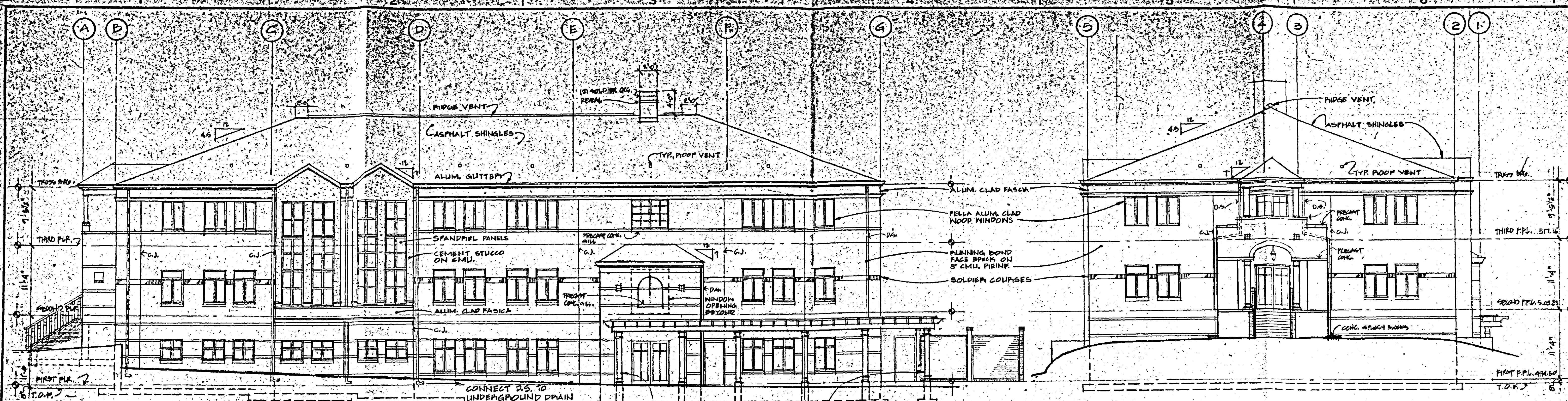




CONNECT D.S. TO UNDERGROUND DRAIN

CANOPY (OPEN) (PERGOLA)

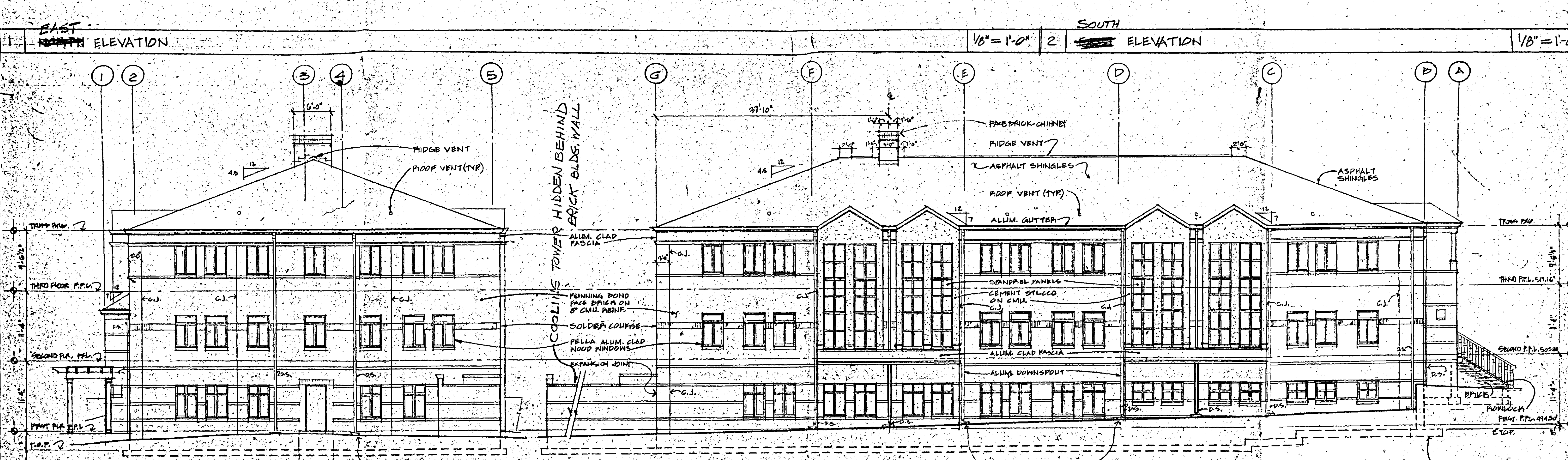
NOTE: BOTTOM OF FOOTINGS TO BE 9'-0" BELOW GRADE.

EAST ELEVATION

1/8" = 1'-0"

SOUTH ELEVATION

1/8" = 1'-0"



COOLING TOWER HIDDEN BEHIND BRICK BLDG. WALL

CONCRETE SPLASH BLOCKS

RETAINING WALL - SEE STRUCTURAL DRAWINGS

NORTH ELEVATION

1/8" = 1'-0"

WEST ELEVATION

1/8" = 1'-0"

NOTE: GRADE ELEVATIONS SHOWN ARE BASED ON HARRIS-SMARTZ - MATZ, DATED FEB. 9, 1988. REV. 3-10-88.

KANN + AMMON INC.
 519 West Pratt Street
 Suite 102
 Baltimore, Maryland 21201
 (800) 234-0800 / 727-7110

Architecture • Planning • Preservation • Interior Design

BINYON LIMITED PARTNERSHIP
OFFICE BUILDING
104 CHURCH LANE
EKESVILLE, MARYLAND

Revisions:

Released For:
☐ Preliminary Only
☐ Bidding
☐ Permits
☐ Construction

Date: Project No.: 87-125
 Drawn: P.A.D.
 Designed: P.A.D.
 Check:

Title: ELEVATIONS

A-2.1

SOILS DATA				
SYMBOL	NAME	CLASS	SLOPE	LIMITATIONS FOR STREETS & PARKING HOMESITES
SIB	GLENN'S URBAN LAND COMPLEX	B	0-8%	MODERATE SLOPE SLIGHT

NOTE: ENTIRE SITE IS WITHIN ABOVE SOIL.

RESTRICTIONS AS PER ZONING CASE NO. 88-500-A-VARIANCES GRANTED JUNE 1, 1988:

- PETITIONER SHALL PROVIDE LANDSCAPING IN ACCORDANCE WITH THE BALTIMORE COUNTY LANDSCAPING MANUAL. PETITIONER SHALL SUBMIT A LANDSCAPING PLAN TO THE OFFICE OF CURRENT PLANNING FOR APPROVAL WITHIN THIRTY (30) DAYS OF THE DATE OF THIS ORDER.
- PETITIONER SHALL COMPLY WITH ALL REQUIREMENTS OF THE DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT IN CONNECTION WITH THE DEVELOPMENT OF THIS PROPERTY.

EX. 2 1/2 STY. BRICK & SHINGLE DWELLING VACANT

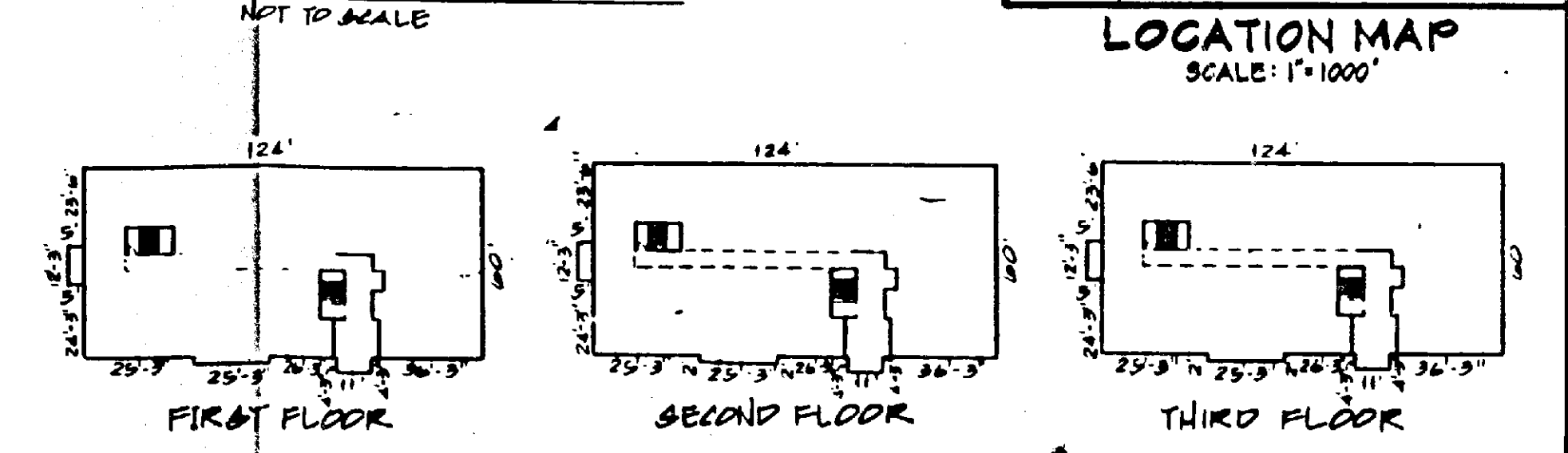
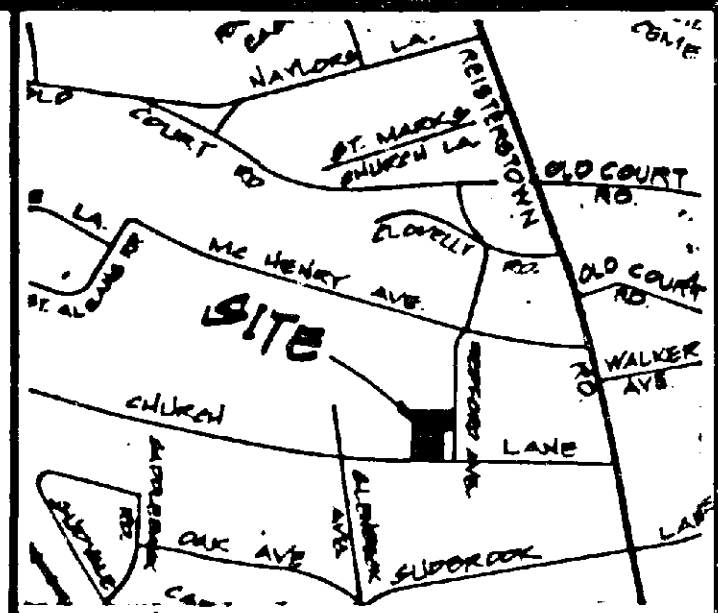
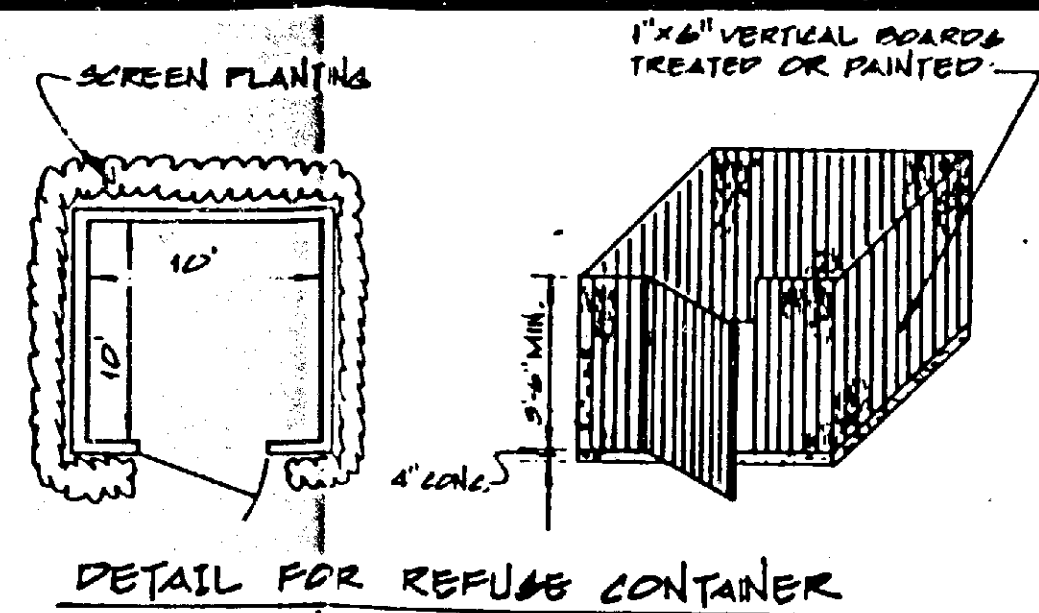
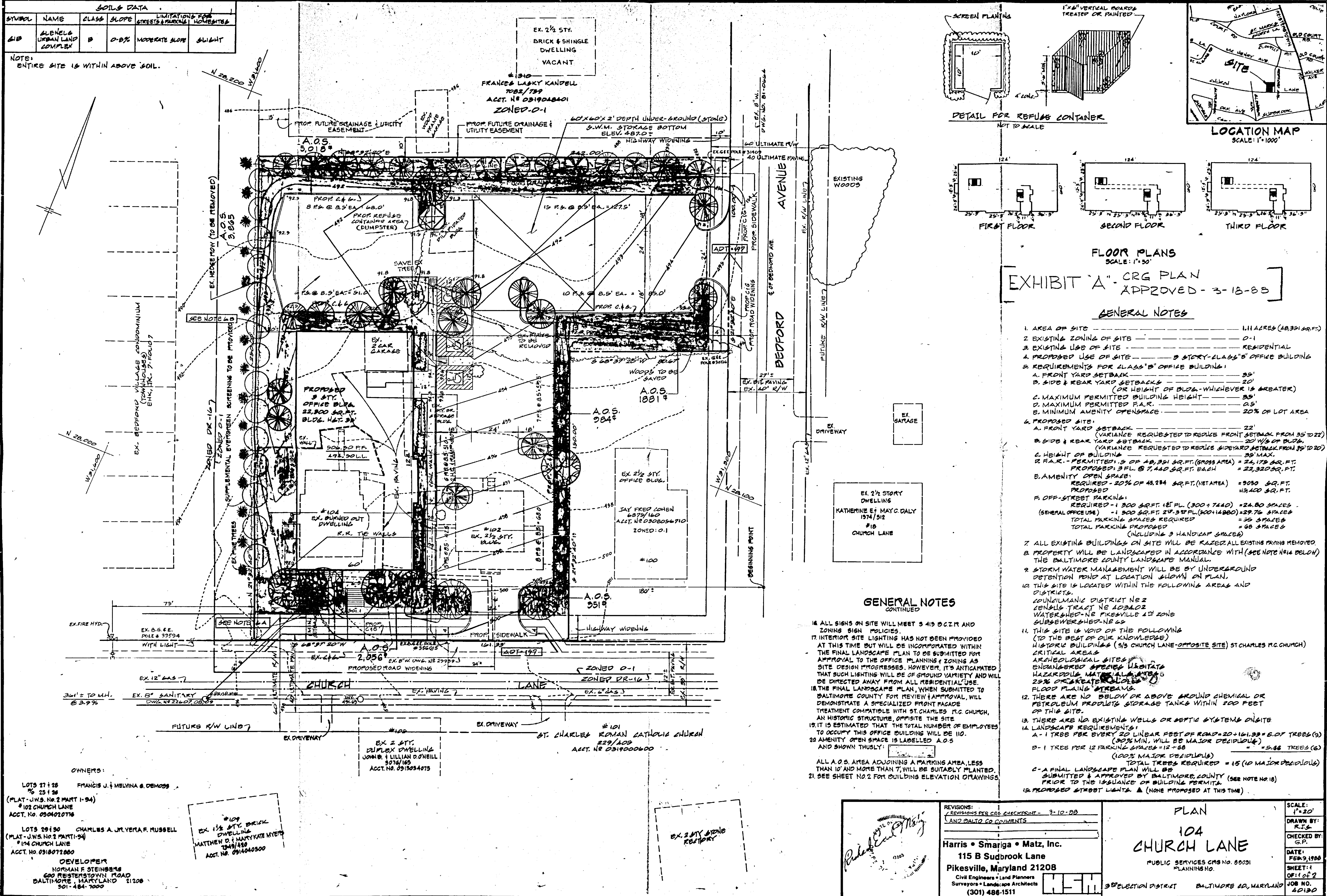
FRANCES LASKY KANDELL
7082/759
ACCT. NO. 0319008401
ZONED O-1

BUTTRISS FOR HORIZONTAL BEND
PIPE DEPT. 8" 10' 0" 0"

BUTTRISS FOR HORIZONTAL BEND				
	PIPE DIAMETER			
1/32	0	0"	10"	5"
A	0"	0"	0"	0"
B	0"	0"	0"	0"
C	0"	11"	0"	0"
1/16				
A	0"	0"	0"	0"
B	0"	0"	0"	0"
C	0"	11"	0"	0"
1/8				
A	0"	0"	0"	0"
B	0"	0"	0"	0"
C	0"	11"	0"	0"

SOILS DATA					
SYMBOL	NAME	CLASS	SLOPE	LIMITATIONS FOR STREETS & PARKING	
610	LEVELS URBAN LAND COMPLEX	B	0-8%	MODERATE SLOPE	SLIGHT

NOTE:
ENTIRE SITE IS WITHIN ABOVE SOIL.



FLOOR PLANS
SCALE: 1"=30'
EXHIBIT 'A' - CRG PLAN
APPROVED - 3-18-85

- GENERAL NOTES**
- AREA OF SITE - 1.11 ACRES (48,351 SQ. FT.)
 - EXISTING ZONING OF SITE - O-1
 - EXISTING USE OF SITE - RESIDENTIAL
 - PROPOSED USE OF SITE - 3 STORY-CLASS 'B' OFFICE BUILDING
 - REQUIREMENTS FOR CLASS 'B' OFFICE BUILDING:
 - FRONT YARD SETBACK - 35'
 - SIDE & REAR YARD SETBACKS - 20' (OR HEIGHT OF BLDG - WHICHEVER IS GREATER)
 - MAXIMUM PERMITTED BUILDING HEIGHT - 35'
 - MAXIMUM PERMITTED F.A.R. - 0.5
 - MINIMUM AMENITY OPENSPACE - 20% OF LOT AREA
 - PROPOSED SITE:
 - FRONT YARD SETBACK - 22' (VARIANCE REQUESTED TO REDUCE FRONT SETBACK FROM 35' TO 22')
 - SIDE & REAR YARD SETBACK - 20' W/6 OF BLDG. (VARIANCE REQUESTED TO REDUCE SIDEYARD SETBACK FROM 35' TO 20')
 - HEIGHT OF BUILDING - 35' MAX.
 - F.A.R. - PERMITTED: 0.5 OF 48,351 SQ. FT. (GROSS AREA) = 24,175 SQ. FT. PROPOSED: 3 FL. @ 7,440 SQ. FT. EACH = 22,320 SQ. FT.
 - AMENITY OPEN SPACE: REQUIRED - 20% OF 48,284 SQ. FT. (NET AREA) = 9,656 SQ. FT. PROPOSED = 13,400 SQ. FT.
 - OFF-STREET PARKING: REQUIRED - 1,500 SQ. FT. 1ST FL. (300 + 7440) = 24.80 SPACES (GENERAL OFFICE USE) - 1,500 SQ. FT. 2ND FL. (300 + 14800) = 29.76 SPACES TOTAL PARKING SPACES REQUIRED = 35 SPACES TOTAL PARKING PROPOSED = 68 SPACES (INCLUDING 3 HANDICAP SPACES)
 - ALL EXISTING BUILDINGS ON SITE WILL BE RAZED. ALL EXISTING PAVING REMOVED.
 - PROPERTY WILL BE LANDSCAPED IN ACCORDANCE WITH (SEE NOTE #14 BELOW) THE BALTIMORE COUNTY LANDSCAPE MANUAL.
 - STORM WATER MANAGEMENT WILL BE BY UNDERGROUND DETENTION POND AT LOCATION SHOWN ON PLAN.
 - THIS SITE IS LOCATED WITHIN THE FOLLOWING AREAS AND DISTRICTS:
 - COUNCILMANIC DISTRICT NO. 2
 - GENSLY TRACT NO. 103A.02
 - WATERSHED - NO. Pikesville 1st ZONE
 - SUBSEWERED - NO. 65
 - THIS SITE IS VOID OF THE FOLLOWING (TO THE BEST OF OUR KNOWLEDGE):
 - HISTORIC BUILDINGS (5/3 CHURCH LANE - OPPOSITE SITE) ST. CHARLES RC CHURCH
 - CRITICAL AREAS
 - ARCHAEOLOGICAL SITES
 - ENDANGERED SPECIES HABITAT
 - HAZARDOUS MATERIALS
 - 25% OR GREATER SLOPES
 - FLOOD PLAIN STREAMS
 - THERE ARE NO BELOW OR ABOVE GROUND CHEMICAL OR PETROLEUM PRODUCTS STORAGE TANKS WITHIN 300 FEET OF THIS SITE.
 - THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS ON SITE
 - LANDSCAPE REQUIREMENTS:
 - 1 TREE PER EVERY 20 LINEAR FEET OF ROAD = 20 + 161.93 = 6.07 TREES (3) (30% MIN. WILL BE MAJOR DECIDUOUS)
 - 1 TREE PER 12 PARKING SPACES = 12 + 68 = 5.66 TREES (6) (100% MAJOR DECIDUOUS)
 - TOTAL TREES REQUIRED = 15 (10 MAJOR DECIDUOUS)
 - A FINAL LANDSCAPE PLAN WILL BE SUBMITTED & APPROVED BY BALTIMORE COUNTY (SEE NOTE #18) PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 - PROPOSED STREET LIGHTS: (NONE PROPOSED AT THIS TIME)

- GENERAL NOTES**
CONTINUED
- ALL SIGNS ON SITE WILL MEET 5.419 B.C.Z.R. AND ZONING SIGN POLICIES.
 - INTERIOR SITE LIGHTING HAS NOT BEEN PROVIDED AT THIS TIME BUT WILL BE INCORPORATED WITHIN THE FINAL LANDSCAPE PLAN TO BE SUBMITTED FOR APPROVAL TO THE OFFICE PLANNING & ZONING AS SITE DESIGN PROGRESSES. HOWEVER, IT IS ANTICIPATED THAT SUCH LIGHTING WILL BE OF GROUND VARIETY AND WILL BE DIRECTED AWAY FROM ALL RESIDENTIAL USE.
 - THE FINAL LANDSCAPE PLAN, WHEN SUBMITTED TO BALTIMORE COUNTY FOR REVIEW & APPROVAL, WILL DEMONSTRATE A SPECIALIZED FRONT FACADE TREATMENT COMPATIBLE WITH ST. CHARLES R.C. CHURCH, AN HISTORIC STRUCTURE, OPPOSITE THE SITE.
 - IT IS ESTIMATED THAT THE TOTAL NUMBER OF EMPLOYEES TO OCCUPY THIS OFFICE BUILDING WILL BE 110.
 - AMENITY OPEN SPACE IS LABELLED A.O.S. AND SHOWN THUSLY:
 - ALL A.O.S. AREA ADJOINING A PARKING AREA, LESS THAN 10' AND MORE THAN 7', WILL BE SUITABLY PLANTED.
 - SEE SHEET NO. 2 FOR BUILDING ELEVATION DRAWINGS.

OWNERS:
LOTS 27 & 28 FRANCIS J. & MELVINA G. DEMOSS
% 25128
(PLAT - J.W.S. NO. 2 PART 1-94)
#102 CHURCH LANE
ACCT. NO. 0904020716

LOTS 29 & 30 CHARLES A. J. VERA R. RUSSELL
(PLAT - J.W.S. NO. 2 PART 1-94)
#124 CHURCH LANE
ACCT. NO. 0916072800

DEVELOPER
NORMAN F. STEINBERG
600 REISTERSTOWN ROAD
BALTIMORE, MARYLAND 21208
501-484-7000

#109 EX. 1 1/2 STY. BRICK DWELLING
MATTHEW D. & MARYKATE MYERS
1549/488
ACCT. NO. 0914040500

#105 EX. 2 STY. DUPLEX DWELLING
JOHN & LILLIAN O'NEILL
9076/163
ACCT. NO. 0915034873

#101 ST. CHARLES ROMAN CATHOLIC CHURCH
229/100
ACCT. NO. 0919000600

#102 EX. 2 1/2 STY. BLVD.
JAY FRED COHEN
6875/160
ACCT. NO. 0908056710
ZONED: O-1

#100 EX. 2 1/2 STY. OFFICE BLDG.
KATHERINE E. & MARY DALY
1574/512
#18 CHURCH LANE

REVISIONS:
REVISIONS PER CRG CHECKPOINT - 3-10-85
(AND DRAFT COMMENTS)

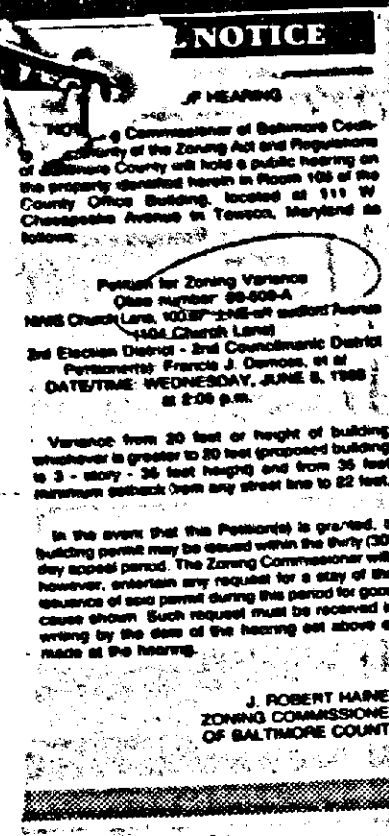
Harris • Smariga • Matz, Inc.
115 B Sudbrook Lane
Pikesville, Maryland 21208
Civil Engineers • Land Planners
Surveyors • Landscape Architects
(301) 486-1511

PLAN
104
CHURCH LANE
PUBLIC SERVICES CRG NO. 80031
PLANNING NO.
3RD ELECTION DISTRICT BALTIMORE 22, MARYLAND

SCALE: 1"=20'
DRAWN BY: R.J.S.
CHECKED BY: G.P.
DATE: FEB. 9, 1985
SHEET: 1 OF 1042
JOB NO. 40130

SEE SITE PLAN FOR REVISIONS

APPROVED CRG PLAN - DO NOT DESTROY



RECEIVED
MAY 18 1988
ZONING OFFICE

CERTIFICATE OF PUBLICATION

Pikesville, Md., May 19, 1988
THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 19th day of May, 1988 the first publication appearing on the 18th day of May, 1988 the second publication appearing on the 19th day of May, 1988 the third publication appearing on the 19th day of May, 1988

THE NORTHWEST STAR

Manager *Joe Zuber*

Cost of Advertisement \$19.20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines, Zoning Commissioner Date: May 25, 1988
FROM: P. David Fields, Director, Office of Planning and Zoning
SUBJECT: Zoning Petition #88-509-A

There are no comprehensive planning factors requiring comment on this petition.

P. David Fields
P. David Fields, Director
Office of Planning and Zoning

PDF/jat
cc: Shirley Hess, People's Counsel
J. G. Hoswell
Zoning File

RECEIVED
MAY 26 1988
ZONING OFFICE

"DUPLICATE"
CERTIFICATE OF PUBLICATION

TOWSON, MD., May 19, 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 May 19, 1988

THE JEFFERSONIAN,

S. Zetke Orlin
Publisher

37.50

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:
Petition for Zoning Variance
Case Number: 88-509-A
104 Church Lane, 100.67' NE c/l Bedford Avenue
104 Church Lane
3rd Election District - 2nd Councilmanic
Petitioner(s): Francis J. Demoss, et al
Hearing Scheduled: FRIDAY, JUNE 24, 1988 at 10:00 a.m.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd
Posted for: Variance
Petitioner: Francis J. Demoss, et al
Location of property: 104 Church Lane, 100.67' NE c/l Bedford Avenue
Location of Sign: Driveway of 104 Church Lane
Remarks: S.J. Arata
Posted by: S.J. Arata
Number of Signs: 1
Date of Posting: May 17, 1988
Date of return: May 20, 1988

88-509-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 23rd day of March, 1988.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
Francis J. Demoss, et ux &
Petitioner Charles A. Russell, et ux
Petitioner's Attorney Julius V. Lichter
Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

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

J. Robert Haines
Zoning Commissioner

Date: 5/25/88

Norman F. Steinberg
600 Reisterstown Road
Baltimore, Maryland 21208

Re: Petition for Zoning Variance

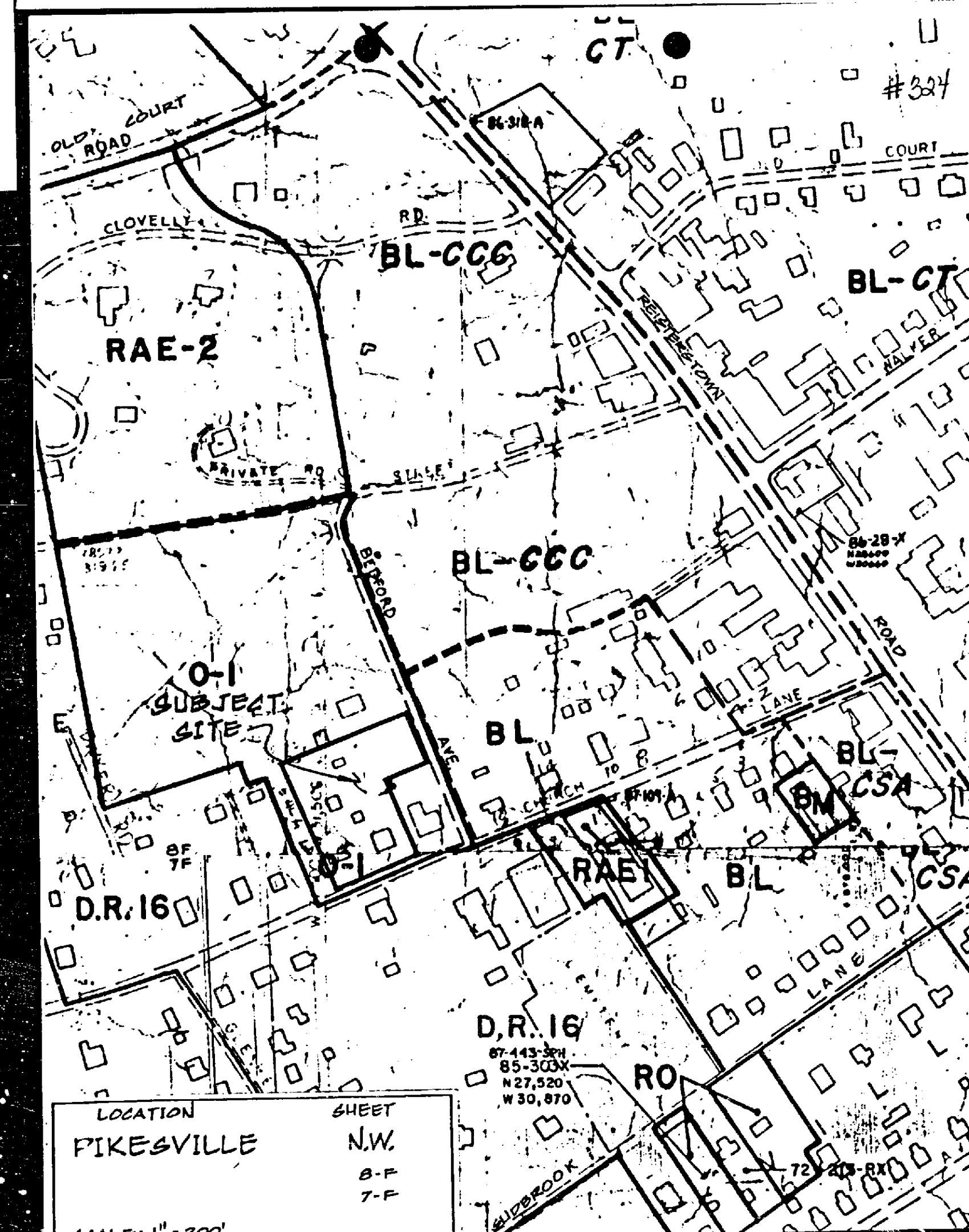
CASE NUMBER: 88-509-A
104 Church Lane, 100.67' NE c/l Bedford Avenue
104 Church Lane
3rd Election District - 2nd Councilmanic
Petitioner(s): Francis J. Demoss, et al
HEARING SCHEDULED: FRIDAY, JUNE 24, 1988 at 10:00 a.m.

Dear Mr. Steinberg:

Please be advised that \$71.70 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.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 52725
DATE: 6/29/88 ACCOUNT: R-01-115-000
AMOUNT: \$ 71.70
RECEIVED FROM: Devin, Norman, Harkins, P.A.
FOR: *Devin, Norman, Harkins, P.A.*
B 8145*****7804-8307-A
VALIDATION OR SIGNATURE OF CASHIER
VALIDATION OR SIGNATURE OF CASHIER



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

J. Robert Haines
Zoning Commissioner

MAY 25, 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 Zoning Variance
CASE NUMBER: 88-509-A
104 Church Lane, 100.67' NE c/l Bedford Avenue
104 Church Lane
3rd Election District - 2nd Councilmanic
Petitioner(s): Francis J. Demoss, et al
HEARING SCHEDULED: FRIDAY, JUNE 24, 1988 at 10:00 a.m.

Variance from 20 feet or height of building whichever is greater to 35 feet (proposed building is 3-story - 35 feet height) and from 35 feet minimum setback from any street line to 22 feet.

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: Francis J. Demoss, et ux
Charles A. Russell, et ux
Julius V. Lichter, Esq.
Norman F. Steinberg
File

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

J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING



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

Petition for Zoning Variance
CASE NUMBER: 88-509-A
104 Church Lane, 100.67' NE c/l Bedford Avenue
104 Church Lane
3rd Election District - 2nd Councilmanic
Petitioner(s): Francis J. Demoss, et al
HEARING DATE: WEDNESDAY, JUNE 8, 1988 at 2:00 p.m.

Variance from 20 feet or height of building whichever is greater to 35 feet (proposed building is 3-story - 35 feet height) and from 35 feet minimum setback from any street line to 22 feet.

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

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 1, 1988

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

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Agricultural Development

Julius W. Lichter, Esquire
305 West Pennsylvania Avenue, #113
Towson, Maryland 21204

RE: Item No. 324 - Case No. 88-509-A
Petitioner: Francis J. Demoss, et ux & Charles A. Russell, et ux
Petition for Zoning Variance

Dear Mr. Lichter:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

Enclosures

cc: Harris, Smariga, Matz, Inc.
115-B Sudbrook Lane
Pikesville, Maryland 21208

BEDFORD VILLAGE CONDOMINIUM ASSOCIATION, INC.

c/o Stanley A. Snyder, President
6 Gals Lane
Pikesville, Maryland 21208

HAND-DELIVERED

Mr. J. Robert Haines
Zoning Commissioner for Baltimore County
111 West Chesapeake Avenue
Baltimore, Maryland 21204

Re: 105 Church Lane, Pikesville, Maryland 21208

Dear Mr. Haines:

I am writing to you as President of and on behalf of Bedford Village Condominium Association, Inc., the owner of the property immediately adjacent to the west of above-referenced property located in Pikesville, Maryland.

The owner of said property has requested variances with respect to the Baltimore County Code requirements for front yard and side yard distances. The Condominium Association favors these requests for variances for the following reasons:

(1) The side yard variance is necessary in order for the building which is to be constructed on the adjoining property to be situated in such a manner that the front driveway will be located on the east side of the property rather than closer to the western boundary. Since our Condominium has many young children residing in it, it was the Condominium Association's feeling that we would be better off having the driveway situated to the east of the building. The County Review Group has reviewed this plan and has approved it, based at least in part on our favoring such a plan. However, the side-yard variance must be granted by the Zoning Board in order for the plan to be effective. The variance, if granted, will allow the side of the building to be constructed on the adjoining property to be only twenty (20) feet from our side property line rather than thirty-five (35) feet, as would otherwise be the case.

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

April 12, 1988



Dennis F. Rasmussen
County Executive

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

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 320, 324, 325, 326, 327, 328, 331, 333, 334 and 335.

Very truly yours,

Richard S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/pml-b

HAND-DELIVERED

Mr. J. Robert Haines
Zoning Commissioner
June 7, 1988
Page Two

(2) The front yard variance request, if approved, will allow the building to be constructed on the adjoining property to line up evenly with the front of our Condominium, which we believe would be more aesthetically pleasing to anyone viewing these properties from Church Lane.

I apologize for not being able to appear in person today, but have asked Mr. Matz, one of the representatives of the owner, to hand-deliver this letter to you showing the Condominium's support for these variance requests.

Respectfully submitted,
Stanley A. Snyder
Stanley A. Snyder
President
Bedford Village Condominium Association, Inc.

SAS:atd

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENT PROTECTION AND RESOURCE MANAGEMENT

3/21/88
Date

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

Zoning Item # 324, Zoning Advisory Committee Meeting of March 22, 1988
Property Owner: Francis J. Demoss, et ux and Charles A. Russell, et ux
Location: NW/4 Church Lane, 100.67' NE of c/l Bedford Ave.
Water Supply: Metro Sewage Disposal: Metro

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation 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 of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Natural 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 494-3759, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768.
- () Soil percolation tests, have been _____, must be _____, conducted.
- () The results are valid until _____.
- () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until _____.
- () is not acceptable and must be repeated. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the petibility 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 _____

Stacy M. Thierrey
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

88-509A

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Debra J. Russell	4 B. Basking Ct. Apt. 101
Richard E. Matz	11 MARIE WOODS CT PIKEVILLE 21208
NORMAN F. STEINBERG	3412 FIELDING ROAD 21208
George A. Hays	Harris Smariga Matz

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

April 5, 1988

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



Re: Property Owner: Francis J. Demoss, et ux and Charles A. Russell, et ux
Location: NW/4 Church Lane, 100.67' NE of c/l Bedford Ave.

Item No.: 324 Zoning Agenda: Meeting of 3/22/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Catherine Kelly, 4-5-88 Noted and Approved: John F. O'Neill
Planning Group Special Inspection Division Fire Prevention Bureau

/s/

BALTIMORE COUNTY, MARYLAND

Item # 324

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: 3/18/88

FROM: ZONING OFFICE

PROJECT NAME: 104 CHURCH LANE

PLAN: 2/9/88

LOCATION: N/S Church Lane, W. Bedford Avenue

REV: REV:

DISTRICT: 3c2

REVISED PLAN KEY /X/ COMPLIANCE /O/ NON-COMP
/X/ BE ADVISED (NOT NECESSARY FOR CRG APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

1. As noted on the plans, variances to the required street and property line setbacks are to be petitioned for and zoning approval would be contingent upon the outcome of the public hearing. As of this writing, no petition has been filed in the zoning office.
2. On the C.R.G. and zoning hearing plans the following comments should be addressed:
 - a. Include elevation drawing of all sides with the building height shown per zoning policy R-4, and the exterior building materials indicated.
 - b. shade and sub-total in square feet the qualifying A.O.S. areas and the plan and note "All A.O.S. areas adjoining a parking area less than 10 ft. and more than 7 ft. wide will be suitably planted".
 - c. include the property "beginning point" distance from the centerline of Bedford Avenue and the front orientation of the proposed building.
 - d. indicate general office use on the upper floors in the parking calculations.
 - e. show proposed sign locations, size, height and elevation on the plan or note that all proposed signs will meet Section 204.3.C.3.
 - f. clarify that the A.O.S. calculations are based on the "Net" lot area and that the F.A.R. calculations are based on the gross 0-1 site area.

W. Carl Richards, Jr.
Zoning Coordinator

WCR,Jrk:kkb

Need Owner Name, Address + phone #

SOILS DATA				
SYMBOL	NAME	CLASS	SLOPE	LIMITATIONS FOR STREETS & PARKING
AS	ALLEN'S URBAN LAND COMPLEX	B	0-8%	Moderate Slope
				SLIGHT

NOTE: ENTIRE SITE IS WITHIN ABOVE SOIL.

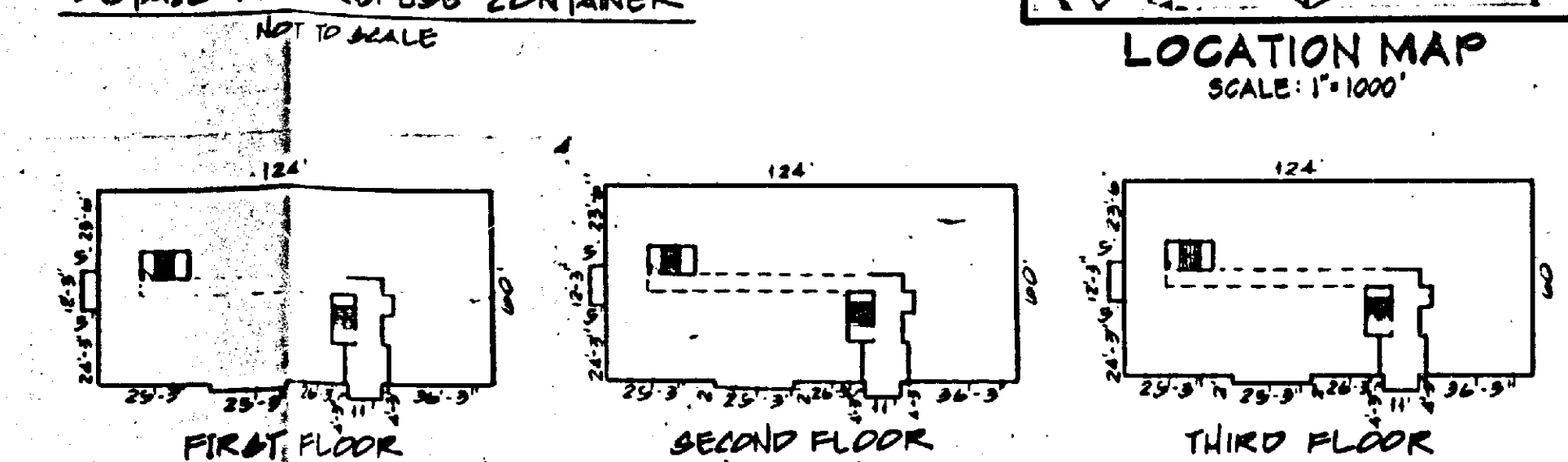
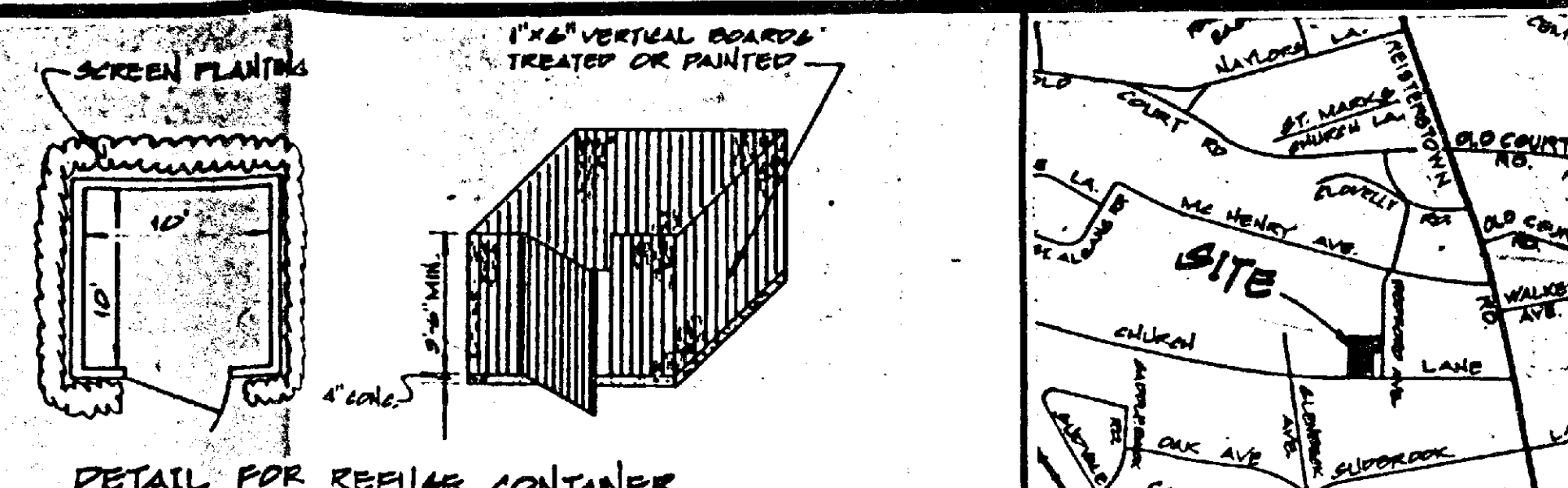
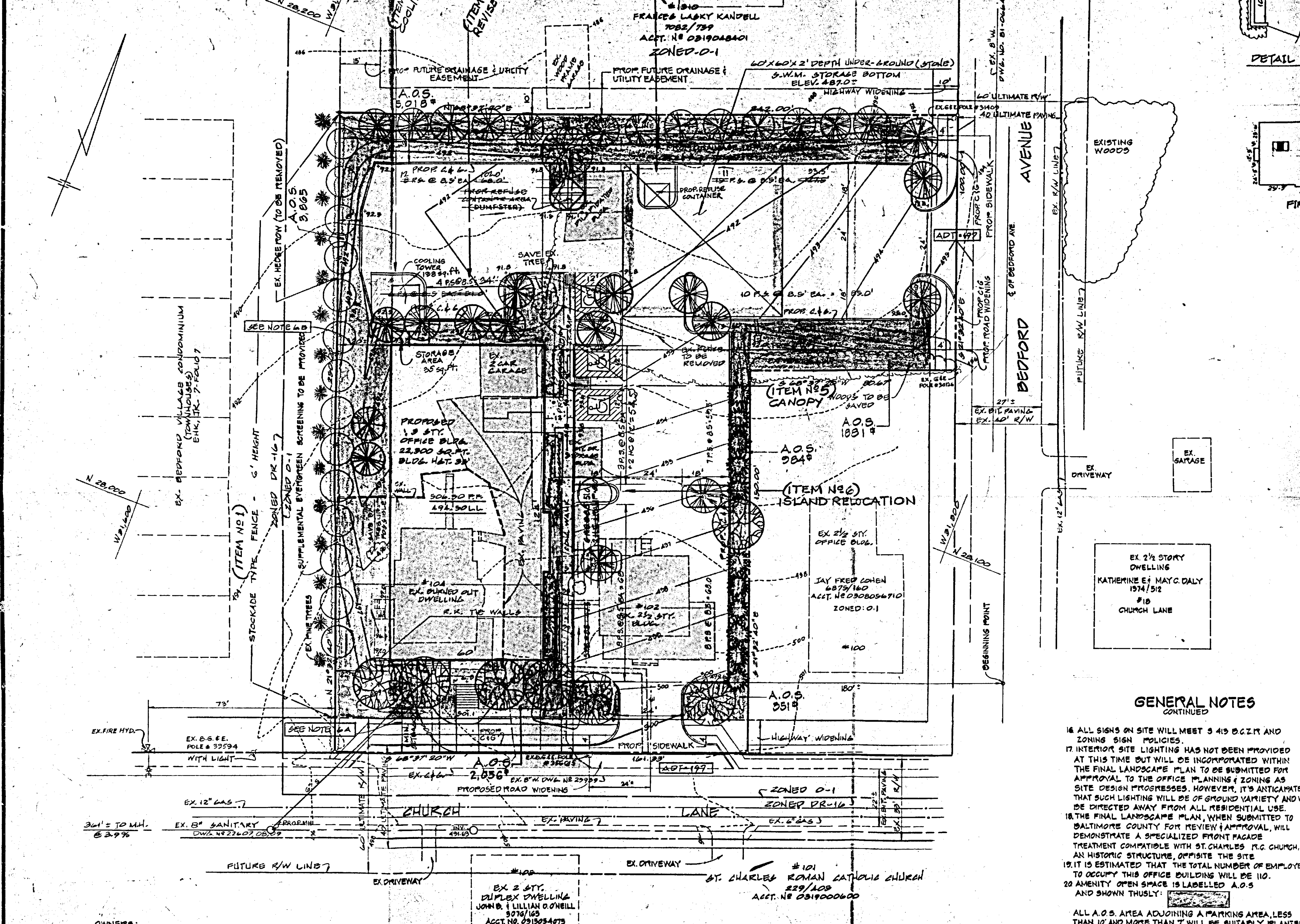


EXHIBIT "B" - APPROVED CRG PLAN PROPOSED MINOR CHANGES SHOWN IN RED

- ### GENERAL NOTES
1. AREA OF SITE - 1.11 ACRES (48,351 SQ. FT.)
 2. EXISTING ZONING OF SITE - D-1
 3. EXISTING USE OF SITE - RESIDENTIAL
 4. PROPOSED USE OF SITE - 3 STORY CLASS "B" OFFICE BUILDING
 5. REQUIREMENTS FOR CLASS "B" OFFICE BUILDING:
 - A. FRONT YARD SETBACK - 35'
 - B. SIDE & REAR YARD SETBACKS - 20' (OR HEIGHT OF BLDG. - WHICHEVER IS GREATER)
 - C. MAXIMUM PERMITTED BUILDING HEIGHT - 35'
 - D. MAXIMUM PERMITTED P.A.R. - 25'
 - E. MINIMUM AMENITY OPENSPACE - 20% OF LOT AREA
 6. PROPOSED SITE:
 - A. FRONT YARD SETBACK - 22' (VARIANCE REQUESTED TO REDUCE FRONT SETBACK FROM 35' TO 22')
 - B. SIDE & REAR YARD SETBACK - 20' 1/2 OF BLDG. (VARIANCE REQUESTED TO REDUCE SIDEYARD SETBACK FROM 35' TO 20')
 - C. HEIGHT OF BUILDING - 35' MAX.
 - D. P.A.R. - PERMITTED: 3 OF 48,351 SQ. FT. (GROSS AREA) = 24,175 SQ. FT. PROPOSED: 3 FL. @ 7,440 SQ. FT. EACH = 22,320 SQ. FT. + 233 SQ. FT.
 - E. AMENITY OPEN SPACE: REQUIRED - 20% OF 48,351 SQ. FT. (NET AREA) = 9,670 SQ. FT. PROPOSED = 13,400 SQ. FT.
 - F. OFF-STREET PARKING: REQUIRED - 1,300 SQ. FT. 1ST FL. (300 + 7440) = 24.80 SPACES (GENERAL OFFICE USE) - 1,500 SQ. FT. 2ND-3RD FL. (300 + 14880) = 29.76 SPACES TOTAL PARKING SPACES REQUIRED = 55 SPACES TOTAL PARKING PROPOSED = 55 SPACES (INCLUDING 3 HANDICAP SPACES) 66
 7. ALL EXISTING BUILDINGS ON SITE WILL BE RAZED. ALL EXISTING PAVING REMOVED.
 8. PROPERTY WILL BE LANDSCAPED IN ACCORDANCE WITH (SEE NOTE #14 BELOW) THE BALTIMORE COUNTY LANDSCAPE MANUAL.
 9. STORM WATER MANAGEMENT WILL BE BY UNDERGROUND DETENTION POND AT LOCATION SHOWN ON PLAN.
 10. THIS SITE IS LOCATED WITHIN THE FOLLOWING AREAS AND DISTRICTS: COUNCILMANIC DISTRICT NO. 2 CENSUS TRACT NO. 103A02 WATERSHED-NE Pikesville 10th ZONE GUBBERWATERSHED-NE 65
 11. THIS SITE IS VOID OF THE FOLLOWING (TO THE BEST OF OUR KNOWLEDGE) HISTORIC BUILDINGS (5/3 CHURCH LANE - OPPOSITE SITE) ST. CHARLES M.C. CHURCH CRITICAL AREAS ARCHAEOLOGICAL SITES ENDANGERED SPECIES HABITATS HAZARDOUS MATERIALS SITES 25% OR GREATER SLOPES FLOOD PLAINING STREAMS
 12. THERE ARE NO BELOW OR ABOVE GROUND CHEMICAL OR PETROLEUM PRODUCTS STORAGE TANKS WITHIN 200 FEET OF THIS SITE.
 13. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS ON SITE.
 14. LANDSCAPE REQUIREMENTS:
 - A - 1 TREE PER EVERY 20 LINEAR FEET OF ROAD = 20 + 161.33 = 8.07 TREES (9) (30% MIN. WILL BE MAJOR DECIDUOUS) = 5.66 TREES (6)
 - B - 1 TREE PER 12 PARKING SPACES = 12 + 68 (100% MAJOR DECIDUOUS) TOTAL TREES REQUIRED = 15 (10 MAJOR DECIDUOUS)
 15. A FINAL LANDSCAPE PLAN WILL BE SUBMITTED & APPROVED BY BALTIMORE COUNTY (SEE NOTE #18) PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 16. PROPOSED STREET LIGHTS - (NONE PROPOSED AT THIS TIME)

GENERAL NOTES CONTINUED

16. ALL SIGNS ON SITE WILL MEET 9.415 O.C.R. AND ZONING SIGN POLICIES.
17. INTERIOR SITE LIGHTING HAS NOT BEEN PROVIDED AT THIS TIME BUT WILL BE INCORPORATED WITHIN THE FINAL LANDSCAPE PLAN TO BE SUBMITTED FOR APPROVAL TO THE OFFICE PLANNING & ZONING AS SITE DESIGN PROGRESSES. HOWEVER, IT IS ANTICIPATED THAT SUCH LIGHTING WILL BE OF GROUND VARIETY AND WILL BE DIRECTED AWAY FROM ALL RESIDENTIAL USE.
18. THE FINAL LANDSCAPE PLAN, WHEN SUBMITTED TO BALTIMORE COUNTY FOR REVIEW & APPROVAL, WILL DEMONSTRATE A SPECIALIZED FRONT FACADE TREATMENT COMPATIBLE WITH ST. CHARLES M.C. CHURCH, AN HISTORIC STRUCTURE, OPPOSITE THE SITE.
19. IT IS ESTIMATED THAT THE TOTAL NUMBER OF EMPLOYEES TO OCCUPY THIS OFFICE BUILDING WILL BE 110.
20. AMENITY OPEN SPACE IS LABELLED A.O.S. AND SHOWN THUSLY:
21. SEE SHEET NO. 2 FOR BUILDING ELEVATION DRAWINGS.

OWNERS:
LOTS 27 & 28 FRANCIS J. & MELVINA S. DEMOSS
% 25128
(PLAT - J.W.S. NO. 2 PART 1-94)
#104 CHURCH LANE
ACCT. NO. 0304020716

LOTS 29 & 30 CHARLES A. JR. & VERA F. RUSSELL
(PLAT - J.W.S. NO. 2 PART 1-94)
#104 CHURCH LANE
ACCT. NO. 0316072800

DEVELOPER
NORMAN F. STEINBERG
600 RISTERSTOWN ROAD
BALTIMORE, MARYLAND 21205
201-484-7000

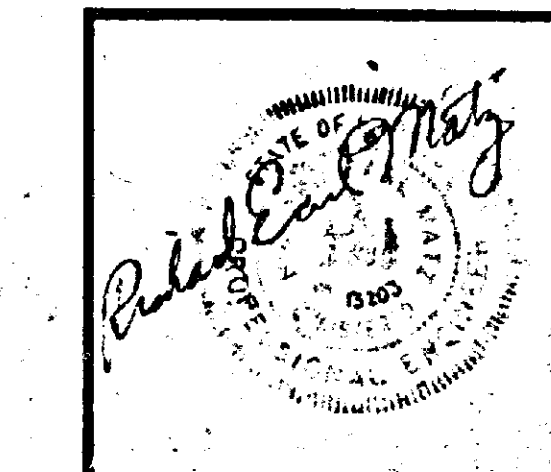
#109
EX. 1 1/2 STY. BRICK
DWELLING
MATTHEW D. & KATHY KATE MYERS
7549/120
ACCT. NO. 0314040300

EX. 2 STY.
DUPLEX DWELLING
JOHN B. & LILLIAN O'NEILL
3076/163
ACCT. NO. 0315034075

EX. 2 1/2 STY.
OFFICE BLDG.
JAY FRED COHEN
4879/10
ACCT. NO. 030308056710
ZONED: O-1

#100

EX. 2 1/2 STY.
OFFICE BLDG.
KATHERINE E. & MAY C. DALY
1974/512
#10
CHURCH LANE



REVISIONS:
REVISIONS PER CHECKPOINT - 3-10-08
AND DAILY COMMENTS

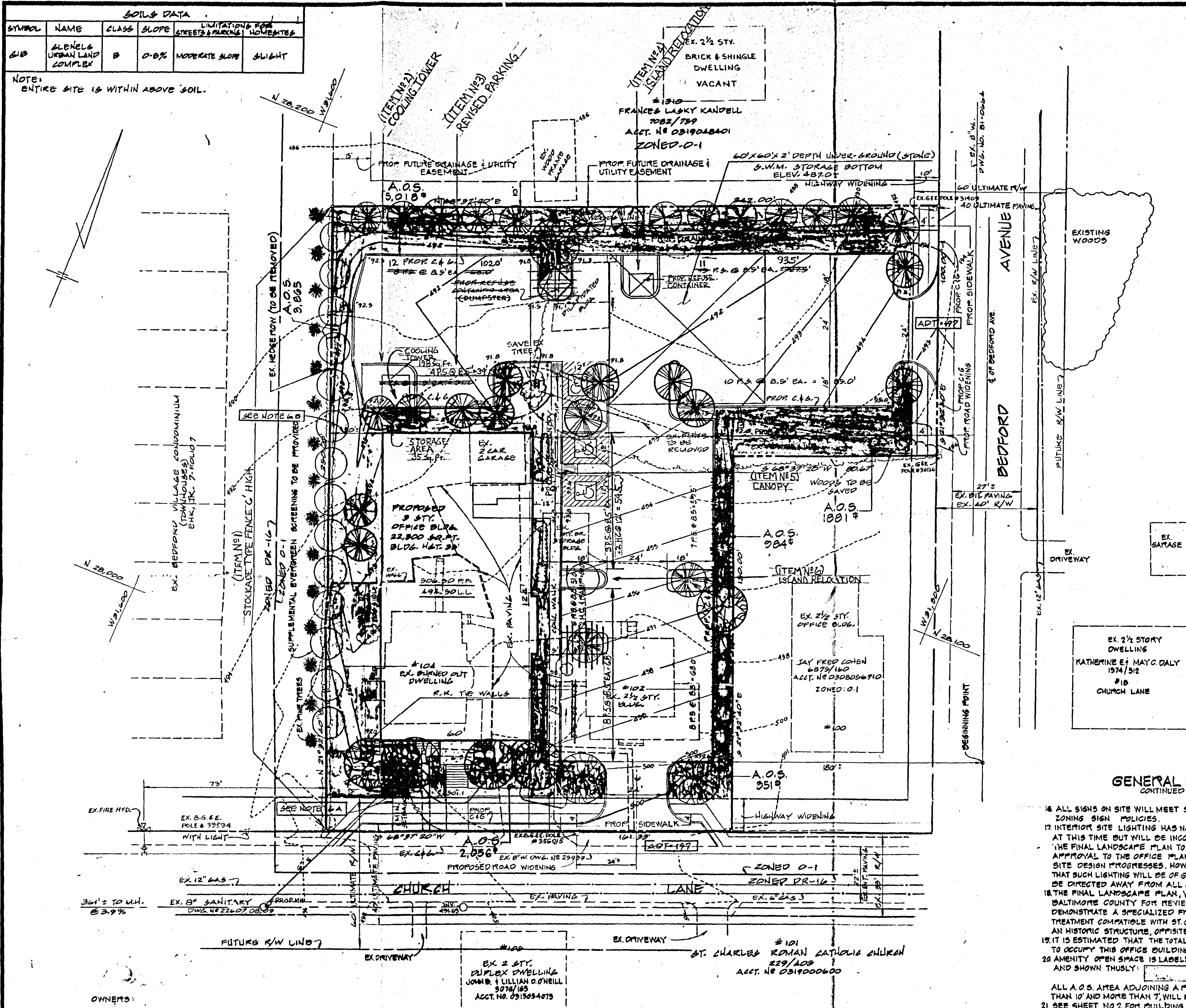
Harris • Smariga • Matz, Inc.
115 B Sudbrook Lane
Pikesville, Maryland 21208
Civil Engineers • Land Planners
Surveyors • Landscape Architects
(301) 486-1511

PLAN
104
CHURCH LANE
PUBLIC SERVICES CRG NO. 00031
PLANNING NO.

DATE: FEB. 9, 1998
SHEET: 11
OF: 12
JOB NO. 40130

SOILS DATA				
SYMBOL	NAME	CLASS	SLOPE	LIMITATIONS FOR STREETS & PARKING HOMESITES
G/B	GLENN'S URBAN LAND COMPLEX	B	0-8% MODERATE SLOPE	SLIGHT

NOTE: ENTIRE SITE IS WITHIN ABOVE SOIL.



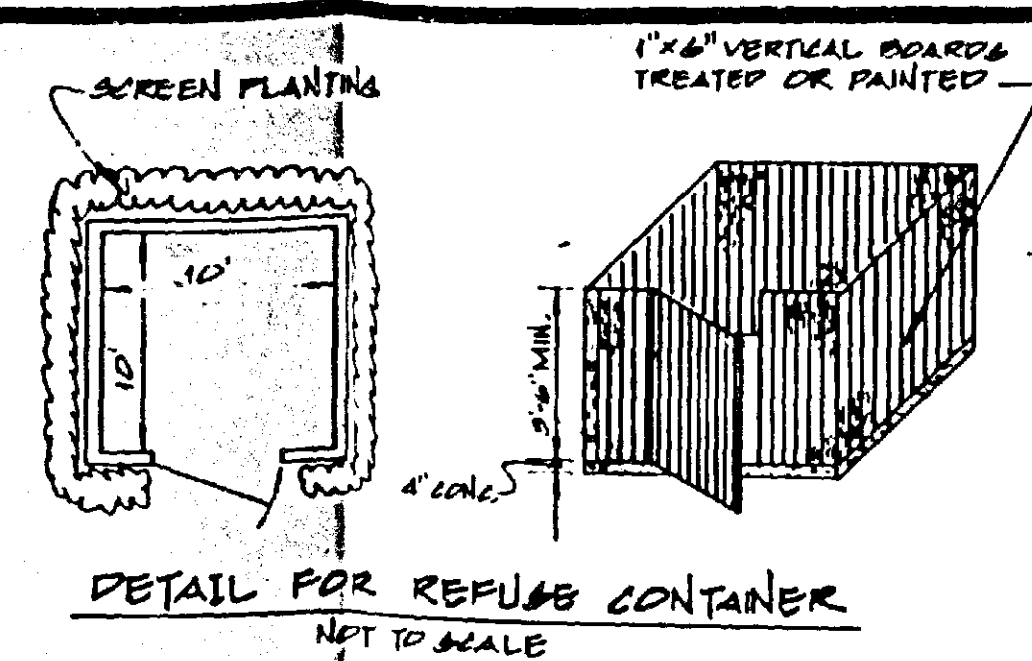
OWNERS:
LOTS 27 & 28 FRANCIS J. & MELVINA S. DEMOSS
PLAT - J.W.S. NO. 2 PART 1-94
#102 CHURCH LANE
ACCT. NO. 0304020716
LOTS 29 & 30 CHARLES A. JR. & VERA F. RUSSELL
PLAT - J.W.S. NO. 2 PART 1-94
#104 CHURCH LANE
ACCT. NO. 0310072880
DEVELOPER
NORMAN F. STEINBERG
600 REISTERSTOWN ROAD
BALTIMORE, MARYLAND 21208
301-484-7000

#104 EX. 1 1/2 STY. DWELLING
MATTHEW D. & MARYKATE MYERS
1549/480
ACCT. NO. 0314040500

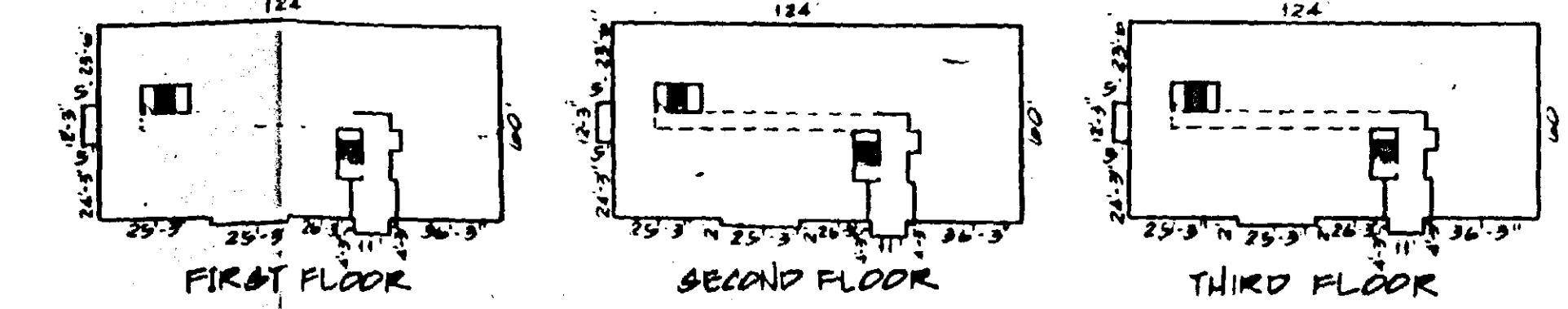
EX. 2 STY. DUPLEX DWELLING
JOHN B. & LILLIAN O'NEILL
9076/163
ACCT. NO. 0319034873

#101 ST. CHARLES ROMAN CATHOLIC CHURCH
229/109
ACCT. NO. 0319000600

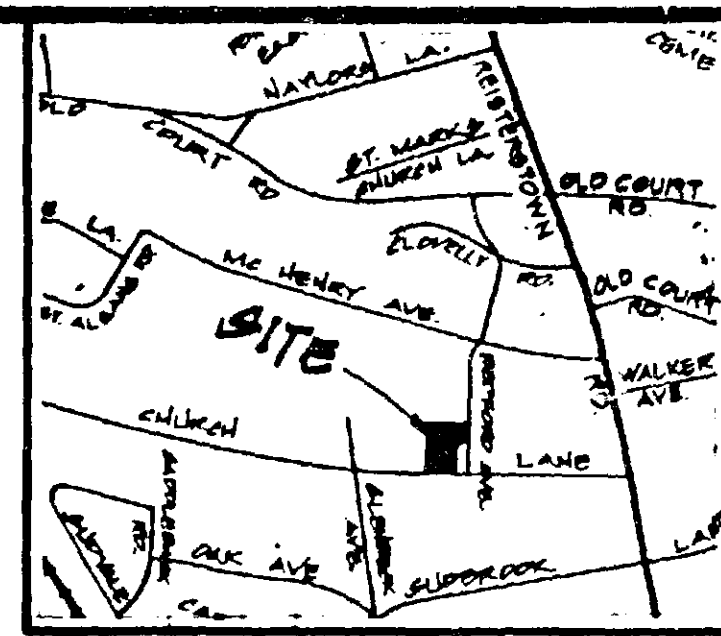
EX. 2 STY. GENE REEDS



DETAIL FOR REFUSE CONTAINER
NOT TO SCALE



FLOOR PLANS
SCALE: 1"=50'



LOCATION MAP
SCALE: 1"=1000'

EXHIBIT "B" - APPROVED CRG PLAN
PROPOSED MINOR CHANGES SHOWN IN RED
GENERAL NOTES

1. AREA OF SITE 1.11 ACRES (48,351 S.Q. FT.)
2. EXISTING ZONING OF SITE O-1
3. EXISTING USE OF SITE RESIDENTIAL
4. PROPOSED USE OF SITE 3 STORY CLASS "B" OFFICE BUILDING
5. REQUIREMENTS FOR CLASS "B" OFFICE BUILDING:
A. FRONT YARD SETBACK 35'
B. SIDE & REAR YARD SETBACKS 20' (OR HEIGHT OF BLDG. - WHICHEVER IS GREATER)
C. MAXIMUM PERMITTED BUILDING HEIGHT 35'
D. MAXIMUM PERMITTED F.A.R. 25'
E. MINIMUM AMENITY OPENSPACE 20% OF LOT AREA
6. PROPOSED SITE:
A. FRONT YARD SETBACK 22' (VARIANCE REQUESTED TO REDUCE FRONT SETBACK FROM 35' TO 22')
B. SIDE & REAR YARD SETBACK 20' 1/2 OF BLDG. (VARIANCE REQUESTED TO REDUCE SIDEYARD SETBACK FROM 35' TO 20')
C. HEIGHT OF BUILDING 35' MAX.
D. F.A.R. - PERMITTED: 3 OF 48,351 S.Q. FT. (GROSS AREA) = 14,175 S.Q. FT.
PROPOSED: 3 FL. @ 7,440 S.Q. FT. EACH = 22,320 S.Q. FT.
E. AMENITY OPEN SPACE: + 233 S.Q. FT. 22,553 S.Q. FT.
REQUIRED - 20% OF 48,354 S.Q. FT. (NET AREA) = 9670 S.Q. FT.
PROPOSED = 13,400 S.Q. FT.
F. OFF-STREET PARKING:
REQUIRED - 1 300 S.Q. FT. 18' FL. (300 + 7440) = 24.80 SPACES
(GENERAL OFFICE USE) - 1 300 S.Q. FT. 24' 3" FL. (300 + 14880) = 29.76 SPACES
TOTAL PARKING SPACES REQUIRED = 55 SPACES
TOTAL PARKING PROPOSED (INCLUDING 3 HANDICAP SPACES) 66
7. ALL EXISTING BUILDINGS ON SITE WILL BE RAZED ALL EXISTING PAVING REMOVED
8. PROPERTY WILL BE LANDSCAPED IN ACCORDANCE WITH (SEE NOTE #14 BELOW) THE BALTIMORE COUNTY LANDSCAPE MANUAL
9. STORM WATER MANAGEMENT WILL BE BY UNDERGROUND DETENTION POND AT LOCATION SHOWN ON PLAN.
10. THIS SITE IS LOCATED WITHIN THE FOLLOWING AREAS AND DISTRICTS:
COUNCILMANIC DISTRICT NO. 2
CENSUS TRACT NO. 403402
WATERSHED - NE Pikesville 1st ZONE
SUBWERSHED - NE 65
11. THIS SITE IS VOID OF THE FOLLOWING (TO THE BEST OF OUR KNOWLEDGE)
HISTORIC BUILDINGS (5/9 CHURCH LANE - OPPOSITE SITE) ST. CHARLES R.C. CHURCH
CRITICAL AREAS
ARCHAEOLOGICAL SITES
ENDANGERED SPECIES HABITATS
HAZARDOUS MATERIALS SITES
25% OR GREATER SLOPES
FLOOD PLAIN STREAMS
12. THERE ARE NO BELOW OR ABOVE GROUND CHEMICAL OR PETROLEUM PRODUCTS STORAGE TANKS WITHIN 200 FEET OF THIS SITE.
13. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS ON SITE
14. LANDSCAPE REQUIREMENTS:
A - 1 TREE PER EVERY 20 LINEAR FEET OF ROAD = 20 + 161.33 = 8.07 TREES (9)
(30% MIN. WILL BE MAJOR DECIDUOUS)
B - 1 TREE PER 12 PARKING SPACES = 12 + 66 = 5.50 TREES (6)
(100% MAJOR DECIDUOUS)
TOTAL TREES REQUIRED = 15 (10 MAJOR DECIDUOUS)
C - A FINAL LANDSCAPE PLAN WILL BE SUBMITTED & APPROVED BY BALTIMORE COUNTY PRIOR TO THE ISSUANCE OF BUILDING PERMITS
15. PROPOSED STREET LIGHTS (NONE PROPOSED AT THIS TIME)

GENERAL NOTES
CONTINUED

16. ALL SIGNS ON SITE WILL MEET S 419 D.C.M. AND ZONING SIGN POLICIES.
17. INTERIOR SITE LIGHTING HAS NOT BEEN PROVIDED AT THIS TIME BUT WILL BE INCORPORATED WITHIN THE FINAL LANDSCAPE PLAN TO BE SUBMITTED FOR APPROVAL TO THE OFFICE PLANNING & ZONING AS SITE DESIGN PROGRESSES. HOWEVER, IT'S ANTICIPATED THAT SUCH LIGHTING WILL BE OF GROUND VARIETY AND WILL BE DIRECTED AWAY FROM ALL RESIDENTIAL USE.
18. THE FINAL LANDSCAPE PLAN, WHEN SUBMITTED TO BALTIMORE COUNTY FOR REVIEW & APPROVAL, WILL DEMONSTRATE A SPECIALIZED FRONT FACADE TREATMENT COMPATIBLE WITH ST. CHARLES R.C. CHURCH, AN HISTORIC STRUCTURE, OPPOSITE THE SITE
19. IT IS ESTIMATED THAT THE TOTAL NUMBER OF EMPLOYEES TO OCCUPY THIS OFFICE BUILDING WILL BE 110.
20. AMENITY OPEN SPACE IS LABELLED A.O.S. AND SHOWN THUSLY: [Symbol]
21. SEE SHEET NO. 2 FOR BUILDING ELEVATION DRAWINGS.

REVISIONS:
REVISIONS PER CRG CHECKPOINT - 3-10-88
AND DRAFT COMMENTS
Harris • Smariga • Matz, Inc.
115 B Sudbrook Lane
Pikesville, Maryland 21208
Civil Engineers • Land Planners
Surveyors • Landscape Architects
(301) 486-1511

PLAN
104
CHURCH LANE
PUBLIC SERVICES CRG NO. 00031
PLANNING NO.
35 ELECTION DISTRICT BALTIMORE 60, MARYLAND
40130

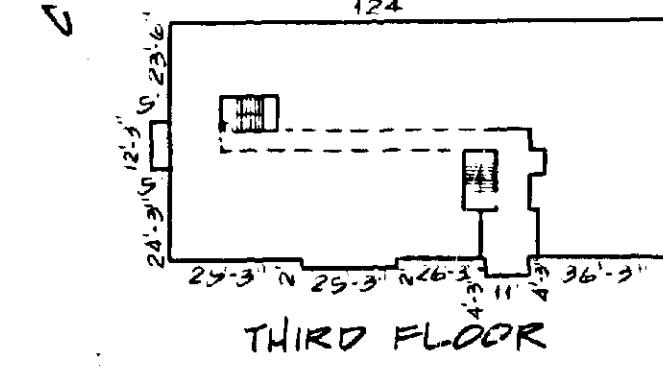
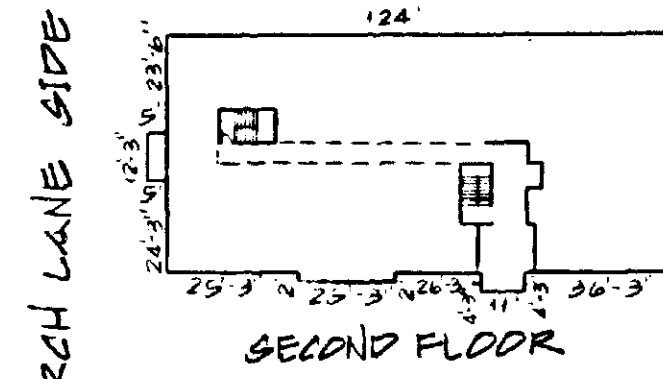
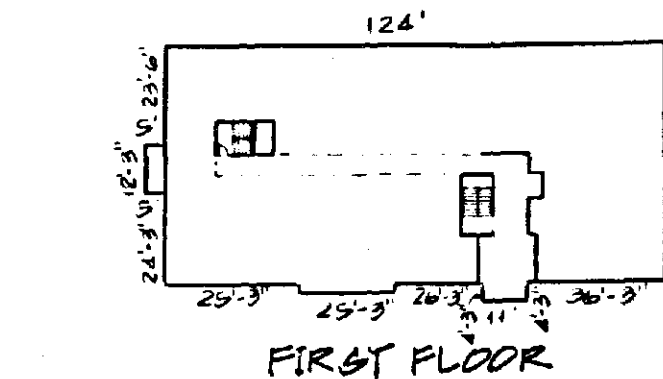
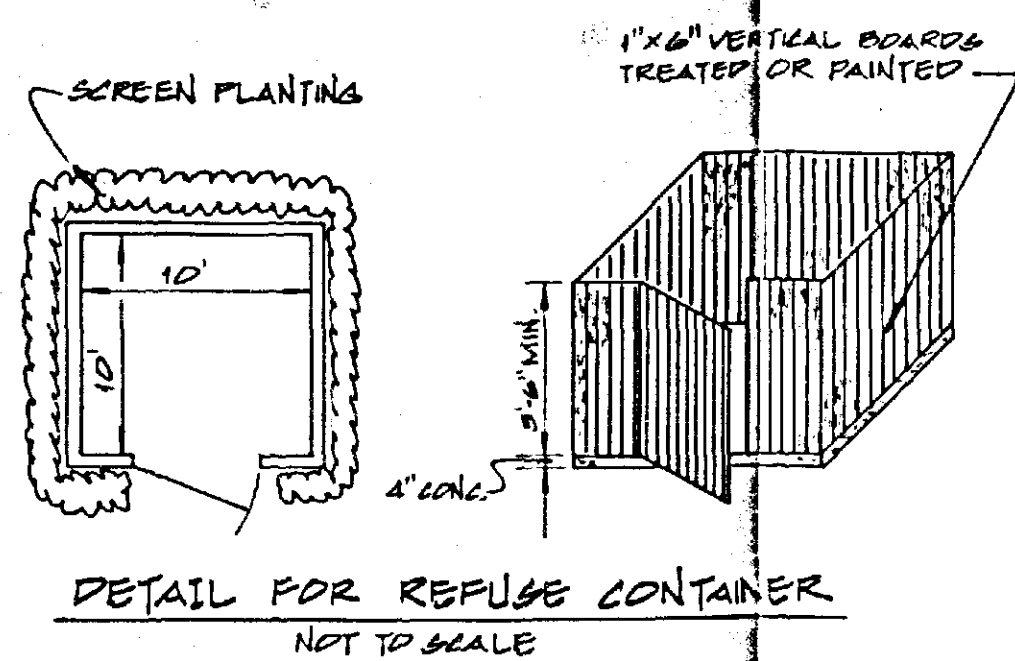
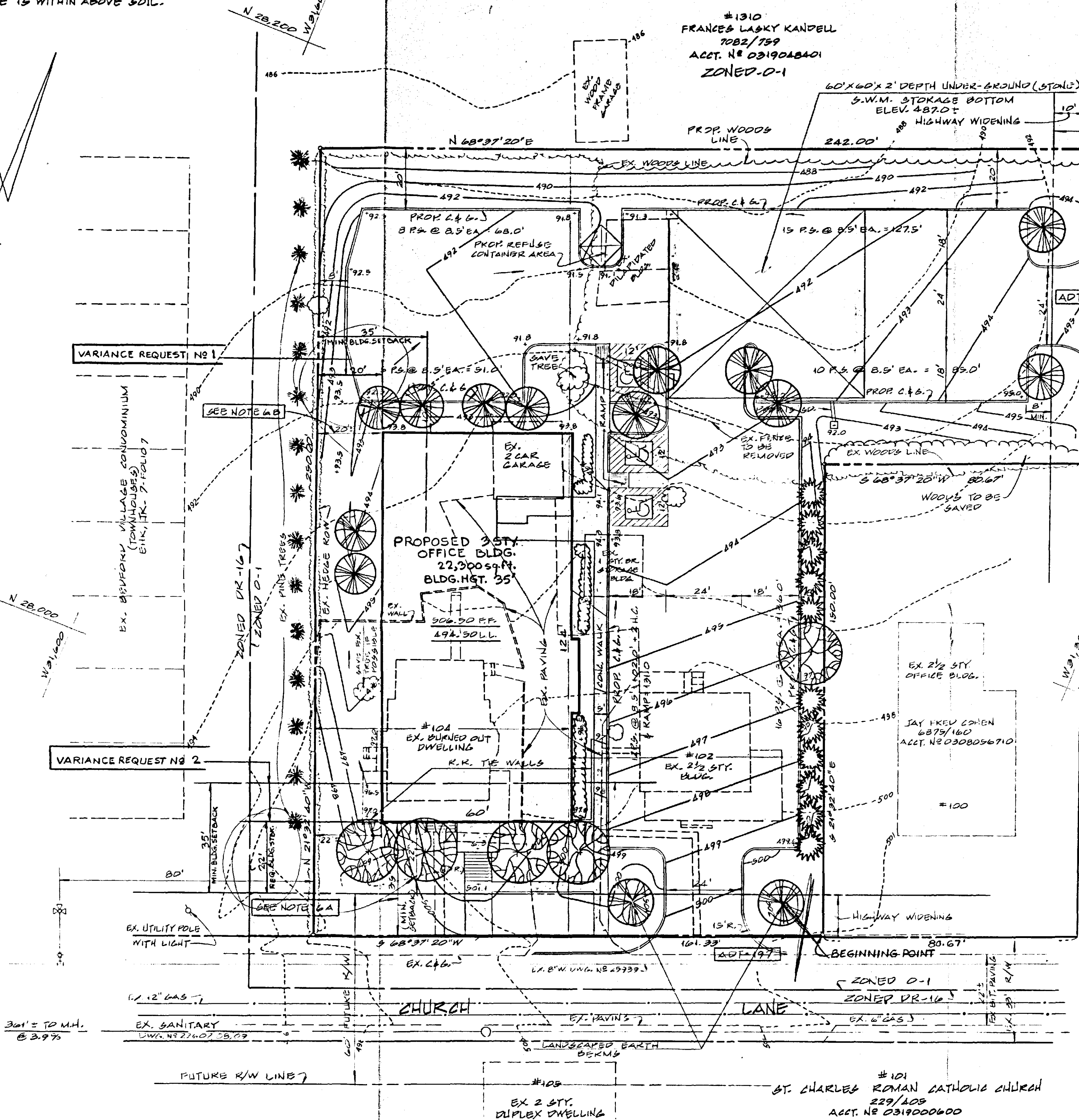
SCALE: 1"=20'
DRAWN BY: R.T.S.
CHECKED BY: G.P.
DATE: FEB. 9, 1988
SHEET: 1
OF: 1 OF 2
JOB NO. 40130

SEE SITE PLAN FOR REVISIONS

APPROVED CRG PLAN - DO NOT DESTROY

SOILS DATA					
SYMBOL	NAME	CLASS	SLOPE	LIMITATIONS FOR STREETS & PARKING HOMESITES	
GIB	GLENN'S URBAN LAND COMPLEX	B	0-8%	MODERATE SLOPE	SLIGHT

NOTE:
ENTIRE SITE IS WITHIN ABOVE SOIL.



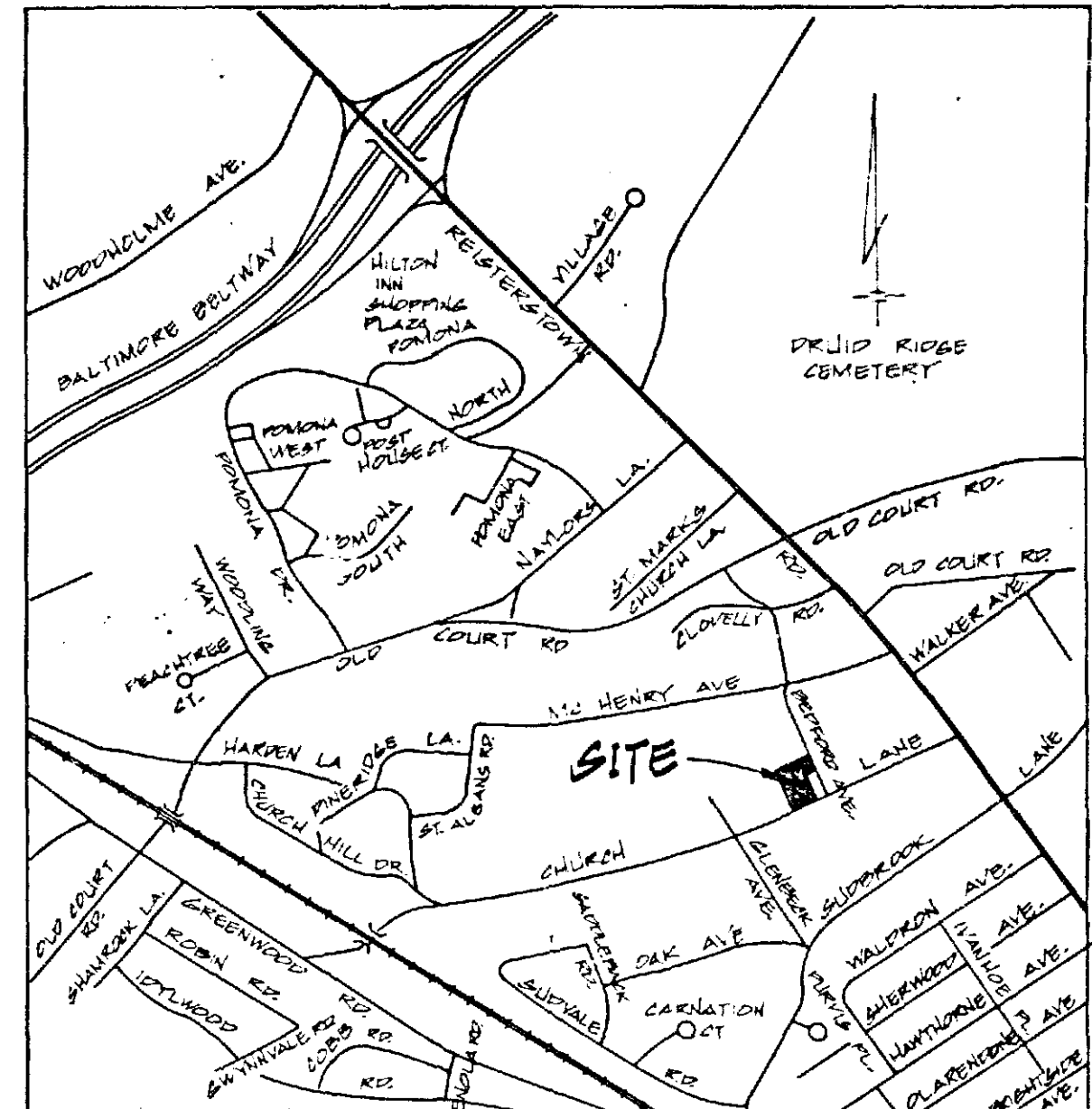
FLOOR PLANS
SCALE: 1" = 50'

VARIANCE DATA

- VARIANCE REQUESTED: BCZR - SECTION 204.4 B.1 FROM 20' OR HEIGHT OF BUILDING, WHICHEVER IS GREATER TO 20'. (PROPOSED BUILDING IS 35' HIGH)
- VARIANCE REQUESTED: B.C.Z.R. - SECTION 204.4 B.2 FROM 35' MIN. SETBACK FROM ANY STREET LINE TO 22'

OWNERS:
FRANCIS J. & MELVINA G. DEMESS
LOTS 27 & 28
76 25 & 26
(PLAT-J.W.G. NE2 PART 1-94)
#102 CHURCH LANE
ACCT. NO. 030402076

DEVELOPER
NORMAN F. STEINBERG
600 REGISTERSTOWN ROAD
BALTIMORE, MARYLAND 21208
301-484-7000



GENERAL NOTES

- AREA OF SITE: 1.11 ACRES (48,351 SQ. FT.)
- EXISTING ZONING OF SITE: D-1
- EXISTING USE OF SITE: RESIDENTIAL
- PROPOSED USE OF SITE: 3 STORY-CLASS "B" OFFICE BUILDING
- REQUIREMENTS FOR CLASS "B" OFFICE BUILDING:
 - FRONT YARD SETBACK: 35'
 - SIDE & REAR YARD SETBACKS: 20' (OR HEIGHT OF BLDG. - WHICHEVER IS GREATER)
 - MAXIMUM PERMITTED BUILDING HEIGHT: 35'
 - MAXIMUM PERMITTED F.A.R.: 0.5
 - MINIMUM AMENITY OPENSPACE: 20% OF LOT AREA
- PROPOSED SITE:
 - FRONT YARD SETBACK: 22' (VARIANCE REQUESTED TO REDUCE FRONT SETBACK FROM 35' TO 22')
 - SIDE & REAR YARD SETBACK: 22' (VARIANCE REQUESTED TO REDUCE SIDEYARD SETBACK FROM 35' TO 22')
 - HEIGHT OF BUILDING: 35' MAX.
 - F.A.R. - PERMITTED: 0.5 OF 48,351 SQ. FT. = 24,175 SQ. FT. PROPOSED: 3 FL. @ 7,440 SQ. FT. EACH = 22,320 SQ. FT.
 - AMENITY OPEN SPACE: REQUIRED - 20% OF 48,351 SQ. FT. = 9,670 SQ. FT. PROPOSED: 15,400 SQ. FT.
 - OFF-STREET PARKING: REQUIRED - 1,300 SQ. FT. 1ST FL. (300 + 7440) = 24.80 SPACES - 1,500 SQ. FT. 2ND-3RD FL. (500 + 14880) = 29.76 SPACES TOTAL PARKING SPACES REQUIRED = 55 SPACES TOTAL PARKING PROPOSED = 70 SPACES (INCLUDING 3 HANDICAP SPACES)
- ALL EXISTING BUILDINGS ON SITE WILL BE RAZED
- PROPERTY WILL BE LANDSCAPED IN ACCORDANCE WITH (SEE NOTE #14 BELOW) THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- STORM WATER MANAGEMENT WILL BE BY UNDERGROUND DETENTION POND AT LOCATION SHOWN ON PLAN.
- THIS SITE IS LOCATED WITHIN THE FOLLOWING AREAS AND DISTRICTS:
COUNCILMANIC DISTRICT NE2
CENSUS TRACT NO. A03402
WATERSHED - NE Pikesville 4th ZONE
SUBWATERSHED - NE 66
- THIS SITE IS VOID OF THE FOLLOWING (TO THE BEST OF OUR KNOWLEDGE):
HISTORIC BUILDINGS
CRITICAL AREAS
ARCHAEOLOGICAL SITES
ENDANGERED SPECIES HABITATS
HAZARDOUS MATERIALS SITES
25% OR GREATER SLOPES
FLOOD PLAINS
STREAMS
- THERE ARE NO BELOW OR ABOVE GROUND CHEMICAL OR PETROLEUM PRODUCTS STORAGE TANKS WITHIN 200 FEET OF THIS SITE.
- THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS ON SITE
- LANDSCAPE REQUIREMENTS:
A - 1 TREE PER EVERY 20 LINEAR FEET OF ROAD = 20 + 161.33 = 8.07 TREES (30% MIN. WILL BE MAJOR DECIDUOUS)
B - 1 TREE PER 12 PARKING SPACES = 12 + 70 (100% MAJOR DECIDUOUS)
TOTAL TREES REQUIRED = 14 (10 MAJOR DECIDUOUS)
C - A FINAL LANDSCAPE PLAN WILL BE SUBMITTED & APPROVED BY BALTIMORE COUNTY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- PROPOSED STREET LIGHTS

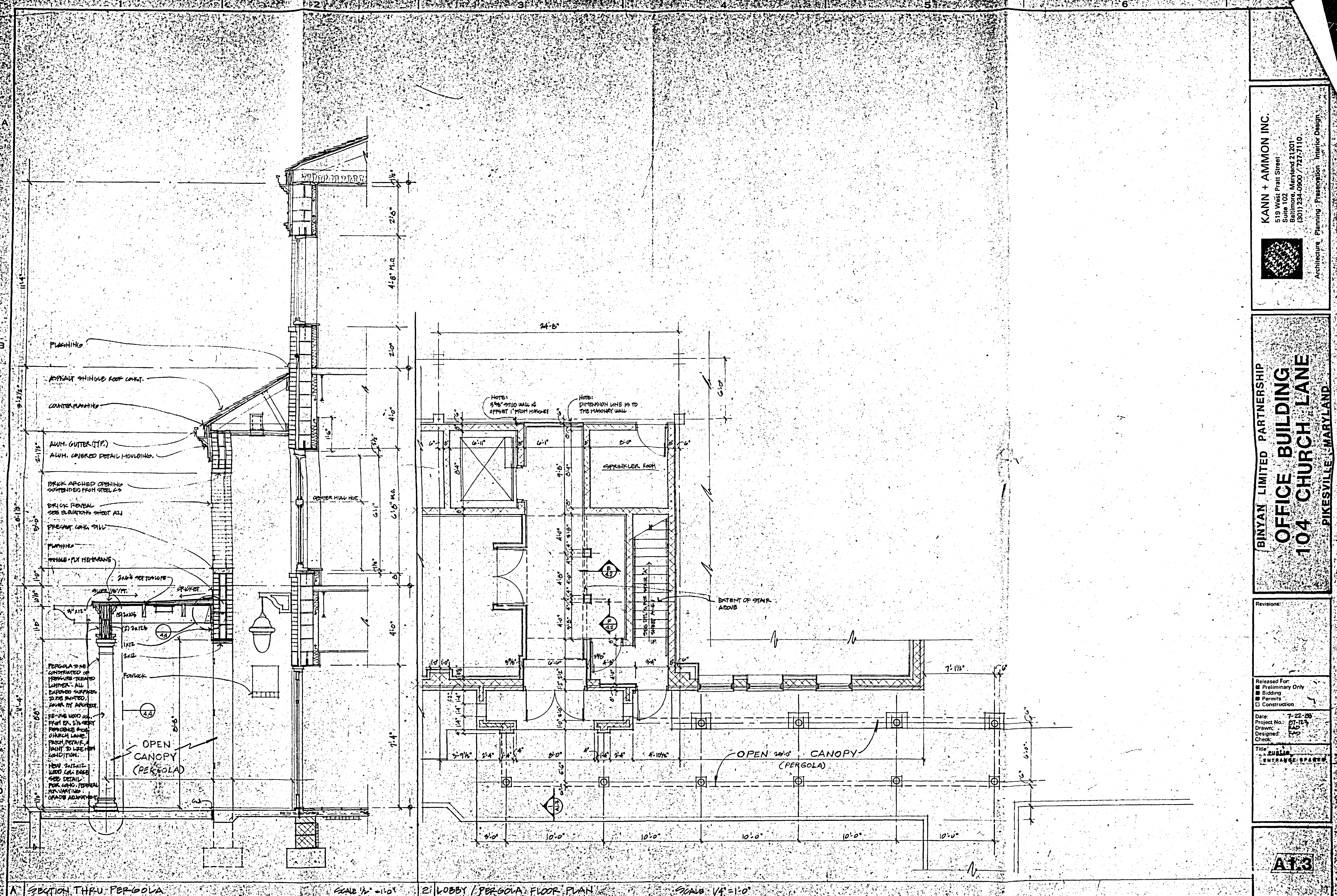
#324
1 Sign

REVISIONS:

Harris • Smariga • Matz, Inc.
115 B Sudbrook Lane
Pikesville, Maryland 21208
Civil Engineers • Land Planners
Surveyors • Landscape Architects
(301) 486-1511

PLAT TO ACCOMPANY REQUEST
FOR ZONING VARIANCES
104 CHURCH LANE

SCALE:
1" = 20'
DRAWN BY:
R.J.S.
CHECKED BY:
G.P.
DATE:
FEB. 9, 1988
SHEET: 1
OF: 1
JOB NO.
40130



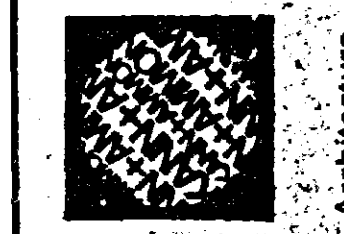
1 SECTION THRU PERGOLA

SCALE 1/4" = 1'-0"

2 LOBBY / PERGOLA FLOOR PLAN

SCALE 1/4" = 1'-0"

KANN + AMMON INC.
519 West Pratt Street
Suite 102
Baltimore, Maryland 21201
(301) 234-0900 / 727-7110



Architecture Planning Preservation Interior Design

BINYAN LIMITED PARTNERSHIP
OFFICE BUILDING
104 CHURCH LANE
PIKESVILLE, MARYLAND

Revisions:

Released For:
■ Preliminary Only
■ Bidding
■ Permit
■ Construction
Date: 7-22-88
Project No.: 07-123
Drawn: RWP
Designed: RWP
Check:
Title: SUBMITTAL
ENTRANCE SPACES