

CONTRACTOR SHALL MEET ALL EXISTING IMPROVEMENTS SMOOTHLY FOR LINE, GRADE AND FINISH.

2. ALL WORK SHOWN ON THESE PLANS SHALL BE COMPLETED IN ACCORDANCE WITH ALL CITY ORDINANCES, STANDARDS AND SPECIFICATIONS OF THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS AND OF THE MARYLAND STATE HIGHWAY ADMINISTRATION AND THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS. THE CONTRACTOR SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF COMPLETING THE PROJECT. THE COST OF SUCH WORK SHALL BE INCLUDED IN THE BASE BID.

4. CONTRACTOR SHALL MAINTAIN TRAFFIC IN REISTERSTOWN ROAD, INVIOLAGE, SLACK CREEK, AND MILFORD MILL ROAD AT ALL TIMES DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL NOTE THAT IN CASE OF DISCREPANCY BETWEEN ANY SCALED DIMENSIONS AND THE FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN. ALL QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY AND MUST BE VERIFIED BEFORE FINALIZING BIDS.

6. THE LOCATIONS OF EXISTING AND PROPOSED UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES SHOWN AND DO NOT REPRESENT FIELD-VERIFIED LOCATIONS. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 A MINIMUM OF 5 BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL CONFIRM TO HIS OWN SATISFACTION THE LOCATION OF ALL UTILITIES PRIOR TO PLACEMENT OF ANY MATERIALS. IF ANY CONFLICT IS FOUND BETWEEN UNDERGROUND UTILITIES AND THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL CONTACT COLBERT MATZ ROSENFIELD, INC., THE OWNER/DEVELOPER AND THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY SUCH DISCOVERED EXISTING UTILITIES, IF NECESSARY, SHALL BE AT THE EXPENSE OF THE OWNER. THE CONTRACTOR SHALL COORDINATE THE RELOCATION OF THESE FACILITIES, IF NECESSARY.

7. CONTRACTOR SHALL PROTECT ALL EXISTING TREES OUTSIDE THE LIMIT OF DISTURBANCE AT ALL TIMES DURING CONSTRUCTION. TREES NOTED, AND PROTECTED, AND NOTED FOR PROTECTION ARE SHOWN AROUND EACH TREE DESIGNATED FOR PROTECTION PRIOR TO BEGINNING ANY CONSTRUCTION.

8. THE CONTRACTOR SHALL DETERMINE IF ANY TREES, PAVING, ETC. ARE TO BE REMOVED AS PART OF THIS PROJECT. SAIL REMOVAL SHALL BE INCLUDED IN THE BASE BID.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPAIR SCHEDULED FOR REMOVAL OR DEMOLITION. COST OF REPAIR TO ANY DAMAGED EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE BASE BID. THE CONTRACTOR SHALL CLEAR THE PROJECT SITE OF ALL EXISTING TREES, PAVING, ETC. PRIOR TO THE START OF CONSTRUCTION AREA UNLESS OTHERWISE NOTED ON THE PLAN. ALL DEMOLITION/REMOVED MATERIALS SHALL BE DISPOSED OF AT THE EXPENSE OF THE OWNER. THE CONTRACTOR SHALL REPAIR RIGHTS OF WAY, OR ADJACENT PROPERTY SHALL BE REPAIRED IMMEDIATELY AT THE EXPENSE OF THE CONTRACTOR.

10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE CONTRACTOR, COLBERT MATZ ROSENFIELD, INC. OF ANY DEVIATION FROM THIS PLAN PRIOR TO ANY CHANGE BEING MADE. ANY DEVIATION FROM THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM COLBERT MATZ ROSENFIELD, INC. SHALL BE AT THE CONTRACTOR'S RISK. PRIOR TO THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE COMPLETION OF THIS PROJECT, UNLESS DIRECTED OTHERWISE.

11. LIGHTING SHALL BE IN ACCORDANCE WITH THE LATEST LIGHTING STANDARDS.

12. PREFORMED ELASTOMERIC COMPRESSION JOINT MATERIAL SHALL BE INSTALLED AT ALL MEETINGS OF EXISTING AND/OR PROPOSED CURBS, SIDEWALKS, AND AS NOTED HEREON.

13. CONTRACTOR SHALL PROVIDE ALL PAVEMENT MARKINGS AND PAINT FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE CODES AND THE DETAILS SHOWN ON THESE PLANS. PAVEMENT MARKINGS TO MEET SHA STANDARD FOR TRAFFIC PAINT. ALL PAINTED HANDCAAPPED MARKINGS TO MEET SHA STANDARD FOR TRAFFIC PAINT. ALL TRAFFIC WHITE AND SHALL BE APPLIED IN TWO COATS. PAVEMENT MARKINGS TO MEET SHA STANDARD FOR TRAFFIC PAINT.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL LANDSCAPE AREAS. TOPSOIL SHALL MEET MDSHA STD. 92.001 AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.

16. THE CONTRACTOR SHALL BE AS DIRECTED BY GEOTECHNICAL ENGINEER OR AS OUTLINED IN THE GEOTECHNICAL REPORT. IF NO GEOTECHNICAL REPORT IS PROVIDED, THE CONTRACTOR SHALL ENGAGE AN ENGINEER IS ENGAGED FOR THIS PROJECT, ALL EXCAVATED AREAS SHALL BE BACKFILLED AND COMPACTED TO 90 PERCENT DENSITY AS DETERMINED BY ASTM D 1557. ALL EXCAVATED AREAS SHALL BE PAVED WHICH EXHIBIT UNSTABLE SUBGRADE CONDITIONS SHALL BE EXCAVATED TO BEARING SOIL, REFINED AND COMPACTED. OR SUITABLE. ALL MATERIAL SHALL BE IN 8 IN THICK LOOSE COURSES AND COMPACTED. COMPACTION UNDER PARKING SURFACE SHALL BE TO A MINIMUM OF 95 PERCENT DENSITY AS DETERMINED BY ASTM D 1557. ALL EXCAVATED AREAS UNDER AND ALL UTILITY STRUCTURES SHALL BE TO A MINIMUM OF 95 PERCENT DENSITY AS DETERMINED BY ASTM D 1557.

17. CONTRACTOR SHALL PLACE SURFACE COURSE OVERLAY 5 FEET BEYOND LIMITS OF REPLACEMENT PAVING, UNLESS DIRECTED OTHERWISE BY THE ENGINEER IN THE FIELD. ALL OVERLAYS SHALL BE SMOOTH, AND SHALL BE 1/2 INCH THICK. THE CONTRACTOR SHALL RESURFACE EXISTING PAVING AS NEEDED TO PROVIDE SMOOTH TRANSITION.

18. THE LOCATION OF ALL VALVE BOXES, VAULTS, INLETS, MANHOLES AND OTHER PROPOSED UTILITY STRUCTURES SHALL BE SET TO FINISH GRADE.

19. CONTRACTOR SHALL PROVIDE A MINIMUM OF 1 FOOT OF PROTECTIVE FILLS OVER ALL STORM DRAIN PIPES DURING CONSTRUCTION.

20. THE CONTRACTOR SHALL GRADE ALL AREAS WITHIN THE LIMITS OF CONSTRUCTION AND SHALL WARP ALL PAVING AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE AND PROTECT EXISTING UTILITIES. THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS BETWEEN CONVENTIONAL AND REVERSE SLOPE CURB SO AS TO CREATE POSITIVE DRAINAGE AT ALL TIMES.

21. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ADJUSTMENT AND/OR RELOCATION OF SIGNAL, UTILITY AND/OR LIGHT POLES AND/OR STRUCTURES WITH PROPER UTILITY COMPANY. BRACING OF POLES SHALL BE PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR POLE BRACING TO BE COORDINATED WITH OWNER OF UTILITY, OWNER'S ENGINEER AND COLBERT MATZ ROSENFIELD, INC. ALL POLE BRACING SHALL BE INCLUDED IN BASE BID.

22. CONTRACTOR SHALL PROVIDE FULL TRENCH COMPACTION FOR ALL SITE UTILITIES, UNLESS OTHERWISE NOTED.

23. THE CONTRACTOR SHALL PROVIDE EXISTING CURB METERS, VALVES, FIRE HYDRANTS, HANDBOXES, MANHOLES AND OTHER UTILITIES WITHIN THE WORK AREA WHICH ARE INTENDED TO REMAIN SHALL BE ADJUSTED AS NECESSARY TO MAINTAIN PROPER GRADE SMOOTHLY HAZARD OR OTHER IMPEDIMENT TO PEDESTRIAN PASSAGE. CONTRACTOR SHALL COORDINATE ADJUSTMENTS WITH THE OWNER PRIOR TO EXISTING UTILITY PRIOR TO MAKING ANY ADJUSTMENTS TO THE UTILITY.

24. FILTER CLOTH SHALL BE MIRAFI 140S OR APPROVED EQUAL.

25. THE CONTRACTOR SHALL MAINTAIN EXISTING SOIL AND SOIL CONSERVATION SERVICE AND THE MARYLAND STATE HIGHWAY ADMINISTRATION.

26. CONCRETE WHEEL STOPS SHALL BE TYPE 1 IN ACCORDANCE WITH MD SHA STD. 634.04.

27. THE CONTRACTOR SHALL MAINTAIN THE EXISTING TOPOGRAPHY WITHIN LIMITS OF FIELD RUN TOPO AND PROPOSED BOUNDARY SHOWN ON THESE PLANS IS BASED ON SURVEYED DATA PROVIDED BY CONTRACTOR. POSITIVE DRAINAGE (OUTSIDE TOPO LIMITS) IS TAKEN FROM GIS, PUBLIC RECORDS AND SITE PLANS AND DOES NOT REPRESENT A FIELD SURVEY. ALL POSITIVE DRAINAGE BOUNDARY SHOWN ON THESE PLANS IS BASED ON DEEDS AND PLATS AND DOES NOT REPRESENT A FIELD SURVEYED BOUNDARY.

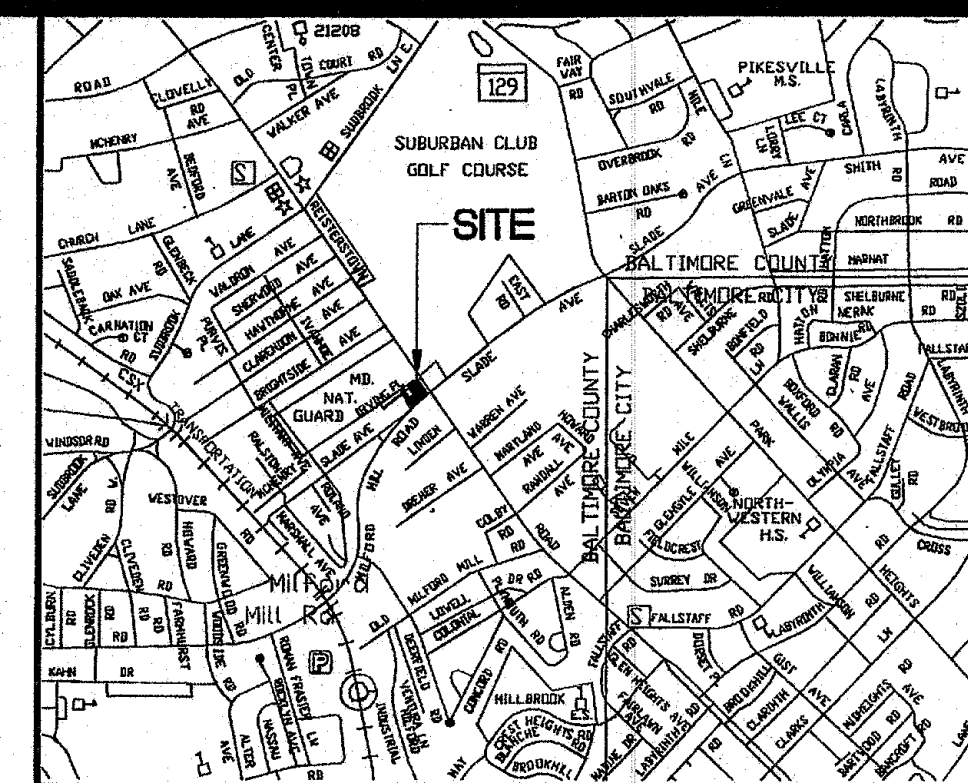
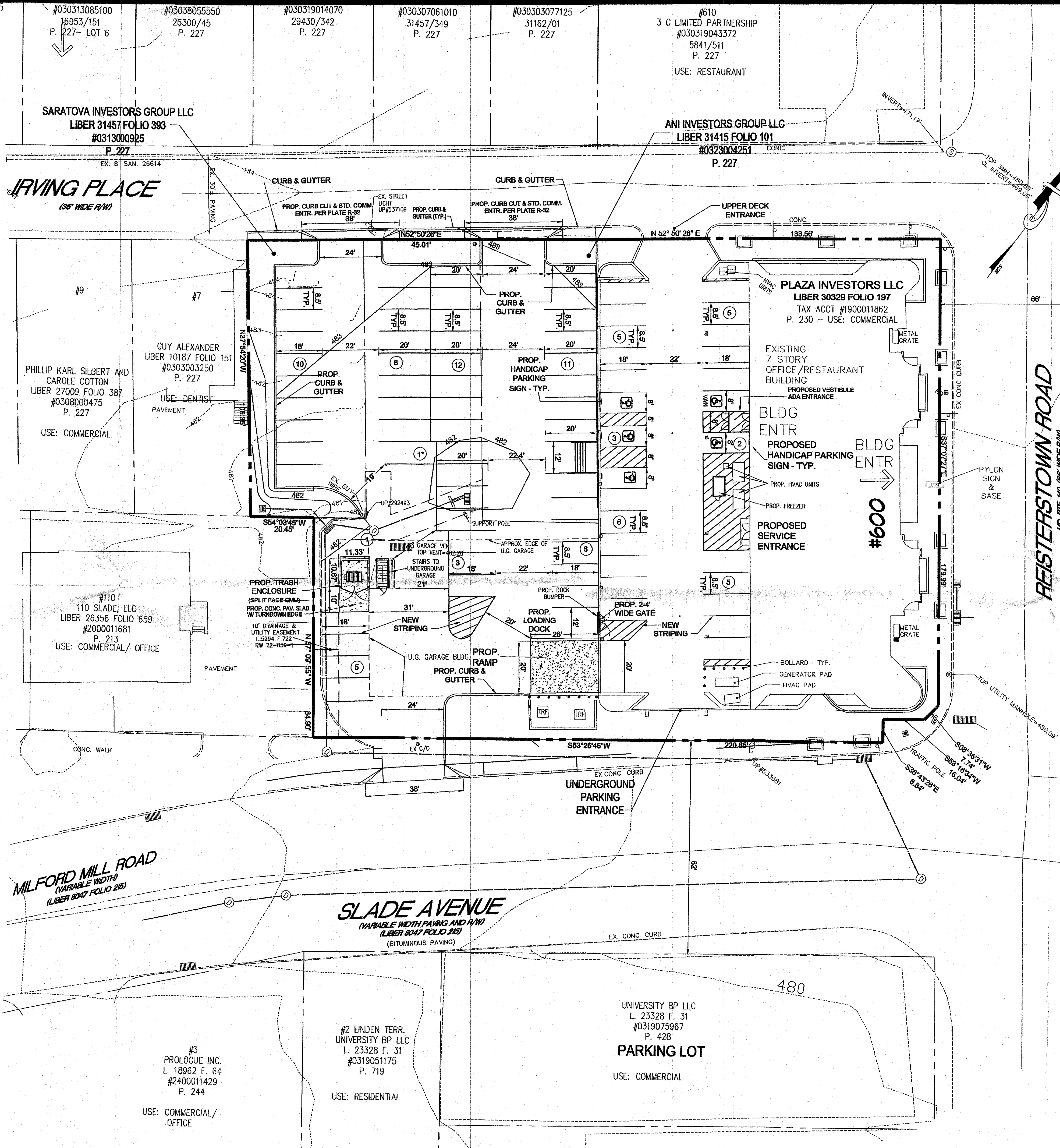
SCAN TO FILE 1974-0232-A, REGIONAL
Application of "Pikesville Overlay
DISTRICT" AND Slope PRO- CAL.
FOR REZONING.

0857024C

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CONSTRUCTION NOTES

- CONTRACTOR SHALL MEET ALL EXISTING IMPROVEMENTS SMOOTHLY FOR LINE, GRADE AND FINISH.
- ALL WORK SHOWN ON THESE PLANS SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS AND OF THE MARYLAND STATE HIGHWAY ADMINISTRATION AND THE BALTIMORE COUNTY PLUMBING CODE, UNLESS OTHERWISE NOTED.
- IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PERFORM SUCH WORK. THE COST OF SUCH WORK SHALL BE INCLUDED IN THE BASE BID.
- CONTRACTOR SHALL MAINTAIN TRAFFIC IN REGISTERSTOWN ROAD, IRVING PLACE, SLADE AVENUE AND MILFORD MILL ROAD AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTE THAT IN CASE OF DISCREPANCY BETWEEN ANY SCALED DIMENSIONS AND THE FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN. ALL QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY AND MUST BE VERIFIED BEFORE FINALIZING BIDS OR ORDERING ANY MATERIALS.
- THE LOCATIONS OF EXISTING AND PROPOSED UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE LOCATIONS ARE TAKEN FROM EXISTING RECORDS OR SITE PLANS AND DO NOT REPRESENT FIELD-VERIFIED LOCATIONS. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 A MINIMUM OF 5 WORKING DAYS PRIOR TO DIGGING. THE CONTRACTOR SHALL CONFIRM TO HIS OWN SATISFACTION THE LOCATION OF ALL UTILITIES PRIOR TO PLACEMENT OF ANY MATERIALS. IF ANY CONFLICT IS FOUND BETWEEN UNDERGROUND UTILITIES AND THE PROPOSED LOCATION OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT COLBERT MATZ ROSENFELT, INC., THE OWNER/DEVELOPER AND THE OWNER OF THE UTILITY IMMEDIATELY. ANY DAMAGE OR DISRUPTION OF SERVICE SHALL BE AT THE EXPENSE OF THE CONTRACTOR. RELOCATION OF ANY SUCH DISCOVERED EXISTING UTILITIES, IF NECESSARY, SHALL BE AT THE EXPENSE OF THE OWNER. THE CONTRACTOR SHALL COORDINATE RELOCATION OF THESE FACILITIES, IF NECESSARY.
- CONTRACTOR SHALL PROTECT ALL EXISTING TREES OUTSIDE THE LIMIT OF DISTURBANCE AT ALL TIMES DURING CONSTRUCTION. WHERE NOTED, TREE PROTECTION FENCE SHALL BE ERRECTED AS SHOWN AROUND EACH TREE DESIGNATED FOR PROTECTION PRIOR TO BEGINNING ANY CONSTRUCTION.
- THE CONTRACTOR SHALL INSPECT THE SITE TO DETERMINE IF ANY TREES, PAVING, ETC. ARE TO BE REMOVED AS PART OF THIS PROJECT. SAID REMOVAL SHALL BE INCLUDED IN THE BASE BID. CONTRACTOR SHALL PROTECT ALL EXISTING TREES WHICH ARE NOT SCHEDULED FOR REMOVAL OR DEMOLITION. COST OF REPAIR TO ANY DAMAGED EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE BASE BID. THE CONTRACTOR SHALL CLEAR THE PROJECT SITE OF ALL EXISTING TREES, PAVING, STRUCTURES, ETC. WITHIN CONSTRUCTION AREA UNLESS OTHERWISE NOTED ON THE PLAN. ALL DEMOLITION/REMOVED MATERIALS SHALL BE DISPOSED OF AT AN APPROVED LOCATION ANYWHERE TO THE RIGHT OF RIGHTS OF WAY, OR ADJACENT PROPERTY SHALL BE REPAIRED IMMEDIATELY AT THE EXPENSE OF THE CONTRACTOR.
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- PREFORMED ELASTOMERIC COMPRESSION JOINT MATERIAL SHALL BE INSTALLED AT ALL MEETINGS OF EXISTING AND/OR PROPOSED CONCRETE CONSTRUCTION, INCLUDING CURBS, PAVING AND SIDEWALKS, AND AS NOTED HEREON.
- CONTRACTOR SHALL PROVIDE ALL PAVEMENT MARKINGS AND SIGNAGE FOR HANDICAP PARKING SPACES INDICATED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE CODES AND THE DETAILS SHOWN ON THESE PLANS. PAVEMENT MARKINGS TO MEET SHA STANDARD FOR TRAFFIC PAINT. ALL PAINTED HANDICAPPED SYMBOLS SHALL BE BLUE. ALL OTHER PAVEMENT MARKINGS TO BE TRAFFIC WHITE AND SHALL BE APPLIED IN TWO COATS. PAVEMENT MARKINGS TO MEET SHA STANDARD FOR TRAFFIC PAINT.
- CONTRACTOR SHALL PLACE MINIMUM 4 INCHES TOPSOIL IN ALL LANDSCAPE AREAS. TOPSOIL SHALL MEET MDOT STD. 920.01 AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.
- EARTHWORK: ALL EARTHWORK SHALL BE AS DIRECTED BY GEOTECHNICAL ENGINEER OR AS OUTLINED IN THE GEOTECHNICAL REPORT. IF NO GEOTECHNICAL REPORT IS AVAILABLE AND NO GEOTECHNICAL ENGINEER IS ENGAGED FOR THIS PROJECT, ALL EXCAVATED AREAS SHALL BE BACKFILLED AND COMPACTED TO 90 PERCENT DENSITY AS DETERMINED BY ASTM D-1557 (MODIFIED PROCTOR). ANY AREAS TO BE PAVED WHICH EXHIBIT UNSTABLE SUBGRADE CONDITIONS SHALL BE EXCAVATED TO BEARING SOIL, REFIRED AND COMPACTED. ONLY SUITABLE MATERIAL SHALL BE USED AS FILL AND PLACEMENT OF ALL FILL MATERIAL SHALL BE IN 8 IN THICK LOOSE COURSES AND COMPACTION UNDER PAVING SURFACE SHALL BE TO A MINIMUM OF 95 PERCENT DENSITY AS DETERMINED BY ASTM D-1557. COMPACTION WITHIN BUILDING AREAS AND UNDER ALL UTILITY STRUCTURES SHALL BE TO A MINIMUM OF 95 PERCENT DENSITY AS DETERMINED BY ASTM D-1557.
- CONTRACTOR SHALL PLACE SURFACE COURSE OVERLAY 5 FEET BEYOND LIMITS OF REPLACEMENT PAVING, UNLESS DIRECTED OTHERWISE BY THE ENGINEER IN THE FIELD. ALL OVERLAYS SHALL HAVE SMOOTH, STRAIGHT EDGES. STRIP, MILL AS NEEDED AND RESURFACE EXISTING PAVING AS NEEDED TO PROVIDE SMOOTH TRANSITION.
- THE TOPS OF ALL VALVE BOXES, VAULTS, INLETS, MANHOLES AND OTHER PROPOSED UTILITY STRUCTURES SHALL BE SET TO FINISH GRADE.
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- THE CONTRACTOR SHALL GRADE ALL AREAS WITHIN THE LIMITS OF CONSTRUCTION AND SHALL WARP ALL PAVING AS NECESSARY TO ENSURE POSITIVE DRAINAGE IN THE DIRECTION INDICATED ON THE PLAN. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS BETWEEN CONVENTIONAL AND REVERSE SLOPE CURB SO AS TO CREATE POSITIVE DRAINAGE AT ALL TIMES.
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- FILTER CLOTH SHALL BE MIRAFI 140S OR APPROVED EQUAL. RIPRAP SHALL MEET ALL REQUIREMENTS OF THE MARYLAND SOIL CONSERVATION SERVICE AND THE MARYLAND STATE HIGHWAY ADMINISTRATION.
- CONCRETE WHEEL STOPS SHALL BE TYPE I, IN ACCORDANCE WITH MD SHA STD. MD 634.04.
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VICINITY MAP
SCALE: 1"=2000'

BENCHMARK DATA
COORDINATE AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE MARYLAND COORDINATE SYSTEM NAD83/91 DATUM AND ARE BASED ON THE FOLLOWING

STATION	NORTHING	EASTING	ELEVATION
BALT. CO. GIS - 517	619584.88	1391533.13	489.54'
BALT. CO. GIS - 518	619537.27	1390712.57	487.71'

- GENERAL NOTES**
- OWNER/DEVELOPER: PLAZA INVESTORS LLC
104 CHURCH LANE SUITE 100
BALTIMORE, MARYLAND 21208
 - SITE DATA:
MAP: 0078, PARCEL 0230
TAX ACCOUNT NO. 1900011862
DEED REFERENCE: 30329 / 197
SITE AREA: 39,818 SQ. FT. (0.91 ACRES)
EXISTING USE: PLAZA
PROPOSED USE:
 - ZONING AND DEVELOPMENT HISTORY:
-SEE GRD-3 FOR ZONING LETTER DATED FEB. 3, 2000.
 - OFF STREET PARKING CALCULATIONS:
-SEE PARKING TABULATION CHART ON GRD-3
 - ALL PARKING SPACES ARE DURABLE, DUST-FREE AND PERMANENTLY STRIPED.
 - ZONING, RO, OR AND BL
ZONING MAP NO.: 78-B2
 - F.A.R. CALCULATION - BUILDING: 59,180 SQ. FT.
SITE AREA: 39,818 SQ. FT.
DEED REFERENCE: 30329 / 197
PROPOSED FAR- 0.67
MAX. PERMITTED FAR- 3.0
 - SITE IS NOT IN THE CRITICAL AREA, HAS NO HISTORIC BUILDINGS AND IS NOT IN A 100-YEAR FLOOD PLAIN.
 - PREVIOUS COMMERCIAL PERMITS: B728619, B732894, B750873, B769270, E730833, E743142, E752109, P729776
 - ALL SIGNS WILL MEET THE REQUIREMENTS OF SEC. 450, BCZR.
 - UPPER DECK TO BE RESTRIPTED AT A LATER DATE.

STORMWATER MANAGEMENT NOTE

THE SUBJECT SITE IS EXEMPT FROM THE REQUIREMENTS OF STORMWATER MANAGEMENT IN ACCORDANCE WITH SECTION 1.2 (2.) OF THE 2000 STORMWATER DESIGN MANUAL, VOLUME 1 & 2.

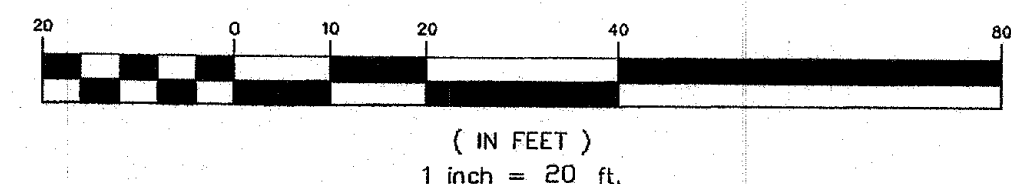
DRAWING LIST

- | | |
|-------|-------------------|
| GRD-1 | SITE GRADING PLAN |
| GRD-2 | SITE DETAILS |
| GRD-3 | SITE NOTES |
| S-1 | RAMP DETAILS |

SITE PLAN 600 REISTERSTOWN ROAD

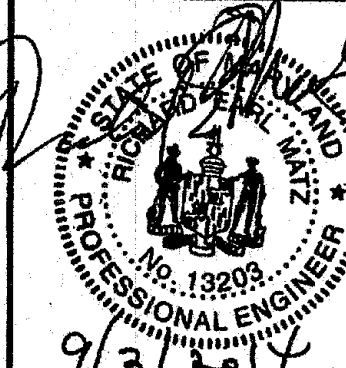
TAX MAP 78 - GRID 09 - PARCEL 230
3RD ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

GRAPHIC SCALE



Colbert Matz Rosenfelt, Inc.

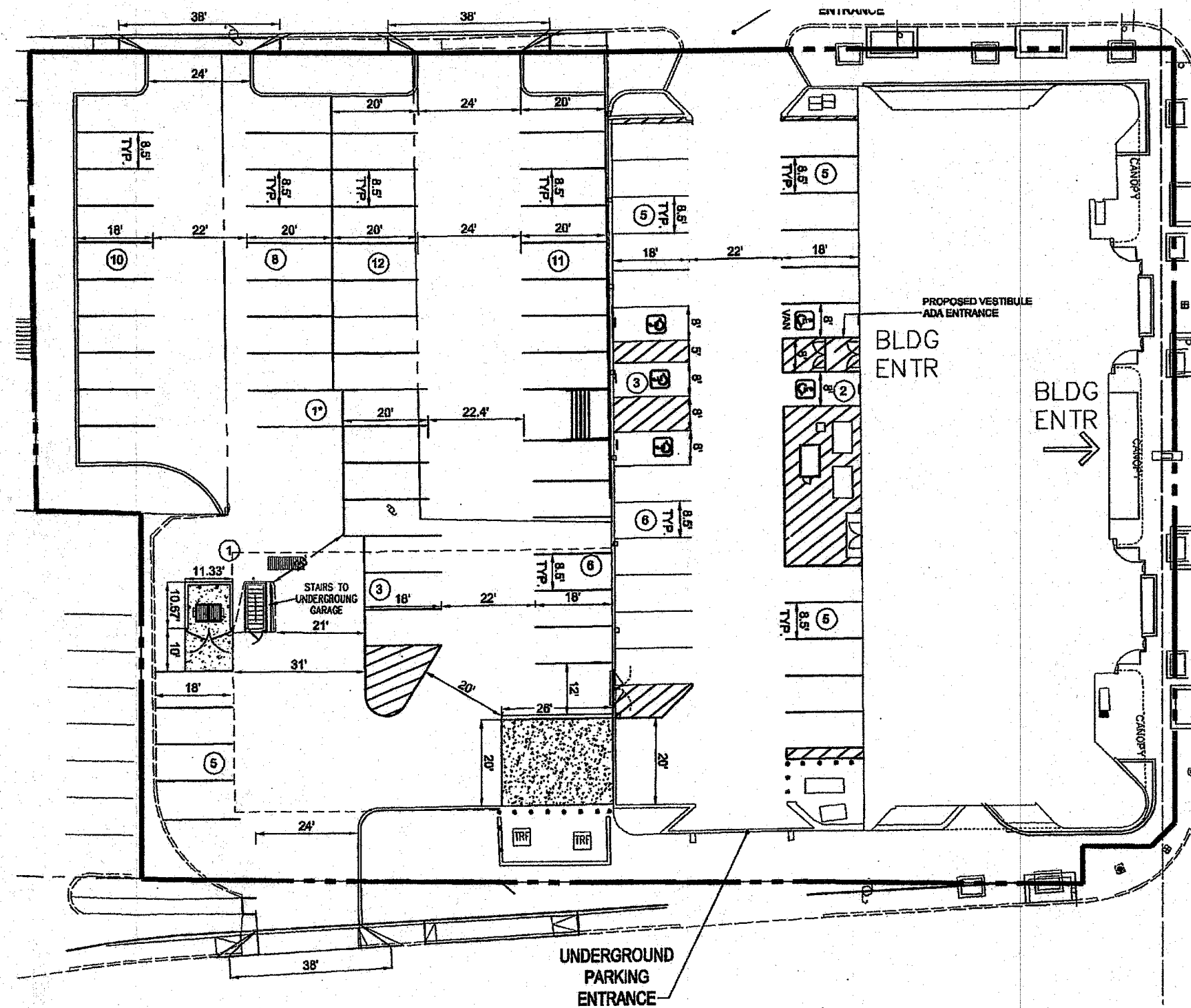
Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

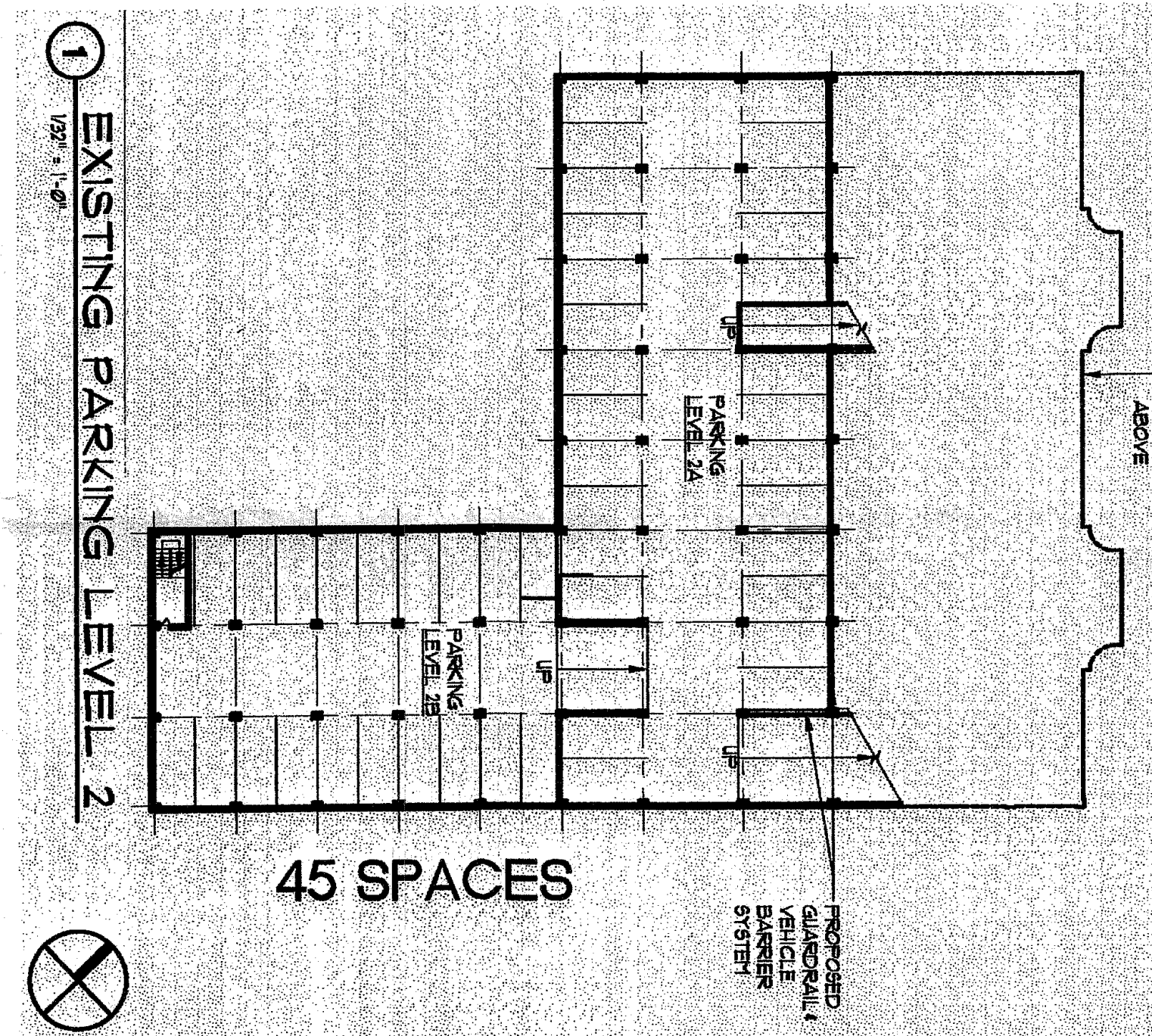
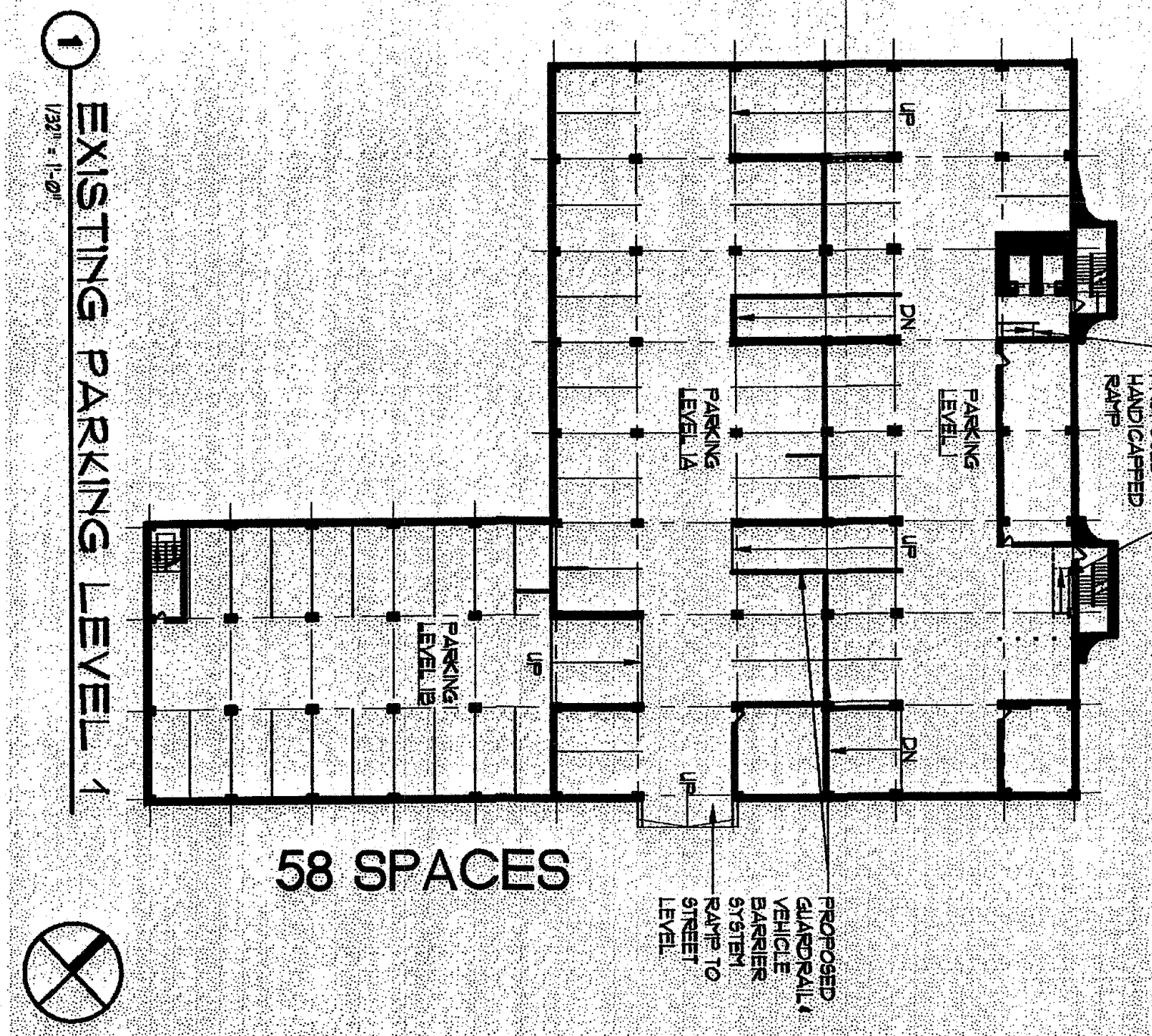
License No. 13203 Expiration Date: 11-2-14

NO.	DATE	REVISIONS:	BY	SHEET 1 OF 4
5	9/03/14	ISSUE FOR PERMIT & CONSTRUCTION	KML	FILE: 2010285.1 BASE.dwg DRAWING NUMBER: GRD-1
4	8/27/14	REV STEPS & PARKING PER CLIENT DIR.	KML	
3	5/12	REV GRD, ADD NOTES, DUMPSTER, ADJ RAMP	KML	
2	3/12	REV PER DRP	KML	



SURFACE PARKING PLAN
83 SPACES

Pikesville Plaza - Parking Tabulation:			
USE	AREA (Sq Ft)	PARKING REQUIREMENT	REQUIREMENT
Office (floors 2-7)	51,160	3.37 / 1,000 sq ft of gross floor area	168.56 parking spaces
Restaurant * (1st floor)	8,000	5 / 1,000 sq ft of gross floor area	40 parking spaces
* for the restaurant use this calculation is based on parking requirement for standard restaurants in the Pikesville Revitalization Area. To apply this requirement, the project must have an investment of \$100,000 and the work must be done within 6 months.			
TOTAL PARKING SPACES REQUIRED (#s are rounded up):			209 parking spaces
NUMBER OF SPACES GRANTED (PER VARIANCE 74-232-A IN LIEU OF 218 REQ'D):			172 parking spaces
TOTAL PROVIDED:			188 SPACES



UNDER BUILDING PARKING PLANS



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 3, 2000

Column Financial, Inc., its successors and/or assigns
c/o Donaldson, Lufkin & Jenerette
277 Park Avenue, 10th Floor
New York, NY 10172
Attn: Susana Iannicelli

Dear Ms. Iannicelli:

RE: Pikesville Plaza Building Co., Norwest Corner Reisterstown Rd. and Slade Ave.,
600 Reisterstown Rd., 3rd Election District

Your letter to Arnold Jablon, Director of Permits and Development Management has been referred to me for reply. The zoning of this site per the 1"-200' scale zoning map #NW, 7-E (high-lighted copy enclosed) is Business Local-Automotive Service (BL-A) along Reisterstown Road with a depth of approximately 130 feet +/- with the rear portion split Business Local (BL) and Residential Office (RO). The use of this 7 story professional office building is permitted as of right in the business zones.

This site has been the subject of numerous zoning hearings, which are listed as follows:

- #68-50-RXA Special Exception for an automotive service station and a variance from Section 405.2.B, paragraph 5 granted by the Board of Appeals
- #74-113-SPH A Special Hearing to approve a use permit for commercial parking in a residential zone granted by the Zoning Commissioner on December 12, 1973
- #74-232-A A Variance to allow 172 parking spaces in lieu of the required 218 spaces for a professional building granted by the Deputy ZC May 7, 1974.
- #95-296-A A Variance to permit a setback of 95 feet from the RO zone for a roof mounted wireless transmitting and receiving facility in lieu of required 200 feet granted by Zoning Commissioner on March 30, 1995.
- #96-319-SPH A Special Hearing to allow massage services as accessory to an existing beauty salon granted by the Deputy Zoning Commissioner May 20, 1996.
- #96-320-SPH A Special Hearing to approve an amendment to the site plan to allow 161 parking spaces in lieu of me 172 spaces granted in case #74-232-A and to permit 12 of those spaces to be utilized for the storage and parking of ambulances and limousines and a Special Exception to permit a Service Garage use on the subject property granted by the Deputy Zoning Commissioner on April 10, 1996
- #97-59-A A Variance to permit a setback of 71 feet from an RO zone in lieu of the required 200 feet for a roof mounted wireless transmitting and receiving facility and to amend the previously approved sit plan in case #95-296-A to reflect this proposed improvements granted by the Deputy Zoning Commissioner on September 17, 1996.

Original occupancy certificates are no longer available. A review of files in the Code Enforcement Office found no current violations.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

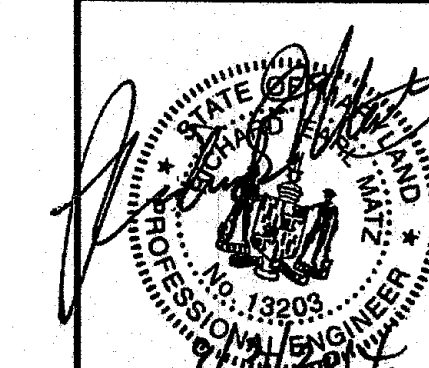
John J. Sullivan, Jr.

John J. Sullivan, Jr.
Planner II
Zoning Review

SITE NOTES

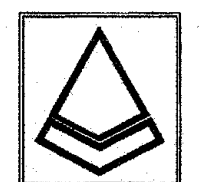
600 REISTERSTOWN ROAD

TAX MAP 78 - GRID 09 - PARCEL 230
3RD ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

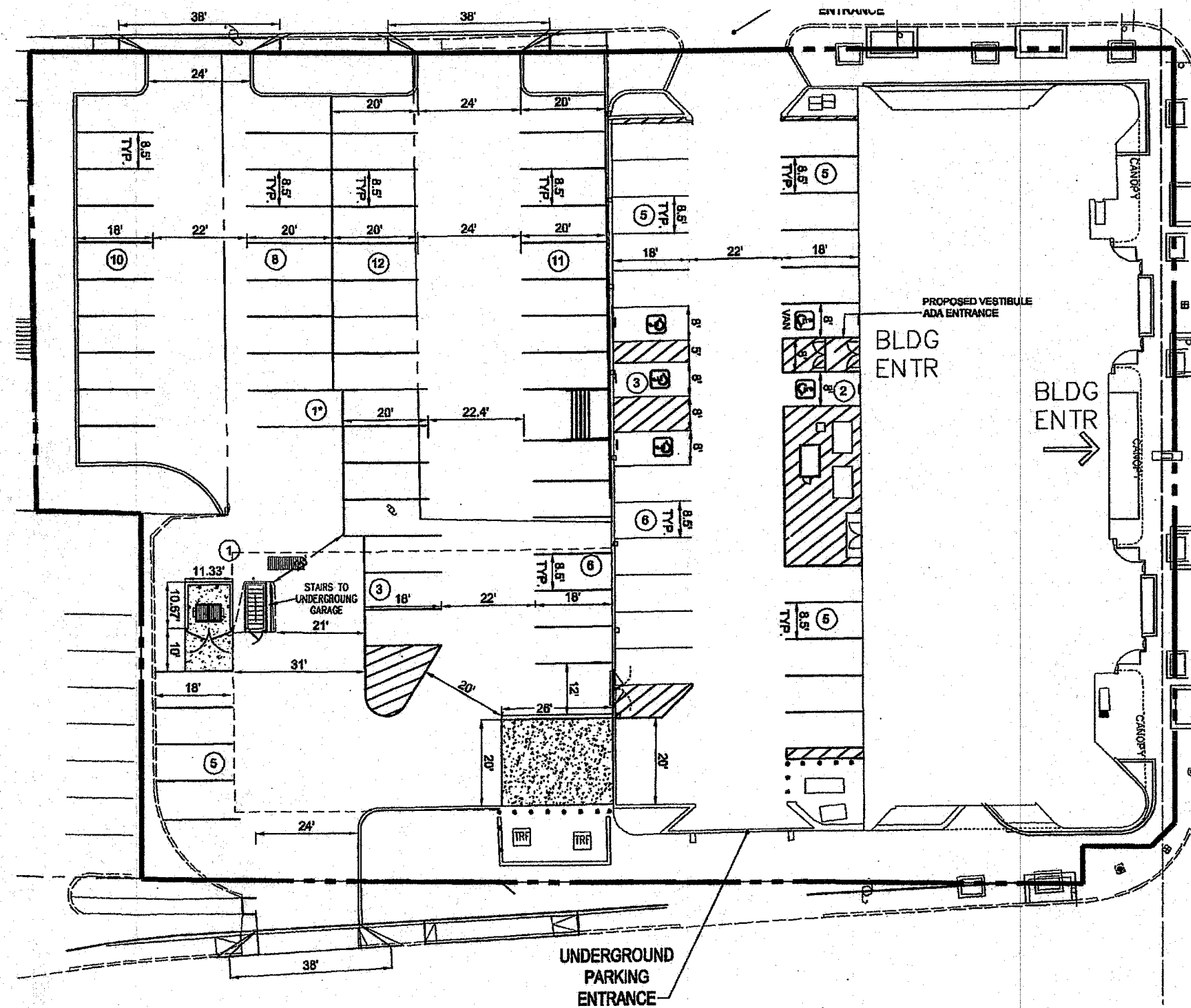


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Telephone: (410) 653-3838
Facsimile: (410) 653-7953

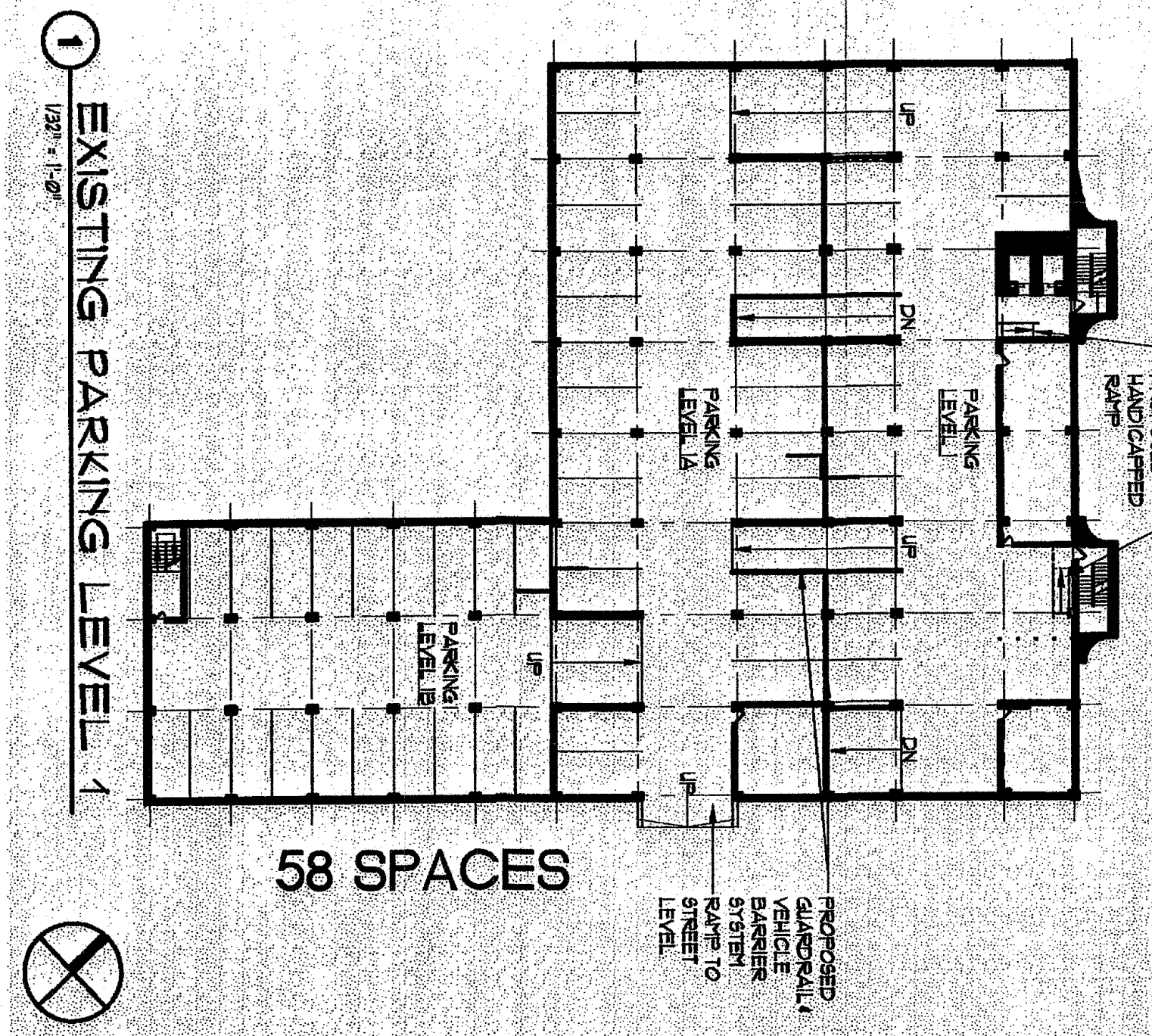


Professional Certification		SCALE: AS NOTED	
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.		DATE: 5/18/12	
License No. 9202		JOB NO.: 2010-285.1	
Expiration Date: Nov 2, 2014		DESIGNED: REM/KL	
		DRAWN: AKC/KL	
		CHECKED:	
		FILE: 2010285.1 BASE.dwg	
		DRAWING NUMBER: GRD-3	
1	9/03/14	ISSUE FOR PERMIT & CONSTRUCTION	KML
NO.	DATE	REVISIONS:	BY
			SHEET 3 OF 4

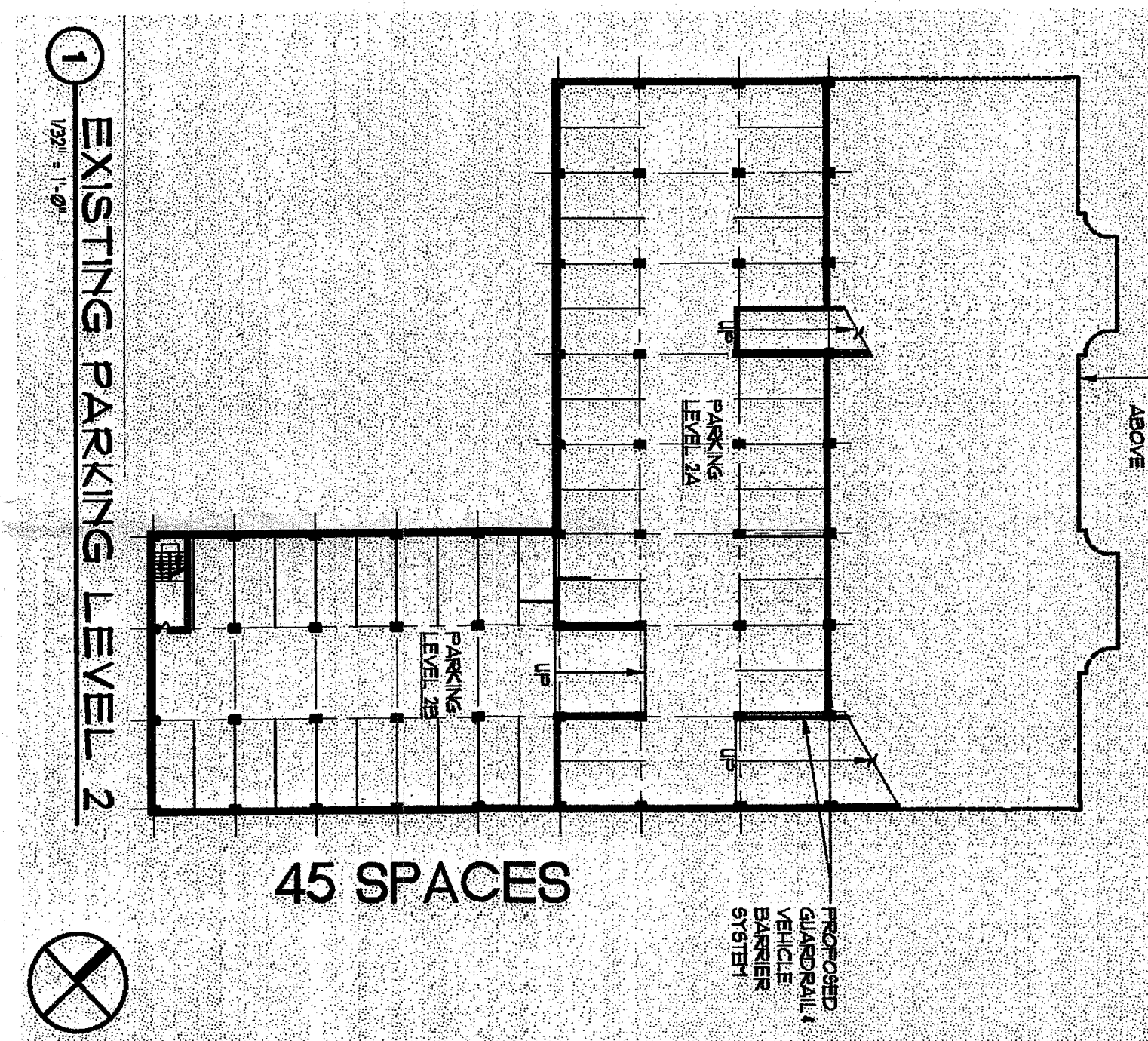


SURFACE PARKING PLAN
83 SPACES

Pikesville Plaza - Parking Tabulation:			
USE	AREA (Sq Ft)	PARKING REQUIREMENT	REQUIREMENT
Office (floors 2-7)	51,160	3.37 / 1,000 sq ft of gross floor area	168.56 parking spaces
Restaurant * (1st floor)	8,000	5 / 1,000 sq ft of gross floor area	40 parking spaces
* for the restaurant use this calculation is based on parking requirement for standard restaurants in the Pikesville Revitalization Area. To apply this requirement, the project must have an investment of \$100,000 and the work must be done within 6 months.			
TOTAL PARKING SPACES REQUIRED (#s are rounded up):			209 parking spaces
NUMBER OF SPACES GRANTED (PER VARIANCE 74-232-A IN LIEU OF 218 REQ'D):			172 parking spaces
TOTAL PROVIDED:			188 SPACES



58 SPACES



45 SPACES

UNDER BUILDING PARKING PLANS



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 3, 2000

Column Financial, Inc., its successors and/or assigns
c/o Donaldson, Lufkin & Jenerette
277 Park Avenue, 10th Floor
New York, NY 10172
Attn: Susana Iannicelli

Dear Ms. Iannicelli:

RE: Pikesville Plaza Building Co., Norwest Corner Reisterstown Rd. and Slade Ave.,
600 Reisterstown Rd., 3rd Election District

Your letter to Arnold Jablon, Director of Permits and Development Management has been referred to me for reply. The zoning of this site per the 1"-200' scale zoning map #NW, 7-E (high-lighted copy enclosed) is Business Local-Automotive Service (BL-A) along Reisterstown Road with a depth of approximately 130 feet +/- with the rear portion split Business Local (BL) and Residential Office (RO). The use of this 7 story professional office building is permitted as of right in the business zones.

This site has been the subject of numerous zoning hearings, which are listed as follows:

- #68-50-RXA Special Exception for an automotive service station and a variance from Section 405.2.B, paragraph 5 granted by the Board of Appeals
- #74-113-SPH A Special Hearing to approve a use permit for commercial parking in a residential zone granted by the Zoning Commissioner on December 12, 1973
- #74-232-A A Variance to allow 172 parking spaces in lieu of the required 218 spaces for a professional building granted by the Deputy ZC May 7, 1974.
- #95-296-A A Variance to permit a setback of 95 feet from the RO zone for a roof mounted wireless transmitting and receiving facility in lieu of required 200 feet granted by Zoning Commissioner on March 30, 1995.
- #96-319-SPH A Special Hearing to allow massage services as accessory to an existing beauty salon granted by the Deputy Zoning Commissioner May 20, 1996.
- #96-320-SPH A Special Hearing to approve an amendment to the site plan to allow 161 parking spaces in lieu of me 172 spaces granted in case #74-232-A and to permit 12 of those spaces to be utilized for the storage and parking of ambulances and limousines and a Special Exception to permit a Service Garage use on the subject property granted by the Deputy Zoning Commissioner on April 10, 1996
- #97-59-A A Variance to permit a setback of 71 feet from an RO zone in lieu of the required 200 feet for a roof mounted wireless transmitting and receiving facility and to amend the previously approved site plan in case #95-296-A to reflect this proposed improvements granted by the Deputy Zoning Commissioner on September 17, 1996.

Original occupancy certificates are no longer available. A review of files in the Code Enforcement Office found no current violations.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

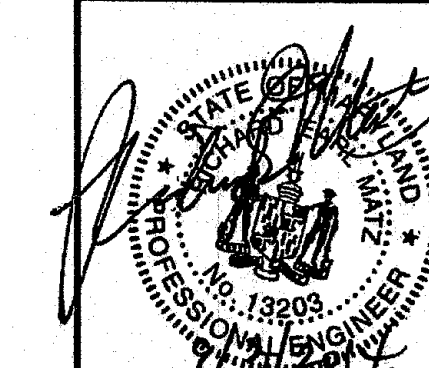
John J. Sullivan, Jr.

John J. Sullivan, Jr.
Planner II
Zoning Review

SITE NOTES

600 REISTERSTOWN ROAD

TAX MAP 78 - GRID 09 - PARCEL 230
3RD ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND



Colbert Matz Rosenfelt, Inc.

Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 9202 Expiration Date: Nov 2, 2014

					CHECKED:	
					FILE:	2010285.1 BASE.dwg
					DRAWING NUMBER:	GRD-3
1	9/03/14	ISSUE FOR PERMIT & CONSTRUCTION			KML	
NO.	DATE	REVISIONS:			BY	SHEET 3 OF 4



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 3, 2000

96-320-SPH

Column Financial, Inc., its successors and/or assigns
c/o Donaldson, Lufkin & Jenerette
277 Park Avenue, 10th Floor
New York, NY 10172
Attn: Susana Iannicelli

Dear Ms. Iannicelli:

RE: Pikesville Plaza Building Co., Norwest Corner Reisterstown Rd. and Slade Ave.,
600 Reisterstown Rd., 3rd Election District

Your letter to Arnold Jablon, Director of Permits and Development Management has been referred to me for reply. The zoning of this site per the 1"=200' scale zoning map #NW, 7-E (high-lighted copy enclosed) is Business Local-Automotive Service (BL-As) along Reisterstown Road with a depth of approximately 130 feet +/- with the rear portion split Business Local (BL) and Residential Office (RO). The use of this 7 story professional office building is permitted as of right in the business zones.

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- #96-319-SPH A Special Hearing to allow massage services as accessory to an

MICROFILMED



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us

Ms. Susana Iannicelli
February 3, 2000
Page 2

existing beauty salon granted by the Deputy Zoning
Commissioner May 20, 1996

- #96-320-SPH A Special Hearing to approve an amendment to the site plan to allow 161 parking spaces in lieu of the 172 spaces granted in case #74-232-A and to permit 12 of those spaces to be utilized for the storage and parking of ambulances and limousines and a Special Exception to permit a Service Garage use on the subject property granted by the Deputy Zoning Commissioner on April 10, 1996
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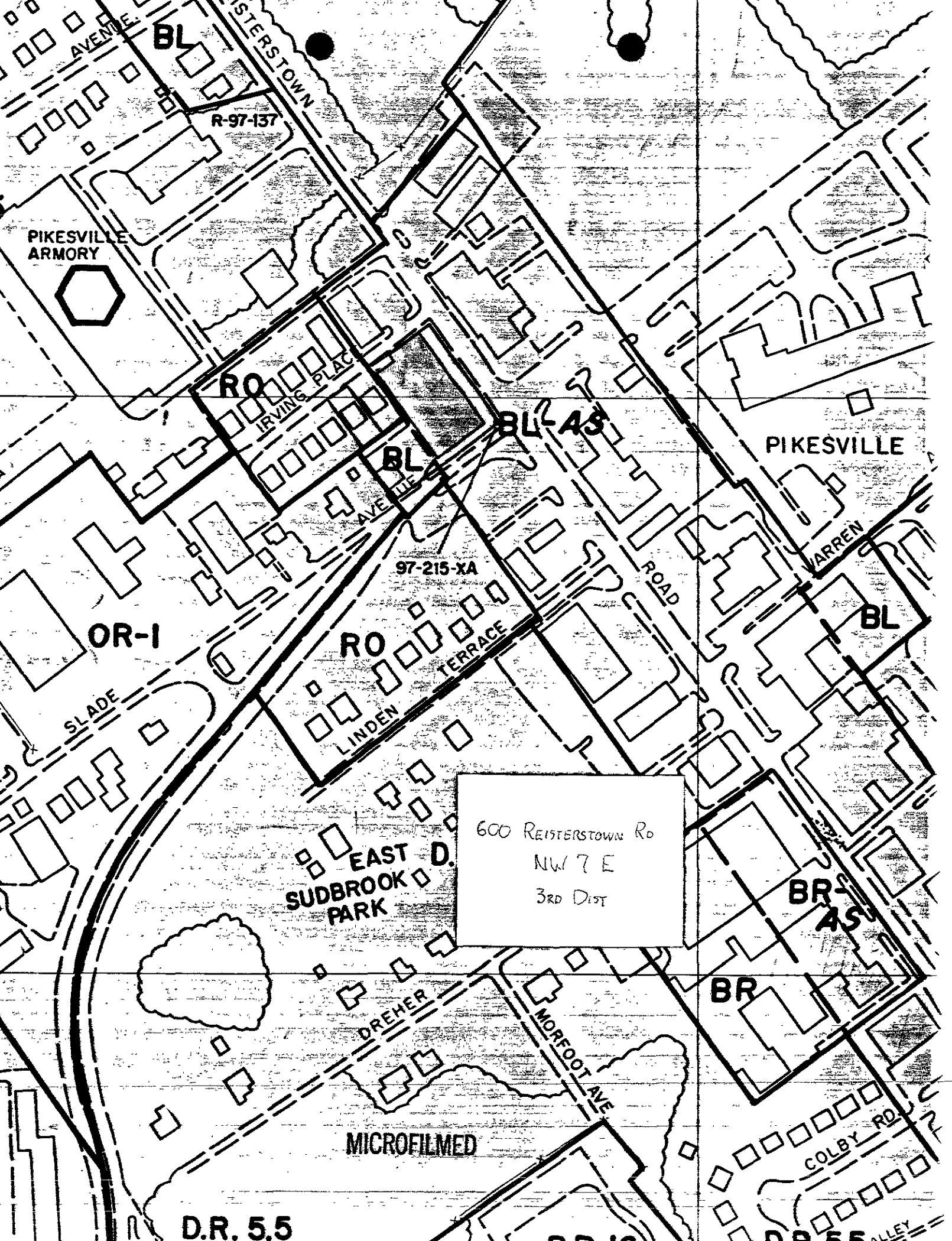
Sincerely,



John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:kew

MICROFILMED



R-97-137

PIKESVILLE
ARMORY

RO

IRVING PLAC

BL 43

PIKESVILLE

97-215-XA

RO

LINDEN
TERRACE

BL

OR-I

SLADE

EAST
SUDBROOK
PARK

600 REISTERSTOWN RD
NW 7 E
3RD DIST

DREHER

MOREFOOT AVE

MICROFILMED

BR

BR 43

COLBY RD

D.R. 5.5

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND SPECIAL EXCEPTION - NW/Corner
Reisterstown Road & Slade Avenue * DEPUTY ZONING COMMISSIONER
(600 Reisterstown Road)
4th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District * Case No. 96-320-SPHX

Frank Scarfield
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Hearing and Special Exception for that property known as 600 Reisterstown Road, located on the northwest corner of its intersection with Slade Avenue and Milford Mill Road in Reisterstown. The Petitions were filed by the owner of the property, Frank Scarfield, and the Contract Lessee, Millard C. Sheppard, through Richard W. Reische, Esquire. The Petitioners seek approval of an amendment to the previously approved site plan and variance granted in prior Case No. 74-232-A to permit 161 parking spaces in lieu of the required 172 and to reduce that total by 12 spaces for the storage and parking of ambulances and limousines, leaving a total of 149 parking spaces. In addition, the Petitioners seek a special exception, pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a service garage use on the subject property for the storage and parking of ambulances and limousines. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Millard Sheppard, Contract Lessee and representative of Progressive Ambulance Service, George E. Gavrelis and Michael Maguire, Professional Engineers

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

with Daft-McCune-Walker, Inc., who prepared the site plan for this project, and Richard W. Reische, Esquire, attorney for the Petitioners. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 0.93 acres, more or less, split zoned B.L. and B.L.-A.S. and is improved with a seven-story office building known as Pikesville Plaza. Testimony indicated that Mr. Sheppard recently began operating his ambulance business from the sixth floor of the subject building and that he occupies approximately 900 sq.ft. of leasable area. Mr. Sheppard received a zoning violation notice for parking and storing his ambulances on the premises and was advised that a special exception is needed due to the property's zoning classification. Mr. Sheppard testified that he intends to store no more than six (6) ambulances and two (2) limousines on the property at any one time. Testimony indicated that during the daytime hours, five of the six ambulances owned by Progressive Ambulance Service are out on call and, for the most part, are parked at Johns Hopkins Hospital. He stated that one ambulance is retained at the property to service the surrounding community. Therefore, during regular business hours, the ambulances are not parked on site. Furthermore, it was demonstrated at the hearing that the landlord of the building has arranged for the Petitioner to acquire 13 additional parking spaces across Milford Mill Road at a public parking facility. These spaces are also utilized by the tenants of the subject building. In order for Mr. Sheppard to operate his business from the subject site, the special exception is necessary and a special hearing is required to amend the previously approved site plan and variance granted in prior Case No. 74-232-A.

It is clear that the B.C.Z.R. permits the use proposed in a B.L./B.L.-A.S. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing and special exception were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the proposed amendment to the previously approved site plan and

ORDER RECEIVED FOR FILING
Date 4/11/86
By [Signature]

special exception relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing and special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of April, 1996 that the Petition for Special Hearing to approve an amendment to the previously approved site plan and variance granted in prior Case No. 74-232-A to permit 161 spaces in lieu of the required 172 and to permit 12 of those spaces to be utilized for the storage and parking of ambulances and limousines, leaving a total of 149 parking spaces, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

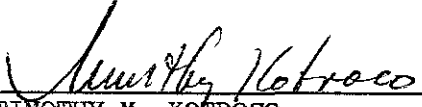
IT IS FURTHER ORDERED that the Petition for Special Exception to permit a service garage use on the subject property, pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow the storage and parking of ambulances and limousines, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The special exception and special hearing relief granted herein are limited to Progressive Ambulance Service, only. In the event Mr. Sheppard ceases to operate this business from the premises, the special exception granted herein shall cease and terminate.
- 3) The special exception relief granted herein is limited to the storage and parking of the ~~six~~ (6) ambulances and (2) limousines presently owned by the Petitioner. There shall be no increase in the number

of either type vehicle. Furthermore, the Petitioner is strictly prohibited from performing any repair or automotive service work on any of these vehicles on the subject site.

4) In the event a bank would relocate into the subject office building, then the storage of the six (6) ambulances and two (2) limousines shall cease and terminate.

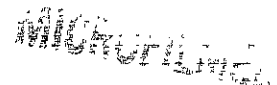
5) When applying for any permits, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO

Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED
Date 4/15/04
By [Signature]



Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

April 10, 1996

(410) 887-4386

Richard W. Reische, Esquire
800 N. Charles Street, Suite 400
Baltimore, Maryland 21201

RE: PETITIONS FOR SPECIAL HEARING AND SPECIAL EXCEPTION
NW/Corner Reisterstown Road & Slade Avenue
(600 Reisterstown Road)
4th Election District - 3rd Councilmanic District
Frank Scarfield - Petitioner
Case No. 96-320-SPHX

Dear Mr. Reische:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Special Exception have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Frank Scarfield
6610 Holabird Avenue, Baltimore, Md. 21224

Mr. Millard C. Sheppard, Progressive Ambulance Service
600 Reisterstown Road, Suite 601, Pikesville, Md. 21208

People's Counsel

~~File~~





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 600 Reisterstown Road
96-320-SPH which is presently zoned BL-AS, BL

This Petition shall be filed with the Department of Permits & Development Management
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 Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an amendment to the site plan and parking variance granted in Case No. 74-232-D to allow a total of 161 spaces provided in lieu of the total of 172 spaces permitted and to reduce that total by 12 spaces used for storage and parking by ambulances and limousines for a new total of 149 spaces.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Hearing 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/Lessee:

MILLAN C. SHEPPARD
(Type or Print Name)

[Signature]
Signature

600 REISTERSTOWN RD Suite 100
Address

Pikesville MD 21208
City State Zipcode

484-3186

Attorney for Petitioner

Richard W. Reische, Esquire
(Type or Print Name)

Richard W. Reische ps
Signature

800 N. Charles St., Ste 400 (410) 685-8866
Address Phone No.

Baltimore MD 21201
City State Zipcode

Legal Owner(s)

FRANK SCARFIELD
(Type or Print Name)

[Signature]
Signature

(Type or Print Name)

Signature

6610 Holabird Avenue 633-2262
Address Phone No

Baltimore MD 21224
City State Zipcode

Name, Address and phone number of representative to be contacted.

FRANK SCARFIELD
Name
6610 Holabird Avenue 633-2262
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____





Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at

(Parcel 230, Map 78) 600 Reisterstown Road
NorthWest Slade Avenue and Reisterstown Road

96-320-SPH

which is presently zoned B. L. / BL-AS

This Petition shall be filed with the Department of Permits & Development Management

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 Regulations of Baltimore County, to use the herein described property for

to permit a Service Garage providing for storage and parking of ambulances and limousines pursuant to Section 230.13 B.C.Z.R.

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

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

Contract Purchaser/Lessee:

Millard C. Sheppard

(Type or Print Name)

Signature

3129 Mondamin Avenue

Address

Baltimore

City

Maryland

State

21216

Zipcode

Attorney for Petitioner:

Richard W. Reische, Attorney at Law

(Type or Print Name)

Signature

Suite 400

800 N Charles St.

Address

(410) 685-8866

Phone No.

Baltimore

City

Maryland

State

21201

Zipcode

Legal Owner(s)

FRANK SCARFIELD

(Type or Print Name)

Signature

Type or Print Name:

Signature

6610 Nolabird Avenue 633 2262

Address

Phone No.

Baltimore

City

MD

State

21224

Zipcode

Name, Address and phone number of representative to be contacted.

FRANK SCARFIELD

Name

6610 Nolabird Avenue 633 2262

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____



328

Description

96-320-SPH

To Accompany Petition for Special Hearing X

0.93 Acre Parcel

Pikesville Plaza Building Company Property

Southwest Side of Reisterstown Road, Northwest of Slade Avenue

Second Election District, Baltimore County, Maryland



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

410 296 3333

Fax 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same at the point formed by the intersection of the southwest side of Reisterstown Road with the northwest side of Slade Avenue at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Reisterstown Road with the centerline of Irving Place (1) Southeasterly along said centerline of Reisterstown Road 220 feet, more or less, and thence (2) Southwesterly 32 feet, more or less, to the point of beginning, thence leaving said point of beginning and running and binding on the northwest side of Slade Avenue (1) South 54 degrees 14 minutes 40 seconds West 245.00 feet, thence leaving Slade Avenue and running the three following courses and distances, viz: (2) North 37 degrees 22 minutes 30 seconds West 84.69 feet, thence (3) North 53 degrees 59 minutes 50 seconds East 20.00 feet, and thence (4) North 37 degrees 18 minutes 50 seconds West 107.11 feet to the southeast side of Irving Place, thence running and binding thereon (5) North 52 degrees 41 minutes 10 seconds East 45.00 feet, thence leaving Irving Place and running the three following courses and distances, viz: (6) South 37 degrees 18 minutes 50 seconds East 108.14 feet, thence (7) North 53 degrees 59 minutes 50 seconds East 45.01 feet, and thence (8) North 37 degrees 18 minutes 50 seconds West 109.17 feet to the aforesaid southeast side of Irving Place, thence running and

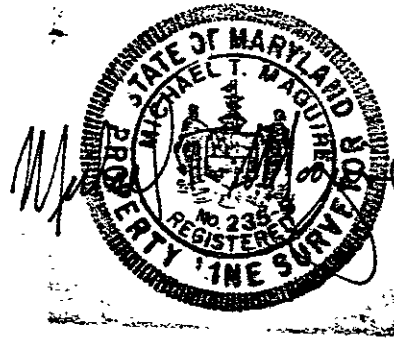
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BALTIMORE COUNTY
CLERK OF THE COURT
JAN 11 2001

binding thereon (9) North 52 degrees 41 minutes 10 seconds East 134.75 feet to intersect the aforesaid southwest side of Reisterstown Road, thence running and binding thereon (10) South 37 degrees 18 minutes 50 seconds East 198.00 feet to the point of beginning; containing 0.93 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

February 21, 1996

Project No. 95109 (L95109.1)



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

96-320 SHX

District: 4th Date of Posting: 3/13/96
Posted for: Special Hearing & Special Exception
Petitioner: PIKESVILLE PLAZA BUILDING CO. / FRANK SCARFIELD
Location of property: 6000 REISTERSTOWN ROAD PROGRESSIVE AMB. CO.

Location of Sign: REISTERSTOWN ROAD SIDE OF BLDG.

Remarks: _____
Posted by: Caron Hoke Date of return: 3/13/96
Number of Signs: 1 Signature



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 108 of the County Office Building, 111 W. Chesapeake Avenue, in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: 466-320-SPH (Item 326)
600 Reisterstown Road
NWO Reisterstown Road and State Avenue
4th Election District
3rd Councilmatic
Legal Owner(s):
Frank Seinfeld/Pikesville Plaza Building Company
Contract Purchaser/Lessee: Progressive Ambulance Service/Millard C. Sheppard
Special Hearing: to approve an amendment to the site plan and parking variance granted in case #74-232-D to allow a total of 161 spaces provided in lieu of the total 172 spaces permitted and to reduce the total by 12 spaces used for storage and parking by ambulances and limousines for a new total of 149 spaces. Special Exception: to permit a service garage providing for storage and parking of ambulances and limousines.
Hearing: Thursday, April 4, 1988 at 10:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call 887-3383.
(2) For information concerning the File and/or Hearing, Please Call 887-3381.

9/12 March 14 1987

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/14, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/14, 1996.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

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

No.

DATE

2/29/96

ACCOUNT

R0016150

96-320-SPH

AMOUNT

\$ 620.00

RECEIVED
FROM:

X RICHARD W. REISCHE P.A. Attny. ESCROW ACCT.
#3085

600 REISTERSTOWN RD.

COMMERCIAL SPH 250.00

" " SPH 300.00

FOR:

2 SIGNS, 70.00

DEPOSITED

\$620.00

E-5031:17PADD-28-96

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 328

Petitioner: ~~THE~~ Frank Scarfield

Location: 600 REEBERS TOWN ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Richard W. Reische

ADDRESS: 800 W. Charles Street Suite 400

Baltimore MD 21201

PHONE NUMBER: 685-8866

AJ:ggs

(Revised 04/09/93)



Printed on Recycled Paper

MICROFILMED

TO: PUTTUXENT PUBLISHING COMPANY

March 14, 1996 Issue - Jeffersonian

Please forward billing to:

Richard W. Reische, Esq.
800 N. Charles Street, Suite 400
Baltimore, MD 21201
685-8866

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-320-SPH (Item 328)

600 Reisterstown Road

NWC Reisterstown Road and Slade Avenue

Legal Owner: Frank Scarfield/Pikesville Plaza Building Company

Contract Purchaser/Lessee: Progressive Ambulance Service/Millard C. Sheppard

Special Hearing to approve an amendment to the site plan and parking variance granted in case #74-232-D to allow a total of 161 spaces provided in lieu of the total 172 spaces permitted and to reduce the total by 12 spaces used for storage and parking by ambulances and limousines for a new total of 149 spaces.

Special Exception to permit a service garage providing for storage and parking of ambulances and limousines.

HEARING: THURSDAY, APRIL 4, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 7, 1996

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-320-SPH (Item 328)
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Special Exception to permit a service garage providing for storage and parking of ambulances and limouines.

HEARING: THURSDAY, APRIL 4, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading 'Arnold Jablon'.

Arnold Jablon
Director

cc: Pikesville Plaza Building Co./Frank Scarfield
Progressive Ambulance Service/Millard C. Sheppard
Richard W. Reische, Esq.
Julius W. Lichter, Esq.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 28, 1996

Richard W. Reische, Esquire
Suite 400
800 North Charles Street
Baltimore, MD 21201

RE: Item No.: 328
Case No.: 96-320-SPH
Petitioner: Frank Scarfield

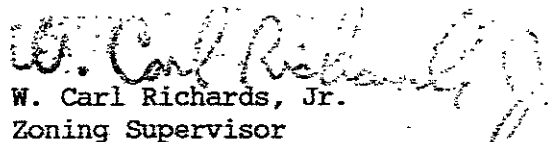
Dear Mr. Reische:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on February 29, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

RECEIVED





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

3-8-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 328 (JLL)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

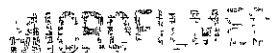
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: March 13, 1996

FROM: Arnold F. "Pat" Keller, III, Director, PO 

SUBJECT: 600 Reisterstown Road

INFORMATION:

Item Number: 328

Petitioner: Frank Scarfield

Property Size: _____

Zoning: BL & BL-AS

Requested Action: Special Exception, Variance and Special Hearing

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The subject site is located in the Pikesville Revitalization area. The Pikesville Revitalization Plan was adopted by the County Council on September 26, 1991. The focus of the Plan is to attract new businesses and encourage the retention and expansion of existing businesses.

A site visit of the property revealed that limited parking spaces exist on site; however, off-street parking is available at an underutilized Baltimore County Revenue Authority parking facility located directly across Milford Mill Road.

Should the subject request be granted, this office recommends that the applicant be required to ascertain whether a lease arrangement could be entered into with the Revenue Authority in order to mitigate the impact of the parking deficiency. If such an agreement is possible, employees could be required to park at the facility - thereby making more spaces available for customers at the shopping center.

Prepared by: Jeffrey W. Lutz

Division Chief: Gary L. Kerns

PK/JL

B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: March 18, 1996

FROM: *Sub* Robert W. Bowling, Chief
 Development Plans Review Division
 Department of Permits & Development
 Management

SUBJECT: Zoning Advisory Committee Meeting
 for March 18, 1996
 Item Nos. 327, (328) 329, 330 & 333 4

 The Development Plans Review Division has reviewed the subject
zoning items, and we have no comments.

RWB:jrb

cc: File

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 03/12/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAR. 12, 1996

Item No.: SEE BELOW

Zoning Agenda:

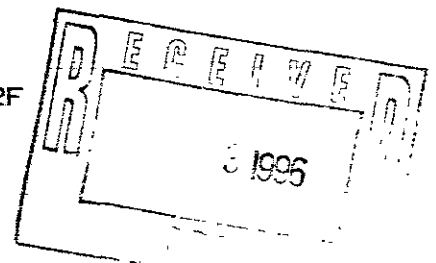
Gentlemen:

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

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 325, 327, 328, 329,
330 AND 333. 5

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



PETITION PROBLEMS

#326 --- JRF

1. No address for attorney.
2. No telephone number for attorney.

#328 --- JLL

1. Who signed for attorney on Special Hearing petition?
Authorization??

WCP

B A L T I M O R E C O U N T Y, M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

DATE: March 4, 1996

TO: Lee S. Thomson
Office of Law

FROM: James H. Thompson
Code Enforcement

RE: Case No. SP02455-95
Case No. 96-18AB
600-66 Reisterstown Road
Progressive Care Ambulance
3rd Election District

On January 22, 1996 the following correspondence was issued to your office. Please be advised that it will not be necessary to reopen the stet, in that the defendant has filed for the public hearing under Item No. 318. 328

If additional questions exist, please give me a call.

JHT/hek

Attachment

c: Councilman Kevin Kamenetz
Julius W. Lichter, Esquire
Richard Reische, Esquire
Inspector Jeffrey Perlow

Code

Enforcement

Baltimore County
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3351

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Larry E. Schmidt
Zoning Commissioner

DATE: March 4, 1996

FROM: James H. Thompson - JP
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 318
PETITIONER: Pikesville Plaza Building Co.
a Maryland Limited Partnership

VIOLATION CASE NO.: C-95-0990
96-18A (Citation)

LOCATION OF VIOLATION: 600 Reisterstown Road
Pikesville, Maryland 21208
3rd Election District

DEFENDANT: L & J Associates, Inc.
Louis Uniglight- President
600 Reisterstown Road Suite 612
Baltimore, Maryland 21208

Pikesville Plaza Building Co.
a Maryland Limited Partnership
Frank Scarfield
600 Reisterstown Road
Baltimore, Maryland 21208

RESIDENT AGENT: Millard C. Sheppard, Jr.
6 Thistle Dell Court
Owings Mills, Maryland 21117

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

<u>NAME</u>	<u>ADDRESS</u>
Mr. Phillip Harvey	1 Randall Avenue Baltimore, Maryland 21208
Richard Reische, Esquire	800 N. Charles Street Suite 400 Baltimore, Maryland 21201

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/JP/hek

SERVE ON THE FOLLOWING RESIDENT AGENCY

MILLARD C. SHEPPARD, JR. 6 THISTEL DELL COURT OWINGS MILLS, MARYLAND 21117

BALTIMORE COUNTY, MARYLAND
CITATION FOR CIVIL ZONING VIOLATION
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

CITATION NO. 96-18B

NAME OF PERSON(S) CHARGED: PROGRESSIVE CARE AMBULANCE SERVICE, INC.

CURRENT ADDRESS IN FULL: 600 REISTERSTOWN ROAD BALTIMORE, MARYLAND 21208

OWNER () OR OCCUPANT (X) RELATED CITATIONS : 96-18A

IT IS FORMALLY CHARGED BY BALTIMORE COUNTY THAT THE ABOVE NAMED PERSON(S) DID VIOLATE THE PROVISIONS OF THE BALTIMORE COUNTY ZONING REGULATIONS AND/OR THE BALTIMORE COUNTY CODE AS FOLLOWS:

SECTION NUMBER(S) VIOLATED: 101 "GARAGE, SERVICE"; 102.1; AND 230.13

NATURE OF VIOLATION: USE OF PROPERTY ZONED B.L. TO COMMIT THE FOLLOWING:

USE OF BUSINESS, LOCAL (B.L.) ZONED LAND TO OPERATE A SERVICE GARAGE (AMBULANCE SERVICE) WITHOUT BENEFIT OF A SPECIAL EXCEPTION

LOCATION AND DATE(S) OF VIOLATION: NW SLADE AVENUE AND REISTERSTOWN ROAD (PARCEL 230, MAP 78)
BALTIMORE, MARYLAND 21208
JULY 14, 1995 TO PRESENT

TO RESPOND TO THE ABOVE CHARGE(S) LODGED AGAINST YOU, YOU MUST CHOOSE ONE OF THE OPTIONS BELOW:

1) YOU MAY PAY A FINE OF \$200 (\$200 FOR EACH ADDITIONAL DAY) BY CHECK OR MONEY ORDER PAYABLE TO THE DIRECTOR OF FINANCE, BALTIMORE COUNTY, MARYLAND, BY RETURNING A COPY OF THIS FORM ALONG WITH PAYMENT TO: DIRECTOR OF FINANCE, 1ST FLOOR, COURT HOUSE, TOWSON, MD 21204. THE PENALTY MUST BE PAID ON OR BEFORE THE 6TH DAY OF AUGUST, 1995.

2). YOU MAY ELECT TO STAND TRIAL IN THE DISTRICT COURT OF MARYLAND. TO DO THIS, YOU MUST NOTIFY THE BALTIMORE COUNTY OFFICE OF ZONING ADMINISTRATION BY FILLING IN THE ATTACHED PORTION OF THIS CITATION AND RETURNING IT TO THE ZONING ADMINISTRATION OFFICE AT LEAST FIVE (5) DAYS BEFORE THE PAYMENT DUE DATE AS SET FORTH IN THE FINE PAYMENT SECTION ABOVE. THE DISTRICT COURT WILL NOTIFY YOU OF THE DATE AND TIME OF TRIAL.

IF THE FINE REMAINS UNPAID AT THE EXPIRATION OF THE THIRTY-FIVE (35) DAYS FROM THE DATE OF THE CITATION, THE ZONING ADMINISTRATOR MAY REQUEST ADJUDICATION OF THE CASE IN DISTRICT COURT, AT WHICH TIME THE PERSON IS LIABLE FOR AN ADDITIONAL FINE NOT TO EXCEED TWICE THE ORIGINAL FINE. IF YOU FAIL TO APPEAR AT THE TRIAL, A BENCH WARRANT WILL BE ISSUED FOR YOUR ARREST.

I DO SOLEMNLY AFFIRM THAT THE CONTENTS STATED ABOVE ARE CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

7/17/95
DATE

Jeffrey Perlow
OFFICE OF CODE ENFORCEMENT REPRESENTATIVE

BASED ON THE STATEMENT OF JEFFREY PERLOW, THIS CITATION IS HEREBY ISSUED THIS 17TH DAY OF JULY, 1995.

[Signature]
DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT
ACKNOWLEDGEMENT

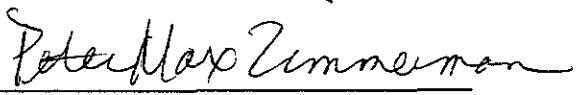
MICROFILMED

I ACKNOWLEDGE RECEIPT OF A COPY OF THIS CITATION AND HEREBY PROMISE TO PAY THE FINE OR REQUEST A TRIAL DATE AS REQUIRED BY LAW. I UNDERSTAND THAT THE ACCEPTANCE OF THIS CITATION IS NOT AN ADMISSION OF GUILT.

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR SPECIAL EXCEPTION		
600 Reisterstown Road, NWC Reisterstown	*	ZONING COMMISSIONER
Rd and Slade Ave, 4th Election District,	*	
3rd Councilmanic	*	OF BALTIMORE COUNTY
Legal Owner: Frank Scarfield/Pikesville	*	CASE NO. 96-320-SPHX
Plaza Building Company		
Contract Purchaser/Lessee: Progressive	*	
Ambulance Company/Millard C. Sheppard	*	
Petitioners	*	
* * * * *		

ENTRY OF APPEARANCE

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


PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County


CAROLE S. DEMILIO
 Deputy People's Counsel
 Room 47, Courthouse
 400 Washington Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of April, 1996, a copy of the foregoing Entry of Appearance was mailed to Richard W. Reische, Esquire, 800 N. Charles Street, Suite 400, Baltimore, MD 21201, attorney for Petitioners.


PETER MAX ZIMMERMAN

RECEIVED
APR 11 1996

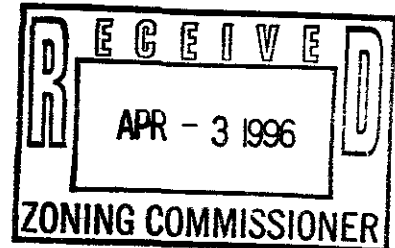


7 Church Lane
Pikesville MD 21208
484 2337

Jim

March 29, 1996

Mr. Lawrence Schmidt
Zoning Commissioner for
Baltimore County
County Courthouse
Towson, MD 21204



Re: Case #96-320 SPH (Item 328)

Dear Mr. Schmidt:

The Zoning Committee of the Pikesville Chamber of Commerce has met and reviewed the above mentioned request for Variance and Special Exception.

Our position of support is based on the following provisions being written into your Order:

1. The Special Exception for a Service Garage must exclude any repair or servicing of vehicles of any kind.
2. In the event that this specific use should cease for any reason whatsoever, then in that event the variance and special exception shall also cease and the zoning revert to its now current use.
3. As stated in the Petition, in the event the banking facility is leased, the storage of ambulances and limousines should cease.
4. The partitioner should enter into leasing agreements with the Revenue Authority or others to secure additional parking within the distance limits as per zoning regulations.

It is requested that should the Petition be granted all of the above be written into your Order.

Sincerely,

Libby Berman

Libby Berman
President

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

RICHARD REISCHIE
MILLAN C. SHEPARD
MICHAEL MAGUIRE
George E. Goyvelis

800 N. CHARLES ST *400; Balt
600 Reisterstown Rd Lh2 21208
200 E. PENNSYLVANIA AVE 21286
DMW " "



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on Recycled Paper

MICROFILMED

RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND SPECIAL EXCEPTION - NW/Corner
Reisterstown Road & Slade Avenue * DEPUTY ZONING COMMISSIONER
(600 Reisterstown Road)
4th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District * Case No. 96-320-SPHX
Frank Scarfield
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Hearing and Special Exception for that property known as 600 Reisterstown Road, located on the northwest corner of its intersection with Slade Avenue and Milford Mill Road in Reisterstown. The Petitions were filed by the owner of the property, Frank Scarfield, and the Contract Lessee, Millard C. Sheppard, through Richard W. Reische, Esquire. The Petitioners seek approval of an amendment to the previously approved site plan and variance granted in prior Case No. 74-232-A to permit 161 parking spaces in lieu of the required 172 and to reduce that total by 12 spaces for the storage and parking of ambulances and limousines, leaving a total of 149 parking spaces. In addition, the Petitioners seek a special exception, pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a service garage use on the subject property for the storage and parking of ambulances and limousines. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Millard Sheppard, Contract Lessee and representative of Progressive Ambulance Service, George E. Gavrelis and Michael McGuire, Professional Engineers

with Daft-McCune-Walker, Inc., who prepared the site plan for this project, and Richard W. Reische, Esquire, attorney for the Petitioners. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 0.93 acres, more or less, split zoned B.L. and B.L.-A.S. and is improved with a seven-story office building known as Pikeville Plaza. Testimony indicated that Mr. Sheppard recently began operating his ambulance business from the sixth floor of the subject building and that he occupies approximately 900 sq.ft. of leasable area. Mr. Sheppard received a zoning violation notice for parking and storing his ambulances on the premises and was advised that a special exception is needed due to the property's zoning classification. Mr. Sheppard testified that he intends to store no more than six (6) ambulances and two (2) limousines on the property at any one time. Testimony indicated that during the daytime hours, five of the six ambulances owned by Progressive Ambulance Service are out on call and, for the most part, are parked at Johns Hopkins Hospital. He stated that one ambulance is retained at the property to service the surrounding community. Therefore, during regular business hours, the ambulances are not parked on site. Furthermore, it was demonstrated at the hearing that the landlord of the building has arranged for the Petitioner to acquire 13 additional parking spaces across Milford Mill Road at a public parking facility. These spaces are also utilized by the tenants of the subject building. In order for Mr. Sheppard to operate his business from the subject site, the special exception is necessary and a special hearing is required to amend the previously approved site plan and variance granted in prior Case No. 74-232-A.

- 2 -

It is clear that the B.C.Z.R. permits the use proposed in a B.L./B.L.-A.S. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing and special exception were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the proposed amendment to the previously approved site plan and

special exception relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing and special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of April, 1996 that the Petition for Special Hearing to approve an amendment to the previously approved site plan and variance granted in prior Case No. 74-232-A to permit 161 spaces in lieu of the required 172 and to permit 12 of those spaces to be utilized for the storage and parking of ambulances and limousines, leaving a total of 149 parking spaces, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to permit a service garage use on the subject property, pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow the storage and parking of ambulances and limousines, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The special exception and special hearing relief granted herein are limited to Progressive Ambulance Service, only. In the event Mr. Sheppard ceases to operate this business from the premises, the special exception granted herein shall cease and terminate.
- 3) The special exception relief granted herein is limited to the storage and parking of the six (6) ambulances and (2) limousines presently owned by the Petitioner. There shall be no increase in the number

- 4 -

of either type vehicle. Furthermore, the Petitioner is strictly prohibited from performing any repair or automotive service work on any of these vehicles on the subject site.

4) In the event a bank would relocate into the subject office building, then the storage of the six (6) ambulances and two (2) limousines shall cease and terminate.

5) When applying for any permits, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kovroco
TIMOTHY M. KOVROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 10, 1996

Richard W. Reische, Esquire
800 N. Charles Street, Suite 400
Baltimore, Maryland 21201

RE: PETITIONS FOR SPECIAL HEARING AND SPECIAL EXCEPTION
NW/Corner Reisterstown Road & Slade Avenue
(600 Reisterstown Road)
4th Election District - 3rd Councilmanic District
Frank Scarfield - Petitioner
Case No. 96-320-SPHX

Dear Mr. Reische:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Special Exception have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kovroco
TIMOTHY M. KOVROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Frank Scarfield
6610 Holabird Avenue, Baltimore, Md. 21224

Mr. Millard C. Sheppard, Progressive Ambulance Service
600 Reisterstown Road, Suite 601, Pikeville, Md. 21208

People's Counsel

File

- 5 -

MICROFILMED

Petition for Special Hearing to the Zoning Commissioner of Baltimore County

for the property located at 600 Reisterstown Road

96-320-SPHX which is presently zoned B.L.-A.S./B.L.

This Petition shall be filed with the Department of Permits & Development Management. 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 Hearing under Section 502.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an amendment to the site plan and parking variance granted in Case No. 74-232-A to allow a total of 161 spaces provided in lieu of the total of 172 spaces permitted and to reduce that total by 12 spaces used for storage and parking by ambulances and limousines for a new total of 149 spaces.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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.

With co solemnly declare and affirm, under the penalties of perjury, that I am, or we are, the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Contract Purchaser/Lessee: MILLARD C. SHEPPARD

Signature: FRANK SCARFIELD

Address: 600 Reisterstown Rd Suite 601

City: Baltimore State: MD Zip: 21208

Telephone: 410-685-8865

Attorney for Petitioner: Richard W. Reische, Esquire

Signature: Richard W. Reische

Address: 800 N. Charles St., Ste. 400

City: Baltimore State: MD Zip: 21201

Telephone: (410) 685-8865

People's Counsel: FRANK SCARFIELD

Address: 6610 Holabird Avenue

City: Baltimore State: Maryland Zip: 21224

Telephone: (410) 685-8865

ESTIMATED LENGTH OF HEARING: Unavailable for Hearing

ALL OTHER: Next Two Months

REVIEWED BY: DATE

Revised 9/5/95

Petition for Special Exception to the Zoning Commissioner of Baltimore County

for the property located at (Parcel 230, Map 78) 600 Reisterstown Road

Northwest Slade Avenue and Reisterstown Road which is presently zoned B.L./B.L.-A.S.

This Petition shall be filed with the Department of Permits & Development Management. 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 Regulations of Baltimore County, to use the herein described property for to permit a Service Garage providing for storage and parking of ambulances and limousines pursuant to Section 230.13 B.C.Z.R.

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.

With co solemnly declare and affirm, under the penalties of perjury, that I am, or we are, the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Contract Purchaser/Lessee: MILLARD C. SHEPPARD

Signature: FRANK SCARFIELD

Address: 600 Reisterstown Rd Suite 601

City: Baltimore State: MD Zip: 21208

Telephone: 410-685-8865

Attorney for Petitioner: Richard W. Reische, Esquire

Signature: Richard W. Reische

Address: 800 N. Charles St., Ste. 400

City: Baltimore State: Maryland Zip: 21201

Telephone: (410) 685-8865

People's Counsel: FRANK SCARFIELD

Address: 6610 Holabird Avenue

City: Baltimore State: Maryland Zip: 21224

Telephone: (410) 685-8865

ESTIMATED LENGTH OF HEARING: Unavailable for Hearing

ALL OTHER: Next Two Months

REVIEWED BY: DATE

Revised: 9/5/95

MICROFILMED

328
Description 96-320-SPH
To Accompany Petition for Special Hearing X
0.93 Acre Parcel
Pikesville Plaza Building Company Property
Southwest Side of Reisterstown Road, Northwest of Slade Avenue
Second Election District, Baltimore County, Maryland

DMW

Draft: NPK/Case: Walker, Inc.
300 East Pennsylvania Avenue
Towson, Maryland 21206
410 296 3333
Fax: 296 4789

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

Beginning for the same at the point formed by the intersection of the southwest side of Reisterstown Road with the northwest side of Slade Avenue at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Reisterstown Road with the centerline of Irving Place (1) Southeasterly along said centerline of Reisterstown Road 220 feet, more or less, and thence (2) Southwesterly 32 feet, more or less, to the point of beginning, thence leaving said point of beginning and running and binding on the northwest side of Slade Avenue (1) South 54 degrees 14 minutes 40 seconds West 245.00 feet, thence leaving Slade Avenue and running the three following courses and distances, viz: (2) North 37 degrees 22 minutes 30 seconds West 84.69 feet, thence (3) North 53 degrees 59 minutes 50 seconds East 20.00 feet, and thence (4) North 37 degrees 18 minutes 50 seconds West 107.11 feet to the southeast side of Irving Place, thence running and binding thereon (5) North 52 degrees 41 minutes 10 seconds East 45.00 feet, thence leaving Irving Place and running the three following courses and distances, viz: (6) South 37 degrees 18 minutes 50 seconds East 108.14 feet, thence (7) North 53 degrees 59 minutes 50 seconds East 45.01 feet, and thence (8) North 37 degrees 18 minutes 50 seconds West 109.17 feet to the aforesaid southeast side of Irving Place, thence running and

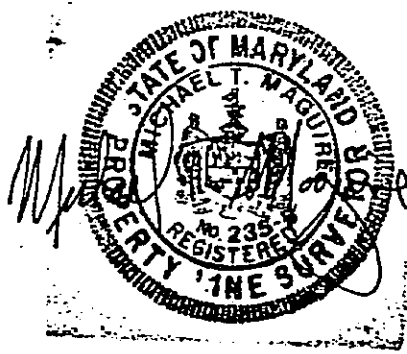
Page 1 of 2

binding thereon (9) North 52 degrees 41 minutes 10 seconds East 134.75 feet to intersect the aforesaid southwest side of Reisterstown Road, thence running and binding thereon (10) South 37 degrees 18 minutes 50 seconds East 198.00 feet to the point of beginning, containing 0.93 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

February 21, 1996

Project No. 95109 (L95109.1)



Page 2 of 2

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 4th Date of Posting 3/13/96
Posted for: Special Hearing & Special Exception
Petitioner: Pikesville Plaza Building Co./Frank Scarfield
Location of property: 600 Reisterstown Road
Location of Sign: Reisterstown Road Side of Bldg.
Remarks: [Signature]
Posted by: [Signature] Date of return: 3/14/96
Number of Signs: 1

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 following application for a Special Exception to the Zoning Ordinance, Chapter 21-22, to allow a total of 161 spaces provided in lieu of the total 172 spaces permitted and to reduce the total by 12 spaces used for storage and parking by ambulances and limousines for a new total of 149 spaces.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/14, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/14, 1996.

THE JEFFERSONIAN,

A. Henricson
LEGAL AD. - TOWSON

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 328
Petitioner: Frank Scarfield
Location: 600 REISTERSTOWN ROAD
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Richard W. Reische
ADDRESS: 800 N. Charles Street Suite 400
Baltimore MD 21201
PHONE NUMBER: 685-8866

Atggs

(Revised 04/09/93)

MICROFILMED

TO: JEFFERSON PUBLISHING COMPANY
March 14, 1996 Issue - Jeffersonian

Please forward billing to:

Richard W. Reische, Esq.
800 N. Charles Street, Suite 400
Baltimore, MD 21201
685-8866

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-320-SPH (Item 328)

600 Reisterstown Road
PNC Reisterstown Road and Slade Avenue
Legal Owner: Frank Scarfield/Pikesville Plaza Building Company
Contract Purchaser/Lessee: Progressive Ambulance Service/Millard C. Sheppard

Special Hearing to approve an amendment to the site plan and parking variance granted in case #74-232-0 to allow a total of 161 spaces provided in lieu of the total 172 spaces permitted and to reduce the total by 12 spaces used for storage and parking by ambulances and limousines for a new total of 149 spaces.

HEARING: THURSDAY, APRIL 4, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

LAURENCE E. SCHWARTZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 7, 1996

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-320-SPH (Item 328)

600 Reisterstown Road
PNC Reisterstown Road and Slade Avenue
Legal Owner: Frank Scarfield/Pikesville Plaza Building Company
Contract Purchaser/Lessee: Progressive Ambulance Service/Millard C. Sheppard

Special Hearing to approve an amendment to the site plan and parking variance granted in case #74-232-0 to allow a total of 161 spaces provided in lieu of the total 172 spaces permitted and to reduce the total by 12 spaces used for storage and parking by ambulances and limousines for a new total of 149 spaces.

HEARING: THURSDAY, APRIL 4, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: Pikesville Plaza Building Co./Frank Scarfield
Progressive Ambulance Service/Millard C. Sheppard
Richard W. Reische, Esq.
Julius W. Lichter, Esq.

NOTES: (1) HEARING SIGN & POST MUST BE RETURNED TO: 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 28, 1996

Richard W. Reische, Esquire
Suite 400
800 North Charles Street
Baltimore, MD 21201

RE: Item No.: 328
Case No.: 96-320-SPH
Petitioner: Frank Scarfield

Dear Mr. Reische:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on February 29, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCV/jw
Attachment(s)

MICROFILMED



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 328 (JLL)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM DATE: March 13, 1996

FROM: Arnold F. "Pat" Keller, III, Director, PO

SUBJECT: 600 Reisterstown Road

INFORMATION:

Item Number: 328

Petitioner: Frank Scarfield

Property Size: _____

Zoning: BL & BL-AS

Requested Action: Special Exception, Variance and Special Hearing

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The subject site is located in the Pikesville Revitalization area. The Pikesville Revitalization Plan was adopted by the County Council on September 26, 1991. The focus of the Plan is to attract new businesses and encourage the retention and expansion of existing businesses.

A site visit of the property revealed that limited parking spaces exist on site; however, off-street parking is available at an underutilized Baltimore County Revenue Authority parking facility located directly across Milford Mill Road.

Should the subject request be granted, this office recommends that the applicant be required to ascertain whether a lease arrangement could be entered into with the Revenue Authority in order to mitigate the impact of the parking deficiency. If such an agreement is possible, employees could be required to park at the facility - thereby making more spaces available for customers at the shopping center.

Prepared by: *Jeffrey M. Law*

Division Chief: *Gary L. Kern*

PK/JL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: March 18, 1996

FROM: Robert W. Bowling, Chief

Development Plans Review Division

Department of Permits & Development Management

SUBJECT: Zoning Advisory Committee Meeting
for March 18, 1996
Item Nos. 327, 328, 329, 330 & 333

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:jrb

cc: File

ZONE2

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 03/12/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAR. 12, 1996

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

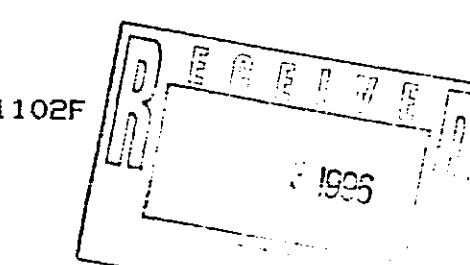
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 325, 327, 328, 329, 330 AND 333. 5

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soy-based Ink
on Recycled Paper



PETITION PROBLEMS

#326 --- JRE

1. No address for attorney.
2. No telephone number for attorney.

#328 --- JLL

1. Who signed for attorney on Special Hearing petition? Authorization??

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: March 4, 1996

TO: Lee S. Thomson
Office of Law

FROM: James H. Thompson
Code Enforcement

RE: Case No. SP02455-95
Case No. 96-10A8
600 Reisterstown Road
Progressive Care Ambulance
3rd Election District

On January 22, 1996 the following correspondence was issued to your office. Please be advised that it will not be necessary to reopen the stet, in that the defendant has filed for the public hearing under Item No. 318: 328

If additional questions exist, please give me a call.

JHT/hek

Attachment

c: Councilman Kevin Kamenetz
Julius W. Lichter, Esquire
Richard Reische, Esquire
Inspector Jeffrey Perlow

MICROFILMED



Code Enforcement

Baltimore County
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3331

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Larry E. Schmidt DATE: March 4, 1996

FROM: James H. Thompson - JP

Code Enforcement Supervisor

SUBJECT: ITEM NO.: 318
PETITIONER: Pikesville Plaza Building Co.
a Maryland Limited Partnership

VIOLATION CASE NO.: C-95-0990
96-10A (Citation)

LOCATION OF VIOLATION: 600 Reisterstown Road
Pikesville, Maryland 21208
3rd Election District

DEFENDANT: L & J Associates, Inc.
Louis Unlight- President
600 Reisterstown Road Suite 612
Baltimore, Maryland 21208

Pikesville Plaza Building Co.
a Maryland Limited Partnership
Frank Scarfield
600 Reisterstown Road
Baltimore, Maryland 21208

RESIDENT AGENT: Millard C. Sheppard, Jr.
6 Thistle Dell Court
Owings Mills, Maryland 21117

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME ADDRESS
Mr. Phillip Harvey 1 Randall Avenue
Baltimore, Maryland 21208

Richard Reische, Esquire 800 N. Charles Street
Suite 400
Baltimore, Maryland 21201

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/JP/hek

SERVE ON THE FOLLOWING RESIDENT AGENT
MILLARD C. SHEPPARD, JR. 6 THISTLE DELL COURT OWINGS MILLS, MARYLAND 21117

CITATION NO. 96-108

BALTIMORE COUNTY, MARYLAND
CITATION FOR CIVIL ZONING VIOLATION
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

NAME OF PERSON(S) CHARGED: PROGRESSIVE CARE AMBULANCE SERVICE, INC.

CURRENT ADDRESS IN FULL: 600 REISTERSTOWN ROAD BALTIMORE, MARYLAND 21208

OWNER () OR OCCUPANT (X) RELATED CITATIONS: 96-10A

IT IS FORMALLY CHARGED BY BALTIMORE COUNTY THAT THE ABOVE NAMED PERSON(S) DID VIOLATE THE PROVISIONS OF THE BALTIMORE COUNTY ZONING REGULATIONS AND/OR THE BALTIMORE COUNTY CODE AS FOLLOWS:

SECTION NUMBER(S) VIOLATED: 101 "GARAGE, SERVICE"; 107.1; AND 230.13

NATURE OF VIOLATION: USE OF PROPERTY ZONED B.L. TO CONDUCT THE FOLLOWING:

USE OF BUSINESS, LOCAL (B.L.) ZONED LAND TO OPERATE A SERVICE GARAGE (AMBULANCE SERVICE) WITHOUT BENEFIT OF A SPECIAL EXCEPTION

LOCATION AND DATE(S) OF VIOLATION: 96 SLADE AVENUE AND REISTERSTOWN ROAD (PARCEL 230, MAP 78)
BALTIMORE, MARYLAND 21208
JUL 14, 1995 TO PRESENT

TO RESPOND TO THE ABOVE CHARGE(S) LOADED AGAINST YOU, YOU MUST CHOOSE ONE OF THE OPTIONS BELOW:

1) YOU MAY PAY A FINE OF \$200 (\$200 FOR EACH ADDITIONAL DAY) BY CHECK OR MONEY ORDER PAYABLE TO THE DIRECTOR OF FINANCE, BALTIMORE COUNTY, MARYLAND, BY RETURNING A COPY OF THIS FINE ALONG WITH PAYMENT TO THE DIRECTOR OF FINANCE, 1ST FLOOR, COURT HOUSE, TOWSON, MD 21204. THE PENALTY MUST BE PAID ON OR BEFORE THE 6TH DAY OF AUGUST, 1996.

2) YOU MAY ELECT TO STAND TRIAL IN THE DISTRICT COURT OF MARYLAND. TO DO THIS, YOU MUST NOTIFY THE BALTIMORE COUNTY OFFICE OF ZONING ADMINISTRATION BY FILING IN THE APPLICABLE PORTION OF THIS CITATION AND RETURNING IT TO THE ZONING ADMINISTRATION OFFICE AT LEAST FIVE (5) DAYS BEFORE THE PAYMENT DUE DATE AS SET FORTH IN THE FINE PAYMENT SECTION ABOVE. THE DISTRICT COURT WILL NOTIFY YOU OF THE DATE AND TIME OF TRIAL.

IF THE FINE REMAINS UNPAID AT THE EXPIRATION OF THE THIRTY-FIVE (35) DAYS FROM THE DATE OF THE CITATION, THE ZONING ADMINISTRATOR MAY REQUEST MAINTENANCE OF THE CASE IN DISTRICT COURT, AT WHICH TIME THE FINE IS LIABLE FOR AN ADDITIONAL FINE NOT TO EXCEED TWICE THE ORIGINAL FINE. IF YOU FAIL TO APPEAR AT THE TRIAL, A BENCH WARRANT WILL BE ISSUED FOR YOUR ARREST.

I DO SOLEMNLY AFFIRM THAT THE CONTENTS STATED ABOVE ARE CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

7/17/95 *Jeffrey Perlow*
DATE OFFICE OF CODE ENFORCEMENT REPRESENTATIVE

BASED ON THE STATEMENT OF JEFFREY PERLOW, THIS CITATION IS HEREBY ISSUED THIS 17TH DAY OF JULY, 1995.

R. J. H.
DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT
ACKNOWLEDGMENT

MICROFILMED

I ACKNOWLEDGE RECEIPT OF A COPY OF THIS CITATION AND HEREBY PROMISE TO PAY THE FINE OR REQUEST A TRIAL DATE AS REQUIRED BY LAW. I UNDERSTAND THAT THE ACCEPTANCE OF THIS CITATION IS NOT AN ADMISSION OF GUILTY.

RE: PETITION FOR SPECIAL HEARING
PETITION FOR SPECIAL EXCEPTION
600 Reisterstown Road, NWC Reisterstown
Rd and Slade Ave, 4th Election District,
3rd Councilmanic
Legal Owner: Frank Scarfield/Pikesville
Plaza Building Company
Contract Purchaser/Leasee: Progressive
Ambulance Company/Willard C. Sheppard
Petitioners
* * * * *

ENTRY OF APPEARANCE

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

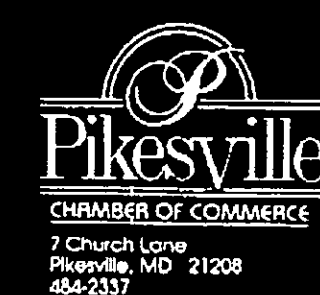
Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Charles S. Denilio
CHARLES S. DENILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of April, 1996, a copy of the foregoing Entry of Appearance was mailed to Richard W. Reische, Esquire, 800 N. Charles Street, Suite 400, Baltimore, MD 21201, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



April 3, 1996

Mr. Lawrence Schmidt
Zoning Commissioner for
Baltimore County
County Courthouse
Towson, MD 21204

Dear Mr. Schmidt,

The matter in the following letter will be heard tomorrow, April 4, 1996, at 9:00 A.M. and again at 10:00 A.M. Unfortunately, I am unable to attend to personally voice the opinion of the Pikesville Chamber of Commerce, however, I hope the letter following will suffice to tell you our position.

Thank you for your consideration.

Very truly yours,

Libby S. Berman
Libby S. Berman
President,
Pikesville Chamber of Commerce



Mr. Lawrence Schmidt
Zoning Commissioner for
Baltimore County
County Courthouse
Towson, MD 21204

Re: Case #96-320 SPH (Item 328)

Dear Mr. Schmidt:

The Zoning Committee of the Pikesville Chamber of Commerce has met and reviewed the above-mentioned request for Variance and Special Exception.

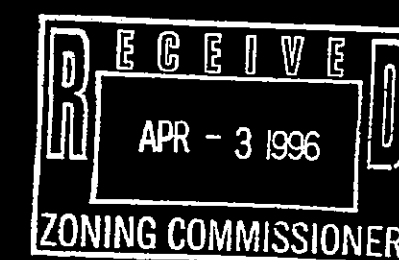
Our position of support is based on the following provisions being written into your Order:

1. The Special Exception for a Service Garage must exclude any repair or servicing of vehicles of any kind.
2. In the event that this specific use should cease for any reason whatsoever, then in that event the variance and special exception shall also cease and the zoning revert to its now current use.
3. As stated in the Petition, in the event the banking facility is leased, the storage of ambulances and limousines should cease.
4. The partitioner should enter into leasing agreements with the Revenue Authority or others to secure additional parking within the distance limits as per zoning regulations.

It is requested that should the Petition be granted all of the above be written into your Order.

Sincerely,

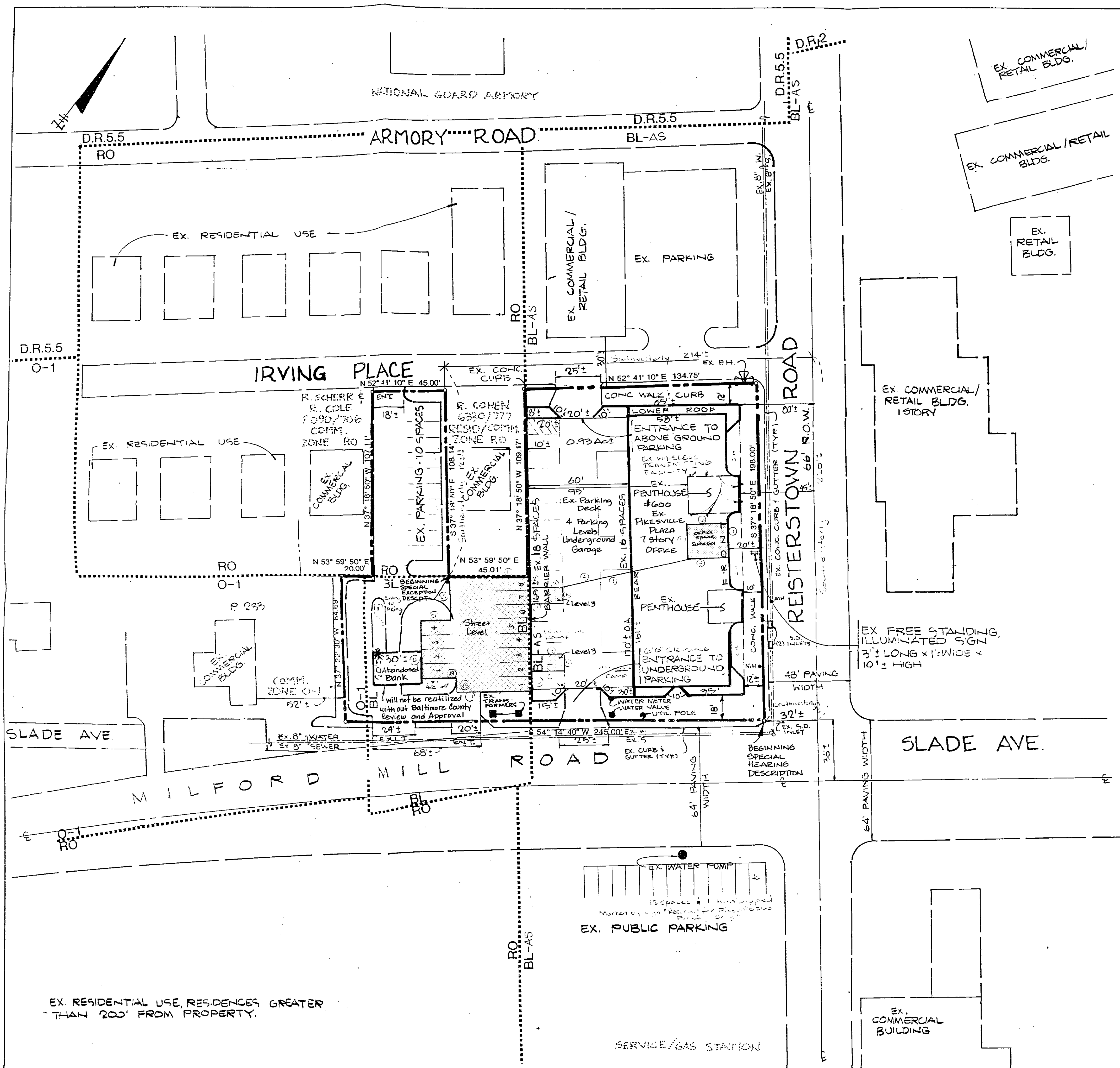
Libby S. Berman
Libby S. Berman
President



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>Richard W. Reische</i>	800 N. CHARLES ST #400, Balt
<i>Willard C. Sheppard</i>	600 Reisterstown Rd, Balt 21204
<i>Michael H. Moore</i>	200 E. PENNSYLVANIA AVE 21280
<i>George F. Gervais</i>	DIV " " "

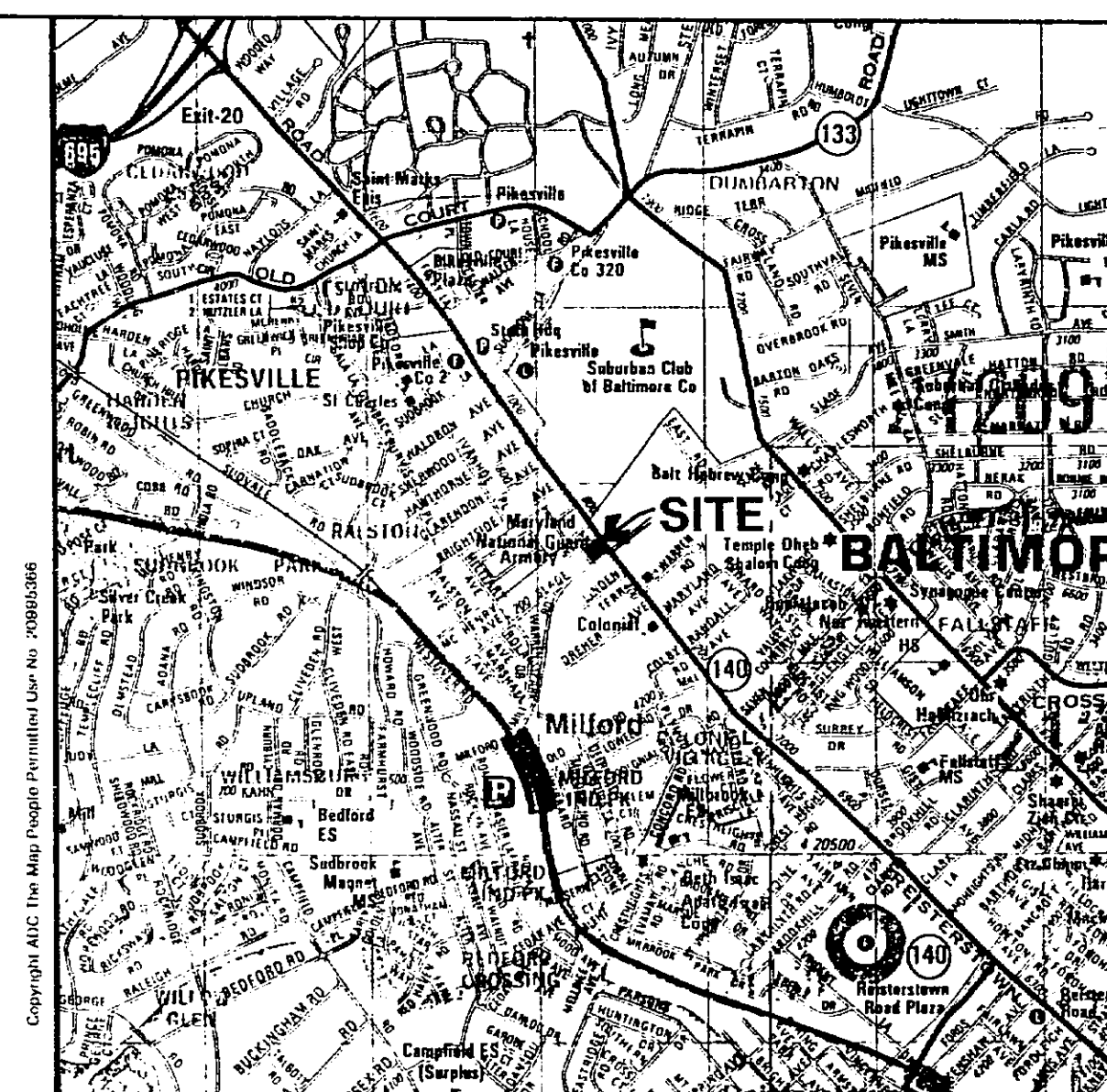


ZONING PARCEL DESCRIPTION

- 1) N. 53°59'50" E. 45.01'
- 2) S. 37°18'50" E. 61'
- 3) N. 52°41'10" E. 19'
- 4) N. 40°15' E. 79'
- 5) N. 37°18'50" W. 20'
- 6) N. 52°41'10" E. 24'
- 7) S. 37°18'50" E. 20'
- 8) S. 32°41'10" W. 24'
- 9) S. 40°15' W. 75'
- 10) S. 37°18'50" E. 10'
- 11) S. 52°41'10" W. 19'
- 12) S. 37°18'50" E. 29'
- 13) N. 52°41'10" E. 19'
- 14) S. 37°18'50" E. 10'
- 15) S. 52°41'10" W. 19'
- 16) S. 37°18'50" E. 11'
- 17) S. 52°41'10" W. 43'
- 18) N. 37°18'50" W. 8'
- 19) S. 52°41'10" W. 20'
- 20) N. 37°18'50" W. 34'
- 21) N. 52°41'10" E. 12'
- 22) N. 37°18'50" W. 25'

CONTAINING 0.102 AC. more or less

- ⑤ Denotes Zoning Parcel Line Number.
- Denotes area of Special Exception and Special Hearing



Vicinity Map

Scale: 1" = 2000'

NOTES:

1. Current owner and street address: Pikesville Plaza Building Co. 6610 Hasbroad Avenue Baltimore, MD 21224
2. Contract lessee: Progressive Ambulance Service 600 Reisterstown Road, Suite 601 Baltimore, Maryland 21208 (410) 581-9691
3. Site area: 93 AC ±
4. Special Exception Area: 102 AC ±
5. Existing use: Commercial/Professional Offices, Retail Shops, Off Street Parking
6. Proposed Use: Same with Service Office
7. Street Address: 600 Reisterstown Rd. Baltimore, MD 21208
8. Site data: Tax map 78, block 9, parcel 230. Deed reference: E.H.K. Jr. 6645-533. Tax Account No. 19-00-011662. Zoning: BL AS and BL. Election District: 3. Councilmanic District: 2.
9. No water or sanitary utilities are required for the facility.
10. The information and boundary location shown herein have been compiled from sources believed to be reliable; however their accuracy is not guaranteed and is subject to revision.
11. Zoning History: On March 30, 1995 the Deputy Zoning Commissioner for Baltimore County ordered that Petition for Variance, Case #95-296-A, be granted to permit a setback of 95 feet from a R.O. Zone for a roof mounted wireless transmitting and receiving facility in lieu of the required 200 feet. On May 7, 1974 the Deputy Zoning Commissioner for Baltimore County ordered that Petition for Variance, Case #74-232-A (Item No. 149), be granted to permit a total of 172 parking spaces in lieu of the required 218 spaces.

DATA SOURCES:

PETITIONER'S STATEMENT

LEGAL COUNCIL

Richard W. Reische, P.A.
The Park Plaza
800 N. Charles Street, Suite 400
Baltimore, Maryland 21201
(410) 685-8866

- Case # 68-50-RX: No longer applicable
Case # 57-20-XASPH: No longer applicable
12. Floor area ratio: Total Gross Floor Area - Total Gross Site Area
84,195 sq. ft. ÷ 40,467 sq. ft. = 2.07
 13. Setbacks:

	Required to Building	Provided to Building
Front:	10' ±	10' ±
Side (North):	0' ±	12' ±
Side (South):	10' ±	18' ±
Rear:	20' ±	60' ±
 14. Amenity open space: N/A
 15. Parking:

	Existing Spaces	172 (as granted in Zoning Case 74-232-A)
Proposed Spaces:	161 (as per field count of existing spaces 5-27-96)	
Drive-in Bank Spaces Required:	2 (under prior Zoning Case)	
Ambulance Dispatch Office Spaces Required:	0 (use is abandoned, See 6)	
Proposed Spaces:	2	
Special Exception Spaces for Service Garage (Ambulance and Limousine)	14	
 16. This site was the subject of the following Commercial Permits:
1152-75: Change of Use to Mercantile
79-74: Change of Occupancy
555-71: Original Permit
 17. Existing Abandon Drive-in Bank shall not be utilized as such as long as this Special Exception use remains on site. Upon the cessation of the Special Exception use the Drive-in Bank will be allowed to revert to a bank or general office use. (See #)

Requested Zoning Action

Special Exception to permit a Service Garage providing for storage and parking of ambulances and limousines pursuant to Section 230.13 B.C.Z.R.

Special Hearing to approve an amendment to the site plan and parking variance granted in Case No. 74-232-A to allow a total of 161 spaces provided in lieu of the total of 172 spaces permitted and to reduce that total by 12 spaces used for storage and parking by ambulances and limousines for a new total of 149 spaces.

MICROFILMED

DMW
Duff McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax: 296-4705
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

Plan to Accompany Petition for Special Exception & Special Hearing
PROGRESSIVE AMBULANCE SERVICE (lessee)
600 REISTERSTOWN ROAD
3rd Election District
BALTIMORE COUNTY, MARYLAND



2-28-96

DATE	BY	REVISIONS
1-27-96	PS	Added Off site Parking

ISSUE DATES	BASE:
REVIEW:	DRAWN:
BID:	DESIGNED:
PERMIT:	CHECKED BY:
CONSTRUCTION:	DATE CHECKED:
SCALE: 1" = 30'	DRAWING: 1 OF 1
PROJECT NO. 05109	

