject case.

Sincerely,

Kathleen C. Weidenhammer
Kathleen C. Weidenhammer
Administrative Secretary

encl.

cc: Caton Joint Venture
Mr. and Mrs. Mark Moody
J. Strong Smith
Mr. Joseph Pallozzi
Mr. Patrick Crone
Bertie Manley
Ms. Jane Tumbley
People's Counsel for Baltimore County
Robert Covahey
Current Planning Office
Economic Development Commission

P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
Docket Clerk - Zoning
Arnold Jablon, County Attorney

LAW OFFICES
EVANS, GEORGE AND BRONSTEIN
SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(301) 296-0200
FAX (301) 296-3719

WALLACE DANY
COUNSEL

November 10, 1988

Board of Appeals
for Baltimore County
Room 315, County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

ATT: Ms. Kathleen C. Weidenhammer

RE: Caton Joint Venture
Case No. 88-455-X

Dear Ms. Weidenhammer:

Enclosed please find two Affidavits of Service to be filed in the above entitled case, together with a copy of the Subpoena for each individual served.

Thank you for your kind attention to this matter.

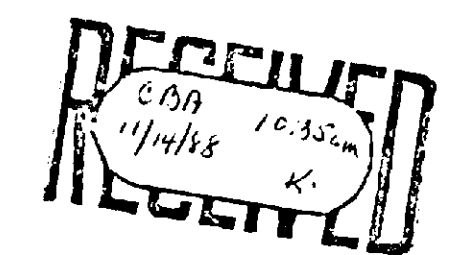
Very truly yours,

EVANS, GEORGE & BRONSTEIN

Benjamin Bronstein
Benjamin Bronstein

BB/bjs

Enclosures



PETITION FOR SPECIAL EXCEPTION
N/S FREDERICK ROAD (RTE. 144)
170' W OF THE c/1 OF
SYMINGTON AVENUE
(6348 FREDERICK ROAD)

1ST ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT

CATON JOINT VENTURE-PETITIONER

CASE NO. 88-455-X

AFFIDAVIT OF SERVICE

The undersigned hereby certifies:

- I am a competent private person over 18 years of age and not a party to this action.
- On November 10, 1988 at 3:15 p.m. I personally served a Subpoena Duces Tecum on Robert E. Covahey, Acting Chief, through his secretary, Paula, Bureau of Public Services for Baltimore County, County Office Building, Room 321, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

I do solemnly affirm under the penalties of perjury that the contents of the foregoing Affidavit are true to the best of my knowledge, information and belief.

Barbara J. Smith
Barbara J. Smith
29 W. Susquehanna Avenue
Ste. 205, The Susquehanna Bldg.
Towson, Maryland 21204
(301) 296-0200

PETITION FOR SPECIAL EXCEPTION
N/S FREDERICK ROAD (RTE. 144)
170' W OF THE c/1 OF
SYMINGTON AVENUE
(6348 FREDERICK ROAD)

1ST ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT

CATON JOINT VENTURE-PETITIONER

CASE NO. 88-455-X

AFFIDAVIT OF SERVICE

The undersigned hereby certifies:

- I am a competent private person over 18 years of age and not a party to this action.
- On November 10, 1988 at 2:55 p.m. I personally served a Subpoena Duces Tecum on P. David Fields, Director of Planning, at the Office of Planning and Zoning for Baltimore County, Room 406, County Courts Building, 401 Bosley Avenue, Towson, Maryland 21204.

I do solemnly affirm under the penalties of perjury that the contents of the foregoing Affidavit are true to the best of my knowledge, information and belief.

Barbara J. Smith
Barbara J. Smith
29 W. Susquehanna Avenue
Ste. 205, The Susquehanna Bldg.
Towson, Maryland 21204
(301) 296-0200

PETITION FOR SPECIAL EXCEPTION
N/S FREDERICK ROAD (RTE. 144)
170' W OF THE c/1 OF
SYMINGTON AVENUE
(6348 FREDERICK ROAD)

1ST ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT

CATON JOINT VENTURE-PETITIONER

CASE NO. 88-455-X

REQUEST FOR ISSUANCE OF SUBPOENA DUCES TECUM

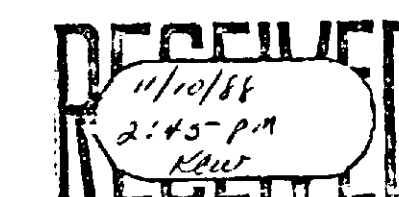
Caton Joint Venture, by Benjamin Bronstein and Evans, George & Bronstein, its attorneys, requests the issuance of a Subpoena Duces Tecum directed to the following individuals:

Robert E. Covahey
Acting Chief
Bureau of Public Services
for Baltimore County
County Office Building
Room 321
111 W. Chesapeake Avenue
Towson, Maryland 21204

P. David Fields
Director of Planning
Office of Planning & Zoning
for Baltimore County
County Courts Building
401 Bosley Avenue
Room 406
Towson, Maryland 21204

to appear and testify before the Board of Appeals of Baltimore County, County Office Building, 111 W. Chesapeake Avenue, Hearing Room 218, Towson, Maryland 21204 on Tuesday, November 15, 1989 at 10:00 a.m., and to bring with him all documents relating to the Paradise

Kathleen C. Weidenhammer
County Board of Appeals



Professional Center (Frederick Road, 1st Election District), which was approved on May 20, 1988, including the complete CRG file and all comments and other documents related to the CRG plan and approval thereof.

Benjamin Bronstein
Benjamin Bronstein
Evans, George & Bronstein
29 W. Susquehanna Avenue, Ste. 205
Towson, Maryland 21204
(301) 296-0200
Attorneys for Petitioner

LAW OFFICES
EVANS, GEORGE AND BRONSTEIN
SUSQUEHANNA BUILDING, SUITE 205
28 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(301) 296-0200
FAX (301) 296-3719

L. ROBERT EVANS
HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN
MICHAEL J. CHOMEL
DOUGLAS A. STUBBS
WILLIAM M. LEVASSEUR, JR.

WALLACE DANN
COUNSEL

October 24, 1988

Mr. Lawrence E. Schmidt
County Board of Appeals of
Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Paradise Professional Center
Case No. CBA-88-124 and
Caton Joint Venture
Case No. 88-455-X

Dear Mr. Schmidt:

Thank you for your letter of October 18, 1988. You are correct that I dismissed the appeal from the decision of the Zoning Commissioner predicated on the fact that no appeal had been taken by the protestants. Prior to my dismissing the appeal, I had confirmed with your office that no such appeal had been entered by the protestants. Since an appeal was filed, I am hereby requesting that the appeal filed by Caton Joint Venture, the developer, be reinstated before the Board of Appeals.

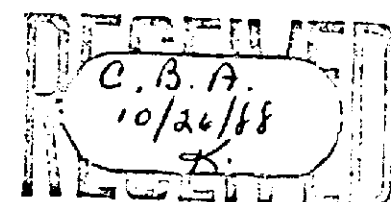
Thank you for your kind attention to this matter.

Very truly yours,

EVANS, GEORGE & BRONSTEIN

Benjamin Bronstein
Benjamin Bronstein

BB/bjs



Mr. Lawrence E. Schmidt -2- October 24, 1988

cc: Mr. & Mrs. Mark Moody
Caton Joint Venture
J. Strong Smith, P.E.
Joseph Pallozzi
Patrick Crone
Berkie Manley
Jane Twamley
Current Planning Office
Economic Development Commission
Robert Covahey
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
Docket Clerk - Zoning
Arnold Jablon, County Attorney
Nancy C. West, Esquire
People's Counsel for Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
484-3833

J. Robert Haines
Zoning Commissioner

October 14, 1988

Baltimore County Board of Appeals
County Office Building, Room 315
Towson, Maryland 21204

RE: Petition for Special Exception
N/S Frederick Road (Rte. 144),
170' W of the c/l of Symington Avenue
(6348 Frederick Road)
1st Election District, 1st Councilmanic District
Caton Joint Venture - Petitioner
Case No. 88-455-X

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on September 12, 1988 by June Moody, Protestant. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:cer

Enclosures

cc: Benjamin Bronstein, Evans, George and Bronstein,
29 W. Susquehanna Ave., Suite 205, Towson, Md. 21204

J. Strong Smith, 303 Allegheny Avenue, Towson, Md. 21204

Caton Joint Venture c/o G. W. Stephens, Jr. & Associates
303 Allegheny Avenue, Towson, Maryland 21204

County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 494-3180

October 18, 1988

Benjamin Bronstein, Esquire
EVANS, GEORGE AND BRONSTEIN
Susquehanna Building, Suite 205
29 W. Susquehanna Avenue
Towson, MD 21204

RE: Paradise Professional Center
Case No. CBA-88-124; and
Caton Joint Venture
Case No. 88-455-X

Dear Mr. Bronstein:

This is in reference to the hearing scheduled before the Board of Appeals for November 15, 1988 regarding the above property. The issues surrounding this property and the proposed development originally reached this Board by way of two forums, the Office of the Zoning Commissioner and the County Review Group (CRG). As each involves common questions of fact and law, the appeals had been consolidated and set for hearing before the Board for November 15.

As to the CRG matter, the Board notes that cross-appeals were filed from the decision of the CRG dated May 20, 1988. Specifically, on May 24, 1988, an appeal was received from you representing Caton Joint Venture and on June 16, 1988, a cross-appeal was filed from the protestants by Ms. June Moody, 12 N. Symington Avenue, Baltimore, MD 21228.

As to the Zoning Commissioner's case, a review of the file discloses that Commissioner Haines issued his Findings of Fact and Conclusions of Law regarding your client's Petition for Special Exception on August 12, 1988. On behalf of your client, you appealed this decision to this Board on August 17, 1988. The file further reflects that the Zoning Office received notice of appeal on September 12, 1988 of Commissioner Haines' Order by Ms. June Moody. A review of Ms. Moody's letter of appeal discloses that a copy was not forwarded to you, your clients, nor anyone else affiliated with this project. Unfortunately, the matter was further compounded by a delay in the Zoning Office forwarding Ms. Moody's notice of appeal from Commissioner Haines' decision to this Board until October 14, 1988. This

Page 2
Benjamin Bronstein, Esquire

October 18, 1988

was the first date at which time the Board was aware of Ms. Moody's appeal. In the interim, on October 3, 1988, you had dismissed your appeal from Zoning Commissioner Haines' decision, apparently, at least partially, upon the assumption that no further appeals had been filed.

Under the circumstances, the Board feels compelled to allow you the opportunity to reinstitute your appeal from the Zoning Commissioner's decision if you so desire. Kindly confirm your decision in this regard in writing to the Board with a copy to other interested parties. So that there is no confusion, the Board will be prepared to proceed on November 15, 1988 to consider both the cross-appeals from the decision of the CRG and the cross-appeals as to your Petition for Special Exception.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt
County Board of Appeals

LES:kcw

cc: Mr. & Mrs. Mark Moody
Caton Joint Venture
J. Strong Smith
Joseph Pallozzi
Patrick Crone
Berkie Manley
Jane Twamley
Current Planning Office
Economic Development Commission
Robert Covahey
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
Docket Clerk - Zoning
Arnold Jablon, County Attorney
Nancy C. West, Esquire
People's Counsel for Baltimore County

LAW OFFICES
EVANS, GEORGE AND BRONSTEIN
SUSQUEHANNA BUILDING, SUITE 205
28 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(301) 296-0200
FAX (301) 296-3719

WALLACE DANN
COUNSEL

September 30, 1988

The Honorable William T. Hackett
Baltimore County Board of Appeals
County Office Building, Rm. 315
111 W. Chesapeake Avenue
Baltimore, Maryland 21204

RE: Petition for Special Exception
N/S Frederick Road (Rte. 144)
170' W of the c/l Symington Avenue
(6348 Frederick Road)
1st Election District, 1st Councilmanic District
Caton Joint Venture - Petitioner
Case No.: 88-455-X

Dear Mr. Hackett:

Please dismiss the Appeal noted on behalf of the Petitioner, Caton Joint Venture, in the above entitled case.

Very truly yours,

EVANS, GEORGE & BRONSTEIN
Benjamin Bronstein
Benjamin Bronstein

BB/bjs

cc: J. Strong Smith, 303 Allegheny Avenue, Towson, MD 21204

Mr. and Mrs. Mark Moody, 12 N. Symington Ave., Baltimore, MD 21228

Joseph Pallozzi, 15 Briarwood Road, Baltimore, MD 21228

Patrick Crone, 30 Briarwood Road, Baltimore, MD 21228

Berkie Manley, 402 Montemar Avenue, Baltimore, MD 21228

Jane Twamley, 26 N. Symington Ave., Baltimore, MD 21228

People's Counsel of Baltimore County, Rm. 304, County Office Building, Towson, MD 21204

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



County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 494-3180

October 5, 1988

Benjamin Bronstein, Esquire
EVANS, GEORGE AND BRONSTEIN
29 W. Susquehanna Avenue, Suite 205
Towson, MD 21204

RE: Case No. 88-455-X
Caton Joint Venture

Dear Mr. Bronstein:

Enclosed is a copy of the Order of Dismissal issued this date by the County Board of Appeals in the subject case.

Please note that the CRG Case No. CBA-88-124, Paradise Professional Center, is still scheduled for hearing on Tuesday, November 15, 1988 at 10:00 a.m. per our Notice of Assignment dated September 29, 1988.

Sincerely,

Kathleen C. Weidenhammer
Kathleen C. Weidenhammer
Administrative Secretary

Encl.

cc: Benjamin Bronstein, Esquire
Caton Joint Venture
Mr. & Mrs. Mark Moody
J. Strong Smith
Joseph Pallozzi
Patrick Crone
Berkie Manley
Jane Twamley
Current Planning Office
Economic Development Commission
James Markle
People's Counsel for Balto. County

Robert Covahey
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
Docket Clerk - Zoning
Arnold Jablon, County Attorney
Nancy C. West, Esquire

Dear Mr.

ORDER RECEIVED FOR FILING
DATE 8/2/88
BY Bette Schubert

ORDER RECEIVED FOR FILMS
DATE 8/22/88
BY *John J. Sullivan*

-2-

-3-

COPIES RECEIVED FOR FILING
 Date 8/13/88
 By Beth Schukman

-4-

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ORDER RECEIVED FOR FILM
8/12/55
Betty Schuler

RECEIVED FOR FILING
JAN 13 1968
BETH SCHULMAN

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DATE 8/19/88
BY Betty O. Schubert

COPIES OF THIS REPORTING
DATE 8/27/55
BY Betty Sakulnara

-9-

LAW OFFICES
EVANS, GEORGE AND BRONSTEIN

SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(301) 296-0200
FAX (301) 296-3719

L. ROBERT EVANS
HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN
MICHAEL J. CHOMEL
DOUGLAS A. STUBBS
WILLIAM R. LEVASSEUR, JR.

WALLACE DANN
COUNSEL

August 23, 1988

The Honorable William T. Hackett
Chairman of the Board of Appeals
for Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Case No.: CBA 88-124
Paradise Professional Center
Frederick Road
First Election District
CRG Decision 5/20/88
CRG Plan Approved

Dear Mr. Hackett:

I am in receipt of your hearing notice dated August 17, 1988 wherein the above entitled matter was set for a hearing before the Board of Appeals on Tuesday, November 15, 1988 at 10 a.m. On August 17, 1988 I filed an Appeal (case no. 88-455X) from the Zoning Commissioner's decision granting the Petition for Special Exception permitting a Class B office building in a R.O. zone.

Both cases involve the same property. I am hereby requesting that both matters be heard at the same time before the Board of Appeals on the November 15, 1988 date. Needless to say, it will

The Honorable William T. Hackett 2 August 23, 1988

eliminate the necessity of the Board having two separate hearings for the same property.

Thank you for your kind consideration.

Very truly yours,

EVANS, GEORGE & BRONSTEIN

Benjamin Bronstein

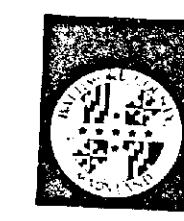
BB/bjs

cc: Mr. & Mrs. Mark Moody
Mr. Joseph Pallozzi
Mr. Patrick Crone
Ms. Berchie Manley
Mrs. Jane Twamley
Mr. Gary Gamber
Mr. John Smith, P.E.
Mr. Melvin Herzberger

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

J. Robert Haines
Zoning Commissioner

September 26, 1988



Dennis F. Rasmussen
County Executive

Baltimore County Board of Appeals
County Office Building, Room 315
Towson, Maryland 21204

RE: Petition for Special Exception
N/S Frederick Road (Rte. 144),
170' W of the c/l of Symington Avenue
(6348 Frederick Road)
1st Election District, 1st Councilmanic District
Caton Joint Venture - Petitioner
Case No. 88-455-X

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on August 18, 1988 by Benjamin Bronstein, Attorney on behalf of the Petitioner. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:cer

Enclosures

cc: Benjamin Bronstein, Evans, George and Bronstein,
29 W. Susquehanna Ave., Suite 205, Towson, Md. 21204

J. Strong Smith, 303 Allegheny Avenue, Towson, Md. 21204

LAW OFFICES
EVANS, GEORGE AND BRONSTEIN

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DOUGLAS A. STUBBS
WILLIAM R. LEVASSEUR, JR.

WALLACE DANN
COUNSEL

August 17, 1988

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

RE: PETITION FOR SPECIAL EXCEPTION
N/S Frederick Road (Rte. 144), 170' W of the c/l of
Symington Avenue (6348 Frederick Road)
1st Election District; 1st Councilmanic District
Caton Joint Venture - Petitioner
Case No. 88-455-X

Dear Mr. Haines:

On behalf of the Petitioner in the above entitled matter please enter an appeal to the Board of Appeals from your Order dated August 12, 1988 in the above entitled case. I have enclosed my check in the amount of \$ 115.00 to cover costs.

Very truly yours,

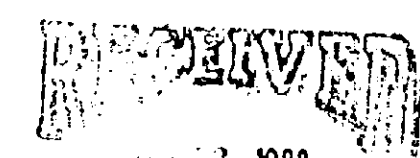
EVANS, GEORGE & BRONSTEIN

Benjamin Bronstein

BB/jcc

Enclosure

cc: Mr. & Mrs. Mark Moody
Mr. Joseph Pallozzi
Mr. Patrick Crone
Ms. Berchie Manley
Mrs. Jane Twamley
Mr. Gary Gamber
Mr. John Smith



OK (cc) ZONING OFFICE

County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 494-3180

September 29, 1988

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CONSOLIDATION OF RELATED CASES

CASE NO. CBA-88-124 PARADISE PROFESSIONAL CENTER
Frederick Road
1st E District
RE: CRG Decision
5/20/88 - CRG plan was approved

AND

CASE NO. 88-455-X CATON JOINT VENTURE
N/S Frederick Road, Route 144, 170' W of c/l
Symington Avenue (6348 Frederick Road)
1st Election District; 1st Councilmanic District
SE - Class B Office Building
8/12/88 - Z.C.'s Order - GRANTED subject to restrictions

NOTE: The CRG Case No. CBA-88-124 is scheduled for hearing on Tuesday, November 15, 1988 and has now been consolidated with the above zoning case No. 88-455-X (Caton Joint Venture) and will also be scheduled for hearing on November 15, 1988. Therefore, these cases are now consolidated on one hearing date and have been

ASSIGNED FOR: TUESDAY, NOVEMBER 15, 1988 at 10:00 a.m.

cc: Benjamin Bronstein, Esquire Counsel for Appellant /Developer
Caton Joint Venture Appellant /Developer
Mr. & Mrs. Mark Moody Appellant /Protestant (CRG Case)
J. Strong Smith
Joseph Pallozzi
Patrick Crone
Berchie Manley
Jane Twamley
Current Planning Office
Economic Development Commission
James Markle
Robert Covahey
Nancy C. West, Esquire
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
Docket Clerk - Zoning
Arnold Jablon, County Attorney

Kathleen C. Weidenhamer
Administrative Secretary

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
James Moody	12 N. Symington Ave
Joseph Pallozzi	15 BRANWOOD RD
Berchie Manley	400 MOUNTAIN AVENUE
Patrick Crone	30 BRANWOOD
David LaPauze	4 Brannwood Road
Edna Rosenberger	20 Brannwood Rd
Leo A. Rosenberger	20 Brannwood Rd
Margaret L. Tyler	13 Brannwood Rd
Edward H. Tyler	23 Brannwood Rd
ROBERT K. TAYLOR	23 BRANWOOD RD
Jane E. Tyler	26 N. SYMINGTON AVE 21228
William E. Greenbaum	26 N. SYMINGTON AVE 21228
James H. Hues	105 1109 N. SYMINGTON AVE 21207
Harry Hues	135 N. SYMINGTON AVE 21228
Edith J. Hues	135 N. SYMINGTON AVE 21228
Allen W. Hues	135 N. SYMINGTON AVE 21228
William A. Hues	135 N. SYMINGTON AVE 21228
Mary G. Hues	135 N. SYMINGTON AVE 21228
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Robert A. Hues	135 N



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 494-3180

October 18, 1988

RECEIVED ZONING OFFICE
DATE: 10/20/88

Benjamin Bronstein, Esquire
EVANS, GEORGE AND BRONSTEIN
Susquehanna Building, Suite 205
29 W. Susquehanna Avenue
Towson, MD 21204

RE: Paradise Professional Center
Case No. CBA-88-124; and
Caton Joint Venture
Case No. 88-455-X

Dear Mr. Bronstein:

This is in reference to the hearing scheduled before the Board of Appeals for November 15, 1988 regarding the above property. The issues surrounding this property and the proposed development originally reached this Board by way of two forums, the Office of the Zoning Commissioner and the County Review Group (CRG). As each involves common questions of fact and law, the appeals had been consolidated and set for hearing before the Board for November 15.

As to the CRG matter, the Board notes that cross-appeals were filed from the decision of the CRG dated May 20, 1988. Specifically, on May 24, 1988, an appeal was received from you representing Caton Joint Venture and on June 16, 1988, a cross-appeal was filed from the protestants by Ms. June Moody, 12 N. Symington Avenue, Baltimore, MD 21228.

As to the Zoning Commissioner's case, a review of the file discloses that Commissioner Haines issued his Findings of Fact and Conclusions of Law regarding your client's Petition for Special Exception on August 12, 1988. On behalf of your client, you appealed this decision to this Board on August 17, 1988. The file further reflects that the Zoning Office received notice of appeal on September 12, 1988 of Commissioner Haines' Order by Ms. June Moody. A review of Ms. Moody's letter of appeal discloses that a copy was not forwarded to you, your clients, nor anyone else affiliated with this project. Unfortunately, the matter was further compounded by a delay in the Zoning Office forwarding Ms. Moody's notice of appeal from Commissioner Haines' decision to this Board until October 14, 1988. This

Page 2
Benjamin Bronstein, Esquire

October 18, 1988

was the first date at which time the Board was aware of Ms. Moody's appeal. In the interim, on October 3, 1988, you had dismissed your appeal from Zoning Commissioner Haines' decision, apparently, at least partially, upon the assumption that no further appeals had been filed.

Under the circumstances, the Board feels compelled to allow you the opportunity to reinstitute your appeal from the Zoning Commissioner's decision if you so desire. Kindly confirm your decision in this regard in writing to the Board with a copy to other interested parties. So that there is no confusion, the Board will be prepared to proceed on November 15, 1988 to consider both the cross-appeals from the decision of the CRG and the cross-appeals as to your Petition for Special Exception.

Very truly yours,

Lawrence E. Schmidt
County Board of Appeals

LES:kcw

cc: Mr. & Mrs. Mark Moody
Caton Joint Venture
J. Strong Smith
Joseph Pallozi
Patrick Crone
Berchie Manley
Jane Twanley
Current Planning Office
Economic Development Commission
Robert Covahey
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
Docket Clerk - Zoning
Arnold Jablon, County Attorney
Nancy C. West, Esquire
People's Counsel for Baltimore County

LAW OFFICES
EVANS, GEORGE AND BRONSTEIN

SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(301) 296-0200
FAX (301) 296-0719

WALLACE DANN
COUNSEL

October 24, 1988

L. ROBERT EVANS
HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN

MICHAEL J. CHOMEL
DOUGLAS A. STUBBS
WILLIAM R. LEVASSEUR, JR.

Mr. Lawrence E. Schmidt
County Board of Appeals of
Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Paradise Professional Center
Case No. CBA-88-124 and
Caton Joint Venture
Case No. 88-455-X

Dear Mr. Schmidt:

Thank you for your letter of October 18, 1988. You are correct that I dismissed the appeal from the decision of the Zoning Commissioner predicated on the fact that no appeal had been taken by the protestants. Prior to my dismissing the appeal, I had confirmed with your office that no such appeal had been entered by the protestants. Since an appeal was filed, I am hereby requesting that the appeal filed by Caton Joint Venture, the developer, be reinstated before the Board of Appeals.

Thank you for your kind attention to this matter.

Very truly yours,

EVANS, GEORGE & BRONSTEIN

Benjamin Bronstein

BB/bjs

Mr. Lawrence E. Schmidt

-2-

October 24, 1988

cc: Mr. & Mrs. Mark Moody
Caton Joint Venture
J. Strong Smith, P.E.
Joseph Pallozi
Patrick Crone
Berchie Manley
Jane Twanley
Current Planning Office
Economic Development Commission
Robert Covahey
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
Docket Clerk - Zoning
Arnold Jablon, County Attorney
Nancy C. West, Esquire
People's Counsel for Baltimore County

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 Class B Office Building.

Connections Req. # 303
1. F.A.R. should only inc. gross R.O. Area.
2. Note: A.O.S. Areas less than 10' adjoining parking must be suitably planted.
3. Amenities? R.O. + S.S. totals - what they mean? none 2/22

as prescribed by Zoning Regulations.

Special Exception advertising, posting, etc., upon filing to be bound by the zoning regulations and restrictions in 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.

Legal Owner(s):

Caton Joint Venture

(Type or Print Name)

By: Lawrence E. Schmidt

Signature

(Type or Print Name)

Signature

Attorney for Petitioner:
EVANS, GEORGE & BRONSTEIN
BENJAMIN BRONSTEIN

(Type or Print Name)

Signature

Suite 205, The Susquehanna Building
29 W. Susquehanna Avenue

Address

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 296-0200

9050 E. Frederick Road 465-0030

Address

Ellicott City, MD 21043

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

G.W. Stephens, Jr. & Associates

Name

303 Allegheny Ave.

Address

825-8120

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1

(over)

303

LAW OFFICES

EVANS, GEORGE AND BRONSTEIN

SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(301) 296-0200
FAX (301) 296-0719

WALLACE DANN
COUNSEL

May 26, 1988

HAND DELIVERED

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

RE: Paradise Professional Building
Case No. 88-455-X

Dear Mr. Haines:

I have enclosed a colored rendering of the proposed Paradise Professional Center for your review relating to compatibility of a Class B office building in an RO zone. I have also enclosed an uncolored rendering showing some of the existing trees which are to be retained. The CRG plan was approved on May 20, 1988. The CRG also has made a finding of compatibility.

If you have any further questions pertaining to this matter, please don't hesitate to call upon me.

Thank you for your kind consideration.

Very truly yours,

EVANS, GEORGE & BRONSTEIN

Benjamin Bronstein

BB/bjs

Enclosure

cc: Mr. P. David Fields, Director OPZ

RECEIVED
MAY 27 1988

ZONING OFFICE

LAW OFFICES
EVANS, GEORGE AND BRONSTEIN

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

WALLACE DANN
COUNSEL

March 15, 1988

Mrs. Karen Baker
Office of Planning & Zoning
County Office Building
Towson, Maryland 21204

RE: Item No. 303/Catonsville Joint Venture, Petitioner

Dear Mrs. Baker:

I am enclosing my check for \$30.00 payable to the order of Baltimore County to cover the costs of the filing of the amended plan in the above entitled matter.

Very truly yours,

EVANS, GEORGE & BRONSTEIN

Benjamin Bronstein

BB/bjs

Enclosure

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE / VISION
MISCELLANEOUS CASH RECEIPT

No. 50376

DATE: 3-18-88 ACCOUNT: 00-400-000

AMOUNT: \$ 30.00

RECEIVED FROM: Evans, George & Bronstein

FOR: 303 Catonsville Joint Venture

FOR: 303 Catonsville Joint Venture

FOR: 303 Catonsville Joint Venture

FOR: 303 Catonsville Joint Venture

FOR: 303 Catonsville Joint Venture

FOR: 303 Catonsville Joint Venture

FOR: 303 Catonsville Joint Venture

FOR: 303 Catonsville Joint Venture

FOR: 303 Catonsville Joint Venture

FOR: 303 Catonsville Joint Venture

FOR: 303 Catonsville Joint Venture

RECEIVED
MAR 17 1988

ZONING OFFICE

LAW OFFICES
EVANS, GEORGE AND BRONSTEIN

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

WALLACE DANN
COUNSEL

February 25, 1988

L. ROBERT EVANS
HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN

MICHAEL J. CHOMEL
DOUGLAS A. STUBBS
WILLIAM R. LEVASSEUR, JR.

Mr. John Smith, P.E.
G. W. Stephens, Jr. & Associates
303 Allegheny Avenue
Towson, Maryland 21204

RE: Caton Joint Venture
Class B Office Building

Dear John:

Please be advised that the Petition for Special Exception has been filed in the above entitled matter, now known as Item No. 303. I have enclosed a copy of the Petition for Special Exception as filed. The corrections noted on the form are the comments of Carl Richards. Kindly have the plans changed to reflect the corrections as requested by Carl.

Very truly yours,

EVANS, GEORGE & BRONSTEIN

Benjamin Bronstein

BB/bjs

Enclosure

RECEIVED
FEB 26 1988

GEORGE STEPHENS, JR.
ASSOCIATES, INC.

September 12, 1988

Ms. Charlotte Radcliffe
Baltimore County Government
Towson, Maryland

Dear Ms. Radcliffe,

88-455-X

On August 15, 1988, I received a copy of the decision rendered by Mr. Haines regarding the request by Caton Joint Venture for a special exception to the R0 zoning of their Frederick Avenue property to allow them to build a class B office building.

By this letter, please be advised that I am appealing the decision reached by the Zoning Commissioner to allow the proposed class B office building. Enclosed is a check for \$115 to cover the required appeal fees.

If any additional information is required I can be reached at the address below, or by phone at my business number which is 301-225-5466.

Sincerely,

June Moody
June Moody

address: 12 N. Symington Avenue
Catonsville, Maryland 21228

RECEIVED ZONING OFFICE
DATE: 9-12-88
(OK CW)

LAW OFFICES
EVANS, GEORGE AND BRONSTEIN

SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(301) 296-0200
FAX (301) 296-3719

WALLACE DANN
COUNSEL

August 17, 1988

L. ROBERT EVANS
HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN
MICHAEL J. CHOMEL
DOUGLAS A. STUBBS
WILLIAM R. LEVASSEUR, JR.

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

RE: PETITION FOR SPECIAL EXCEPTION
N/S Frederick Road (Rte. 144), 170' W of the c/l of
Symington Avenue (6348 Frederick Road)
1st Election District; 1st Councilmanic District
Caton Joint Venture - Petitioner
Case No. 88-455-X

Dear Mr. Haines:

On behalf of the Petitioner in the above entitled matter please enter an appeal to the Board of Appeals from your order dated August 12, 1988 in the above entitled case. I have enclosed my check in the amount of \$ 115.00 to cover costs.

Very truly yours,

EVANS, GEORGE & BRONSTEIN
Benjamin Bronstein
Benjamin Bronstein

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 059175

DATE: 8-23-88 ACCOUNT: 001-100-16150

AMOUNT: \$ 115.00

RECEIVED FROM: EVANS, GEORGE & BRONSTEIN

FOR: APPEAL FROM ORDER OF ZONING COMMISSIONER

CHARGE: CATON JOINT VENTURE

8 B CEN*****115.00

VALIDATION OR SIGNATURE OF CASHIER

RECEIVED
AUG 18 1988
ZONING OFFICE

LAW OFFICES
EVANS, GEORGE AND BRONSTEIN

SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(301) 296-0200
FAX (301) 296-3719

WALLACE DANN
COUNSEL

September 30, 1988

L. ROBERT EVANS
HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN
MICHAEL J. CHOMEL
DOUGLAS A. STUBBS
WILLIAM R. LEVASSEUR, JR.

The Honorable William T. Hackett
Baltimore County Board of Appeals
County Office Building, Rm. 315
111 W. Chesapeake Avenue
Baltimore, Maryland 21204

RE: Petition for Special Exception
N/S Frederick Road (Rte. 144)
170' W of the c/l Symington Avenue
(6348 Frederick Road)
1st Election District, 1st Councilmanic District
Caton Joint Venture - Petitioner
Case No.: 88-455-X

Dear Mr. Hackett:

Please dismiss the Appeal noted on behalf of the Petitioner, Caton Joint Venture, in the above entitled case.

Very truly yours,

EVANS, GEORGE & BRONSTEIN
Benjamin Bronstein
Benjamin Bronstein

BB/bjs

cc: J. Strong Smith, 303 Allegheny Avenue, Towson, MD 21204

Mr. and Mrs. Mark Moody, 12 N. Symington Ave., Baltimore, MD 21228

Joseph Pallozzi, 15 Briarwood Road, Baltimore, MD 21228

Patrick Crone, 30 Briarwood Road, Baltimore, MD 21228

Berchie Manley, 402 Montemar Avenue, Baltimore, MD 21228

Jane Twamley, 26 N. Symington Ave., Baltimore, MD 21228

People's Counsel of Baltimore County, Rm. 304, County Office Building, Towson, MD 21204

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

APPEAL

Petition for Special Exception
N/S Frederick Road (Rte 144), 170' W of the c/l of Symington Avenue
(6348 Frederick Road)
1st Election District - 1st Councilmanic District
CATON JOINT VENTURE - Petitioner
Case No. 88-455-X

Petition for Special Exception

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel

Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Comments

Petitioner's Exhibits: 1A, 1B, & 1C - Plat to accompany Petition
"Paradise Professional Center"

2 & 2A - CRG Plan and Plat to accompany
Petition "Paradise Professional Center"

3 - This exhibit is not identified in the file

4 - Copy of Summary of Qualifications of John
Strong Smith

Protestant's Exhibits: 1 - Balto. Co. Photography Map of Catonsville

2 - Colored drawing of location

3 - Colored Drawing of location

4, 5, 6, & 7 - Various sizes of photographs of
natural surroundings of the area

8 - Copy of letter to Berchie Manley from
David Fields

Zoning Commissioner's Order dated August 12, 1988 (Granted w/
Restrictions)

Notice of Appeal received August 18, 1988 from Benjamin Bronstein
cc: Benjamin Bronstein, Evans, George and Bronstein,
29 W. Susquehanna Ave., Suite 205, Towson, Md. 21204

Caton Joint Venture, 9050 E. Frederick Rd., Hillisett City, 21043
J. Strong Smith, 303 Allegheny Avenue, Towson, Md. 21204

* Mr. and Mrs. Mark Moody (Petitioner)
12 N. Symington Avenue, Baltimore, Md. 21228

Joseph Pallozzi, 15 Briarwood Road, Baltimore, Md. 21228

Patrick Crone, 30 Briarwood Road, Baltimore, Md. 21228

Berchie Manley, 402 Montemar Avenue, Baltimore, Md. 21228

Jane Twamley, 26 N. Symington Avenue, Baltimore, Md. 21228

* June Moody, 12 N. Symington Ave., 21228-Catonsville

downward and shall not defuse onto residential property.

4) In addition to the landscaping required by CRG and the Office of Current Planning, the Petitioner shall also landscape the area highlighted in pink on the attached plat with a 15' wide planting strip. Said planting strip shall contain three equally distanced rows of evergreen trees, known as Fraser firs, a minimum of 6' tall, planted on 5' x 15' centers, staggered on each row as shown in the attached "Planting Typical" drawing. In addition, the Petitioner shall provide a landscaping strip along the area highlighted in blue on the attached plat which shall consist of a single row of 8' tall blue spruce trees planted on 10' centers. The Petitioner shall subsequently replace all dead trees each year for the first five years.

5) The Petitioner shall not permit the basement level of the proposed building to be used for office space. The basement level is to be used only for storage and/or mechanical purposes. There shall be no employee and/or public areas in the basement.

6) The Petitioner shall replace all trees shown on Petitioner's Exhibit 2 as well as save all those trees identified to be saved.

7) The Petitioner shall provide a 5' high wood on wood fence and not the 4' high fence as delineated on Petitioner's Exhibit 2.

8) The Petitioner shall submit to the Zoning Commissioner's Office by no later than December 1, 1988, a new site plan prepared by a registered professional engineer and/or land surveyor, which clearly identifies all buildings, their size and area dimensions, their exact location on the subject property, their distances from all property lines, and which sets forth the conditions and restrictions contained in this Order.

9) The Petitioner shall assure that all leases for the subject property clearly prohibit any tenant from violating any of the requirements of this Order and Restriction No. 5 above shall appear in bold face type in every lease agreement.

J. Robert Haines
Zoning Commissioner
for Baltimore County

-10-

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 Class B Office Building.

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

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

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

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State

Attorney's Telephone No.: 296-0200

ORDERED BY The Zoning Commissioner of Baltimore County, this 28th day of April, 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 property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of May, 1988, at 9 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

ESTIMATED LENGTH OF HEARING 1/2HR. (over)
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER
REVIEWED BY: UCN DATE 2/22/88

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD. April 28, 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 April 28, 1988

THE JEFFERSONIAN,

Susan Sedus Obrecht
Publisher

CERTIFICATE OF POSTING

District 1st Date of Posting 4-27-88
Posted for: Special Exception
Petitioner: Caton Joint Venture
Location of property: N/S of Frederick Rd. (Rt. 144) 170' W of
Symington Ave. (6343 Frederick Rd.)
Location of Signs: North side of Frederick Rd. in front of
subject property
Remarks:
Posted by: J. J. Smith Date of return: 4-28-88
Number of Signs: 3

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
N/S Frederick Rd. (Rt. 144),
170' W of C/L Symington Ave. (6343 : OF BALTIMORE COUNTY
Frederick Rd.), 1st District

CATON JOINT VENTURE, Petitioner : Case No. 88-455-X

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 12th day of April, 1988, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esquire, Evans, George & Bronstein, Suite 205, The Susquehanna Bldg., 29 W. Susquehanna Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

Description to Accompany Petition
For a Special Exception for a
Class "B" Office Building

December 16, 1987

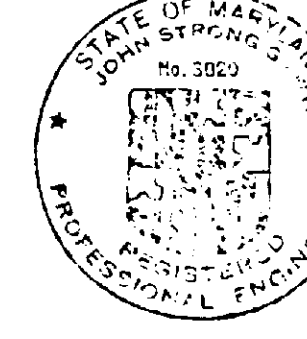
Re: Paradise Professional Center

Point of beginning being located South $\pm 81^{\circ} 50' 00''$ West ± 170.00 feet from the point of intersection of the centerline of Frederick Road with the centerline of Symington Avenue thence in a clockwise direction:

- 1) South $73^{\circ} 52' 00''$ West 201.34 feet
- 2) North $11^{\circ} 18' 00''$ West 341.50 feet
- 3) South $72^{\circ} 18' 00''$ East 89.11 feet
- 4) South $46^{\circ} 10' 00''$ East 6.31 feet
- 5) South $18^{\circ} 25' 00''$ East 22.95 feet
- 6) South $32^{\circ} 40' 00''$ East 120.56 feet and
- 7) South $16^{\circ} 08' 00''$ East 120.83 feet to the place of beginning.

(Containing 1.29 acres of land more or less.)

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY.



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

J. Robert Haines
Zoning Commissioner

March 21, 1988

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 Special Exception
Case Number: 88-455-X
N/S Frederick Road, (Rt. 144), 170' W of C/L Symington Avenue
(6343 Frederick Road)
1st Election District - 1st Councilmanic District
Petitioner(s): Caton Joint Venture
HEARING SCHEDULED: WEDNESDAY, MAY 10, 1988 at 9:00 a.m.

Special Exception: Class B Office Building

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

cc: Caton Joint Venture
J. J. Stephens, Jr. & Associates
Benjamin Bronstein, Esq.
File

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

J. Robert Haines
Zoning Commissioner

Date: 3/3/88

Mr. Gary Gamber
Caton Joint Venture
9050 E. Frederick Road
Ellicott City, Maryland 21043

Re: Petition for Special Exception
Case Number: 88-455-X
N/S Frederick Road, (Rt. 144), 170' W of C/L Symington Avenue
(6343 Frederick Road)
1st Election District - 1st Councilmanic District
Petitioner(s): Caton Joint Venture
HEARING SCHEDULED: WEDNESDAY, MAY 10, 1988 at 9:00 a.m.

Dear Mr. Gamber:

Please be advised that \$69.10 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 (15) minutes before

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 52439
DATE 3/3/88 ACCOUNT 88-455-X
AMOUNT \$ 74.10
RECEIVED FROM Peter Max Zimmerman
FOR Advertising & Posting
VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL EXCEPTION
N/S FREDERICK ROAD (RTE. 144)
170' W OF THE C/L OF
SYMINGTON AVENUE
(6348 FREDERICK ROAD)
1ST ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT
CATON JOINT VENTURE-PETITIONER
CASE NO. 88-455-X

REQUEST FOR ISSUANCE OF SUBPOENA DUCES TECUM

Caton Joint Venture, by Benjamin Bronstein and Evans, George & Bronstein, its attorneys, requests the issuance of a Subpoena Duces Tecum directed to the following individuals:

Robert E. Covshey
Acting Chief
Bureau of Public Services
for Baltimore County
County Office Building
Room 321
111 W. Chesapeake Avenue
Towson, Maryland 21204

P. David Fields
Director of Planning
Office of Planning & Zoning
for Baltimore County
County Courts Building
401 Bosley Avenue
Room 406
Towson, Maryland 21204

to appear and testify before the Board of Appeals of Baltimore County, County Office Building, 111 W. Chesapeake Avenue, Hearing Room 218, Towson, Maryland 21204 on Tuesday, November 15, 1989 at 10:00 a.m., and to bring with him all documents relating to the Paradise

Kenneth J. G. Stevenson
County Board of Appeals

RECEIVED
2:45 PM
JAN 11 1990

Paradise Professional Center
May 20, 1988
Page 2

Planning & Zoning - Note on plan re: trees to be retained.

Staff comments to be addressed (outstanding issue to be resolved before CRG meeting approval/reason for continuing):

Planning - Architectural details and site details for compatibility.

The citizens were invited to comment:

William E. Stevenson, Jr. - Flooding has been experienced in the area in previous years. Removing trees and replacing with paving can only worsen this situation. Storm water management is not the solution since there is no guarantee of future maintenance.

June Moody - Requested a continued meeting since the community had no opportunity to study the most recent plan revisions. The plan shown at the zoning hearing of May 19, 1988 was different. Alleys adjacent to development are owned and maintained privately, not by the County. Question about citizens' flowerbeds in alley easement and onto developer's property. Compatibility is not just architectural details. An elephant, painted pink and wearing a bow, is still an elephant. It is the size of the development that is not compatible. Since the CRG is to address site management, it is appropriate to ask if setback protection and similar items as would be required for, say, 0-1 zoning, will be required of this development in R0 zone, seeing that R0 has no such explicit requirements. Tree drip line incorrect as shown on plan; trees would die due to proximity of new construction. Request that Richard Klein of the Maryland Department of Natural Resources be consulted on appropriate setbacks for new construction to preserve the trees. The architect stated that R0 is not a residential transition area, however, otherwise the building would need to be much smaller to meet R0 requirements. The concept of architectural details as the only issue for compatibility was reiterated. Section 22-38 of the development regulations requires preservation of socioeconomic status and orderly development. The master plan encourages protection of residential areas. The neighborhood accepts the fact that the development is going to be an office building, not a park, but insists that the development should enhance, not change, the surrounding community.

Marguerite Schaum - Apprehensive about flooding. SWM facility will drain to an undersized culvert. Concerned about the quality and privacy of the neighborhood.

Professional Center (Frederick Road, 1st Election District), which was approved on May 20, 1988, including the complete CRG file and all comments and other documents related to the CRG plan and approval thereof.

J. S. Smith
Benjamin Bronstein
Evans, George & Bronstein
29 W. Susquehanna Avenue, Ste. 205
Towson, Maryland 21204
(301) 296-0200
Attorneys for Petitioner

Paradise Professional Center
May 20, 1988
Page 3

Citizens comments were then reviewed:

Response to Mr. Stevenson - John S. Smith stated that the receiving drain system was studied, and asked Tapobrata Chakrabarti to explain the SWM facility and outfall. Tapo explained that the existing storm drain system was designed for the 10-year storm, but the on-site SWM facility will reduce runoff rate from this development from the 100-year storm to less than the 10-year level. Loss of trees was accounted for in the SWM facility design. Maintenance is to be provided by the property owner, and could be enforced by the County through a recorded maintenance agreement. Larry Yeager of DEPRM stated that the Maiden Choice Run Study had been used to determine capacity, and it was found that the existing outfall culvert is already undersized (County is working on possible upstream regional SWM). He agrees that maximum site discharge of 2 cfs is acceptable, but 3 cfs is not acceptable. Maintenance agreement and permit bond were explained. David Thomas clarified the issue that the developer is not required to correct existing flooding, but is responsible to discharge to a suitable outfall.

Response to Ms. Moody - Regulations do not allow continuation of meeting for this reason. Developer stated that plat shows County easement for alley, and that easements were acquired by the County. Developer's property abuts the easement, not the alley paving, but developer agrees to reestablish gardens after construction. Developer has no access through these alleys. Mr. Bronstein, taking exception to the "pink elephant" illustration, noted that townhouses are allowed by right in this zoning, and the building was designed to look like a townhouse. Mr. Kerns explained how his office determines compatibility in the absence of an explicit definition in the development Regulations, and stated that the plan submitted could be approved (some refinement would be necessary, and citizen involvement through Current Planning would be welcomed). Mr. Kerns, noting that the question is not relevant since zoning for this site is not 0-1, stated that revised setbacks as shown on the plan are acceptable to his office. The developer has no objections to receiving consultation from Mr. Klein as suggested, and will correct any errors in the tree drip line shown on the plan. Mr. Kerns noted that the section of the development Regulations cited states that its goals would be considered met if all other applicable County regulations were complied with.

Response to Ms. Schaum - It was agreed that both items had been previously addressed.

County staff comments were then reviewed:

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

February 22, 1985

SUMMARY OF QUALIFICATIONS

JOHN STRONG SMITH

EDUCATION Antioch College, B.S. in Civil Engineering
University of Illinois

QUALIFICATIONS Professional Engineering Registration in Maryland - 1958.

EXPERIENCE Whitman, Reardon & Associates
4 years designer of municipal utilities preparation of Baltimore County Design Standards.

Baltimore County Department of Public Works
Chief, Division of Research and Standards
2 years preparation of Capital Program and Major Sewerage Reports.

Matz, Childs & Associates of Rockville Associates
Engineer
2 years supervision of Development Planning and Engineering projects (highway and storm drainage)

J. Strong Smith & Associates; Consulting Engineer
8 years residential, industrial and commercial land development projects. Highway and utility design.

Smith, Teacher & Associates; Planners, Engineers & Surveyors
7 years community planning and engineering, grading and sediment control design, surveys.

George William Stephens, Jr. & Associates, Inc.
Chief Engineer 1976 to 1984

George William Stephens, Jr. & Associates, Inc.
Chief of Planning and Property Analysis

Have made numerous appearances before Zoning Commissioners, Boards of Zoning Appeals and in circuit courts in Baltimore, Anne Arundel and Montgomery Counties.

PETITIONER'S
EXHIBIT 4

Paradise Professional Center
May 20, 1988
Page 4

Mr. Kerns stated that compatibility is acceptable (subject to compliance with detail items to be addressed on the plan before signature - see Office of Planning & Zoning comments).

The developer agreed to comply with all staff comments necessary for CRG plan signature.

CONCLUSION: The plan was approved, the appeal process was explained and the meeting was adjourned at 11:17 a.m.

COUNTY REVIEW GROUP MEETING SUMMARY

Friday, May 20, 1988

PARADISE PROFESSIONAL CENTER

District 1 C1

COUNTY REVIEW GROUP - THOSE PRESENT

David L. Thomas, Chairman - Dept. of Public Works
Gary L. Kerns, Co-Chairman - Office of Planning & Zoning

AGENCY REPRESENTATIVES

Dennis Kennedy - Developers Engrg. Division
Jerry Melfer - Fire Department
Larry Yeager - DEPRM
Larry Pilson - DEPRM

DEVELOPER AND/OR REPRESENTATIVES

Melvin Herzberger, Jr. - American Property Mgt.
Gilbert W. Thomas - Marks, Thomas, Inc.
Gary R. Gamber - Caton J.V. Assoc., Inc.
Dwight Hikel - Caton J.V. Assoc., Inc.
John S. Smith - G. W. Stephens, Jr. & Assoc.
Benjamin Bronstein

INTERESTED CITIZENS

Please See Attached

Mr. Thomas opened the meeting at 9:18 a.m., introduced the staff, and explained the purpose of the meeting. Mr. Bronstein presented the plan.

Mr. Kerns summarized the staff comments submitted from the Developers Engineering Division, Storm Water Management, Department of Environmental Protection and Resource Management, State Highway Administration, Office of Planning and Zoning, Bureau of Traffic Engineering, Department of Recreation & Parks, Bureau of Sanitation, and Plans Review. These comments have been made a part of this summary, and a copy was also given to the developer and developer's engineer.

Staff comments to be addressed (to be shown on approved plan before signature):

Plans Review - Correct parking tabulations.

DEPRM - Note on plan as required for wells, septic systems and fuel tanks abandonment & removal. All site runoff must be intercepted and conveyed to a suitable outfall (to be shown as a note on plan).

PARADISE PROFESSIONAL CENTER

FRIDAY
May 20, 1988

Paradise Professional Center

C. R. G. MEETING AGENDA 9:00 a.m.

1. Convene Meeting
2. Introductory statement concerning aims and goals of development regulations
3. Introduction of County representatives
4. Presentation of Plan by developer's representative
5. Comments of County agencies
6. Citizens' comments or questions
7. Developer's response
8. County Review Group decision
9. Adjourn meeting

SEE 2ND SHEET ATTACHED
SIGN IN

PLEASE PRINT Name Address

ED JANOWITZ 138 N. SYMINGTON AVE
HERBERT STEVENSON 140 N. SYMINGTON AVE
Margaret A. Janowitz 138 N. Symington Ave Balto. Md. 21228
WILLIAM E. STEVENSON, JR. {for Mrs. J. J. Janowitz} 138 N. Symington Ave Balto. Md. 21228
MRS. KATHRYNE KEMP 114 S. SYMINGTON AVE BALTO. MD 21228
MRS. WILLIAM H. BAYLESS 112 S. Symington Av. Catonsville, MD 21228
Mrs. Robert Taylor 23 Briarwood Rd. Catonsville, Md. 21228
Miss Robert Taylor 23 Briarwood Rd. Catonsville, Md. 21228
Kathleen M. Jones 10 N. Symington Ave Balto 21228
June Moody 12 N. Symington Ave Balto 21228
Cynthia Moll 4 N. Symington Ave Balto. 21228
Marguerite A. Schaum 227 N. Symington Ave Balto 21228

County
Planning & Zoning
Maryland 21204

old

archie Manley, Vice
est Coalition, In
ntemar Avenue
re, Maryland 2

archie:

Thank you for your
11 100. The defil
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participation i
we have learned from t
that the public is giv
stages of the planning
and present its testim

My thanks for you
as to a workable defin
to consider it as part

1. ELECTION DISTRICT _____ 1
2. COUNCILMANIC DISTRICT _____ 1
3. CONSUSTRACT _____ 4006
4. WATERSHED _____ 25
5. SUBWATERSHED _____ 71
6. SITE DATA
NET AREA ^{22,751' x 54,905'} (TOTAL 22,751' x 54,905' x 20' ±) 1.2897 ACRES (RO = 53.9)
GRASS AREA ^{12,421' x 62,210' ±} (TOTAL 12,421' x 62,210' ± x 20' ±) 1.4261 ACRES (RO = 59.42)
BUILDING COVERAGE _____ 12.7 % ±
TOTAL FLOOR AREA _____ 20,400 S.F.
PARKING REQUIRED _____ 72 SPACES (SEE PARKING)
PARKING PROVIDED _____ 72 SPACES (REGULATION BELOW)
(INCLUDES 3 HANDICAP SPACES)
7. FEED REFERENCE _____ 7395-0715
8. PROPERTY TAX ACCOUNT NO _____ A-19-560230
9. FLOOR AREA RATIO % _____

- PERMITTED ----- 0.30 (59415 x 0.5 = 29,707.5 SF)
- SHOWN ----- 20,000 SF + 59,415 SF = 0.34 * (SEE NOTE #32)
10. GEOLOGICAL INFORMATION (SEE ENVIRONMENTAL EFFECTS REPORT)
11. NO GEOLOGICAL SITE, ENDANGERED SPECIES, HAZARDOUS MATERIALS SITE, WETLANDS OR CRITICAL AREAS EXIST WITHIN THIS SITE, TO OUR KNOWLEDGE
12. NO HISTORIC BUILDINGS
13. LIGHTING SHALL BE ERRECTED SO AS NOT TO INTERFERE WITH TRAFFIC OR REFLECT SAYS TOWARD ADJACENT RESIDENCES (MAX HEIGHT 8 FEET)
14. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH APPROPRIATE REGULATIONS (LANDSCAPE MANUAL)
15. PARKING TO BE SCREENED FROM ADJACENT RESIDENCES BY WALL, SLOPE, EVERGREEN PLANTINGS & FENCES (EITHER OR IN COMBINATION WITH)
16. PRINCIPAL USE ~ ----- GENERAL & MEDICAL OFFICES
17. NO OF EMPLOYEES ----- 10
18. HOURS OF OPERATION ----- 7 A.M. TO 3 P.M.
19. EXISTING CONTOUR ----- 372
20. PROOF CONTOUR (TO BE ON CRG SUBMITTAL)
21. SITE IS SERVED BY M.T.A. BUS ROUTE # 2
22. HANDICAP RAMPS TO BE PROVIDED WHERE APPLICABLE

23 PAVING TO CONSIST OF MACADAM OR BITUMINOUS
CONCRETE
24 AMENITY OPEN SPACE REQUIRED --- 25 % ---
AOS PROVIDED --- 21,560 S.F. (1.12 AC) ---
RD SITE (TOTAL AREA)
50,415 S.F. X
(2,215') = 22
(566 NOT'S.)

SOIL TYPE	BLDG. W/ EXPOSURE	BLDG. W/ EXPOSURE	FACTORING	A
L.P.	SLIGHT	SLIGHT	MID/SLOPE	C
L.C.	MODERATE	MODERATE	SEV/SLOPE	C
W.D.	SLIGHT - MOD.	SLIGHT - MOD.	SEV/SLOPE	A

24. LANDSCAPE REQUIREMENT
EXTERIOR ROAD FRONTAGE $\sim 200' \div 40 = 5$ TREES
INTERIOR ROAD LENGTH $\sim 10' \div 20 = 3$ TREES
PARKING 72 PARKING SPACES $\div 12 = 6$ TREES
25. STORM WATER MANAGEMENT
(AS SPONH)
26. NO NATURAL SLOPES 25% OR GREATER.
27. PROP. SIGN SUBJECT TO SECTION 203.36 (OR VARIANCE APPLIED FOR).
28. ESTIMATED AVERAGE DAILY TRIPS (ADT'S) BASED
UPON PROPOSED DEVELOPMENT
 $11.3 \times 16.55 = 203.57$ ADT
 $75 \times 3.85 = 288.75$ ADT
TOTAL ~ 492.32 ADT
29. PRIOR TO REMOVAL OF EX. STRUCTURES CHECK FOR
ASBESTOS.
30. IF BASEMENT IS ADDED TO FLOOR AREA RATIO
 $20,400(\text{OFFICE}) + 7120 (\text{STORAGE} + \text{MECHANICAL}) = 27,520 \text{ SF}$
 $(27,520 \div 59.425) = 463 \text{ FAR}$

33. THIS PLAN INDICATES EX. TREE LOCATIONS) EVERY EFFORT
WILL BE TAKEN TO SAVE TREES IN THESE AREAS, AND TO
RETAIN SPECIFIC TREES AS SHOWN.
34. ADS. 21,500 SF = 36.3% OF GROSS RD (21,460 + 59,415)
35. NIGHT LIGHTING WILL BE FOR SECURITY PURPOSE ONLY.

16,550 SF GENERAL & 33/1000 = 16.55 x 3.3 = 54.615 PS
TOTAL = 71.05 PS OR 72 PS

- PARKING PROVIDED
 25 COMPACT SPACES @ 7.5'x16' = 315%
 3 HANDICAP SPACES @ 10.13'x18' + DOUBLE @ 21x18
 46 REGULAR SPACES @ 8'x18'
 = TOTAL SPACES

REVISED 7-28-88 * SEE NOTE #13 FOR LIGHTING HERE
* ADDED NOTE #38 ABOUT NIGHT SECURITY LIGHTING.

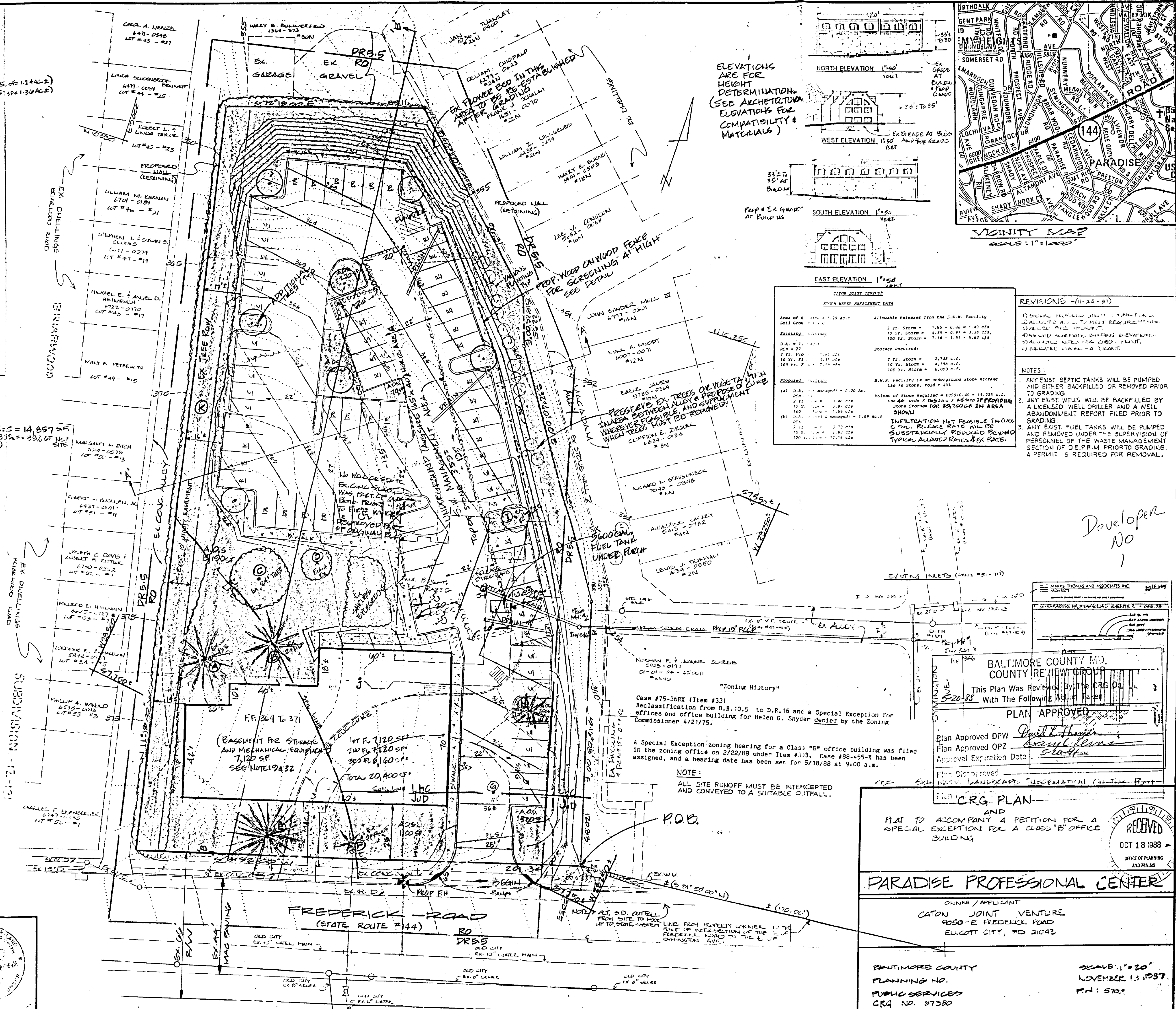
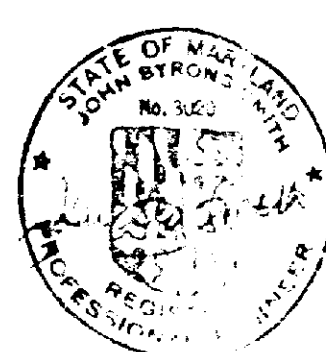
REVISED 4/27/68 FOR CONTINUED MEETING

2. REVISED BUILDING, PARKING LAYOUT AND GRADING (SEE NOTE "A")
3. SHOWED ADDITIONAL EX TREES & FLOWER BED AREA.
4. ADJUSTED ZONING LINE AND DENSITY CALCULATIONS. (SEE NOTE "B")
5. REVISED A.O.S. AND CALCULATIONS. (SEE NOTE "2A")
6. REVISED ADJ. 4 PARKING CALCULATIONS (SEE NOTE "3" & PARKING TEE.)
7. REDUCED LIGHT STANDPILLS FROM 12' TO 8' HIGH (SEE NOTE "1B")
8. SHOWED SW. MANAGEMENT TO HAVE FEASIBLE VOLUME W/ MORE DOUBLE STORAGE FOR 100 YR STORM (SEE SW. M. DATA) & LOWER RISES
9. REVISED 5/7/88 - PLUS ADDED NOTE 31, 33, 34, 35, ADDITIONAL TREES, 0, NOTATION ALONG EAST ALLEY, ADJ. ZONING HISTORY, OWNED EXISTING TREES

**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**

CIVIL ENGINEERS & LAND SURVEYORS

303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301-825-8120)



SAVE EXISTING TR

EXISTING TREES

LANDSCAPE COUNTY

SAVE EXISTING LIVES

SAVED

PROPOSED BUILDING

NEW TR

ILLUSTRATED SITE AND LANDSCAPE PLAN
SEE CRG DRAWING FOR ACCURATE SITE PLAN
SCALE: 1" = 30'-0"

SCALE: 1" = 30'-0"

LEGEND

DECIDUOUS TREE, EXISTING

CONIFEROUS TREE, EXISTING

NEW TREE

SHRUBS

SOUTH ELEVATION

WEST ELEVATION

EAST ELEVATION

NORTH ELEVATION

SCHEMATIC PLAN ALL DIMENSIONS ARE APPROXIMATE

SCHEMATIC DESIGN
SCALE: 1" = 20'-0"

== MARKS, THOMAS AND ASSOCIATES INC. ==
== ARCHITECTS ==

23300 NORTH CHARLES STREET • BALTIMORE, MARYLAND 21218 • (301) 467-8600

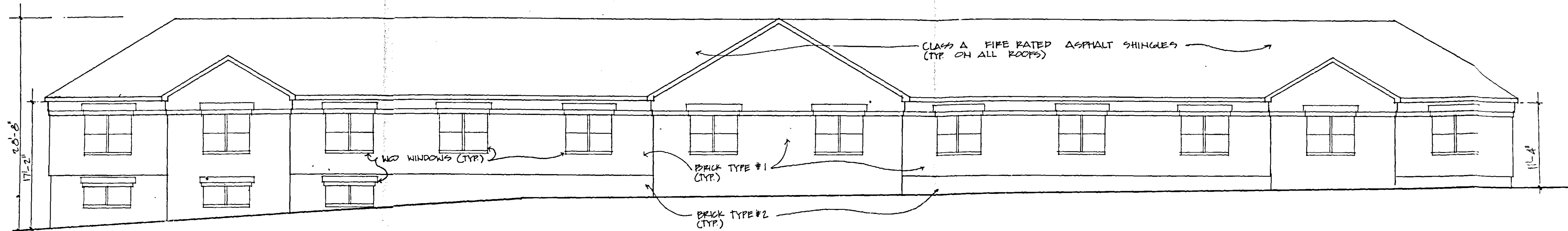
PARADISE PROFESSIONAL CENTER
EAST FREDERICK ROAD
CATONSVILLE MARYLAND

SHEET TITLE
PROPOSAL FOR
OFFICE BUILDING

JOB 000.75	DATE 5.11.86
DRN MM	CHD GWT
NEW PRGME	

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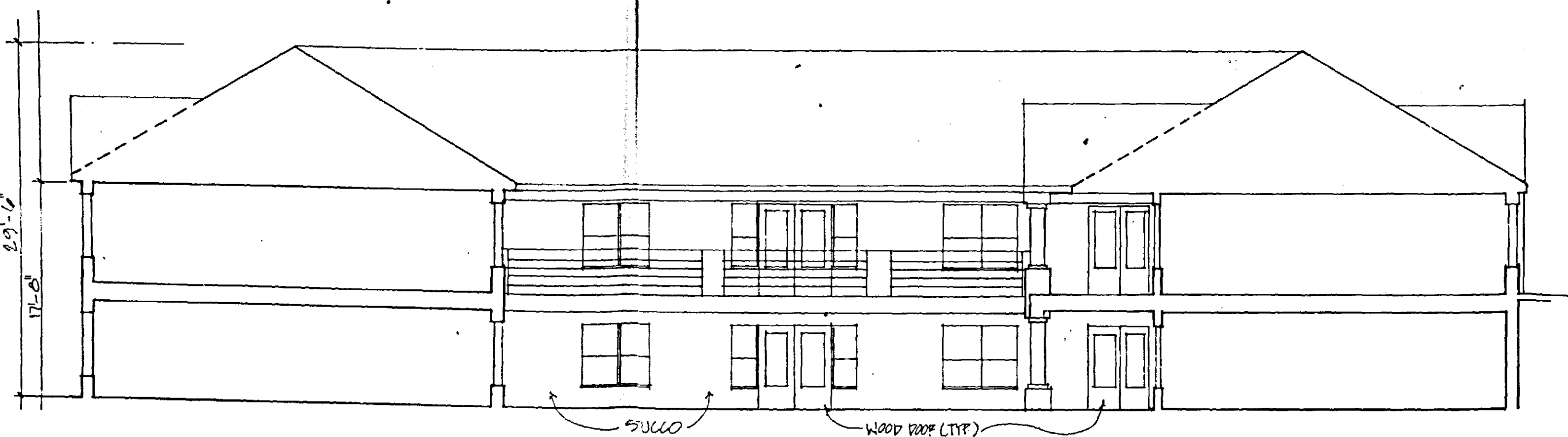
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ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM, WITHOUT THE WRITTEN
PERMISSION OF THE ARCHITECT.



WEST ELEVATION



NORTH ELEVATION



SECTION SOUTH ELEVATION - COURTYARD

PETITIONER'S
EXHIBIT 1B

REVISIONS: DATE: DESCRIPTION: COPYRIGHT © 1985 GOTTLIEB FOSTEL, P.C. ALL RIGHTS RESERVED

DRAWING TITLE: ELEVATIONS		PARADISE PROFESSIONAL CENTER		Gottlieb Fostel	
DRAWING NO.: 31.01		6348 FREDERICK ROAD CATONSVILLE, MD 21228		ARCHITECTS -- PLANNERS 100 E. Biddle Street, Baltimore, MD 21202 • 837-3355	
SHEET 2 OF 3		PHASE: SCHEMATIC		SEAL:	
PROJ. NO.: 87228		APPROVALS:		STRUCTURAL:	
DATE: 7/28/87		CHECKED:		MECHANICAL/ELECTRICAL:	
DRAWN:		APPROVED:		LANDSCAPE:	
				CIVIL:	
				GEOTECHNICAL:	

246.1020
 NOVEMBER 13 1957
 FN: 5702

1. ELECTION DISTRICT _____
2. COUNCILMANIC DISTRICT _____
3. CENSUS TRACT _____
4. WATERSHED _____
5. SUBWATERSHED _____
6. SITE DATA _____
NET AREA (SITE) $22,754.58 \pm$ SQ. FT. $50,130$ SF ≈ 1.2891 ACRES (RD = $53,205$ SF ≈ 1.2462 AC)
PAVED AREA (PARKING) $22,754.58 \pm$ SQ. FT. $50,130$ SF ≈ 1.2891 ACRES (RD = $53,205$ SF ≈ 1.2462 AC)
BUILDING COVERAGE _____
BUILDING AREA _____
PARKING REQUIRED _____
PARKING PROVIDED _____
(INCLUDES 3 HANDICAP SPACES)
DEED REFERENCE _____
PROPERTY TAX ACCOUNT NO. _____
FLOOR AREA RATIO _____
PERMITTED _____
SHOWN _____
GEOLOGICAL INFORMATION (SEE ENVIRONMENTAL EFFECTS REPORT)
NO ARCHEOLOGICAL SITE, ENDANGERED SPECIES, HAZARDOUS MATERIALS SITE, WETLANDS OR CRITICAL AREAS EXIST WITHIN THIS SITE. TO OUR KNOWLEDGE
NO HISTORIC BUILDINGS
LIGHTING SHALL BE ERRECTED SO AS NOT TO INTERFERE WITH TRAFFIC OR REFLECT RAYS TOWARD ADJACENT RESIDENCES (MAX. HEIGHT 8 FEET)
LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH APPROPRIATE REGULATIONS (LANDSCAPE MANUAL)
PARKING TO BE SCREENED FROM ADJACENT RESIDENCES BY WALL, SLOPE, EVERGREEN PLANTINGS & FENCES (EITHER OR IN COMBINATION WITH)
PRINCIPAL USE _____
NO. OF EMPLOYEES _____
HOURS OF OPERATION _____
EXISTING CONTOUR _____
PROP. CONTOUR (TO BE ON CRG SUBMITTAL) _____
SITE IS SERVED BY M.T.A. BUS ROUTE #2
HANDICAP RAMPS TO BE PROVIDED WHERE APPLICABLE
PAVING TO CONSIST OF MACADAM OR BITUMINOUS CONCRETE
AMENITY OPEN SPACE REQUIRED _____
AS O.S. PROVIDED _____
SOIL TYPE & LIMITATIONS _____
RO SITE (GROSS AREA) $50,425$ SF $\times 0.25 = 12,606$ SF
PAVED AREA $22,754$ SF $\times 0.25 = 5,689$ SF
(SEE NOTE #34)

SOIL TYPE & LIMITATIONS				CLASS
SOIL TYPE	ROOT SYSTEM	DEPTH, IN/ FEET	PERCENT	
L&B	SLIGHT	SLIGHT	MOD/SLIGHT	C
L&C	MODERATE	M/L/LATE	GV/SLIGHT	C
M&D	SLIGHT - MOD	SLIGHT - MOD	GV/SLOPE	A

LANDSCAPE REQUIREMENT

EXTERIOR ROAD FRONTAGE $\times 20' + 40' = 5$ TREES

INTERIOR ROAD LENGTH $\times 60' + 20' = 3$ TREE

PARKING 72 PARKING SPACES $\times 12' = 10$ TREES

1. STORM WATER MANAGEMENT
(AS SHOWN)

NO. NATURAL SLOPES 25% OR GREATER.

PROP. SIGN SUBJECT TO CERTAIN 203.36 (OR VARIANCE APPLIED FOR)

ESTIMATED AVERAGE DAILY TRIP (ADT'S) BASED

UPON PROPOSED DEVELOPMENT:

$16.3 \times 14.65 = 203.57$ ADT

$15.8 \times 3.85 = 288.75$ ADT

$\therefore$ TOTAL = 492.32 ADT

PRICE TO REMOVAL OF EX. STRUCTURES CHECK FOR

RECORDS.

$\therefore$ BASEMENT IS ADDED TO FLOOR AREA (BASED

20,400 OFFICE) + TIZED (CYLAGE & MECHANICAL = 27,520 ST.

(27,520 + 59,425) = 463,648.

(THIS PLAN INDICATES EX. TREE LOCATIONS) EVERY EFFORT
WILL BE TAKEN TO SAVE TREES IN THESE AREAS, AND TO
RETAIN SPECIFIC TREES AS SHOWN.

WORKING TABULATION

WORKING REQUIREMENTS
 0505 SPECIAL C. 4.5/1000 = 3.85 x 4.5 = 17.325 PS
 0505 GENERAL C. 33/1000 = 16.55 x 2.3 = 54.615 PS
 TOTAL = 71.95 PS (A 72 PS)

WORKING PROVIDED

5. COMPACT SPACES @ 7.5' x 16' = 31.5%

3 HANDICAP SPACES @ 10.12' x 18' + 20' x 21' = 21 x 18'

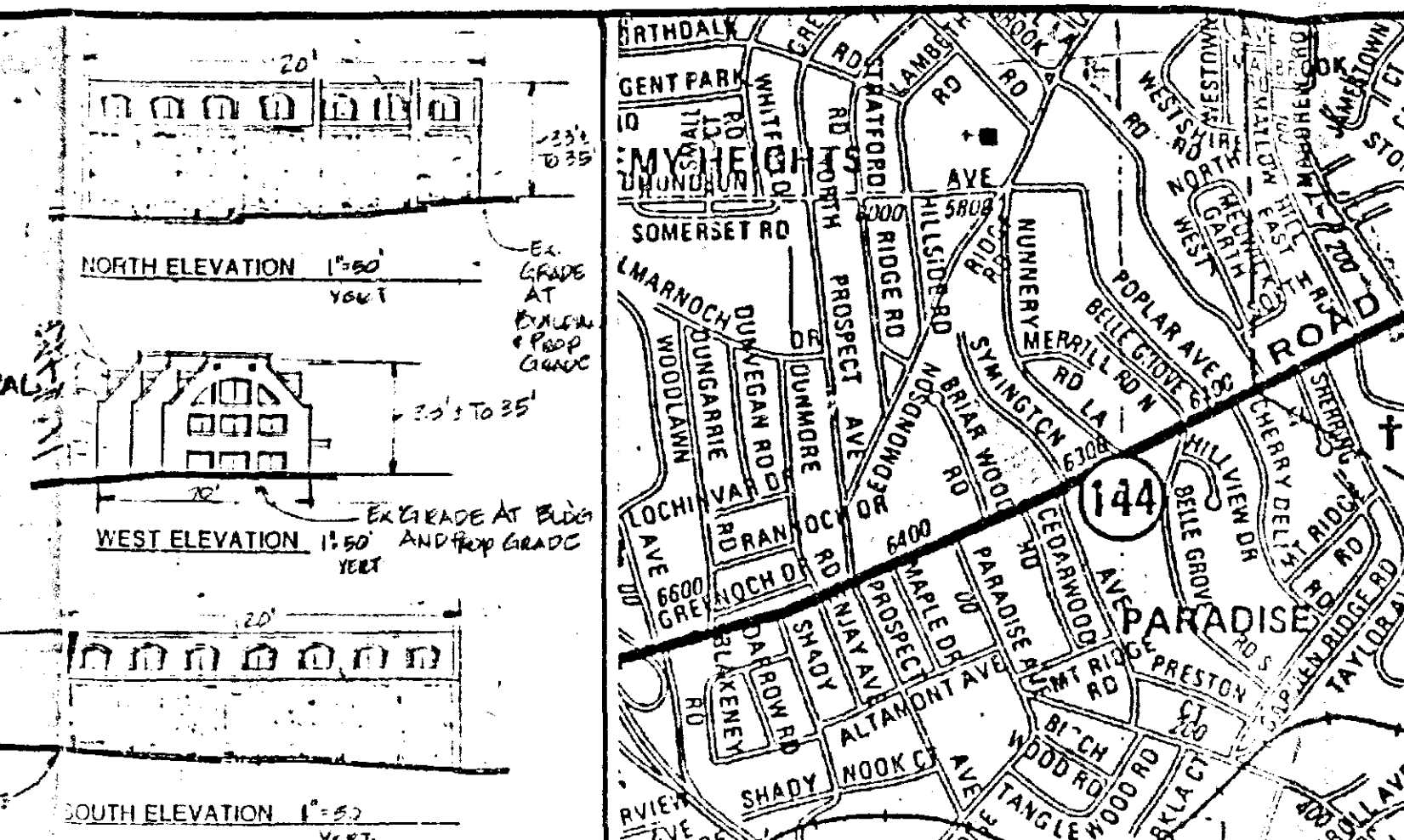
6 REGULAR SPACES @ 8' x 18'

4 TOTAL SPACES

REVISED 4/27/88 FOR CONTINUED MEETING

6. REVISED BUILDING, PARKING LAYOUT AND SHADING (PAGE 14-16)
7. SHOWED ADDITIONAL EXTERIOR FLOWERS FOR AREA.
8. ADJUSTED ZONING LINE AND DENSITY CALCULATIONS. (SEE NOTE "C")
9. REVISED A.D.S. AND CALCULATIONS. (SEE NOTE "2A")
10. REVISED A.D.T. & STALLING CALCULATIONS (SEE NOTE "3" & PARKING TRIP).
11. REWORK LIGHT TANKING FROM 12' TO 5' HIGH (SEE NOTE "1")
12. SHOWED SIGN MAINTENANCE TO HAVE POSSIBLE YOUNG NEWLY DEVELOPED SPACES FOR CYC STORM SEW S.W.M. (DATA) FLOWER PLANTS.
13. REVISED 7/1/88 - PLUS ADDED NOTE 35,359 (354) ADJUSTMENT TREE @ NORTH ARMS FIRST ALLEY, ADDED ZONING HISTORY, CHANGING LOT'S 1-5

ELEVATIONS
ARE FOR
HEIGHT
DETERMINATION.
(SEE ARCHITECTURE
ELEVATIONS FOR
COMPATIBILITY &
MATERIALS)



VICINITY MAP
SCALE: 1" = 1000'

DATON JOINT VENTURE

STORM WATER MANAGEMENT DATA

Area of Group = 1.29 Acs
Soil: Group = C

Existing Conditions

D.A. = 1.29 Acs
RCR = 75
2 Yr. Storm = 1.93 cfs
10 Yr. Storm = 4.35 cfs
100 Yr. Storm = 7.19 cfs

Proposed Conditions

D.A. (A.C. Reduced) = 0.25 Acs
RCR = 8
2 Yr. Storm = 0.46 cfs
10 Yr. Storm = 1.07 cfs
100 Yr. Storm = 1.73 cfs

D.A. (A.C. Reduced) = 1.04 Acs
RCR = 8
2 Yr. Storm = 1.73 cfs
10 Yr. Storm = 4.35 cfs
100 Yr. Storm = 7.19 cfs

Allowable Releases from the S.W.M. Facility

2 Yr. Storm = 1.93 + 0.46 = 2.40 cfs
10 Yr. Storm = 4.35 + 0.97 = 5.36 cfs
100 Yr. Storm = 7.19 + 1.55 = 8.63 cfs

Storage Required:

2 Yr. Storm = 2.748 A.C.
10 Yr. Storm = 6.936 A.C.
100 Yr. Storm = 8.496 A.C.

S.W.M. Facility as an underground stone storage unit for Storms 100 Yr + 485

Volume of Stone Required = 6090.00' - 16.225 A.C.
485' wide x 105' high x 150' deep
Stone Structure for 25,700 G.G. in AREA

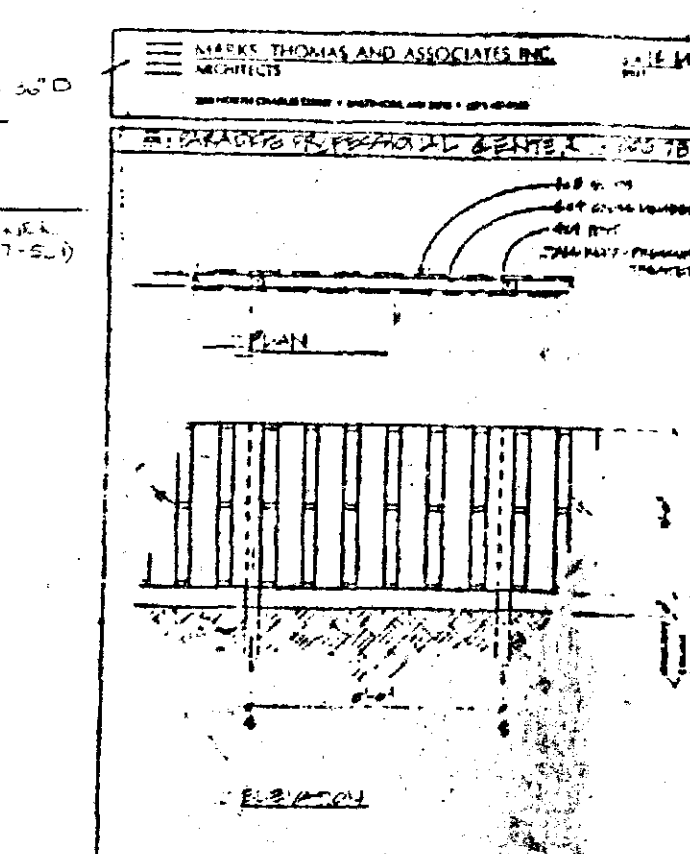
SHOW

**INFLUENT IN NOT FEASIBLE IN CON-
SIDERING PEAKING B.C. WITH B.C.
SUBSTANTIALLY REDUCED B.C.
TYPICAL ALLOWED RATES & FX RATE**

REVISIONS - (11-25-87)

- 1) SHOWED ALPHELD UNIT - 100 TONS.
- 2) ADJUSTED AHEAD TO MEET REQUIREMENTS.
- 3) ADDED FIRE HYDRANT.
- 4) SHOWED SCHEMATIC BUILDING FOOTINGS.
- 5) ADJUSTED NOTES PER CHECKLIST.
- 6) INDICATED CORNER - APPLICANT.

NOTE:
SEPTIC SYSTEM AND FUEL TANK
IF PRESENT WILL BE COAT WITH
UNDER GRADE LINES BY
THE HEALTH DEPT. prior TO THE
SIGNING OF THE PLAN



SEE SCENICITY LANDSCAPE INFORMATION ON THE R

CRG PLAN
AND
PLAN TO ACCOMPANY A PETITION FOR A
PETITIONER'S CLASS "B" OFFICE
EXHIBIT 2A
PARADISE PROFESSIONAL CENTER

OWNER/APPLICANT
CATON JOINT VENTURE
9550-E FREDERICK ROAD
ELGOTT CITY, MD 21043

BALTIMORE COUNTY
 PLANNING NO.
 PUBLIC SERVICES
 CRQ NO. 87380

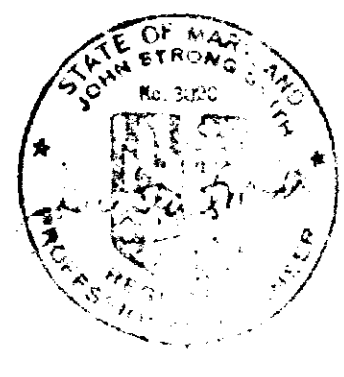
DECEMBER 11, 1980
 NOVEMBER 13, 1980
 IN: C702

0570

**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**

CIVIL ENGINEERS & LAND SURVEYORS

**303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301-825-8120)**



1. ELECTION DISTRICT
2. COUNCILMANIC DISTRICT
3. CENSUS TRACT
4. WATERSHED
5. SUBWATERSHED
6. SITE DATA
 - NET AREA
 - GROSS AREA
 - BUILDING COVERAGE
 - TOTAL FLOOR AREA
 - PARKING REQUIRED
 - PARKING PROVIDED
 - (INCLUDES 4 HANDICAP SPACES)
7. DEED REFERENCE
8. PROPERTY TAX ACCOUNT NO.
9. FLOOR AREA RATIO

10. PERMITTED
11. SHOWN
12. GEOLOGICAL INFORMATION (SEE ENVIRONMENTAL EFFECTS REPORT)
13. NO ARCHAEOLOGICAL SITE, ENDANGERED SPECIES, HAZARDOUS MATERIALS, WETLANDS OR CRITICAL AREAS EXIST WITHIN THIS SITE
14. NO HISTORIC BUILDINGS
15. LIGHTING SHALL BE ERRECTED SO AS NOT TO INTERFERE WITH TRAFFIC OR REFLECT RAYS TOWARD ADJACENT RESIDENCES (MAX HEIGHT 12 FEET)
16. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH APPROPRIATE REGULATIONS (LANDSCAPE MANUAL)
17. FENCING TO BE SCREENED FROM ADJACENT RESIDENCES BY WALL, SLOPE, EVERGREEN PLANTINGS & FENCES (EITHER OR IN COMBINATION WITH)
18. PRINCIPAL USE
19. NO OF EMPLOYEES
20. HOURS OF OPERATION
21. EXISTING CONTOUR
22. PROP. CONTOUR (TO BE ON CRG SUBMITTAL)
23. SITE IS SERVED BY M.T.A. BUS ROUTE #2
24. HANDICAP RAMPS TO BE PROVIDED WHERE APPLICABLE
25. PAVING TO CONSIST OF MACADAM OR BITUMINOUS CONCRETE
26. AMENITY OPEN SPACE REQUIRED
27. A.O.S. PROVIDED

28. LANDSCAPE REQUIREMENT

EXTERIOR ROAD FRONTAGE ~200' + 40' = 5 TREES

INTERIOR ROAD LENGTH ~40' + 20' = 3 TREES

PARKING 73 PARKING SPACES + 12 = 6 TREES

29. STORM WATER MANAGEMENT

WAIVER REQUESTED.

28. NO NATURAL SLOPES 25% OR GREATER.

29. PROP. SIGN SUBJECT TO SECTION 203.36

30. ESTIMATED AVERAGE DAILY TRIPS (ADT'S) BASED UPON PROPOSED DEVELOPMENT

0.073 X 18,015 S.F. = 1,335.62 } TOTAL = 1,421.73 TRIPS

0.0123 X 6,025 S.F. = 74.11

31. PRIOR TO REMOVAL OF EX. STRUCTURES CHECK FOR ASBESTOS.

28. LANDSCAPE REQUIREMENT

EXTERIOR ROAD FRONTAGE ~200' + 40' = 5 TREES

INTERIOR ROAD LENGTH ~40' + 20' = 3 TREES

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0.0123 X 6,025 S.F. = 74.11

31. PRIOR TO REMOVAL OF EX. STRUCTURES CHECK FOR ASBESTOS.

28. NO NATURAL SLOPES 25% OR GREATER.

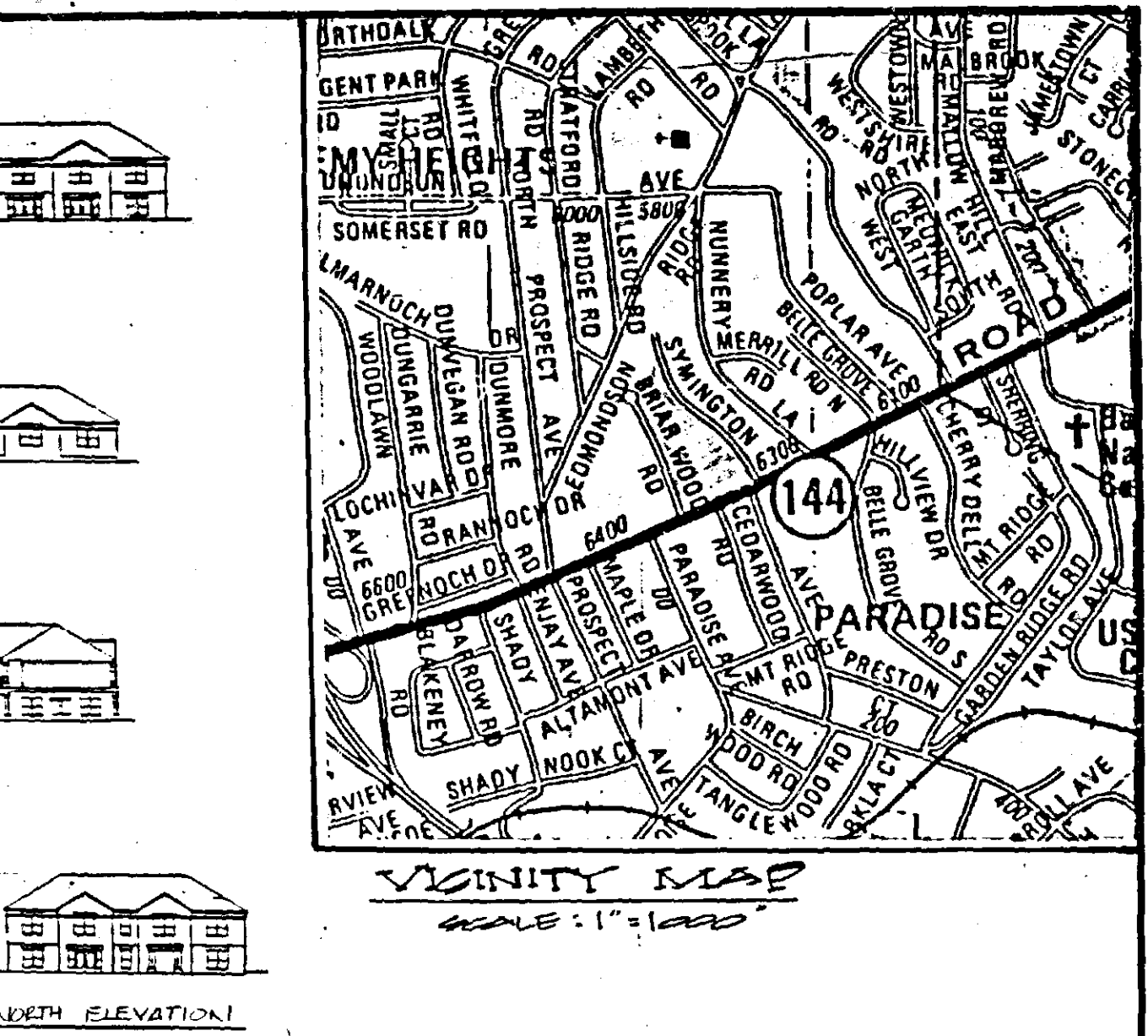
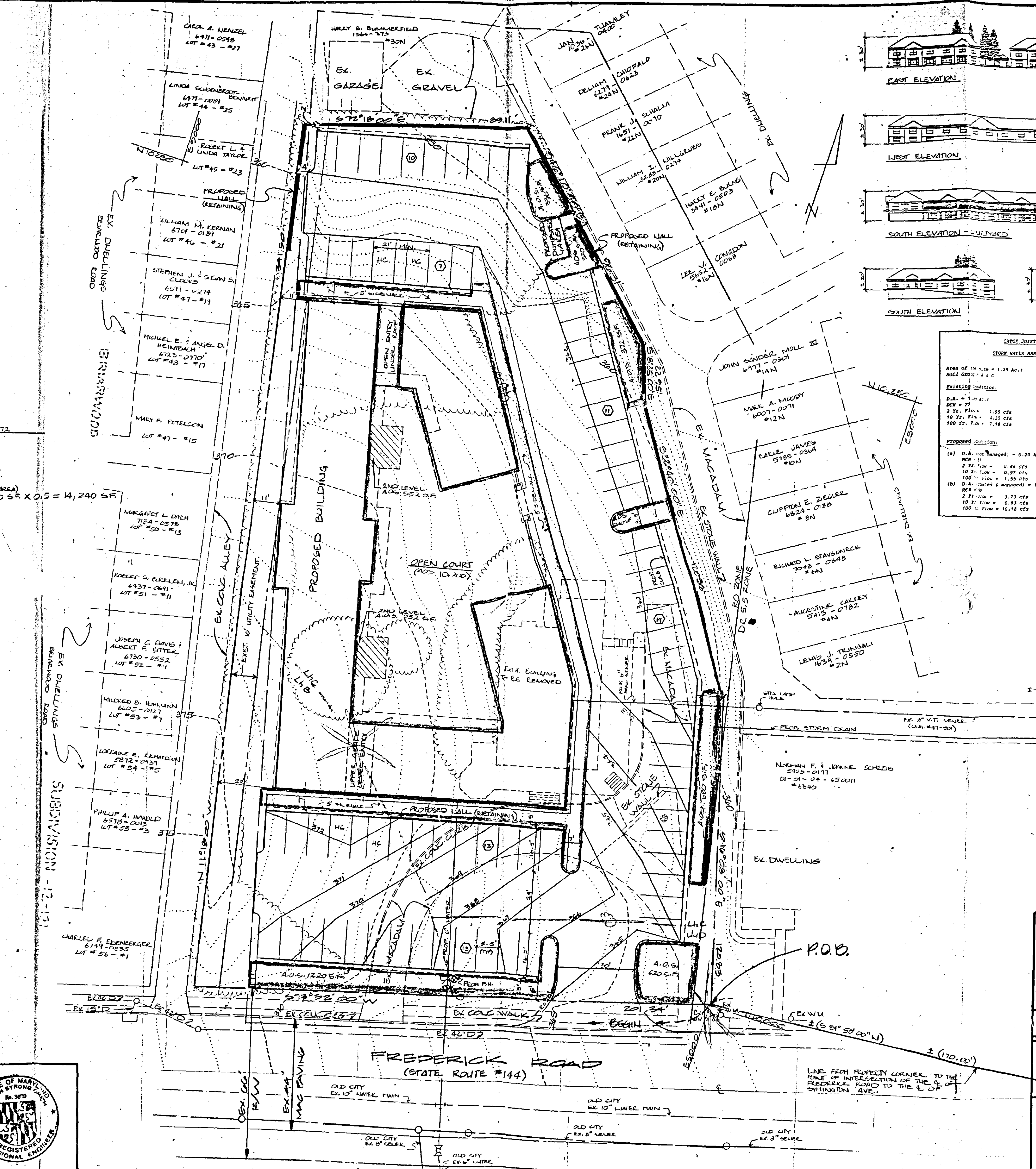
29. PROP. SIGN SUBJECT TO SECTION 203.36

30. ESTIMATED AVERAGE DAILY TRIPS (ADT'S) BASED UPON PROPOSED DEVELOPMENT

0.073 X 18,015 S.F. = 1,335.62 } TOTAL = 1,421.73 TRIPS

0.0123 X 6,025 S.F. = 74.11

31. PRIOR TO REMOVAL OF EX. STRUCTURES CHECK FOR ASBESTOS.



STORM WATER MANAGEMENT DATA

Area of the site = 1.28 Ac.

Soil Group = A & C

Proposed Condition

D.A. = 1.15 Ac.

Proposed Condition

(a) D.A. (not managed) = 0.20 Ac.

(b) D.A. (not managed) = 1.09 Ac.

REVISIONS - (11-23-87)

- 1) SHOWN REQUIRED UTILITY CONNECTIONS.
- 2) ADJUSTED A.O.S. TO MEET REQUIREMENTS.
- 3) ADDED FIRE HYDRANT.
- 4) SHOWN SCHEMATIC BUILDING ELEVATIONS.
- 5) ADJUSTED NOTES PER CHECK-PRINT.
- 6) INDICATED CURVE - APPLICANT.

PETITIONER'S EXHIBIT 1A

CRG PLAN

AND

FLAT TO ACCOMPANY A PETITION FOR A SPECIAL EXCEPTION FOR A CLASS "B" OFFICE BUILDING

PARADISE PROFESSIONAL CENTER

OWNER / APPLICANT

CATON JOINT VENTURE

9050 E. FREDERICK ROAD

ELICOTT CITY, MD 21043

BALTIMORE COUNTY

PLANNING NO.

PUBLIC SERVICES

CRG NO. 87380

SCALE: 1" = 20'

NOVEMBER 13, 1987

P.M.: 5702

SHEET 1 OF 3

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

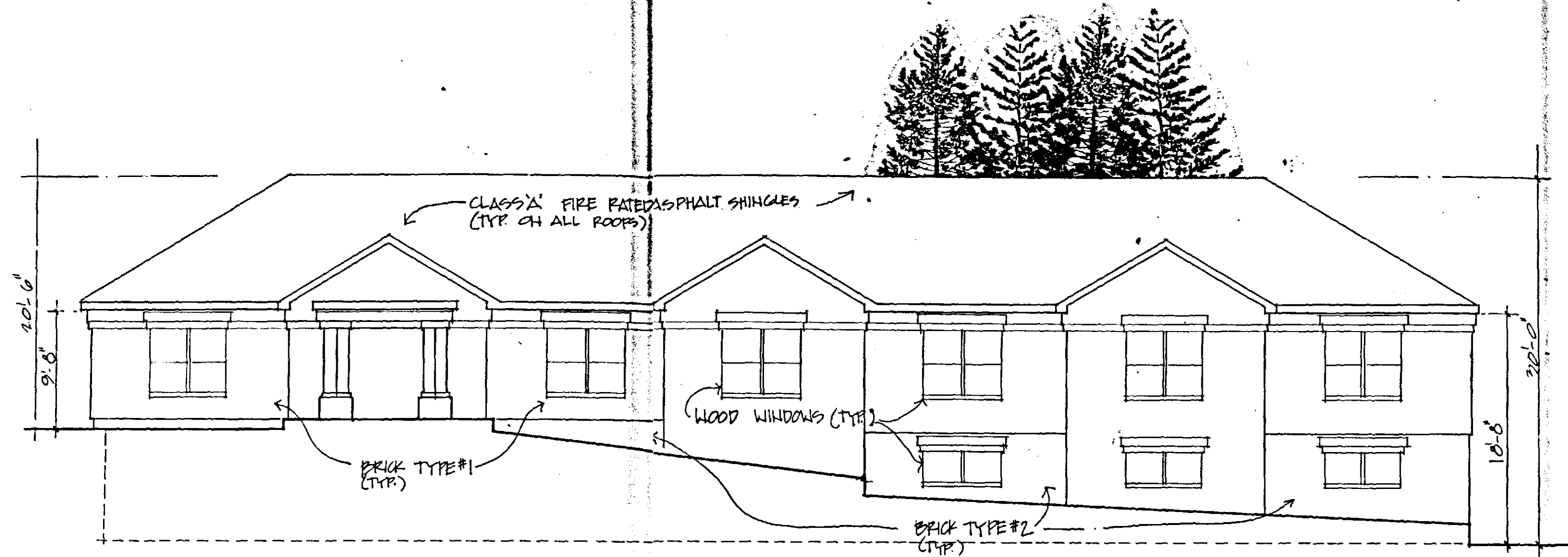
303 ALLEGHENY AVENUE

TOWSON, MARYLAND 21204

(301-825-8120)

STATE OF MARYLAND

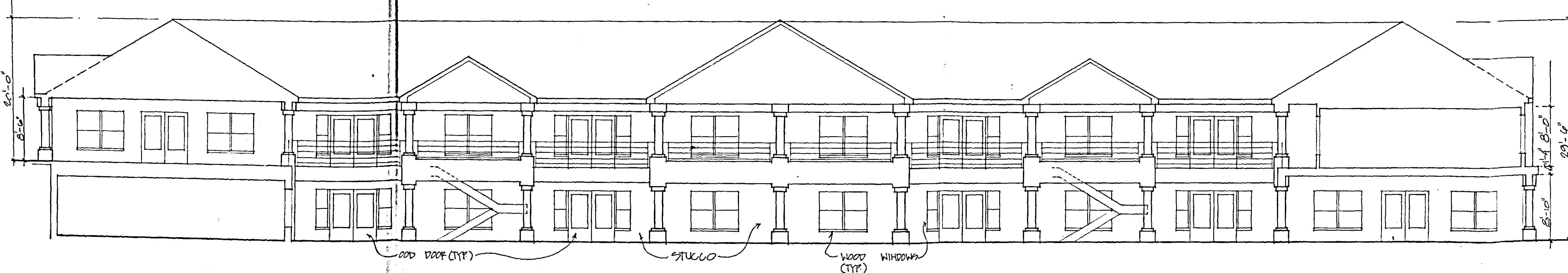
PROFESSIONAL ENGINEER



SOUTH ELEVATION - FREDERICK ROAD FACADE



EAST ELEVATION



SECTION/WEST ELEVATION - COURTYARD

**PETITIONER'S
EXHIBIT 1C**

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REVISIONS: DATE: DESCRIPTION:

PARADISE PROFESSIONAL CENTER 6348 FREDERICK ROAD CATONSVILLE, MD 21228		Gottlieb Fostel ARCHITECTS - PLANNERS 100 E. Biddle Street Baltimore, MD 21202 837-3355	
DRAWING TITLE: ELEVATIONS & SECTIONS		PHASE: SCHEMATIC	
SHEET 3 OF 3 31.02		CHECKED: DATE: 7/28/87	
PROJ. NO.: 87228 SCALE: 1/8" = 1'-0"		DRAWN: DATE: 7/28/87	
APPROVALS:		APPROVALS:	
STRUCTURAL:		MECHANICAL/ELECTRICAL:	
LANDSCAPE:		GEOTECHNICAL:	
CIVIL:		CIVIL:	

1. ELECTION DISTRICT ----- 1
2. COUNCILMANIC DISTRICT ----- 1
3. CONUSL TRACT -----
4. WATERSHED ----- 25
5. SUBWATERSHED ----- 71
6. SITE DATA
 NET AREA - (TOTAL 22.75[±] 55.95[±] AC) -----
 GROSS AREA (TOTAL 22.75[±] 55.95[±] AC) ----- 1.2897 ACRES
 BUILDING COVERAGE ----- 12.7 % ±
 TOTAL FLOOR AREA ----- 20,400 S.F.
 PARKING REQUIRED ----- 72 SPACES (SEE PARKING
 PARKING PROVIDED ----- 72 SPACES (REGULATION REQ.
 (INCLUDES 3 HANDICAP SPACES))
7. DEED REFERENCE ----- 7395-0795
8. PROPERTY TAX ACCOUNT NO ----- A-19-580230
9. FLOOR AREA RATIO % -----

- PERMITTED --- 0.50 (59,425 A.S. 29,712 SF)
 SHOWN --- 20,400 SF + 59,425 SF = 0.24 * (SEE NOTE #2)
0. PHYSICAL INFORMATION (SEE ENVIRONMENTAL EFFECTS REPORT)
1. NO ARCHEOLOGICAL SITE, ENDANGERED SPECIES, HAZARDOUS MATERIALS SITE, WETLANDS OR CRITICAL AREAS EXIST WITHIN THIS SITE. TO OUR KNOWLEDGE
 2. NO HISTORIC BUILDINGS
 3. LIGHTING SHALL BE ERRECTED SO AS NOT TO INTERFERE WITH TRAFFIC OR REFLECT RAYS TOWARD ADJACENT RESIDENCES (MAX HEIGHT 8 FEET)
 4. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH APPROPRIATE REGULATIONS (LANDSCAPE MANUAL)
 5. PARKING TO BE SCREENED FROM ADJACENT RESIDENCES BY WALL, SLOPE, EVERGREEN PLANTINGS & FENCES (EITHER OR IN COMBINATION WITH)
 6. PRINCIPAL USE --- GENERAL & MEDICAL SERVICES
 7. NO OF EMPLOYEES --- 2 TO
 8. HOURS OF OPERATION --- 7 AM TO 7 PM
 9. EXISTING CONTOUR --- 412
 10. PREP CONTOUR (TO BE ON CRG SUBMITTAL)
 11. SITE IS SERVED BY M.T.A BUS ROUTE # 2
 12. HANDICAP RAMP TO BE PROVIDED WHERE APPLICABLE
 13. PAVING TO CONSIST OF MACADAM OR BITUMINOUS CONCRETE
 14. AMENITY OPEN SPACE REQUIRED --- 25 %
 A.O.S PROVIDED --- 21,580 S.F. + (21,580 S.F. / 59,425 A.S. = 36.3%)
 (SEE NOTE #2)
- SOIL TYPE & LIMITATIONS
- NO SITE (CROSS AREA)
 59,425 A.S. X
 21,580 S.F. = 36.3%
 (SEE NOTE #2)

SOIL TYPE & LIMITATIONS				F- R- S- E-
TYPE	MOG. YIELDING	LOG. SLOPE	PAVING	
LB	SLIGHT	SLIGHT	MOD. SLOPE	C
LC	MODERATE	MODERATE	SEV. SLOPE	C
LD	SLIGHT - MOD.	SLIGHT - MOD.	SEV. SLOPE	A

27. LANDSCAPE REQUIREMENT
EXTERIOR ROAD FRONTAGE $\sim 200' + 10 = 210$ S TREES
INTERIOR ROAD LENGTH $\sim 60' + 20 = 80$ S TREES
PARKING 72 PARKING SPACES $\times 12 = 864$ TREES
28. STORM WATER MANAGEMENT
(AS SHOWN)
29. NO NATURAL SLOPES $\geq 5\%$ OR GREATER.
30. PROPOSED SIGN SUBJECT TO SECTION 209.36 (OR VARIANCE APPLIED FOR)
31. ESTIMATED AVERAGE DAILY TRIP (ADT'S) BASED
UPON PROPOSED DEVELOPMENT:
 $12.3 \times 16.55 = 203.57$ ADT
 $79.1 \times 1.85 = 146.34$ ADT
TOTAL 492.32 ADT
32. PRIOR TO REMOVAL OF EX. STRUCTURES CHECK FOR
ASBESTOS.
33. IF BASEMENT IS ADDED TO FLOOR AREA RATIO
 $20,400(\text{OFFICE}) + 7120(\text{STORAGE}) \times \text{MECHANICAL} = 27,520 \text{ SF}$
 $(27,520 \div 59,425) = .463 \text{ FAR}$.
34. (THIS PLAN INDICATES EX. TREE LOCATIONS) EVERY EFFORT
WILL BE TAKEN TO SAVE TREES IN THESE AREAS, AND TO
RETAIN SPECIFIC TREES AS SHOWN.
35. ADT $21,560 \text{ SF} = 36.3\%$ OF GROSS RD $(21,440 \div 59,425)$

PARKING REQUIREMENTS
 $3,850 \text{ SF MEDICAL} @ 4.5/1000 = 3.85 \times 4.5 = 17.325 \text{ PS}$
 $16,550 \text{ SF GENERAL} @ 3.3/1000 = 16.55 \times 3.3 = 54.615 \text{ PS}$
TOTAL = 71.95 PS OR 72 PS

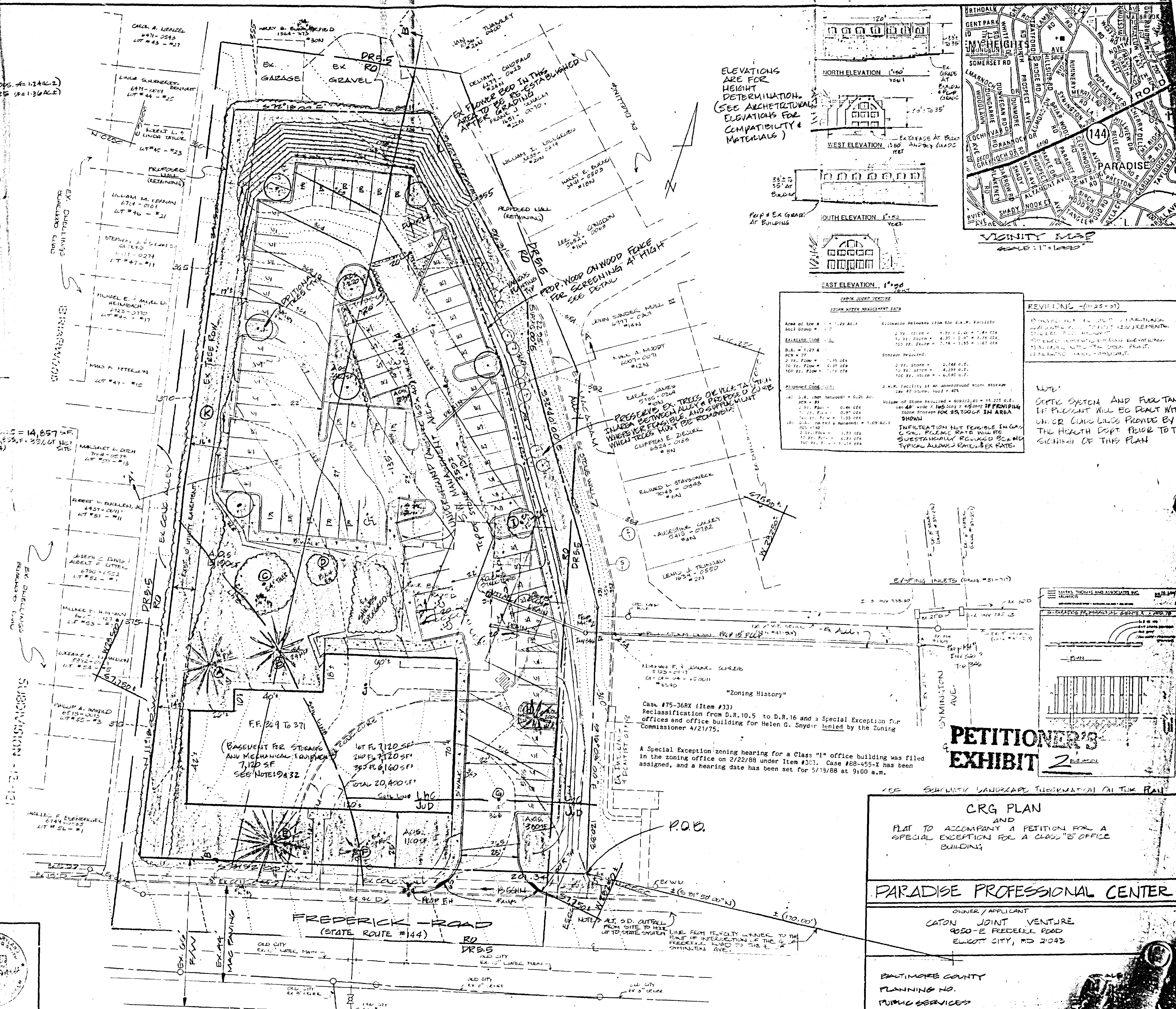
- PARKING PROVIDED
- | | |
|----------------------------------|--------------------|
| 23 COMPACT SPACES @ 7.5' x 16' | = 31.5% |
| 3 HANDICAP SPACES @ 10.13' x 18' | + DOUBLE @ 21 x 13 |
| 46 REGULAR SPACES @ 8' x 18' | |
| 79 TOTAL SPACES | |

- REVISED 4/27/88 FOR CONTINUED MEETING

1. REVISED BUILDING, PARKING LAYOUT AND GRADING (ALS. SEE NOTE "A")
2. SHOWED ADDITIONAL EX TREES & FLOWER BED AREA.
3. ADJUSTED ZONING LINE AND DENSITY CALCULATIONS. (SEE NOTE "B")
4. REVISED A.O.S. AND CALCULATIONS. (SEE NOTE "2A")
5. REVISED ADT. # PARKING CALCULATIONS (SEE NOTE "30 & PARKING TRF.).
6. REDUCED LIGHT STANDARDS FROM 12' TO 8' HIGH (SEE NOTE "18")
7. SHOWED 2" W. MAINTENANCE TO BE POSSIBLE VOLUME. NOW 4" DOUBLE STRIPES. 2" W. 100 YR STORM (SEE S.M. 1.1.2) FLOWER PLANTING.
8. REVISED 5' 100-YR PLUS ADDED NOTE 32.35 (24) ADDITIONAL TREES, 0' NOTATION NEAR EAST ALLEY, ADDED ZONING HISTORY, CHANGED CAPACITY TO 15'

AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301-825-8120)



**PETITIONER'S
EXHIBIT** 2

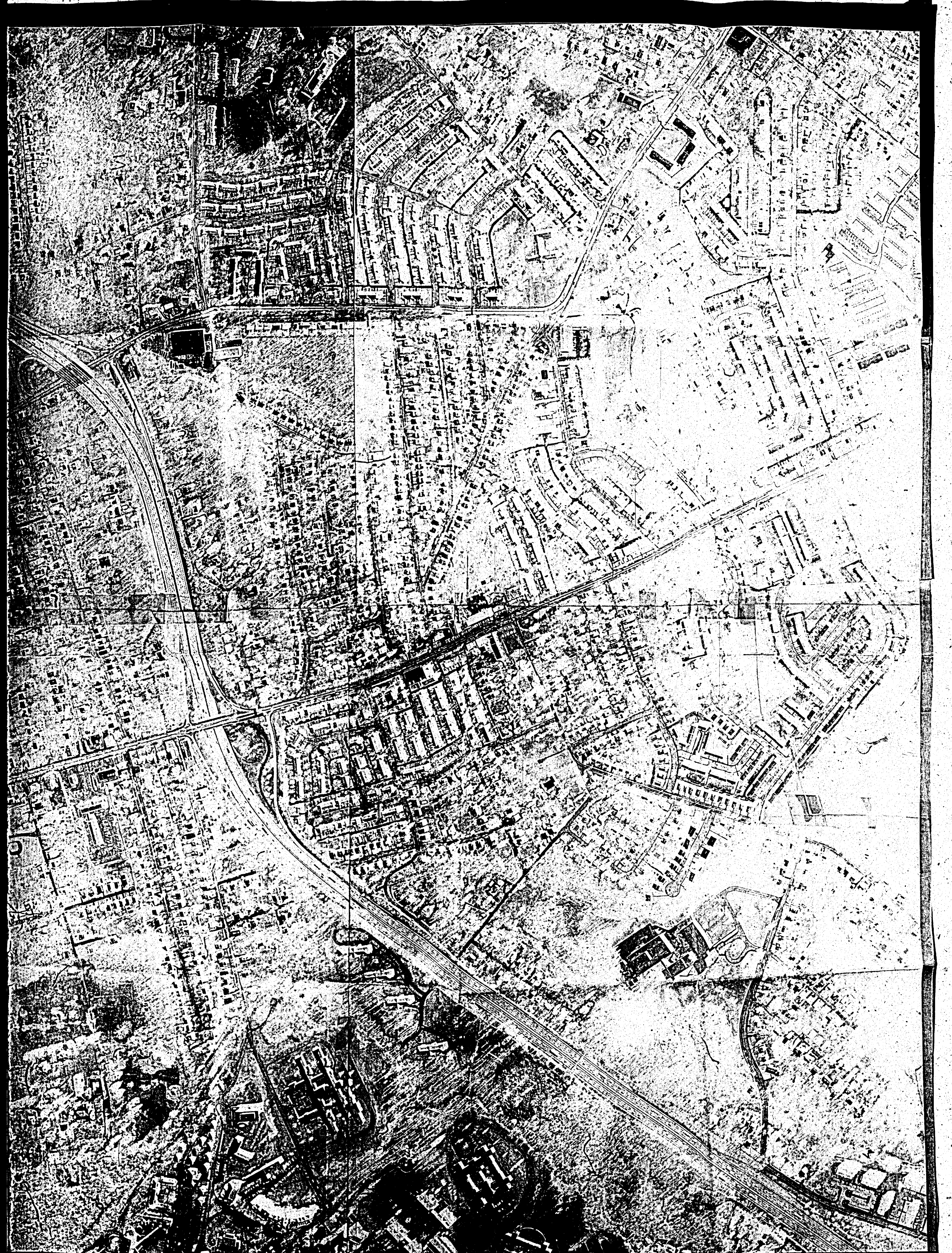
CRG PLAN

AND
PLAT TO ACCOMPANY A PETITION FOR A
SPECIAL EXCEPTION FOR A CLASS "B" OFFICE
BUILDING

PARADISE PROFESSIONAL CENTER

OWNER / APPLICANT
CATON JOINT VENTURE
9050-E FREDERICK ROAD
ELKOTT CITY, MD 21043

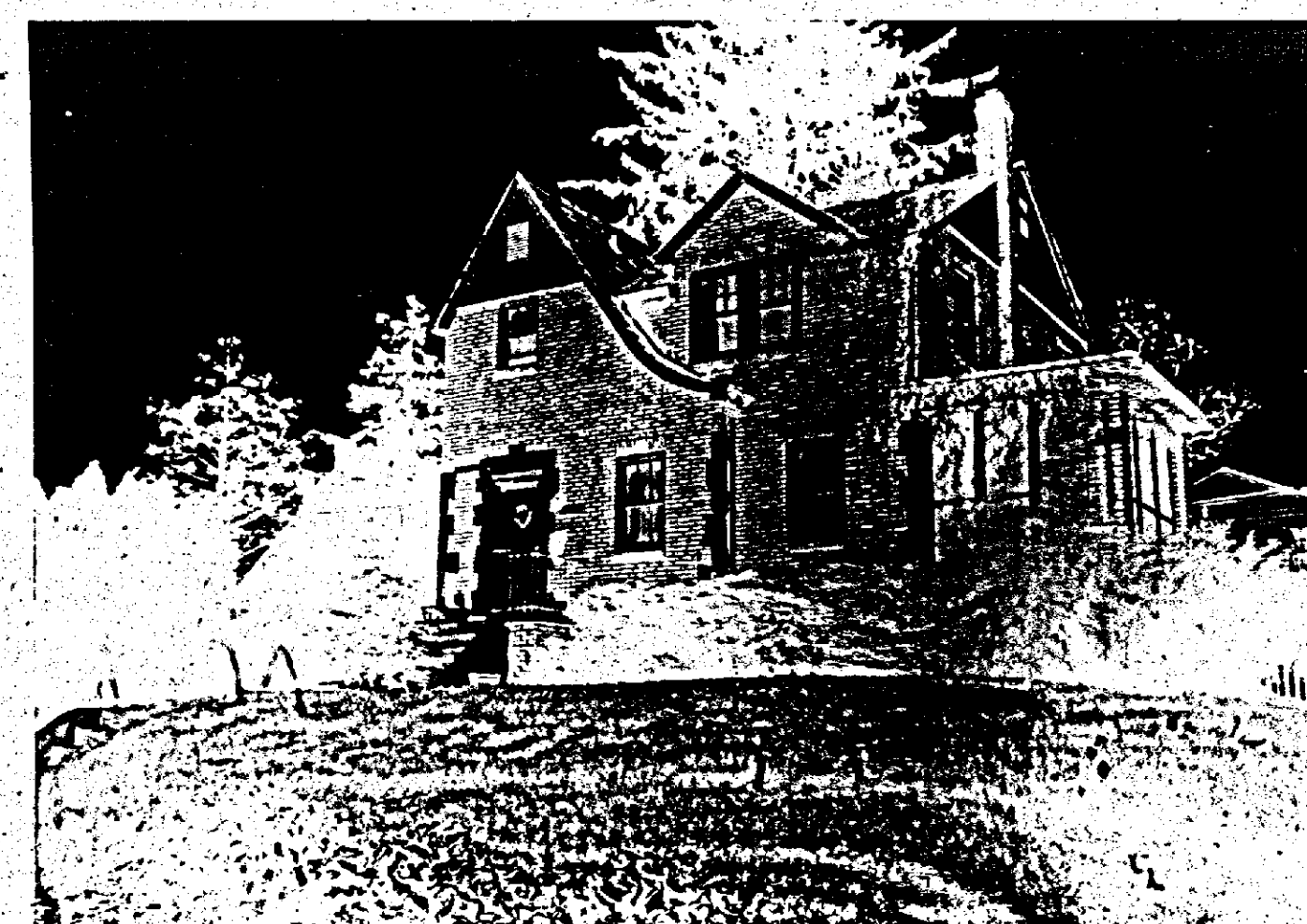
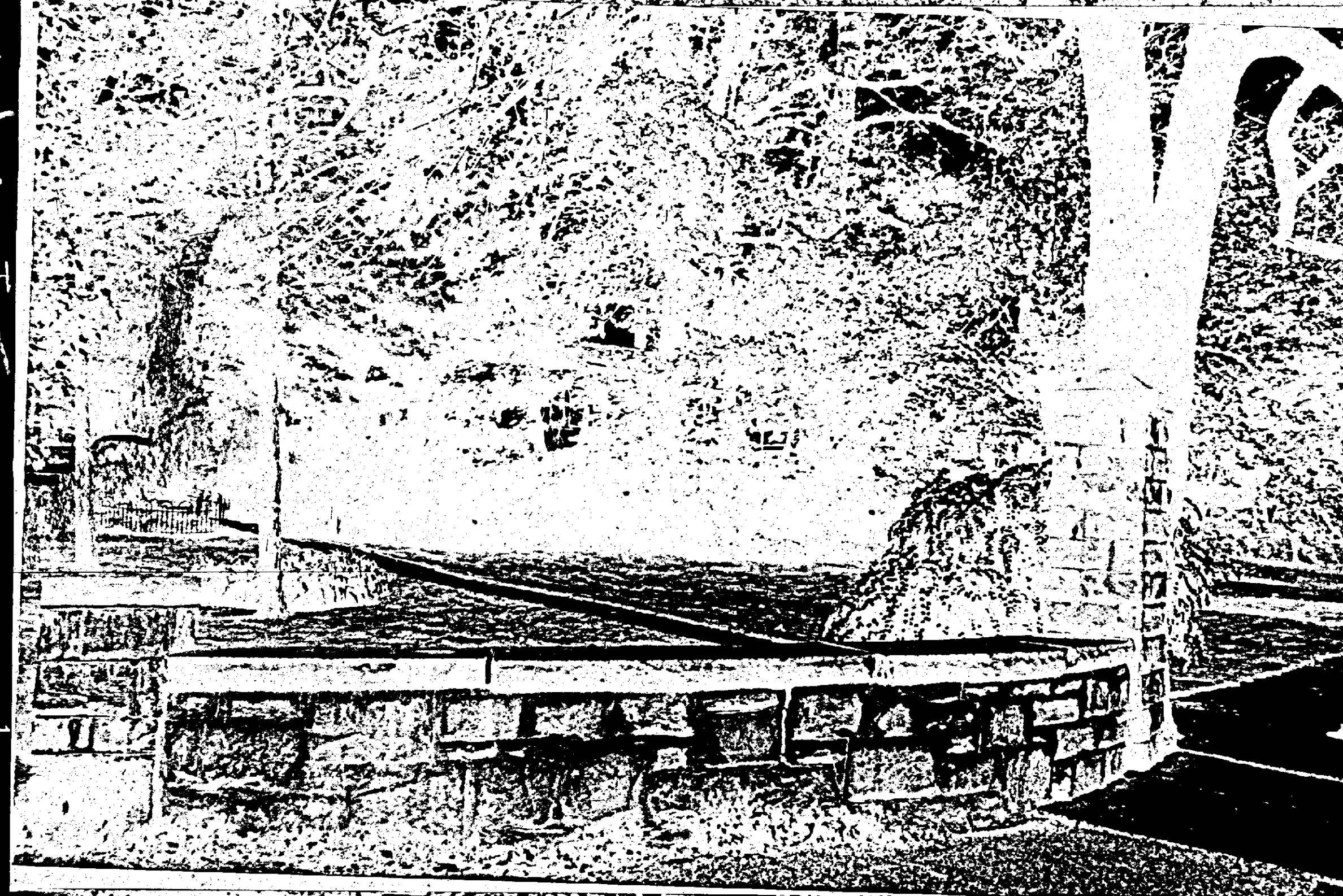
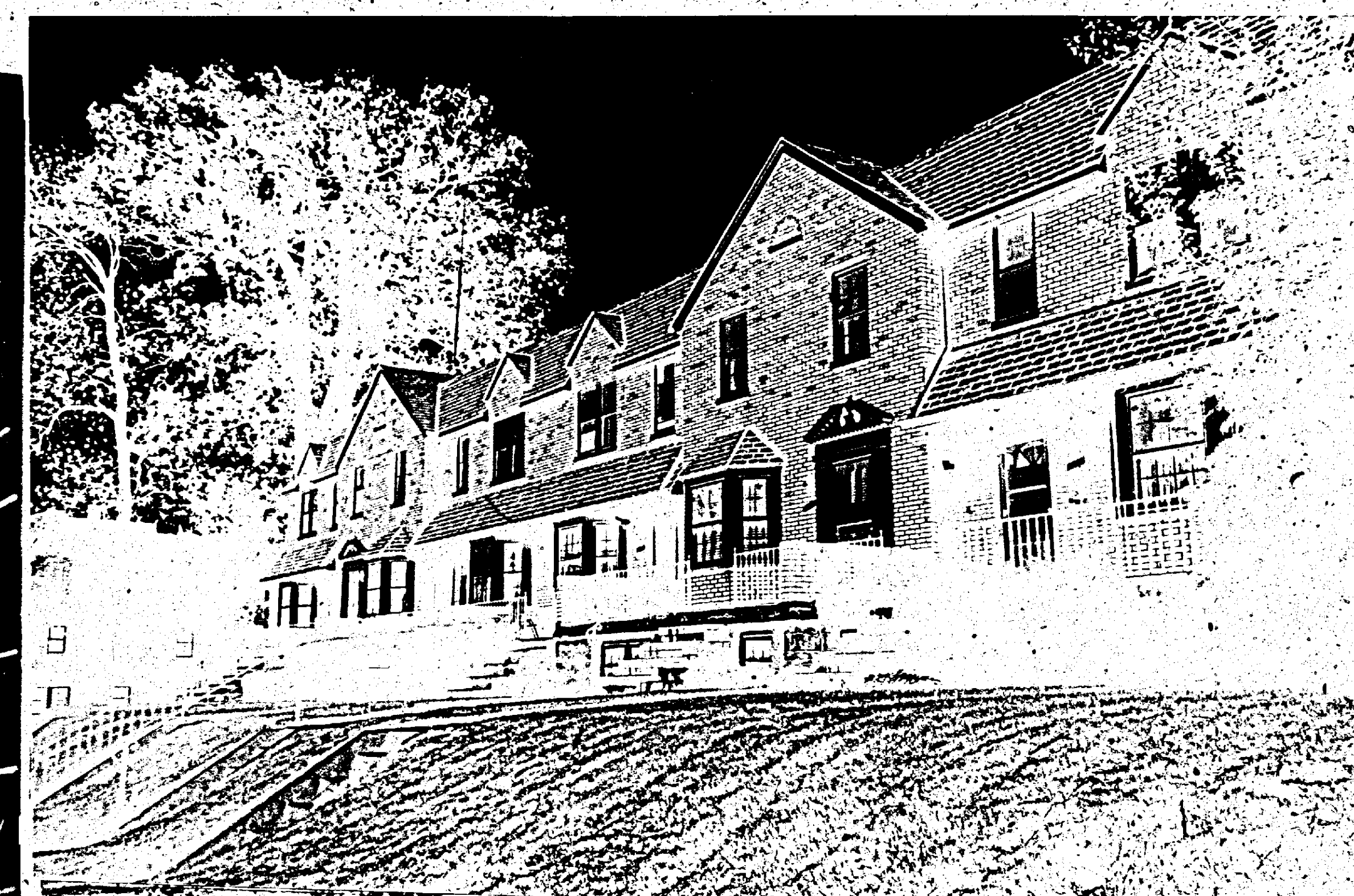
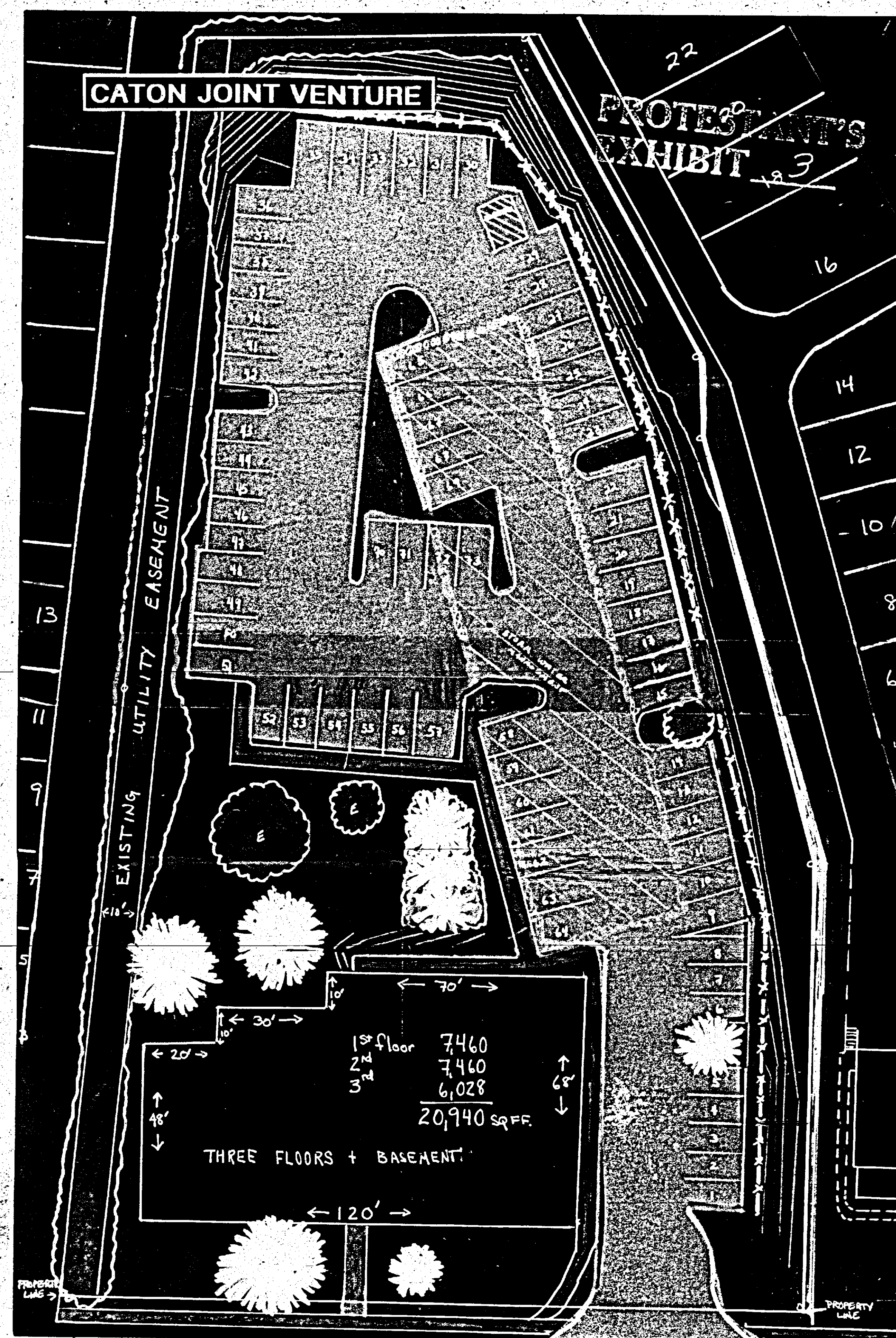
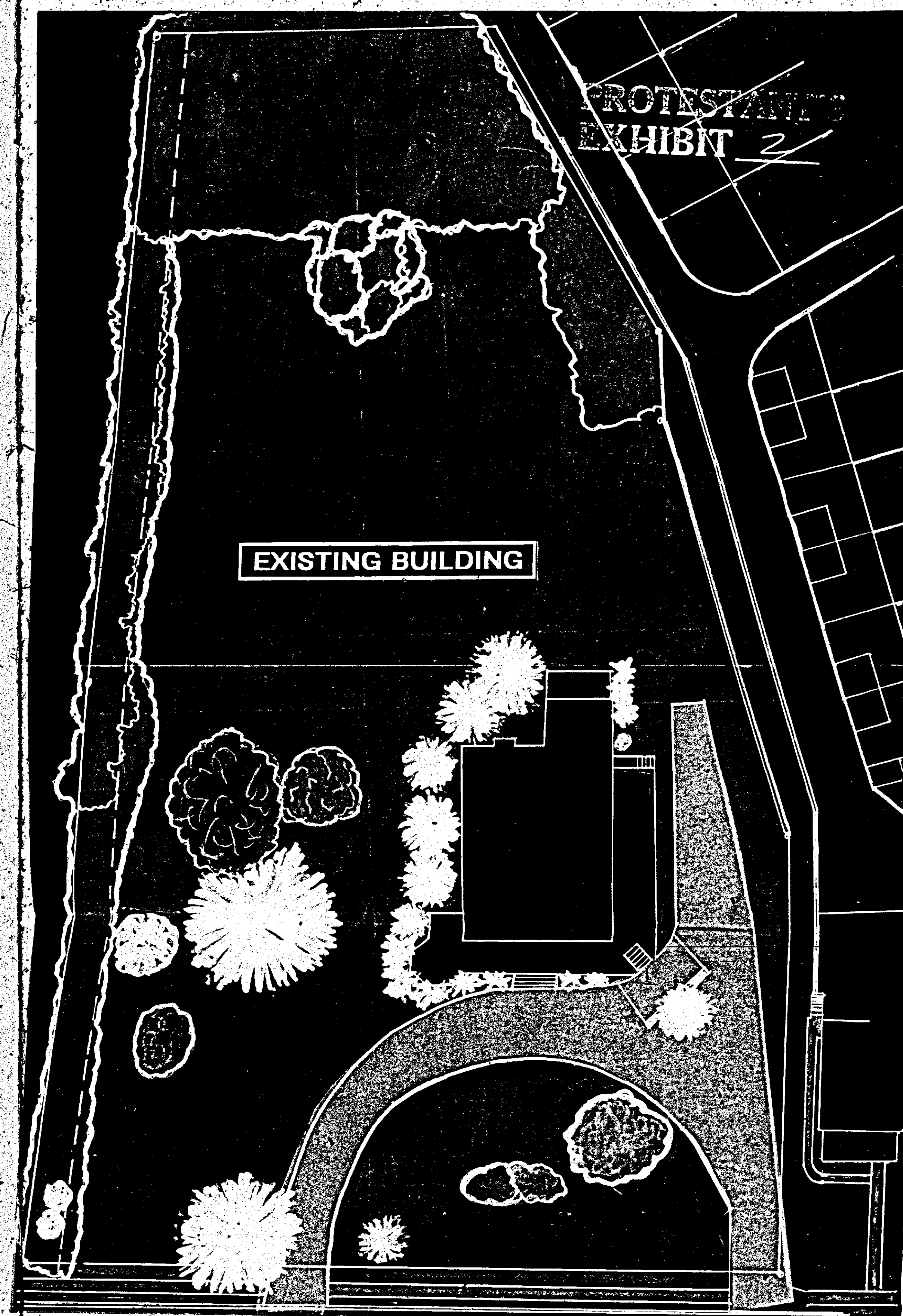
BALTIMORE COUNTY
PLANNING NO.
PUBLIC SERVICES
CRG NO. 87380



SCALE 1" = 200'	LOCATION CATONSVILLE	SHEET SW
DATE		

PROTESTANT'S
EXHIBIT 4

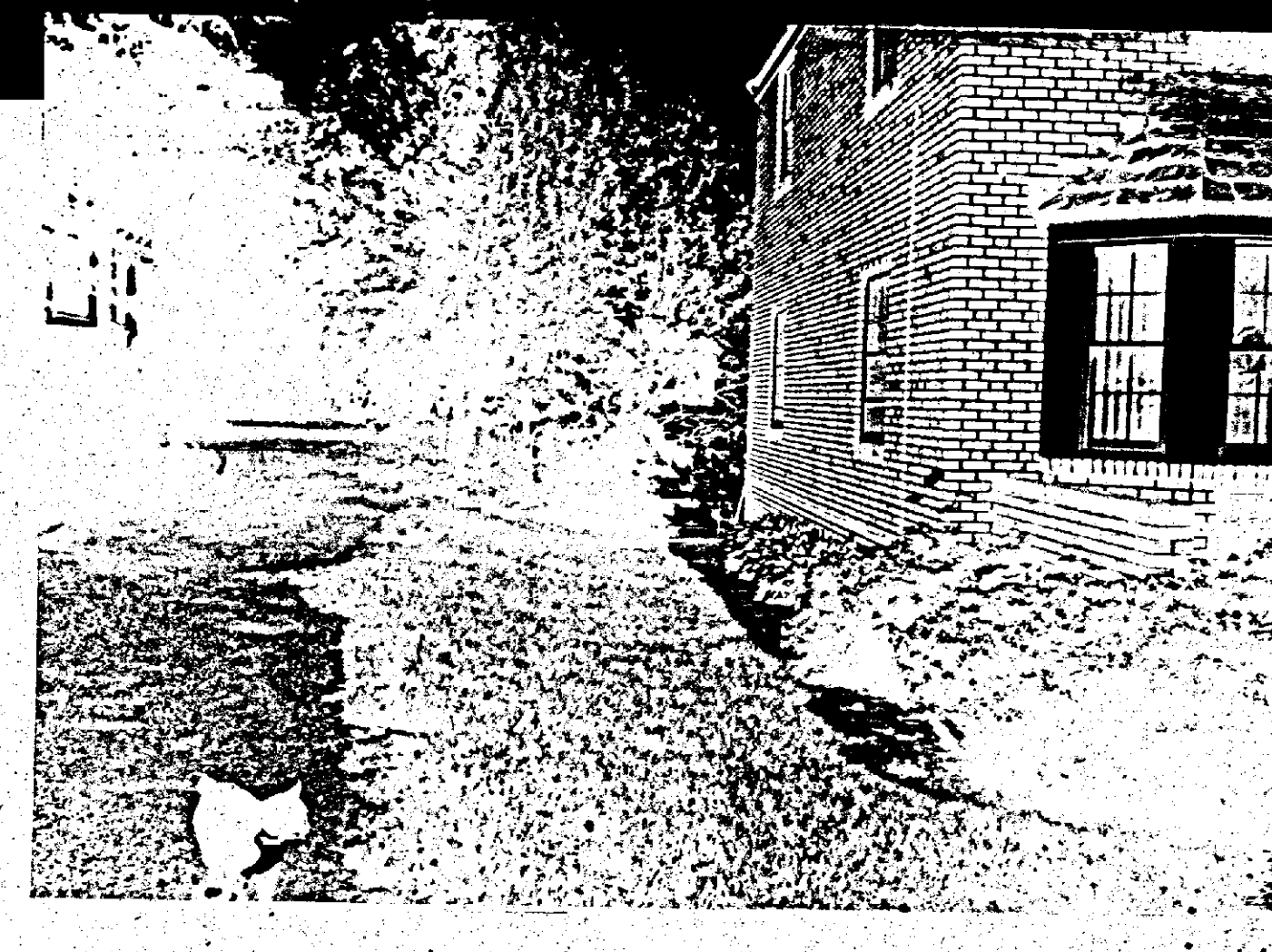
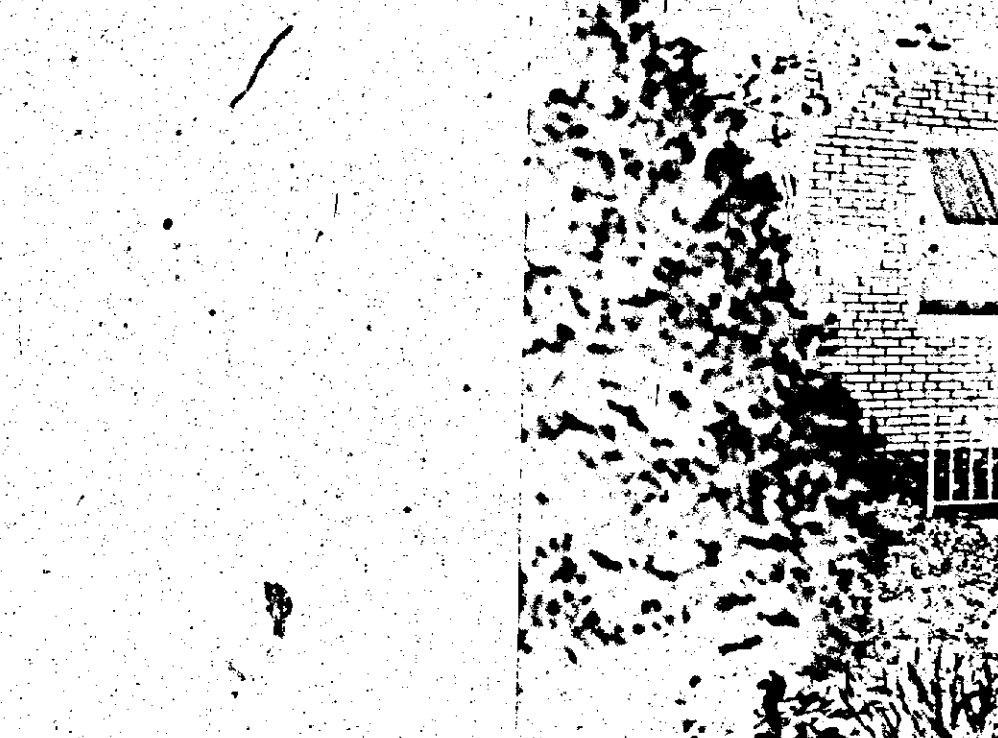
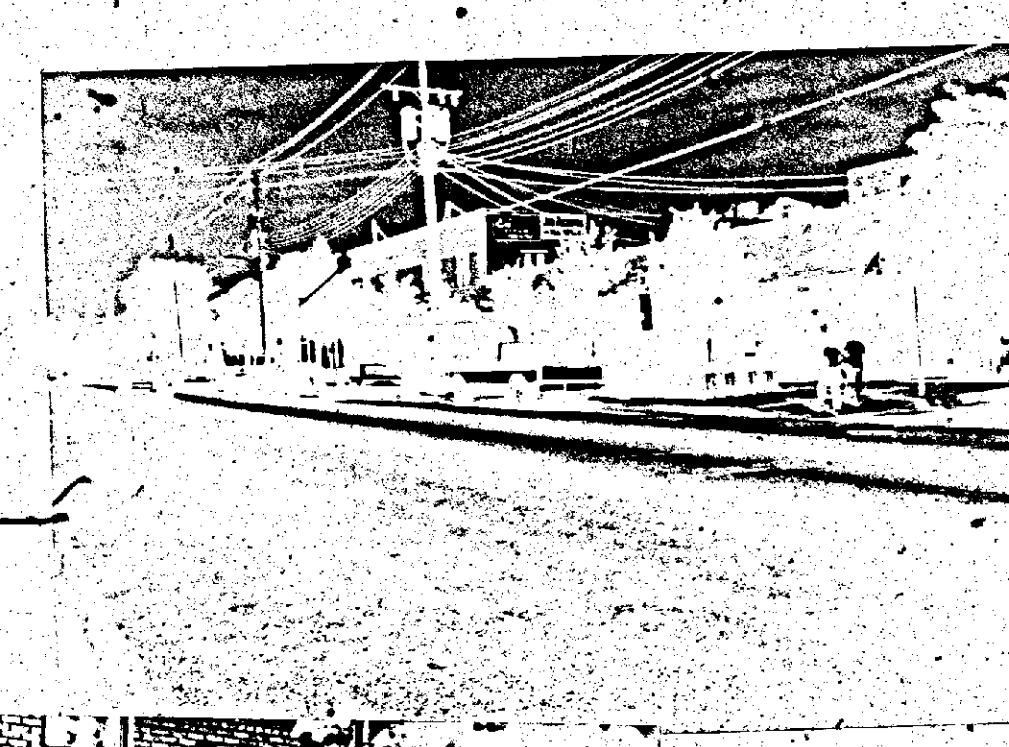
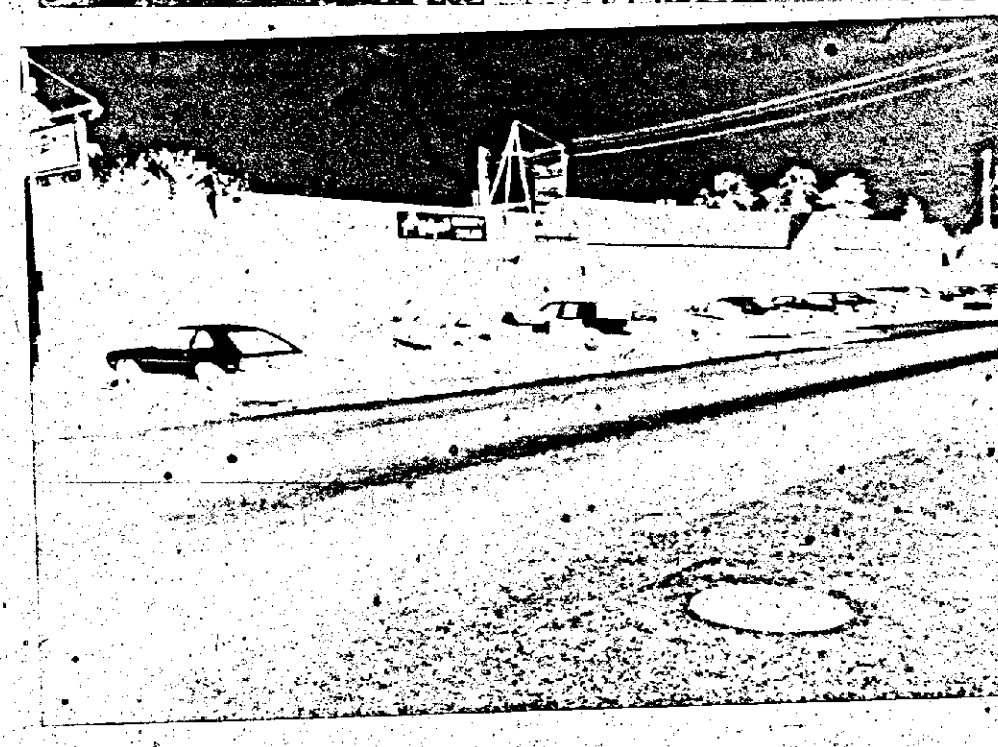
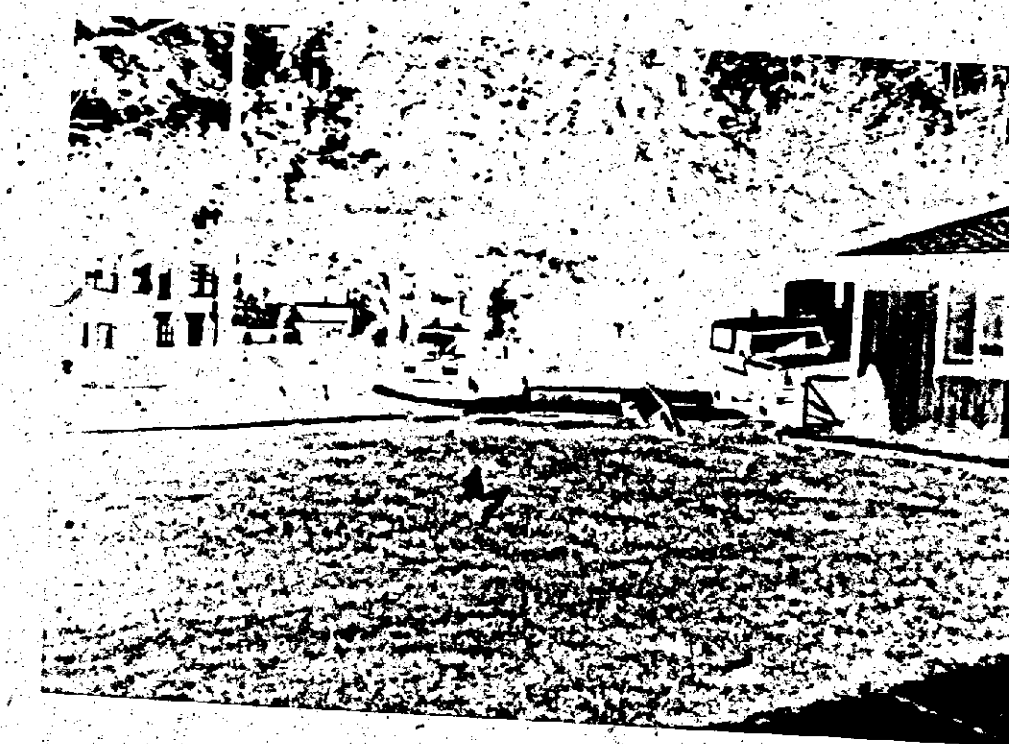
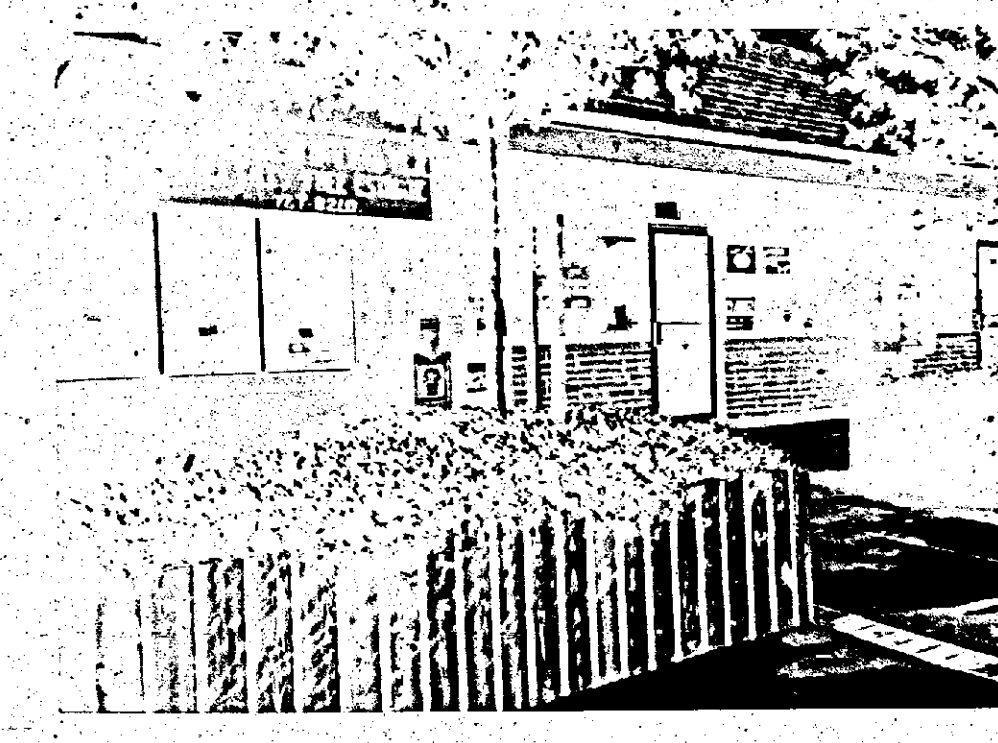
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING





SOUTH ELEVATION

SCALE: 1" = 10'-0"



Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204
494-8211

P. David Fields
Director

March 10, 1988

Ms. Berchie Manley, Vice President
Southwest Coalition, Inc.
401 Montemar Avenue
Baltimore, Maryland 21228

Dear Berchie:

Thank you for your letter dated March 3rd regarding "compatibility" and Bill 100. The definition of "compatibility" has proved difficult not only in clustering cases, but also in cases of Office Buildings in R.O. zones, and this Office is presently attempting to provide a workable definition, which so far, has eluded me, as it did my predecessor.

The changes you suggest to the operation of the Planning Board would necessitate revising the Development and Zoning Regulations. This is a lengthy procedure, as you know, and would need Council approval. It is possible to envisage a scenario in which "clustering" in D.R. 1 and 2 is permitted only by special exception by the Zoning Commissioner rather than by Planning Board hearing. I'm not certain however, that the Zoning Commissioner is in any way more qualified to rule on compatibility than the "citizen" Planning Board. Certainly the public reaction to R.O. compatibility issues would not lead one to believe so.

In a previous letter I assured you of this Office's commitment to public participation in all aspects of the planning process. I am sure we have learned from the lessons of College Hills, and we shall make sure that the public is given access to all relevant material at appropriate stages of the planning process and also has the opportunity to prepare and present its testimony to the Board.

My thanks for your interest in this matter. If you have any ideas as to a workable definition of "compatibility" I would be most willing to consider it as part of our on-going struggle with that issue.

Yours sincerely,

P. David Fields
P. David Fields
Director

PDF:pat

cc: Hon. Dennis F. Rasmussen, County Executive

**PROCEEDINGS
EXHIBIT 8**

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

SUMMARY OF QUALIFICATIONS

JOHN STRONG SMITH

EDUCATION

Antioch College, B.S. in Civil Engineering
University of Illinois

QUALIFICATIONS

Professional Engineering Registration in Maryland - 1958.

EXPERIENCE

Whitman, Reardon & Associates
4 years designer of municipal utilities preparation of
Baltimore County Design Standards.

Baltimore County Department of Public Works
Chief, Division of Research and Standards
2 years preparation of Capital Program and Major Sewerage
Reports.

Natz, Childs & Associates of Rockville Associates
Engineer
2 years supervision of Development Planning and Engineering
projects (highway and storm drainage)

J. Strong Smith & Associates; Consulting Engineer
8 years residential, industrial and commercial land develop-
ment projects. Highway and utility design.

Smith, Teacher & Associates; Planners, Engineers & Surveyors
7 years community planning and engineering, grading and sedi-
ment control design, surveys.

George William Stephens, Jr. & Associates, Inc.
Chief Engineer 1976 to 1984

George William Stephens, Jr. & Associates, Inc.
Chief of Planning and Property Analysis

Have made numerous appearances before Zoning Commissioners,
Boards of Zoning Appeals and in circuit courts in Baltimore,
Anne Arundel and Montgomery Counties.

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

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

Zoning Item # 303, Zoning Advisory Committee Meeting of March 8, 1988
Property Owner: Caton Joint Venture
Location: N/S Frederick Rd. 170' W of c/l of Symington Ave
Water Supply: metre Sewage Disposal: metre

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed 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 of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation 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 area and type of equipment to be used for the food service operation must be submitted to the Health and Mental Hygiene Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances 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, 494-3911.
- () 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 razing 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.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768.
- () Soil percolation tests, have been _____, must be _____ conducted.
() 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 repeated. This must be accomplished prior to conveyance of property and approval of Building Permit Application.
- () 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 Environmental Effects Report must be submitted.
- () Others _____

Karen M. Murray
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

