

MEMORANDUM FOR THE ZONING COMMISSIONER OF BALTIMORE COUNTY
SUBJECT: PETITION FOR SPECIAL EXCEPTION
RE: NE/S Reisterstown Road, 121.5' +/- NW Pleasant Hill Road, 11005-11007 Reisterstown Rd. 4th Election District 3rd Councilmanic District
Thomas F. Zink, Jr., Petitioner
Case No. 89-134-X

WHEREAS, the Petitioner requested a special exception for a Class "B" three-story office building in an R.O. zone in accordance with the plan submitted and identified therein as Petitioner's Exhibit 1;

WHEREAS, pursuant to the Comprehensive Rezoning Process, the subject property was rezoned rendering the requested special exception moot;

WHEREAS, pursuant to the receipt of a request for withdrawal by Council for the Petitioner;

IT IS ORDERED by the Zoning Commissioner for Baltimore County that the above-referenced matter be and the same is hereby DISMISSED without prejudice.

J. Robert Haines
Zoning Commissioner
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 a Class "B" 3-story office building in an "RO" Zone

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

Attorney for Petitioner:
Keith R. Truffer
(Type or Print Name)
Signature
102 W. Pennsylvania Avenue
Address
Baltimore, Maryland
City and State

Attorney's Telephone No.: (301) 823-1800

Legal Owner(s):
(Type or Print Name)
Signature
Thomas F. Zink, Jr.
(Type or Print Name)
Signature

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Thomas F. Zink, Jr.
Name
1927 York Road (301) 561-0370
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of August, 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 through-out 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 14th day of October, 1988, at 9 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1

(over)

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

DESCRIPTION
Portion of Properties Known As
11005, 11007, 11009 & 11011 Reisterstown Road
Election District 4 Baltimore County, Maryland

This description is for a special exception for a Class "B" Office Building in an "RO" Zone.

Beginning for the same on the northeast side of Reisterstown Road, said point of beginning being N 43° 06' 21" W 121.5' +/- from the point of intersection of the northwest side of Pleasant Hill Road with the northeast side of Reisterstown Road, thence binding on the northeast side of Reisterstown Road (1) N 43° 06' 21" W 360.21', thence leaving the said northeast side of Reisterstown Road (2) N 47° 39' 07" E 222.00' +/- to intersect the existing "RO/DR3.5" Zone Line shown on Zoning Map "NR 13-1, said zone line being located 255' +/- northeast of the center line of said Reisterstown Road, thence binding on said "RO/DR3.5" zone line in a southeasterly direction and parallel to the said center line of Reisterstown Road (3) S 43° 06' 21" E 355.00' +/- to intersect the southeast property line of the tract; thence binding on said line S 43° 54' 58" W 222.00' +/- to the place of beginning.

Being a portion of 11005, 11007, 1109 & 11011 Reisterstown Road and containing 2.08 acres of land, more or less (90,525 square feet, more or less).

J.O. 88115



PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section .205.4.C.2.

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

To permit a setback from the street line of 25 feet instead of the required 35 feet because of undue hardship and practical difficulty for the reasons set forth in the attached Memorandum.

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

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

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

Contract Purchaser:

(Type or Print Name)
Signature
Address
City and State

Legal Owner(s): Pleasant Hill I - IV
Limited Partnerships, Zink Properties
Incorporated, General Partner
(Type or Print Name)
Signature
By: Thomas F. Zink, Jr., President
(Type or Print Name)
Signature

Attorney for Petitioner:

Richard A. Reid, Esq.
(Type or Print Name)
Signature
102 W. Pennsylvania Avenue
Address
Towson, Maryland 21204
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Thomas F. Zink, Jr.
Name
22 West Allegheny Avenue
Towson, Maryland 21204 (301) 296-1200
Address
Phone No.

Attorney's Telephone No.: (301) 823-1800

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of August, 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 through-out 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 14th day of October, 1988, at 9 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

(over)

36184
RAR/plm
11-24-88

RE: PETITION FOR SPECIAL EXCEPTION
NE/S Reisterstown Road, 121.5' +/- NW Pleasant Hill Road, 11005-11007 Reisterstown Rd. 4th Election District 3rd Councilmanic District
Thomas F. Zink, Jr., Petitioner
Case No. 89-134-X

MEMORANDUM IN SUPPORT OF REVISION TO APPLICATION FOR SPECIAL EXCEPTION

On July 21, 1988, Petitioner filed an application for a special exception to construct a Class B Office Building in an RO zone located at 11005 - 11011 Reisterstown Road in Owings Mills. The plans for the Class B Office Building were given CRG approval on August 11, 1988. The plans for the office building were also reviewed by the Zoning Plans Advisory Committee and its comments were transmitted to the Petitioner by letter dated October 3, 1988 signed by James H. Dyer, Chairman of that Committee. Consequently, the location of the building on the site was given at least tacit approval by the County Review Group and the Zoning Plans Advisory Committee.

Since such review, however, the County Council has adopted a new map as part of the Comprehensive Rezoning Process which zones the subject property O-2. Such zoning removes the need for a special exception to construct the Class B Office Building on the site but imposes a front-yard setback of 35 feet which was not required in the RO zone.

ROYSTON, MUELLER, MCLEAN & REID
SUITE 600
102 W. PENN. AVE.
TOWSON, MARYLAND
21204-4575
823-1800

ROYSTON, MUELLER, MCLEAN & REID
SUITE 600
102 W. PENN. AVE.
TOWSON, MARYLAND
21204-4575
823-1800

-2-

ROYSTON, MUELLER, MCLEAN & REID

ATTORNEYS AT LAW
SUITE 600
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4575
(301) 823-1800
TELETYPE FAX 1-800-819-9999

October 31, 1989

VIA HAND DELIVERY

J. Robert Haines, Zoning Commissioner
Baltimore County Office of Planning
and Zoning
County Courts Building - M.S. 3402
Towson, Maryland 21204

RE: Petition for Special Exception
NE/S Reisterstown Road, 121.5' +/- NW of Pleasant Hill Road
4th Election District - 3rd Councilmanic District
Thomas F. Zink, Jr. - Petitioner
Case No. 89-134-X

Dear Commissioner Haines:

This is in response to your letter of October 25, 1989. The above-referenced Petition for Special Exception having been made moot by the 1988 Comprehensive Rezoning of Baltimore County, please dismiss it without prejudice.

Thank you.

Very truly yours,

Richard A. Reid

RAR/plm
3364d

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

October 25, 1989

Richard A. Reid, Esquire
Royston, Mueller, McLean & Reid
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
NE/S Reisterstown Road, 121.5' +/- NW of Pleasant Hill Road
4th Election District - 3rd Councilmanic District
Thomas F. Zink, Jr. - Petitioner
Case No. 89-134-X

Dear Mr. Truffer:

As you know, the above-captioned matter was scheduled for hearing on October 14, 1989 and was subsequently postponed pending the outcome of the comprehensive rezoning of Baltimore County, pursuant to your letter dated September 27, 1989. Said letter also indicated that in the event the subject property was rezoned to permit the relief requested in the Petition for Special Exception, the Petitioner would file a request for relief. The property was subsequently rezoned and it was determined that a Petition for Zoning Variance should be filed because the proposed project did not meet setback requirements. A hearing was held on March 9, 1990 on the variance request, which was assigned Case No. 89-251-A. The relief requested was granted, subject to restrictions, on March 13, 1990.

The above-referenced Petition for Special Exception continues to remain open pending receipt of a written request for dismissal. Therefore, it would be appreciated if you would advise this office in writing if the Petition for Special Exception should be dismissed.

Thank you for your attention to this matter and if you have any questions on the subject, please do not hesitate to call this office.

Very truly yours,

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: Case No. 89-134-X

ROYSTON, MUELLER, McLEAN & REID
ATTORNEYS AT LAW
100 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4575
JRM:K 1/13/89
TELEPHONE FAX 410.284.7610

JOHN L. LEWIS
RICHARD A. REID
KEITH R. TRUFFER
C. S. KUNDELSCHEIDT, III
THOMAS F. ZINK, JR.
LARRY E. HANDEL
DANIEL F. HANDEL
ROBERT S. HANDEL
EDWARD J. GILLES
C. LARRY HOFFMEYER, JR.
RICHARD E. JOYNTON

JOHN L. LEWIS
RICHARD A. REID
KEITH R. TRUFFER
C. S. KUNDELSCHEIDT, III
THOMAS F. ZINK, JR.
LARRY E. HANDEL
DANIEL F. HANDEL
ROBERT S. HANDEL
EDWARD J. GILLES
C. LARRY HOFFMEYER, JR.
RICHARD E. JOYNTON

January 13, 1989

VIA HAND DELIVERY

Mr. John L. Lewis
Planning & Zoning Associate III
Office of Planning & Zoning
Room 406 - County Courthouse
401 Bosley Avenue
Towson, Maryland 21204

RE: Case No. 89-134-X, Item #27
NE Side Reisterstown Road, 121.5' N of Pleasant Hill Road,
Fourth Election District
Pleasant Hill Professional Center

Dear John:

In accordance with your letter of January 5, 1989, I enclose herewith ten copies of the plat revised by Kiddle in accordance with the comments contained in that letter relating to the above-entitled case. Also enclosed are ten copies of the drawing showing the elevations for the proposed building.

If there is anything else you require, please call me promptly. We are very anxious to have this matter assigned for hearing as soon as possible.

Your assistance and cooperation in this matter are very much appreciated.

Very truly yours,

Richard A. Reid
Richard A. Reid

PAR/plm
Enclosures
37554

cc w/enc.: Phyllis Cole Friedman
People's Counsel for Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

January 5, 1989

Richard A. Reid, Esquire
Royston, Mueller, McLean & Reid
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Case #89-134-X, Item #27
NE Side Reisterstown Road, 121.5' N of Pleasant Hill Road
4th Election District
Pleasant Hill Professional Center

Dear Reid:

The revised plans submitted in the above referenced zoning case have been reviewed and the following changes must be incorporated due to the rezoning of the property from R-O to O-2. The fact that the revisions include a change from a Special Exception to a Variance means that 10 of these revised plans with the following comments addressed must be provided to this office.

1. Correct zone lines to agree with the current 1988 zoning map 1"=200' scale NW 111.
2. The front setback must be measured from the edge of the proposed R/W widening of Reisterstown Road. The variance request should reflect this dimension.
3. The proposed widening appears to be counted as A.O.S. Clarify shading on plan, subtotal and clarify A.O.S. areas on plat.
4. Show dimensions, height and location detail of proposed signage.
5. Seals must be clear.
6. List any C.R.G. waiver or approval numbers.
7. Provide elevation drawings.
8. Note parking to be permanently striped.
9. Enlarge vicinity map to 1"=1000' or larger.

Should you require further assistance on this matter, please do not hesitate to call me at 887-3391.

Very truly yours,

John L. Lewis
John L. Lewis
Planning & Zoning Assoc. III



Dennis F. Rasmussen
County Executive

ROYSTON, MUELLER, McLEAN & REID
ATTORNEYS AT LAW
100 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4575
JRM:K 12/5/88
TELEPHONE FAX 410.284.7610

JOHN L. LEWIS
RICHARD A. REID
KEITH R. TRUFFER
C. S. KUNDELSCHEIDT, III
THOMAS F. ZINK, JR.
LARRY E. HANDEL
DANIEL F. HANDEL
ROBERT S. HANDEL
EDWARD J. GILLES
C. LARRY HOFFMEYER, JR.
RICHARD E. JOYNTON

December 5, 1988

VIA HAND DELIVERY

J. Robert Haines
Zoning Commissioner of Baltimore County
Baltimore County Office of Planning and Zoning
County Courts Building
401 Bosley Avenue - Room 406
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
CASE No. 89-134-X

Dear Commissioner Haines:

Since the Petition in the above-entitled matter has been changed from a Petition for Special Exception to a Petition for Variance as explained in the Memorandum in Support of such change, I enclose herewith ten copies of a plat reflecting such variance. These are to be substituted for the plats originally filed with the Petition for Special Exception. The description and location plan, of course, remain the same so that no additional submission is required.

You will note from the plat that the variance required is actually two feet less than the variance requested in the Petition and Memorandum. Accordingly, I would appreciate it if you would have the Petition and Memorandum amended by interlineation to indicate an eight foot rather than a ten foot variance. This would require changing 25 feet to 27 feet in the second Paragraph of the Petition. Thank you.

Very truly yours,

Richard A. Reid
Richard A. Reid

PAR/plm
Enclosures
36554

cc: Phyllis Cole Friedman
People's Counsel for Baltimore County (one plat enclosed)

ROYSTON, MUELLER, McLEAN & REID
ATTORNEYS AT LAW
100 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4575
JRM:K 9/27/88
TELEPHONE FAX 410.284.7610

JOHN L. LEWIS
RICHARD A. REID
KEITH R. TRUFFER
C. S. KUNDELSCHEIDT, III
THOMAS F. ZINK, JR.
LARRY E. HANDEL
DANIEL F. HANDEL
ROBERT S. HANDEL
EDWARD J. GILLES
C. LARRY HOFFMEYER, JR.
RICHARD E. JOYNTON

September 27, 1988

VIA HAND DELIVERY

J. Robert Haines, Zoning Commissioner
Office of Planning & Zoning
County Courts Building
401 Bosley Avenue - Room 406
Towson, Maryland 21204

RECEIVED ZONING OFFICE
DATE: 9/27/88

RE: Petition for Special Exception
Case No. 89-134-X
NE/S Reisterstown Road, 121.5' N of Pleasant Hill Road
4th Election District
Petitioner(s): Thomas F. Zink, Jr.

Dear Commissioner Haines:

The above-entitled case which is scheduled for hearing on October 14, 1988 is a request for a special exception to construct a Class "B" office building in a R-O zone.

The Planning Board has recommended that the property which is the subject of the special exception be rezoned from R-O to O-2 in the current comprehensive rezoning of Baltimore County. If that zoning is placed on the property when the map is adopted in November, it will make the request for the special exception moot.

Accordingly, it is requested that the hearing scheduled for October 14, 1988 be postponed to a December date. In the event that the property is rezoned to O-2, the Petitioner will advise the request for special exception.

Very truly yours,

Richard A. Reid
Richard A. Reid
Attorney for Petitioner

PAR/plm
36334

cc: Phyllis Cole Friedman, People's Counsel for Baltimore County

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

J. Robert Haines
Zoning Commissioner

Richard G. Reid, Esq.
102 West Pennsylvania Ave.
Towson, MD 21204

Re: POSTPONEMENT REQUEST

Dear Sir:

This to acknowledge receipt of your postponement request regarding the following petition:

Case number: 89-134-X
Petitioner(s): Thomas F. Zink, Jr.
Location: NE/S Reisterstown Rd. 121.5' N of Pleasant Hill Road

Please be advised that your request [x] will [] will not be granted, and as such, the case [] will [x] will not proceed on the assigned date of October 14, 1988.

Where applicable, you will be timely notified of the new hearing date.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

JRH:gs

cc: Thomas F. Zink, Jr.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NE/S Reisterstown Rd., 121.5' N of Pleasant Hill Rd., 4th Election Dist.; 3rd Councilmanic District

THOMAS F. ZINK, JR., Petitioner : Case No. 89-134-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 304, County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 21st day of September, 1988, a copy of the foregoing Entry of Appearance was mailed to Keith R. Truffer, Esquire, 102 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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 described herein at Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland at 10:00 a.m.

Petition for Special Exception
Case number: 89-134-X
NE/S Reisterstown Road, 121.5' N of Pleasant Hill Road
4th Election District
3rd Councilmanic District
Petitioner: Thomas F. Zink, Jr.
Hearing Date: Friday, Oct. 14, 1988 at 10:00 a.m.

In the event that this Petition is granted, a building permit may be issued within the forty (40) 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 reported in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County
9/20 Sept 15

CERTIFICATE OF PUBLICATION

TOWSON, MD, 9/22/88 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., once in each of successive weeks, the first publication appearing on 9/14/88, 1988.

THE JEFFERSONIAN,

Publisher

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th
Posted for: Special Exception
Petitioner: Thomas F. Zink, Jr.
Location of property: NE/S Reisterstown Road, 121.5' N of Pleasant Hill Road
Location of Sign: NE/S Reisterstown Road in front of subject property
Remarks: [blank]
Posted by: [signature]
Number of Signs: 1

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

J. Robert Haines
Zoning Commissioner

Mr. Thomas F. Zink, Jr.
1527 York Road
Timonium, Maryland 21063

Re: Petition for Special Exception
Case Number: 89-134-X

Dear Mr. Zink:

Please be advised that \$29.61 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

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

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

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

Very truly yours,

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

JRH:gs
cc: Keith R. Truffer, Esq.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333
J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING

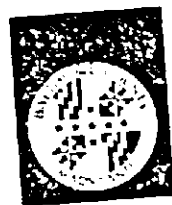
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Exception
CASE NUMBER: 89-134-X
1675 Reisterstown Road, 121.5' x 100' Pleasant Hill Road
4th Election District - 3rd Councilmanic
Petitioner(s): Thomas F. Zink, Jr.
HEARING SCHEDULED: FRIDAY, OCTOBER 14, 1988 at 9:00 a.m.

Special Exception - A Class "B" 3 story office building in a "RO" zone.

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



Dennis F. Rasmussen
County Executive

LANDMARK COMMUNITY NEWSPAPERS

Westminster, Md.

THIS IS TO CERTIFY that the annex was published for _____ day of _____, 1988.

- ☐ Carroll County Times, a day in Westminster.
☐ Randallstown News, a week in Baltimore.
☐ Community Times, a week in Baltimore.

LANDMARK COMMUNITY NEWSPAPERS

Per _____

NOTICE OF HEARING

The Board of Zoning Appeals 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:

89-134-X

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
3rd day of August, 1988.

Petitioner: Thomas F. Zink, Jr.
Petitioner's Attorney: Thomas F. Zink, Jr.

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 3, 1988

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

000

Keith R. Truffer, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 27 - Case No. 89-134-X
Petitioner: Thomas F. Zink, Jr.
Petition for Special Exception

Dear Mr. Truffer:

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

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

Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:dt

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

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

8/2/88
Date

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

Zoning Item # 27, Zoning Advisory Committee Meeting of August 3, 1988
Property Owner: Thomas F. Zink, Jr.
Location: NE side of Reisterstown Rd.
Water Supply: Metro
District: 4
Storage 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, 430-3774, 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 tanks (1,000 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 sewage 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, 494-3311.
- () 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 Internal and Child Health.
- () If lubrication work and oil changes are performed at this location, the needed providing for the collection of waste oil must be in accordance with the State Department of the Environment.
- () Prior to zoning of existing structures, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid waste.
- () 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 located. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768.
- () Soil percolation tests have been 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 _____.
- () If not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of building Permit Applications.
- () Prior to occupancy approval, the possibility of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others: All existing sewage disposal systems on site must be properly abandoned and capped.

Barbara D. Murray
BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

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

August 1, 1988

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



Dennis F. Rasmussen
County Executive

Re: Property Owner: Thomas F. Zink, Jr.

Location: NE side of Reisterstown Rd., 121.5' x 100' Pleasant Hill Road
Item No.: 27

Zoning Agenda: Meeting of 8/2/88

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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Additional hydrant required at Reisterstown Rd., & Pleasant Hill Road.
- () 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: [Signature] Noted and Approved: [Signature]
Planning Group
Special Inspection Division

/s/



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

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

Dear Mr. Haines:

After reviewing the submittal for a special exception for a Class "B" office building in an "RO" zone, we find the plan must be revised as follows.

1. Reisterstown Road must be widened to a distance of 31' from the centerline along the frontage of this site, including an additional widening of 12' for a deceleration lane for a distance of 100' with a 50' taper.
2. SHA concrete curb and gutter must be constructed along the frontage of this site.
3. We recommend a traffic impact study be submitted with concern to a possible left turn lane into this site.

A legal agreement from the adjacent property owner at #1013 Reisterstown Road, will be required to construct the 20' radius along the frontage of his property.

Also, we recommend to Baltimore County the proposed 11' lane into this site be increased to a minimum of 17'.

It is requested these revisions be made prior to a hearing date being set. If you have any questions, call Larry Brocato of this office (333-1350).

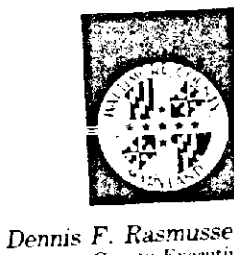
Very truly yours,

James Dyer
Chief Bureau of Engineering
Access Permits

My telephone number is (301) 333-1350.
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
494-3334

August 23, 1988



Dennis F. Rasmussen
County Executive

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

- ZAC -

Meeting of August 2, 1988
Thomas F. Zink, Jr.
Reisterstown Road
R.O.

Dear Mr. Haines:

Please see the CRG Comments for this site.

Very truly yours,

Stephen E. Weber, P.E.
Assistant Traffic Engineer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines
Zoning Commissioner

Date: October 12, 1988

TO: Pat Keller, Deputy Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition Nos. 89-120-A (Valley Ltd.); 89-122-A (C. Weiner); 89-125-A (OFIAT); 89-129-A (Brown); 89-129-A (Lewis); 89-130-A (Reeder); 89-131-A (Markert); 89-132-A (Sunderland); 89-134-X (Zink)

The Office of Planning and Zoning has no comment on the above listed projects.

FR/sf

RECEIVED ZONING OFFICE
DATE: 10/14/88

ROYSTON, MUELLER, McLEAN & REID

ATTORNEYS AT LAW
1000 BALTIMORE AVENUE
TOWSON, MARYLAND 21204-4575
TELEPHONE: 494-4575

ROYSTON, MUELLER, McLEAN & REID
ATTORNEYS AT LAW
1000 BALTIMORE AVENUE
TOWSON, MARYLAND 21204-4575

February 3, 1989

VIA HAND DELIVERY

J. Robert Haines, Zoning Commissioner
c/o John L. Lewis
Planning & Zoning Associate III
Office of Planning and Zoning
Room 406 - County Courthouse
401 Rosley Avenue
Towson, Maryland 21204

RE: Special Exception - Case No. 89-134-X, Item No. 27

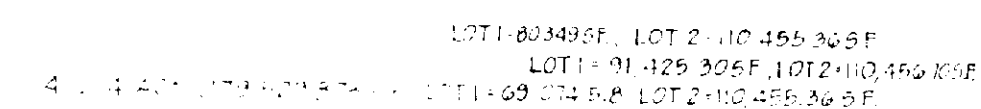
Dear Mr. Commissioner:

Please note your file to indicate that petitioner hereby withdraws his petition for special exception in the above-captioned case. It was made moot by the change in the zoning for the subject property. Petitioner is now proceeding under a request for variance in Item No. 322.

Very truly yours,

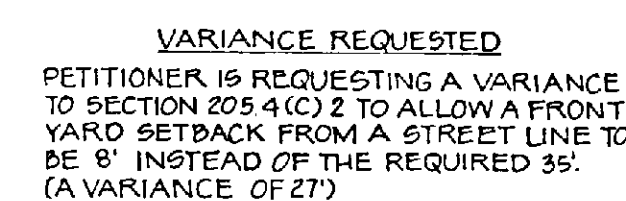
Richard A. Reid

PAR/plm
Enclosure
37964



1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

FOR LOT 1
4512.25 50% W/SHORE AREA (LOT 1)
2.1
17228.3 100% W/SHORE AREA (LOT 1)
- 1.1 - 100% W/SHORE AREA OF PLANT



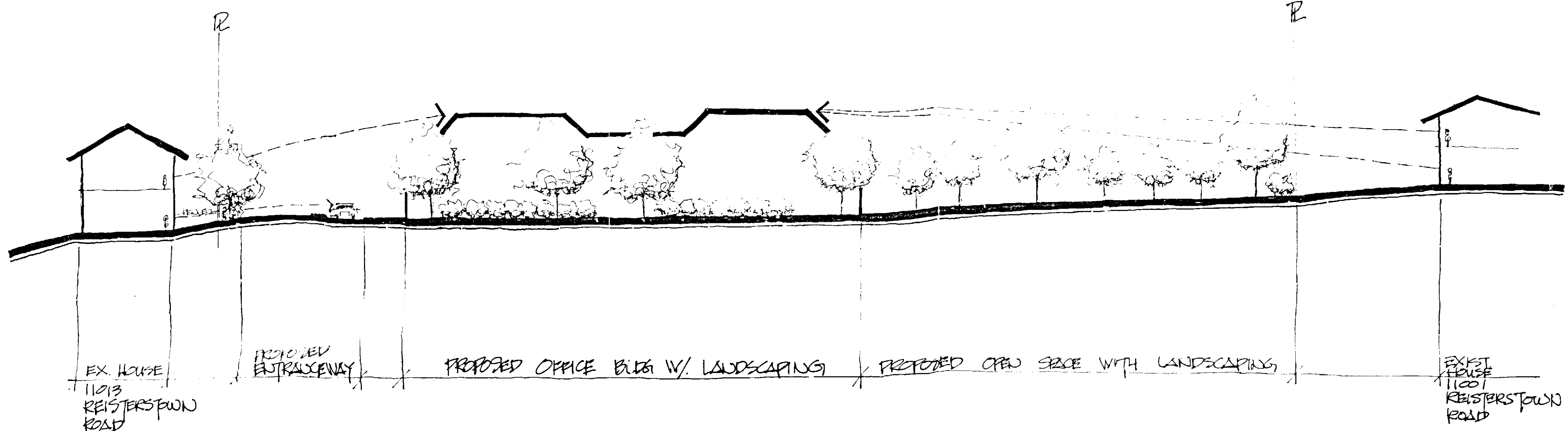
PLEASE

DECEMBER 1, 1988

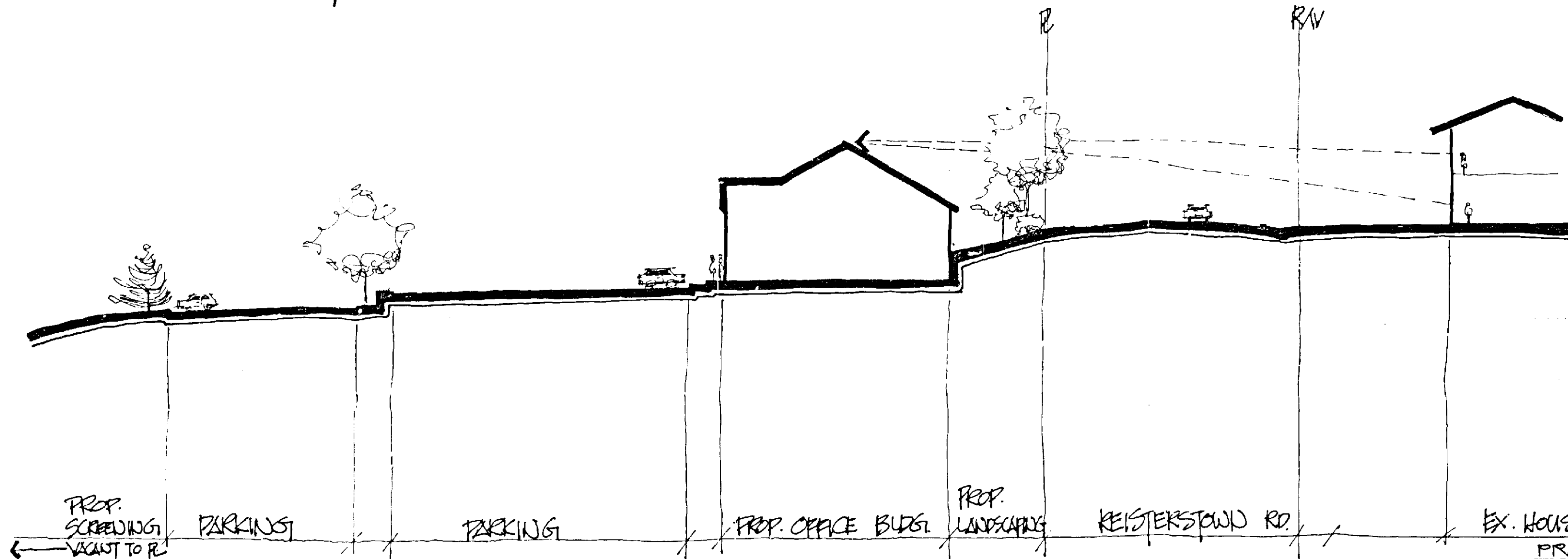


Timothy
1-11-57

11/23/88 REVISED FOR USE AS A YARD VARIANCE PLAT.
1/1/89 REVISED AS PER COMMENTS OF ZONING DEPT.



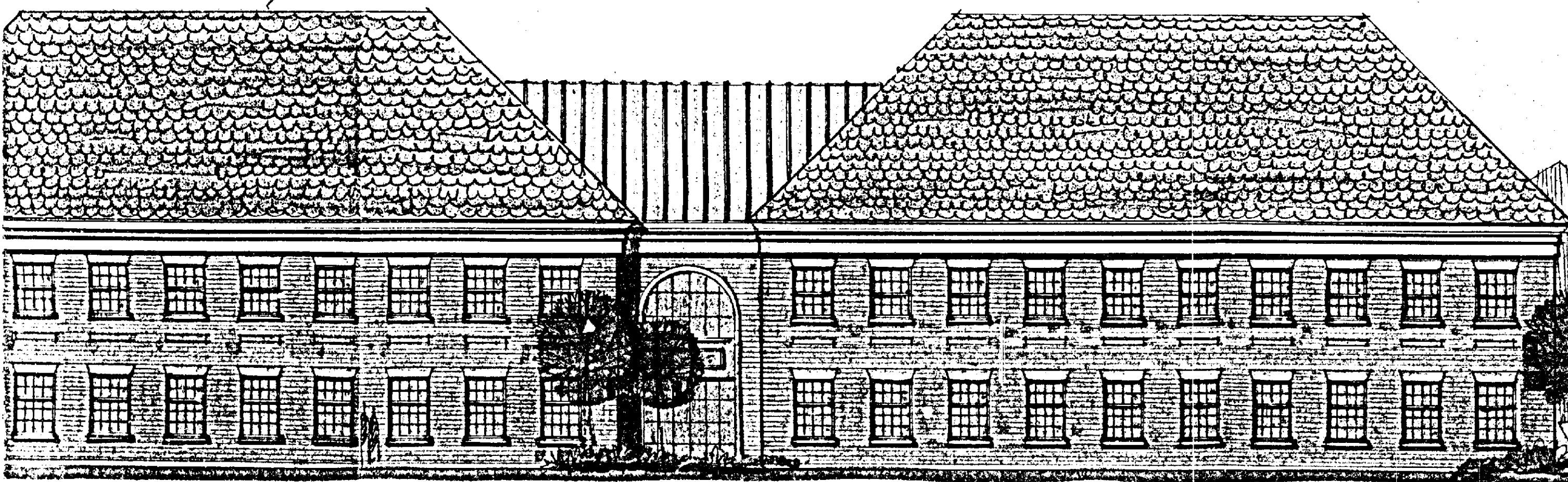
ELEVATION A (FRONT - SOUTHWEST) SCALE 1" = 20'



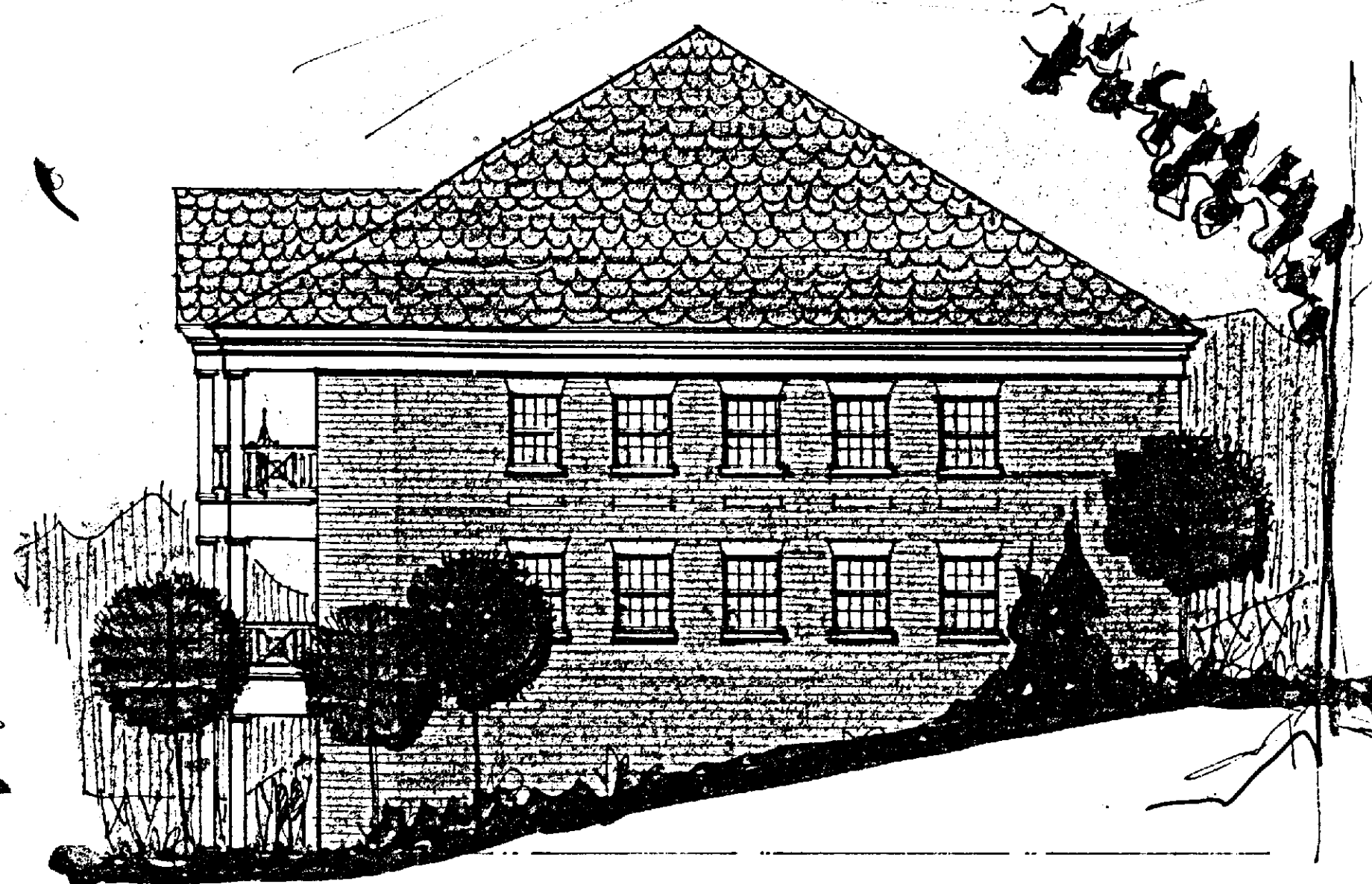
ELEVATION B (NORTHWEST) SCALE 1" = 20'

- PROPOSED EXTERIOR FINISHES**
1. BRICK - OLD SALEM 120 OVERSIZED
 2. PRECAST CONCRETE LINTELS
 3. MORTAR - STANDARD COLOR CONCAVE JOINT
 4. WINDOWS - VINYL CLAD DOUBLE HUNG WHITE
 5. FASCIA AND SOFFIT - WHITE
 6. ROOF SHINGLES - LAMINATED SHINGLE COLOR SLATE GREY
 7. 8" x 10" PANEL COLOR SLATE GREY
 8. RAILING - WHITE ALUM.

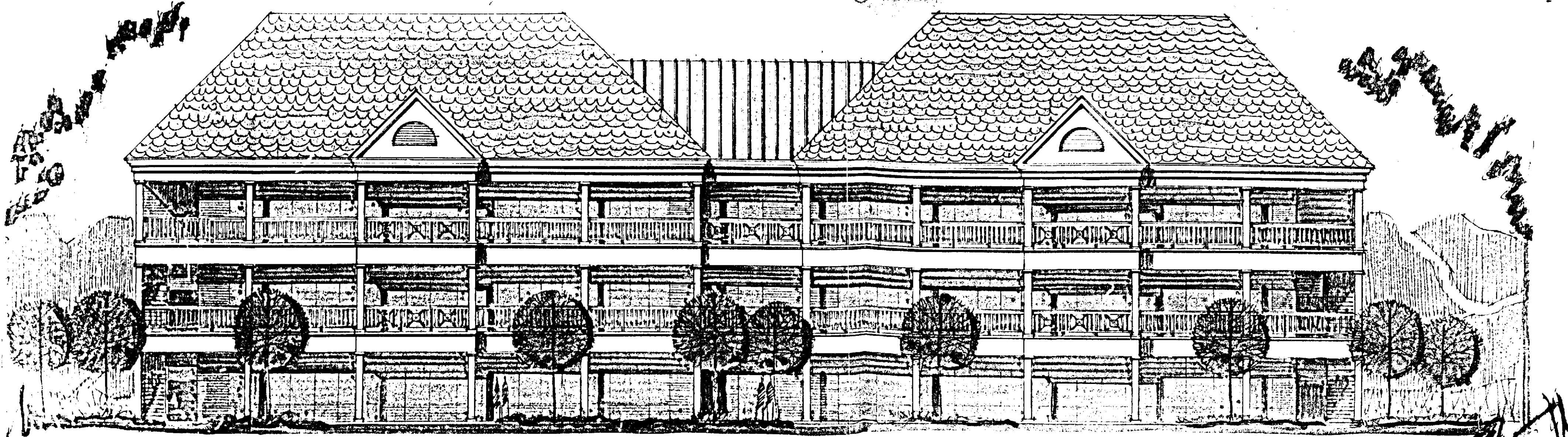
DATE	REVISIONS	KIDDE CONSULTANTS, INC. LAND PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS 1020 CROMWELL BRIDGE ROAD TOWSON, MARYLAND 21204 301-321-5500	SHEET	DATE	JOB NUMBER
10/1/82	1. PRELIMINARY				
OF				AUG 5, 1982	



SOUTH WEST (REISTERSTOWN ROAD) ELEVATION



NORTH WEST ELEVATION



NORTH EAST (PARKING LOT) ELEVATION

- PROPOSED EXTERIOR FINISHES**
1. BRICK - OLD SALEM 120 OVERSIZED
 2. PRECAST CONCRETE LINTELS
 3. MORTAR - STANDARD COLOR CONCAVE JOINT
 4. WINDOWS - VINYL CLAD DOUBLE HUNG WHITE
 5. FASCIA AND SOFFIT - WHITE
 6. ROOF SHINGLES - LAMINATED SHINGLE COLOR SLATE GREY
 7. 8" x 10" PANEL COLOR SLATE GREY
 8. RAILING - WHITE ALUM.

PLEASANT HILL PROFESSIONAL CENTER
BALTIMORE COUNTY, MARYLAND