

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, INVIKES LANE, SLACK CREEK ROAD AND MILFORD MILL ROAD AT ALL TIMES DURING CONSTRUCTION.

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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, DRIVEWAYS, DRIVE CURBS, PAVING AND SIDEWALKS, AND AS NOTED HEREON.

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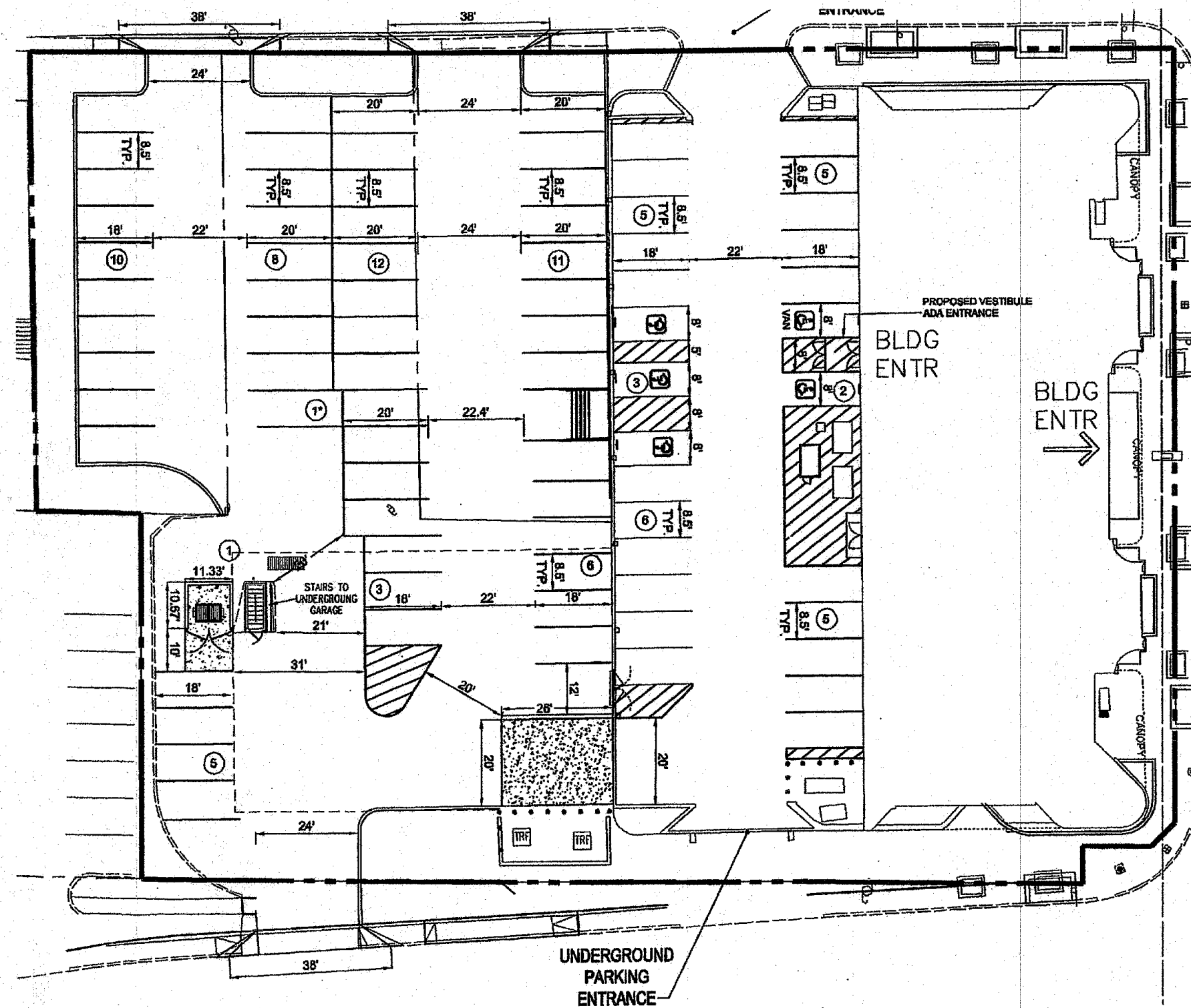
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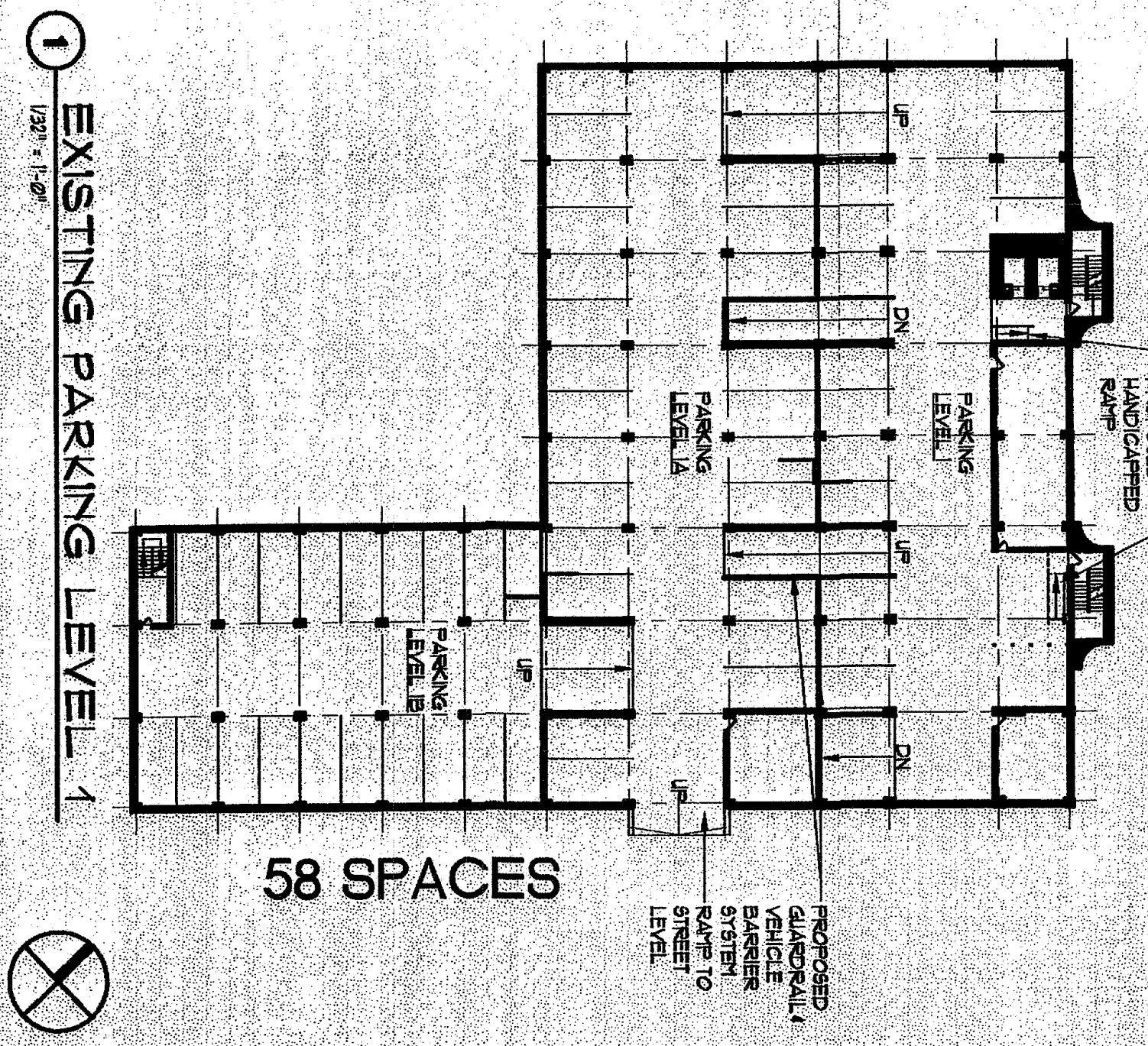
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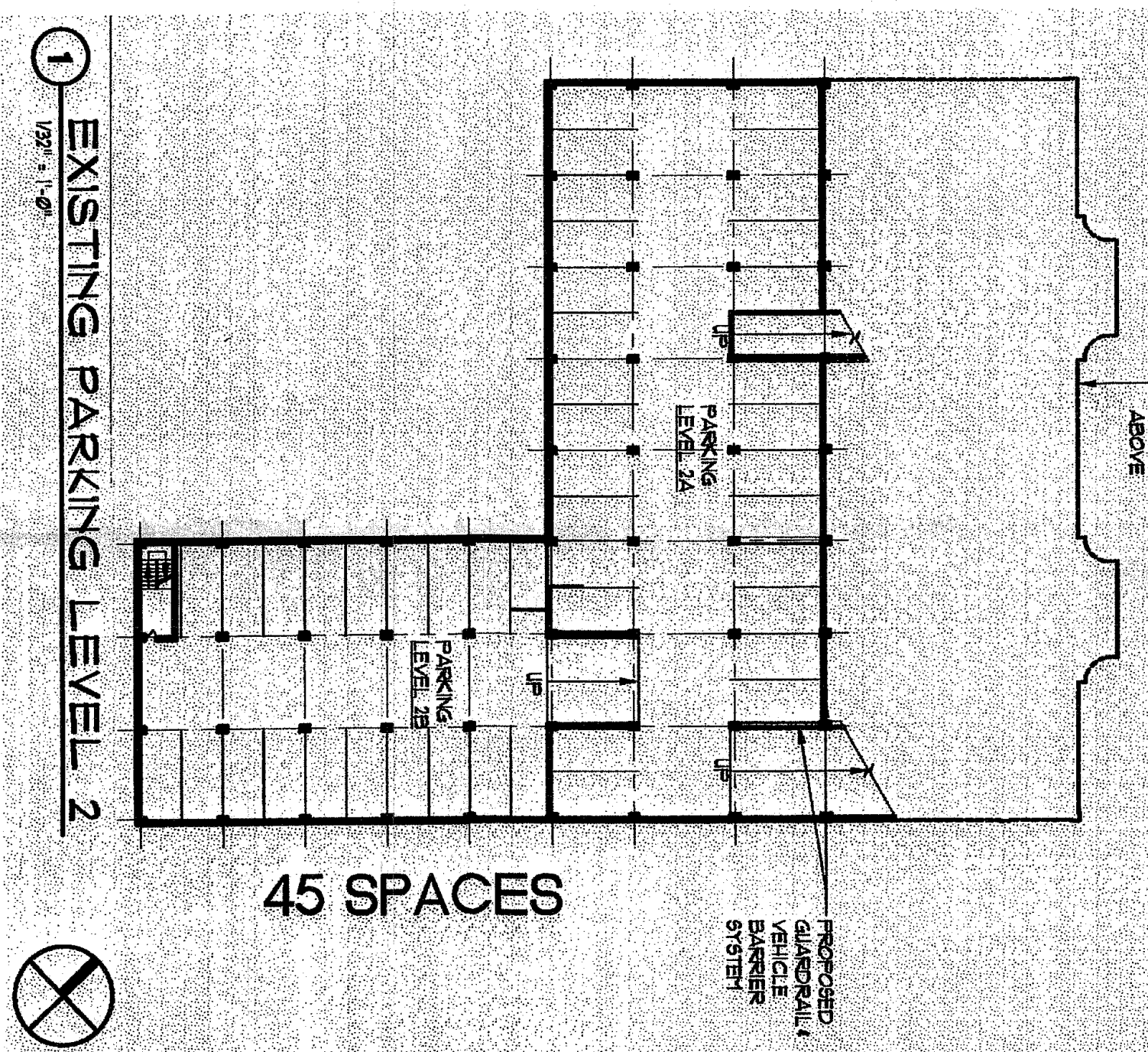


SURFACE PARKING PLAN
83 SPACES

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
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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,

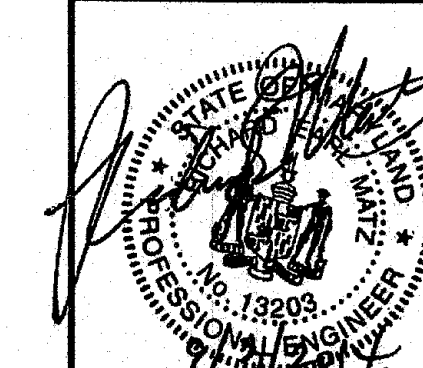
John J. Sullivan, Jr.

John J. Sullivan, Jr.
Planner II
Zoning Review

SITE NOTES

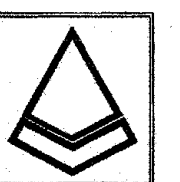
600 REISTERSTOWN ROAD

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		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	
NO.	DATE	REVISIONS:	BY
1	9/03/14	ISSUE FOR PERMIT & CONSTRUCTION	KML



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

97-59-A

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

CASE #97-59-A
(Supplemental)

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

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Census 2000



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Ms. Susana Iannicelli
February 3, 2000
Page 2

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Commissioner May 20, 1996

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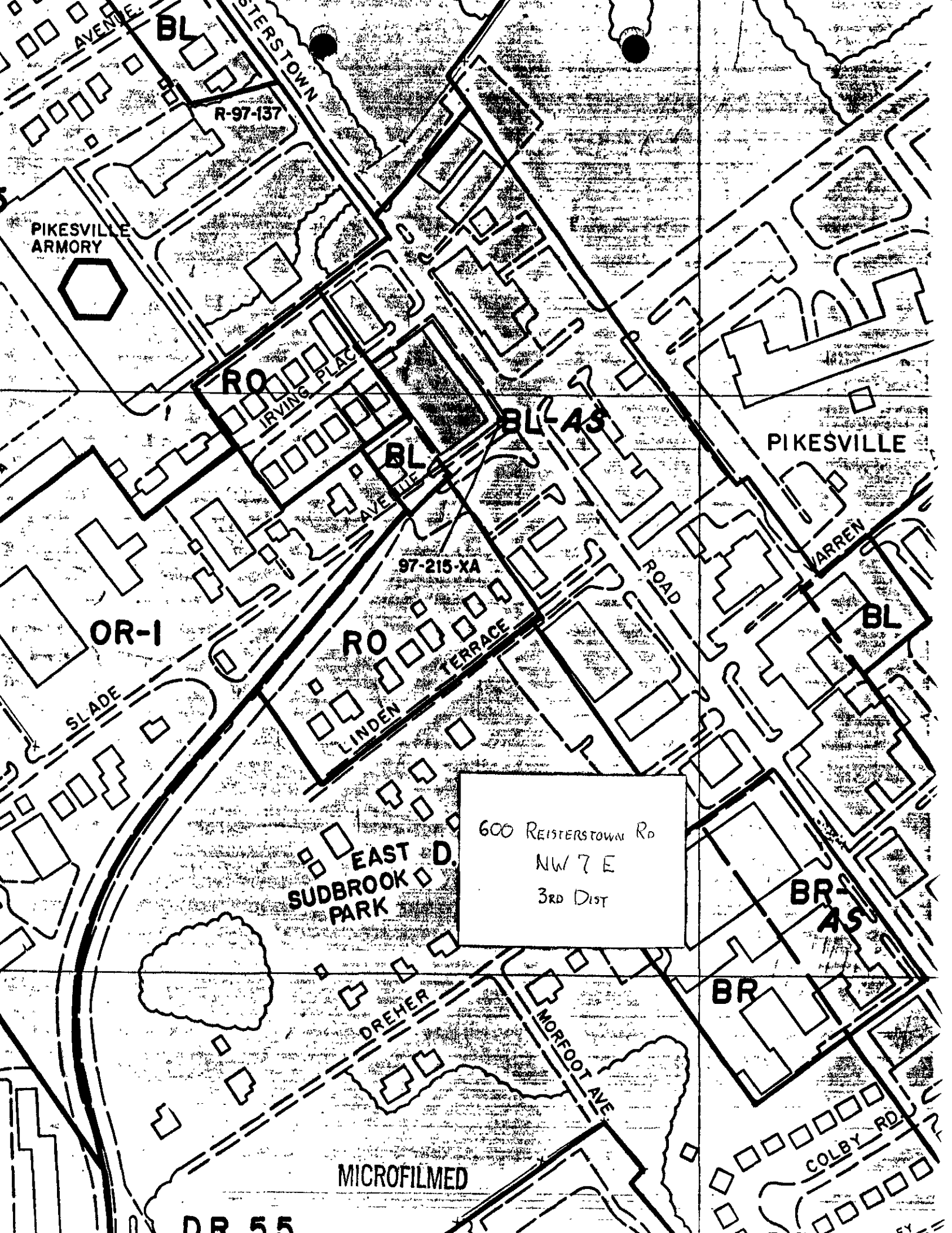
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Sincerely,



John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:kew



R-97-137

PIKEVILLE
ARMORY

RO

IRVING PLACE

BL AS

PIKEVILLE

97-215-XA

OR-1

RO

LINDEN TERRACE

BL

EAST D.
SUDBROOK PARK

600 REISTERSTOWN RD
NW 7 E
3RD DIST

BR AS

BR

DREHER

MORFOOT AVE

COLBY RD

MICROFILMED

DR 55



Baltimore County
Department of Permits and
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Development Processing
County Office Building
111 West Chesapeake Avenue
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pdmlandacq@co.ba.md.us

February 3, 2000

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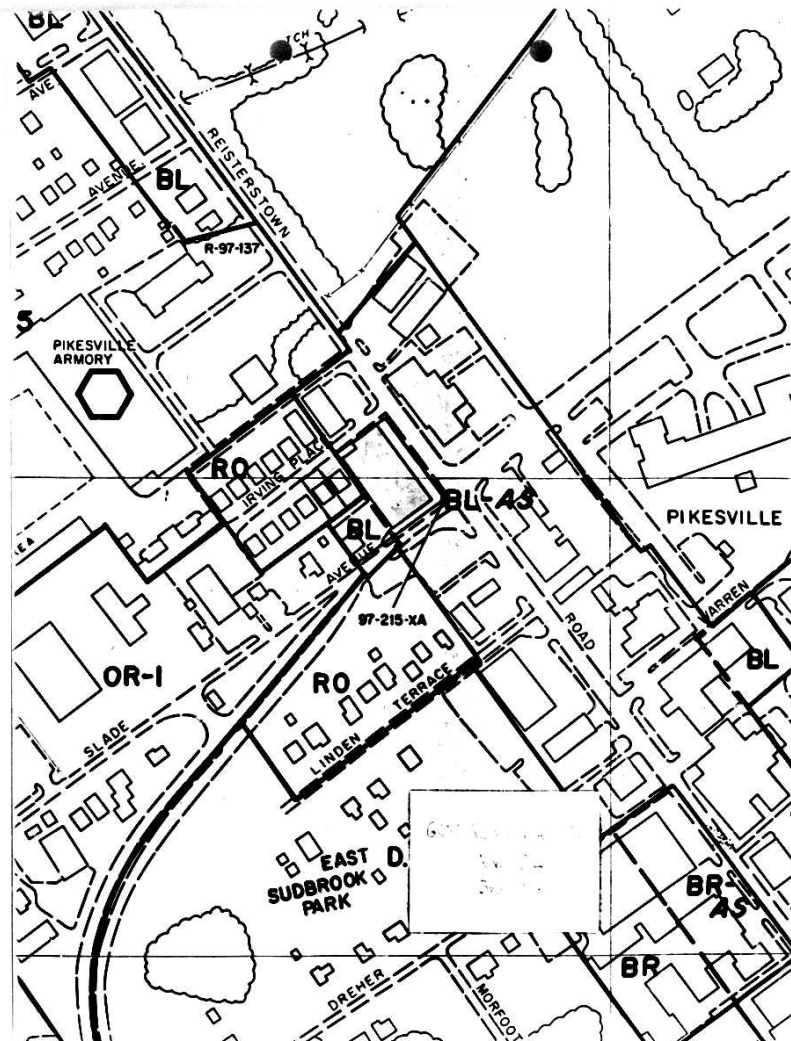
Original occupancy certificates are no longer available. A review of files in the Code Enforcement Office found no current violations.

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.
Planner II
Zoning Review

JJS:kew





Baltimore County
Department of Permits and
Development Management

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

February 3, 2000

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

Dear Ms. Iannicelli:

RE: Pikeville 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.

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

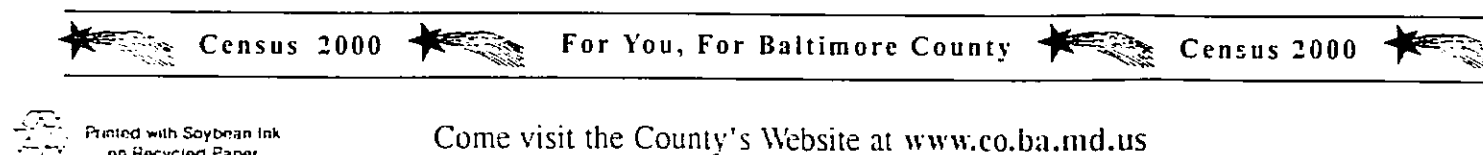
#68-50-RXA Special Exception for an automotive service station and a
variance from Section 405.2.B, paragraph 5 granted by the Board
of Appeals

#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



Arnold Jablon, Esquire
January 14, 2000
Page 2.

I am also attaching to this letter our office's check in the
amount of \$40.00 charge for the property. If there are any
additional expenses, please notify me and I will furnish an
additional check.

I request, if at all possible, that upon completing the zoning
letter that I be notified and it will be picked up by my office.
If any additional information is required, please let me know.

Thank you very much for your prompt consideration.

Yours very truly,
Thomas L. Hennessey
Thomas L. Hennessey

TJH:ewh
Enclosures

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

#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

JJS:kew

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 077066

DATE: 1/14/00 ACCOUNT: 11111111

AMOUNT: \$ 40.00

RECEIVED FROM: Thomas L. Hennessey

FOR: 600 Reisterstown Rd.

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

CASHIER'S VALIDATION

LAW OFFICES

Thomas L. Hennessey, P.A.

30 W. CHESAPEAKE AVENUE SUITE 305

TOWSON, MARYLAND 21204-6890

AREA CODE 410 883-7710

FAX 410-883-7251

January 14, 2000

Arnold Jablon, Esquire
Director, Department of Permits & Development Management
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Zoning letter Pikeville Plaza Building Company
NW corner Slade Avenue, 25 Reisterstown Road
600 Reisterstown Road

Dear Mr. Jablon:

In connection with an out-of-state lender, my office needs
verification of zoning and status on property as captioned above.
(Attached is a copy of tax bills for further identification.)

Also it is necessary that the zoning letter be addressed to

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

This lender has requested that the information be contained in
the form of the letter attached, if at all possible. The necessary
contents of the letter, according to the breakdown, is the address
of the property, that it is legally zoned and located in Baltimore
County, Maryland and is in compliance with all zoning requirements.
The letter must also contain a notice that certificates of
occupancy, if required, are secured and that you are not aware of
any circumstances which would render the occupancy invalid or cause
to be revoked.

Thank you very much for your consideration on this matter as
the lender has become very specific with its requirements and
settlement must be completed before the end of January under the
mortgage commitment presently existing.

SAMPLE ZONING LETTER

PLEASE FORWARD THIS TO YOUR GOVERNING ZONING AUTHORITY AND HAVE COMPLETED AND
RETURN TO:

[DATE]

Column Financial, Inc.
c/o DJJ Mortgage Capital Corp.
277 Park Avenue
New York, New York 10172
Fax (212) 692-6683

Attn:

Re: [ADDRESS OF PROPERTY]
Block ___ Lot ___

Dear :

This letter is to verify the property located at [ADDRESS OF PROPERTY] known as the [NAME OF APARTMENTS]
is zoned [ZONING], which permits the development and use of [multifamily] [commercial] [industrial] properties.

The project as it now exists is a [legal conforming use] or [legal non-conforming use]. [If non-conforming, describe
how the property is non-conforming and requirements for rebuilding following a casualty.]

The property is in compliance with all zoning requirements of [NAME OF CITY] including but not limited to,
density, parking, height limitation, bulk, lot coverage and set back restrictions. [If not in compliance describe
violations.]

All required certificates of occupancy for the property have been issued without condition or variance and are in
effect for all buildings or no certificates of occupancy of the property are required. We are not aware of any
circumstances which would render the existing certificates of occupancy, if any, invalid or cause them to be
revoked.

Attached hereto are true copies of the applicable certificates of occupancy, ordinances, resolutions, or regulations
relating to the zoning and use of the property.

If further information is necessary, please advise.

Sincerely,

[Name]

[Title]

H:\Small Balance\New\LEGAL\Closing\Legal Package\Zoning -3.doc

PROPERTY TAX BILL

PROPERTY: 600 REISTERSTOWN RD, TOWSON, MD 21204

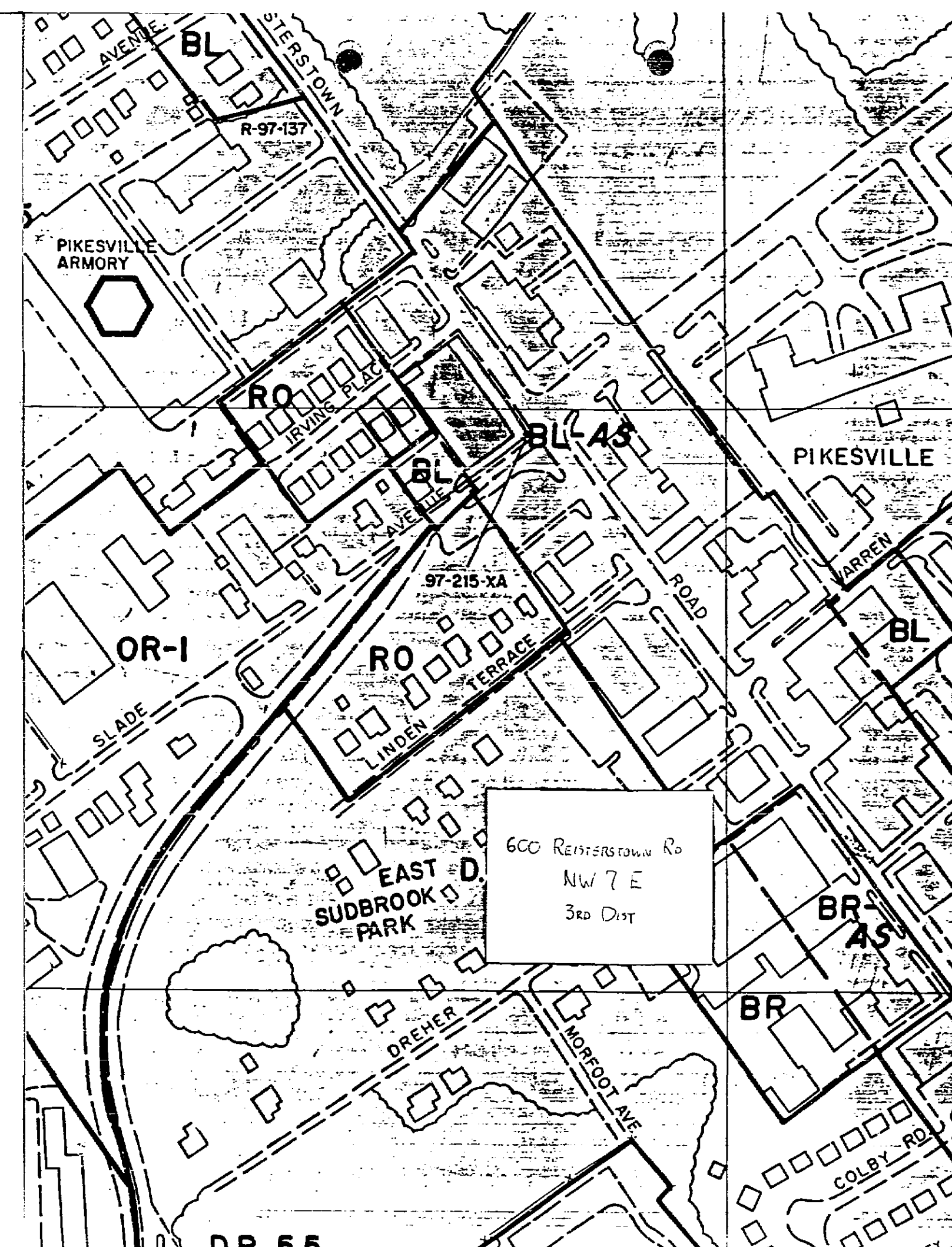
ASSESSOR: BALTIMORE COUNTY, MARYLAND

DATE: 1/14/00

AMOUNT: \$ 40.00

RECEIVED FROM: Thomas L. Hennessey

FOR: 600 Reisterstown Rd.



IN RE: PETITION FOR VARIANCE
SW/Corner Reisterstown Road
and Slade Avenue
(600 Reisterstown Road)
3rd Election District
2nd Councilmanic District

Pikesville Plaza Building Co.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-59-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 600 Reisterstown Road, located in the vicinity of Slade Avenue in Pikesville. The Petition was filed by the owner of the property, Pikesville Plaza Building Company, by Deborah Scarfield Torre, and the Contract Lessee, Bell Atlantic Nynex Mobile, by Maurice Thompson, II, Real Estate Consultant, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek relief from Section 426.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a setback of 71 feet from an R.O. 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 No. 95-296-A to reflect the proposed improvements. 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 Petition were Maurice Thompson, II, and other representatives of Bell Atlantic Nynex Mobile, all of whom signed the Petitioner's Sign In Sheet, and Robert A. Hoffman, Esquire, attorney for the Petitioners. Appearing as an interested citizen was Gabe Rosenbush, Jr., a resident of the area. There were no Protestants present.

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.93 acres, more or less, zoned B.L.-A.S., and is the site of a seven-story office building known as Pikesville Plaza. The Petitioner has entered into a lease agreement with Bell Atlantic Nynex Mobile who wishes to erect a wireless transmitting and receiving facility atop the existing building as shown on Petitioner's Exhibit 1. Testimony indicated that due to the building's close proximity to an R.O. zone, the requested variance is necessary in order to proceed as proposed. Further testimony revealed that this property was the subject of prior Case No. 95-296-A in which the Contract Lessee in that case, American Personal Communications, Inc., was granted variance relief for a roof-top wireless transmitting and receiving facility. Therefore, an amendment to the previously approved site plan in that case is necessary to reflect the proposed improvements. Further testimony indicated that the buildings on the adjacent properties are used for commercial purposes and that a roof-mounted wireless transmitting and receiving facility exists on one of those buildings as well.

In support of their request, the Petitioners testified that the proposed facility is necessary to complete the cell system in Pikesville and that the subject building was selected because of its height and location in this particular geographic area. Testimony indicated that there are few, if any, locations within the Pikesville area where the 200-foot setback could be maintained. Furthermore, the installation of the described antennae on top of the existing building is much less obtrusive to the surrounding community than the construction of a tower or monopole. In fact, the B.C.Z.R. provides that the construction of wireless transmission equipment towers is to be discouraged when high-rise

COPIES RECEIVED FOR FILING
Date
By

buildings are available. Thus, it is clear that the proposed use is preferable and entirely consistent with the B.C.Z.R.

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

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

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

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare and is in strict harmony with the spirit and intent of the B.C.Z.R.

ORDER RECEIVED FOR FILING

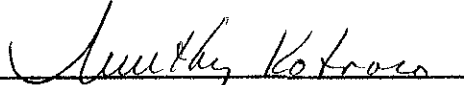
Date

By

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of September, 1996 that the Petition for Variance seeking relief from Section 426.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a setback of 71 feet from an R.O. 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 No. 95-296-A to reflect the proposed improvements, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, 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.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 9/17/96
By [Signature]

FILED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 17, 1996

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
SW/Corner Reisterstown Road and Slade Avenue
(600 Reisterstown Road)
3rd Election District - 2nd Councilmanic District
Pikesville Plaza Building Co. - Petitioner
Case No. 97-59-A

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has 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, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Ms. Deborah Scarfield Torre, Pikesville Plaza Building Co.,
6610 Holabird Avenue, Baltimore, Md. 21224

Mr. Maurice Thompson, II, Bell Atlantic Nynex Mobile
9000 Junction Drive, Annapolis Junction, Md. 20701

People's Counsel

File

MICROFILMED





Petition for Variance

#58

to the Zoning Commissioner of Baltimore County

for the property located at 600 Reisterstown Road

which is presently zoned BL-AS

97-59-A

This Petition shall be filed with the Office of Zoning Administration & 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 part of hereof, hereby petition for a Variance from Section(s)

426.1.B. of the Baltimore County Zoning Regulations to permit a setback of 71 ft. from an RO zone for a roof mounted wireless transmitting and receiving facility in lieu of the required 200 ft. and to amend the site plan approved in Case No. 95-296-A.

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

To be determined at hearing.

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing 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.

Contract Purchaser/Lessee:

Bell Atlantic NYNEX Mobile

(Type or Print Name)

Signature By: Maurice Thompson, II
Maurice Thompson, II, Real Estate Consultant

9000 Junction Drive

Address

Annapolis Junction

City

MD

State

20701

Zipcode

Attorney for Petitioner:

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature: [Signature]

210 Allegheny Ave.

Address

(410) 494-6200

Phone No

MD

State

21204

Zipcode

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

Legal Owner(s):

Pikesville Plaza Building Company

(Type or Print Name)

Signature: Deborah Scarfield Torre

By: Deborah Scarfield Torre

(Type or Print Name)

Signature: Deborah Scarfield Torre

6610 Holabird Avenue

Address

Phone No.

Baltimore

City

MD

State

21224

Zipcode

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

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave, Towson, MD 21204

Address

(410) 494-6200

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 hr

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: [Signature]

DATE

8/7/96

MICROFILMED

Zoning Administration
& Development Management

ORDER RECEIVED FOR FILING
Date
By

CASE NUMBER: 97-9-A (Item 58)
600 Reisterstown Road
corner SW/S Reisterstown Road, NW/S Slade Avenue
3rd Election District - 2nd Councilmanic
Legal Owner(s): Pikesville Plaza Building
Lessee: Bell Atlantic NYNEX Mobile

Post by: 8/26/96

RTM

Variance to permit a setback of 71 feet from an RO zone for a roof
mounted transmitting and receiving facility in lieu of the required 200
feet and to amend the site plan approved in case no. 95-296-A.

HEARING: TUESDAY, SEPTEMBER 10, 1996 at 11:00 a.m. in Room 106, County
Office Building.

MICROFILMED

Robert Hoffman 494-6200

9759-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District

3rd

Posted for

9-10-86

Date of Posting

8-26-96

Petitioner

Location of property

600 Reisterstown Rd on SW/S corner
of Slade Avenue and Reisterstown Rd.

Location of Sign

on Slade Avenue frontage of property,
joining the Reisterstown Rd intersection

Remarks:

Posted by

Tim Muller

Signature

Date of return

8-27-96

Number of Signs

ONE

MICROFILMED



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 105 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 #97-59-A

(Item 58)

600 Reisterstown Road
corner SWS Reisterstown
Road, NWS State Avenue
3rd Election District
2nd Councilmanic
Legal Owners:
Papyrus Pizza Building
Company

Lessor:
Bell Atlantic NINEX Mobile

Whereas, the subject is set
back of 7 feet from an 800
year old road, and
whereas, the subject is set
back of 10 feet from a 200
year old road, and the plan
has not been approved by the
Commission, it is hereby
ordered that the plan be
approved by the Commission
on or before September 10, 1996.

Hearing: Tuesday, September
10, 1996 at 11:00 a.m. in Rm.
105 County Office Building.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call 887-3353.
(2) For information concern-
ing the Fee and/or Hearing,
Please Call 887-3391.

8/30/ Aug 22

CT8004

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Aug 22, 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 Aug 22, 1996.

THE JEFFERSONIAN,

A. H. Erickson
A. H. Erickson
TOWSON, MD. - TOWSON

RECORDED



Baltimore County
Department of Permits and
Development Management

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

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.: 58 Petitioner: Bell Atlantic Nynex Mobile

Location: 600 Reisterstown Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barbara W. Ormord

ADDRESS: 210 Allegheny Avenue

Towson, Md 21204

PHONE NUMBER: 410-494-6201

MICROFILMED



TO: PUTUXENT PUBLISHING COMPANY
August 22, 1996 Issue - Jeffersonian

Please forward billing to:

Barbara W. Ormord
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, MD 21204
494-6200

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: 97-59-A (Item 58)
600 Reisterstown Road
corner SW/S Reisterstown Road, NW/S Slade Avenue
3rd Election District - 2nd Councilmanic
Legal Owner(s): Pikesville Plaza Building Company
Lessee: Bell Atlantic NYNEX Mobile

Variance to permit a setback of 71 feet from an R0 zone for a roof mounted transmitting and receiving facility in lieu of the required 200 feet and to amend the site plan approved in case no. 95-296-A.

HEARING: TUESDAY, SEPTEMBER 10, 1996 at 11:00 a.m. in Room 106, County Office Building.

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.

MICROFILMED

TO THE PERSON CHARGED:

1. It is important that you read this document very carefully, as it charges you with the commission of a crime.

2. If you fail to correct the violations noted by the date dictated, you could be penalized by a fine or imprisonment, or both.

3. A lawyer can give important assistance to you (a) on how to correct the violation(s) in order to avoid trial, or (b) at trial if you fail to correct the violation(s) noted. He can help to determine whether there are any defenses to the charges against you or any circumstances helpful to you that should be brought at the trial. A lawyer can help you by developing and presenting information which could affect how you correct the violation(s) cited.

4. You have been ordered on the reverse side to correct the violation(s) cited by a date certain. Failure to comply with the deadline stated is a misdemeanor. A conviction for each violation subjects you to potential fines of \$200, \$500, or \$1000 per day per violation, depending on the violation, or 90 days in jail, or both.

5. It is your responsibility to obtain any required permit(s) to correct the cited violation(s). All repairs must be in accordance with applicable laws, Code of Baltimore County Regulations, and standards.

6. Upon correction of these violations, contact the inspector for a reinspection. If you have any questions, contact the inspector promptly.



Baltimore County
Department of Permits and
Development Management

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

August 15, 1996

NOTICE OF HEARING

COPY

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: 97-59-A (Item 58)
600 Reisterstown Road
corner SW/S Reisterstown Road, NW/S Slade Avenue
3rd Election District - 2nd Councilmanic
Legal Owner(s): Pikesville Plaza Building Company
Lessee: Bell Atlantic NYNEX Mobile

Variance to permit a setback of 71 feet from an R0 zone for a roof mounted transmitting and receiving facility in lieu of the required 200 feet and to amend the site plan approved in case no. 95-296-A.

HEARING: TUESDAY, SEPTEMBER 10, 1996 at 11:00 a.m. in Room 106, County Office Building.

Arnold Jablon
Director

cc: Pikesville Plaza Building Company
Bell Atlantic NYNEX Mobile
Robert A. Hoffman, 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.



FILED



Baltimore County
Department of Permits and
Development Management

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

September 5, 1996

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 58
Case No.: 97-59-A
Petitioner: Deborah Scarfield

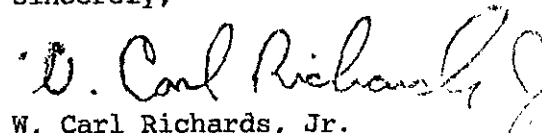
Dear Mr. Hoffman:

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 August 7, 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 Roslyn Eubanks in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

RECEIVED



BALTIMORE COUNTY, MARYLAND
ELECTRICAL INSPECTION FEE SCHEDULE

EFFECTIVE APRIL 1, 1992

MINIMUM FEE FOR ELECTRICAL PERMITS IS \$17.00

PERMIT EXPIRATION

A permit shall expire one year from the date it was issued unless it is extended, in which case it can only be extended for one additional year. The maximum duration of an electrical permit is two years.

INVESTIGATION FEE

Whenever any work for which a permit is required under this code has been commenced without authorization of such permit, a special investigation shall be made before a permit may be issued for such work. In addition to the regular permit fee, an investigation fee of \$43.00 shall be collected.

MODULAR HOMES OR PREFABRICATED STRUCTURES

Must bear a sticker of approval from the U.S. Federal government, the state, a national testing facility, or other recognized inspection bureau. When this sticker is in evidence, a flat rate of \$43.00 will be charged.

TRANSFORMERS, VAULTS - OUTDOOR ENCLOSURES
OUTDOOR SUB-STATIONS

Not over 200 KVA \$19.00
Over 200 to 500 KVA \$21.00
Over 500 KVA \$28.00

NOTE: Above applied to each bank of transformers.

SWIMMING POOLS

Bonding \$17.00
Filters & Pool Lights (use fixture & appliance schedule)
REINSPECTION OR REIMPRODUCTION OF CURRENT

Charge is in relation to amount of supervision, but no less than \$43.00
Any equipment not heretofore approved, the schedule covering classification to apply used.

ADDITIONAL INSPECTIONS

For reported correction of defects found in original installation (after notice of correction and second inspection) \$17.00

ELECTRIC SIGNS

Electric discharge sign lighting systems, charge based on amp. rating of each sign:
0 to 10 amp. \$17.00
Each additional 5 amp. or fraction thereof . \$ 7.00
For incandescent signs, divide total number of sockets by "4" applying rough wiring schedule for each sign,
minimum fee \$17.00
Charge for each combination incandescent and gas tube sign to be computed by adding charge for each class.

ELEVATOR INSTALLATIONS

Single unit, non-automatic, 1 to 20 HP each \$17.00
Single unit, non-automatic, Over 20 HP: apply primary motor schedule. Automatic elevators: Add \$5.00 to primary motor schedule.

RADIO OR TV APPARATUS

Minimum fee \$17.00
PROTECTIVE SIGNALING SYSTEMS, SOUND OR TIME SYSTEMS OUTLETS, TELEPHONES
1 to 15 devices \$17.00
Each additional 5 \$ 3.00

TEMPORARY INSTALLATIONS AND DECORATIVE DISPLAYS
Temporary installations for carnivals, Christmas decorations, halls churches, etc., where inspection is on a one-time basis, apply the following fees:

1 to 10 KW \$17.00
11 to 25 KW \$21.00
26 to 50 KW \$28.00
Over 50 KW \$34.00

Where inspection is not on a one-time basis, see Special Services below:

SPECIAL SERVICES

Special services (such as annual inspections, hospital operating floors, motion picture equipment, mobile homes, etc.) and/or conditions not provided for in the schedule shall be charged for on the basis of time required.
Minimum fee \$17.00

Temporarily and inspections requested after the first inspection, when work was not ready, EACH \$43.00

Issuance of duplicate certificate . . . \$ 3.00
PRE-PURCHASE AND USE POSTCARD PERMITS (\$17.00) FOR SIMPLE, ONE-ITEM INSPECTIONS.

ROUGH WIRING

FIXTURES

switches, receptacles, and lights to be counted as outlets:

1 to 50 outlets . . . \$17.00	1 to 50 fixtures . . . \$17.00
For each additional 25 outlets or fraction thereof . \$ 3.00	For each additional 25 fixtures or fraction thereof . \$3.00

COMPLETED INSTALLATIONS, where wiring and fixtures are installed and can be inspected on one visit, apply rough wiring schedule based on total number of outlets.

FEES - NEW RESIDENCE - FLAT RATE - INCLUDES ALL APPLIANCES & SERVICE

Not over 100 amp. service \$44.00
Not over 200 amp. service \$52.00
Over 200 amp. service \$57.00

FEES - NEW APARTMENTS - INCLUDES ALL APPLIANCES - SERVICE ADDITIONAL

1 to 5 - Use Rough Wiring & Fixture Schedules, Service Additional 6 or more - \$17.00 per apartment, Service Additional

CONDITIONS & REMODELING - Use Rough Wiring and Fixture Schedules. Conditions such as electric ranges, range tops, ovens, air conditioners, water heaters, disposals, dishwashers, dryers, water pumps, electric heating units, etc., installed in dwelling occupancies: a charge of \$5.00 will be made for the first unit 20 KW or less, and \$2.00 for each additional unit or outlets.

INDUSTRIAL AND COMMERCIAL EQUIPMENT - such as air conditioners, motors, generators, commercial heaters, transformers, capacitors, welders and similar devices: Secondary Fee

Single unit or group not exceeding 5 motors whose total capacity does not exceed 1 HP or KW . . . \$17.00 -- \$5.00
1 HP to 40 HP, KW or KVA \$17.00 -- \$5.00
Over 40 HP to 75 HP, KW or KVA \$17.00 -- \$6.00
Over 75 HP, KW or KVA \$17.00 -- \$7.00

NOTE: Where above motor fees exceed \$75.00 and inspections can be completed within 90 days of filing application, apply 50% of the above fees for the amount over \$75.00.

NEW SERVICE - RELOCATION OR CHANGE IN SERVICE

Not over 400 amps \$17.00
Over 400, not over 800 amps \$25.00
Over 800 amps \$43.00

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

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: August 22, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 33, 48, 55, 58, 62, 63, 65, 66, 67, and 69

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL

MICROFILMED



[Signature]
DIRECTOR

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

[Signature]
BUILDINGS ENGINEER

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: August 23, 1996

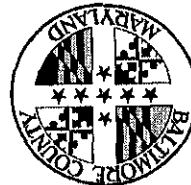
FROM: Robert W. Bowling, Chief *RWB/DAK*
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for August 26, 1996
Items: "Use Permit-Parking", 033,
057, 058, 062, 063, 065, 066, 067,
and 069

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

RWB:HJO:jrb

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DIRECTOR

A handwritten signature in black ink, appearing to read "J. J. [unclear]", is written over the word "DIRECTOR".

BUILDINGS ENGINEER

A handwritten signature in black ink, appearing to read "John R. [unclear]", is written over the words "BUILDINGS ENGINEER".

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 08/15/96

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 AUG. 19, 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: 33, 55, 58, 60, 63, 64, 65, 66,
67, 68, 69 AND 71.

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

cc: File



Baltimore County Government
Department of Community Development



One Investment Place Suite 800
Towson, MD 21204

887-3317
Fax 887-5696



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

8-16-96

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

RE: Baltimore County
Item No. 058 (MJK)

Dear Ms. Eubanks:

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 410-545-5581 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
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Handwritten note: 10/16/96

PETITION PROBLEMS

#33 --- RT

1. Where has this petition been????
2. Only one signature was notarized.

#55 --- JRA

1. No zoning indicated on petition form.
2. No review information on bottom of petition form.

#58 --- MJK

1. Need title of person signing for legal owner.
2. Need telephone number of legal owner.

#60 --- MJK

1. Need telephone number for legal owner.

#61 --- ????

Where is it??????

#62 --- JLL

1. Why does special hearing petition form list two legal owners and the variance petition form list only one legal owner.

#64 --- JLL

1. Need title of person signing for lessee.

#67 --- JJS

1. Need zoning on petition form - says "Res".

#70 --- ???

Where is it????

#71 --- MJK

1. Need telephone number for legal owner.

MICROFILMED

August 12, 1996

SPRINKLER SYSTEM HYDRAULIC ANALYSIS

Page 4

Date: 05/20/1996

C:\HASS60\DATA\TARGET\TS-FSA-1.SDF

JOB TITLE: TARGET STORE GRID SYSTEM NO. 2 FOOD SERVICE AREA

PIPE DATA (cont.)

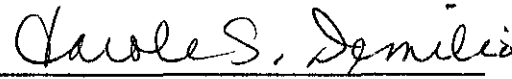
PIPE TAG	END	ELEV.	NOZ.	PT	DISC.	Q (GPM)	DIA (IN)	LENGTH	PRESS.
NODES	(FT)	(K)	(PSI)	(GPM)	VEL (FPS)	HW (C)	F.L./FT	(FT)	SUM.
									(PSI)
	Pipe: 213					39.7	1.687	PL 31.50	PF 2.1
214	14.7	0.0	21.6	0.0	5.7	120	FTG	ET	PE 0.0
215	14.7	0.0	19.5	0.0		0.046	TL	46.50	PV 0.2
	Pipe: 214					20.0	1.687	PL 21.00	PF 0.5
214	14.7	0.0	21.6	0.0	2.9	120	FTG	2T	PE 0.0
213	14.7	0.0	21.1	0.0		0.013	TL	41.00	PV 0.1
	Pipe: 215					122.0	3.352	PL 16.00	PF 0.2
216	14.7	0.0	40.2	0.0	4.4	120	FTG	----	PE 0.0
208	14.7	0.0	40.0	0.0		0.013	TL	16.00	PV 0.1
	Pipe: 216					45.5	1.687	PL 111.19	PF 7.1
216	14.7	0.0	40.2	0.0	6.5	120	FTG	T	PE 0.0
217	14.7	0.0	33.1	0.0		0.059	TL	121.19	PV 0.3
	Pipe: 217					45.5	1.687	PL 86.10	PF 6.3
217	14.7	0.0	33.1	0.0	6.5	120	FTG	2ET	PE 0.0
218	14.7	0.0	26.8	0.0		0.059	TL	106.10	PV 0.3
	Pipe: 218					363.7	2.727	PL 21.33	PF 5.7
218	14.7	0.0	26.8	0.0	20.0	120	FTG	----	PE 0.0
263	14.7	0.0	21.2	0.0		0.266	TL	21.33	PV 2.7
	Pipe: 219					167.5	3.352	PL 16.00	PF 0.4
219	14.7	0.0	40.6	0.0	6.1	120	FTG	----	PE 0.0
216	14.7	0.0	40.2	0.0		0.023	TL	16.00	PV 0.2
	Pipe: 220					41.2	1.687	PL 193.29	PF 10.4
219	14.7	0.0	40.6	0.0	5.9	120	FTG	2T	PE 0.0
220	14.7	0.0	30.1	0.0		0.049	TL	213.29	PV 0.2
	Pipe: 221					318.2	2.727	PL 16.00	PF 3.3
220	14.7	0.0	30.1	0.0	17.5	120	FTG	----	PE 0.0
218	14.7	0.0	26.8	0.0		0.207	TL	16.00	PV 2.1
	Pipe: 222					208.7	3.352	PL 16.00	PF 0.6
221	14.7	0.0	41.1	0.0	7.6	120	FTG	----	PE 0.0
219	14.7	0.0	40.6	0.0		0.035	TL	16.00	PV 0.4
	Pipe: 223					36.7	1.687	PL 193.29	PF 8.4
221	14.7	0.0	41.1	0.0	5.3	120	FTG	2T	PE 0.0
222	14.7	0.0	32.7	0.0		0.040	TL	213.29	PV 0.2
	Pipe: 224					277.0	2.727	PL 16.00	PF 2.6
222	14.7	0.0	32.7	0.0	15.2	120	FTG	----	PE 0.0
220	14.7	0.0	30.1	0.0		0.160	TL	16.00	PV 1.6
	Pipe: 225					245.4	3.352	PL 15.00	PF 0.7
223	14.7	0.0	41.8	0.0	8.9	120	FTG	----	PE 0.0
221	14.7	0.0	41.1	0.0		0.047	TL	15.00	PV 0.5

RE: PETITION FOR VARIANCE	*	BEFORE THE
600 Reisterstown Road, Cor SW/S Reisters-		
town Road, NW/S Slade Avenue	*	ZONING COMMISSIONER
3rd Election District, 2nd Councilmanic		
	*	OF BALTIMORE COUNTY
Legal Owner(s): Pikesville Plaza Building Company		
Lessee: Bell Atlantic NYNEX Mobile	*	CASE NO. 97-59-A
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 6th day of September, 1996, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esquire, Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.


PETER MAX ZIMMERMAN

MICROFILMED

Edna

#58

IN RE: PETITION FOR ZONING VARIANCE	* BEFORE THE
SW/S Reisterstown Rd. & NW/S	* ZONING COMMISSIONER
of Slade Avenue	
600 Reisterstown Rod	* OF BALTIMORE COUNTY
3rd Election District	
2nd Councilmanic District	* Case No. 95-296-A
Frank Scarfield Sr., et al	
Petitioners	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance for the property located at 600 Reisterstown Road in the Pikesville area of Baltimore County. The Petition is filed by Frank Scarfield, Sr., on behalf of Pikesville Plaza Building Company, property owner, and Margaret C. Ruggieri, Esquire on behalf of American PCS, L.P., (hereinafter known as APC) Lessee. Variance relief is requested from Section 426.1.B of the Baltimore County Zoning Regulations (BCZR) to permit a setback of 95 ft. from an R.O. zone for a roof mounted wireless transmitting and receiving facility in lieu of the required 200 ft. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the site plan.

This matter came in for public hearing with a companion case, case No. 95-298X. As was the situation in that matter, the subject Petition involves a wireless transmitting facility for the business known as APC. APC is a new entrant in the field of cellular communications in the Baltimore Metropolitan area. The company specializes in communications of all types, not just wireless telephone, and includes fax transmission and similar information systems.

The Petitioners propose installing 6 panel antennas to the existing penthouse structure on top of the Pikesville Plaza Office Building. The office building is located on Reisterstown Road near that road's intersec-

REPROFILMED

tion with Milford Mill Road and Slade Avenue in Pikesville. In addition to the installation of the panel antennas, the Petitioners will also install two equipment cabinets to serve the antennas.

Appearing at the requisite public hearing held for this case was Christine K. McSherry, Esquire who represented the Petitioners. Appearing on behalf of APC was Margaret C. Ruggieri, Esquire. A number of other expert witnesses appeared and were prepared to present testimony on behalf of the Petition. There were no Protestants or other interested persons present.

The uncontradicted proffered testimony presented was that the proposed panel antennas are necessary to complete the cell system for the Pikesville area. As is well known to this Zoning Commissioner, the cellular communication industry relies on a series of interlocking grids and cells to provide uninterrupted communications to its customers. Cells are comprised of a given geographic area and it is necessary to install antennas and related equipment to serve a particular cell. Testimony on behalf of the Petitioners was that the subject antennas were necessary at the subject property to serve the Pikesville area. The subject building was proposed for installation of the antennas because of its height and location within the cell.

The Zoning Commissioner's consideration of a zoning variance is governed by Section 307 of the BCZR. Therein, it is provided that the Petitioners must establish that a practical difficulty would be suffered if the requested relief were denied. Moreover, the Petitioners must show that the grant of the variance is consistent with the spirit and intent of the BCZR and will not detrimentally affect the surrounding locale.

As to the practical difficulty test, the Petitioners' proffered testimony was that its business requires the installation of the described anten-

nas within the Pikesville area in order to accomplish the mission mandated by the FCC and provide the required levels of service. It was noted that there are few, if any, locations within the Pikesville area in which the 200 ft. setback could be maintained. Moreover, the subject building is one of the few high rise buildings in the vicinity. The Petitioners argued that the installation of the antennas to the building is much less obtrusive to the community than the construction of a tower. Thus, the Petitioners believe that they would suffer practical difficulty if the subject site could not be utilized for their wireless communication antennas.

The Petitioners further argue that a grant of the relief is consistent with the BCZR. The BCZR does, indeed, provide that construction of wireless transmission equipment towers is to be discouraged when high rise buildings are available. Thus, it is clear that the proposed Petition and use of the subject building is preferable and entirely consistent with the BCZR.

As to the potential effect on the surrounding locale, the uncontradicted testimony of the Petitioners' experts was that a grant of the variance will not adversely affect the community. The testimony proffered was that the proposed use does not adversely affect other forms of communication nor present any health hazard to the community.

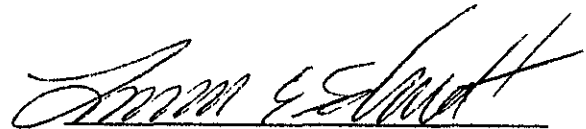
Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded that the Petitioners have satisfied its burden at law. Thus, the Petition for Variance should and must be granted.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30th day of March, 1995 that a variance from Section 426.1.B of

the Baltimore County Zoning Regulations (BCZR) to permit a setback of 95 ft. from an R.O. zone for a roof mounted wireless transmitting and receiving facility, in lieu of the required 200 ft., be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted:

1. The Petitioners are hereby made aware that proceeding at this time is at its 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 077966

DATE 1/19/00 ACCOUNT 001-6150

AMOUNT \$ 40.00 (415)

RECEIVED FROM: Tom Driscoll, Sec

00-3416

FOR:

600 Lindecker Rd

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Paid Receipt

DATE 1/21/2000 1/21/2000 10:12:18
FACED 5003 CASHIER PMS PGM TRSFR
DEPT 5 528 ZWING VERIFICATION
Receipt # 112174
CR NO. 077966
Report Tot 40.00
40.00 OK .00 Cn

Baltimore County, Maryland

NOT RECORDED

CASHER'S VALIDATION

NW, 7-E
NWLR 1st & Slade II-245
192' w. de (x 210)
40,462 sq
Front Reister Rd.

LAW OFFICES

Thomas L. Hennessey, P.A.

40 W CHESAPEAKE AVENUE, SUITE 506
TOWSON, MARYLAND 21204-4290

AREA CODE (410) 823-7710
FAX (410) 823-7231

THOMAS L. HENNESSEY

1/18/00
8

To: JSS
1/19/00
war
Hennessey

RECEIVED JAN 2 2000
RETURN MAIL ADDRESS
Box No 5473
TOWSON, MARYLAND 21285-5473

January 14, 2000

Arnold Jablon, Esquire
Director, Department of Permits & Development Management
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Zoning letter Pikesville Plaza Building Company
NW corner Slade Avenue, WS Reisterstown Road
600 Reisterstown Road

Dear Mr. Jablon:

In connection with an out-of-state lender, my office needs verification of zoning and status on property as captioned above. (Attached is a copy of tax bills for further identification.)

Also it is necessary that the zoning letter be addressed to

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

This lender has requested that the information be contained in the form of the letter attached, if at all possible. The necessary contents of the letter, according to the breakdown, is the address of the property, that it is legally zoned and located in Baltimore County, Maryland and is in compliance with all zoning requirements. The letter must also contain a notice that certificates of occupancy, if required, are secured and that you are not aware of any circumstances which would render the occupancy invalid or cause to be revoked.

Thank you very much for your consideration on this matter as the lender has become very specific with its requirements and settlement must be completed before the end of January under the mortgage commitment presently existing.

MICROFILMED

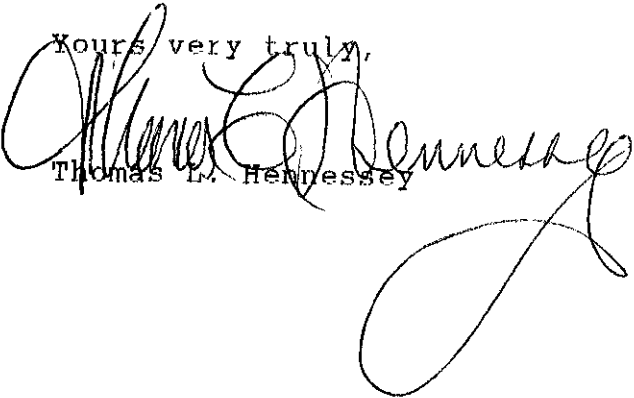
Arnold Jablon, Esquire
January 14, 2000
Page 2.

I am also attaching to this letter our office's check in the amount of \$40.00 charge for the property. If there are any additional expenses, please notify me and I will furnish an additional check.

I request, if at all possible, that upon completing the zoning letter that I be notified and it will be picked up by my office. If any additional information is required, please let me know.

Thank you very much for your prompt consideration.

Yours very truly,



Thomas L. Hennessey

TLH:ewh
Enclosures

MICROFILMED

SAMPLE ZONING LETTER

PLEASE FORWARD THIS TO YOUR GOVERNING ZONING AUTHORITY AND HAVE COMPLETED AND RETURN TO:

[DATE]

**Column Financial, Inc.
c/o DLJ Mortgage Capital Corp.
277 Park Avenue
New York, New York 10172
Fax (212) 892-6683**

Attn:

**Re: [ADDRESS OF PROPERTY]
Block____ Lot_____**

Dear :

This letter is to verify the property located at **[ADDRESS OF PROPERTY]** known as the **[NAME OF APARTMENTS]** is zoned **[ZONING]**, which permits the development and use of **[multifamily] [commercial] [industrial]** properties.

The project as it now exists is a **[legal conforming use]** or **[legal non-conforming use]**. **[If non-conforming, describe how the property is non-conforming and requirements for rebuilding following a casualty.]**

The property is in compliance with all zoning requirements of **[NAME OF CITY]** including but not limited to, density, parking, height limitation, bulk, lot coverage and set back restrictions. **[If not in compliance describe violations.]**

All required certificates of occupancy for the property have been issued without condition or variance and are in effect for all buildings or no certificates of occupancy of the property are required. We are not aware of any circumstances which would render the existing certificates of occupancy, if any, invalid or cause them to be revoked.

Attached hereto are true copies of the applicable certificates of occupancy, ordinances, resolutions, or regulations relating to the zoning and use of the property.

If further information is necessary, please advise.

Sincerely,

**[Name]
[Title]**

PAKE CHECKS

PAYABLE TO:
BALTIMORE COUNTY, MD.

PARCEL NUMBER
19-00-011862 2000

BALTIMORE COUNTY, MARYLAND STATE AND COUNTY REAL PROPERTY TAX BILL

CYCLE BILL DATE ELECTION
FY 07/01/1999 03

ASSESSMENT
1,029,360

JULY 1, 1999-JUNE 30, 2000

TAXPAYER'S COPY
DETACH AND RETAIN
TELEPHONE: 410-887-2

METROPOLITAN CHARGES

SEWER BENEFIT 3.817.88
SEWER SERVICE 206.97
WATER BENEFIT 4,024.85
WATER DISTRIBUTION
TOTAL METROPOLITAN

PROPERTY STATUS

NOT A
PRINCIPAL
RESIDENCE

COUNTY TAX
STATE TAX
METROPOLITAN CHARGES

RATE
PER \$100
2.855
21
CHARGES
29,388.23
2,161.66
4,024.85

OWNER'S NAME AND ADDRESS
PIKESVILLE PLAZA BUILDING CO
6610 HOLABIRD AV
BALTIMORE MD 21224

PROPERTY DESCRIPTION
NW COR SLADE AV
WS REISTERSTOWN RD
600 REISTERSTOWN

3-040149

GROSS BILL 35,573.54

LOT BLOCK SEC PLAT BOOK FOLIO

INTEREST/
DISCOUNT
NET
TOTAL

CONSTANT YIELD 2.796 DIFFERENCE 0.059

MICROFILMED

Citizen's Sign In Sheet

PLEASE PRINT CLEARLY

~~BALTIMORE COUNTY REPRESENTATIVES~~

SIGN-IN SHEET

NAME

ADDRESS

Gabe Rosenbush Jr.

P.O. Box 32122 Pikesville Md 21208



MICROFILMED

PLEASE PRINT CLEARLY

Petitioner's
~~PROTESTANT(S)~~ SIGN-IN SHEET

NAME

Rob Hoffman

Ray Hanson

Arjana Nagarajan-Butaney

Kent Lutz

MAURICE THOMPSON, II

ADDRESS

210 Allegheny Ave 21204

9000 Junction Dr Annapolis Jctn MD 20701

9000 Junction Dr Annapolis Jctn MD 20701

9000 Junction Dr. Annapolis Junction MD 20701

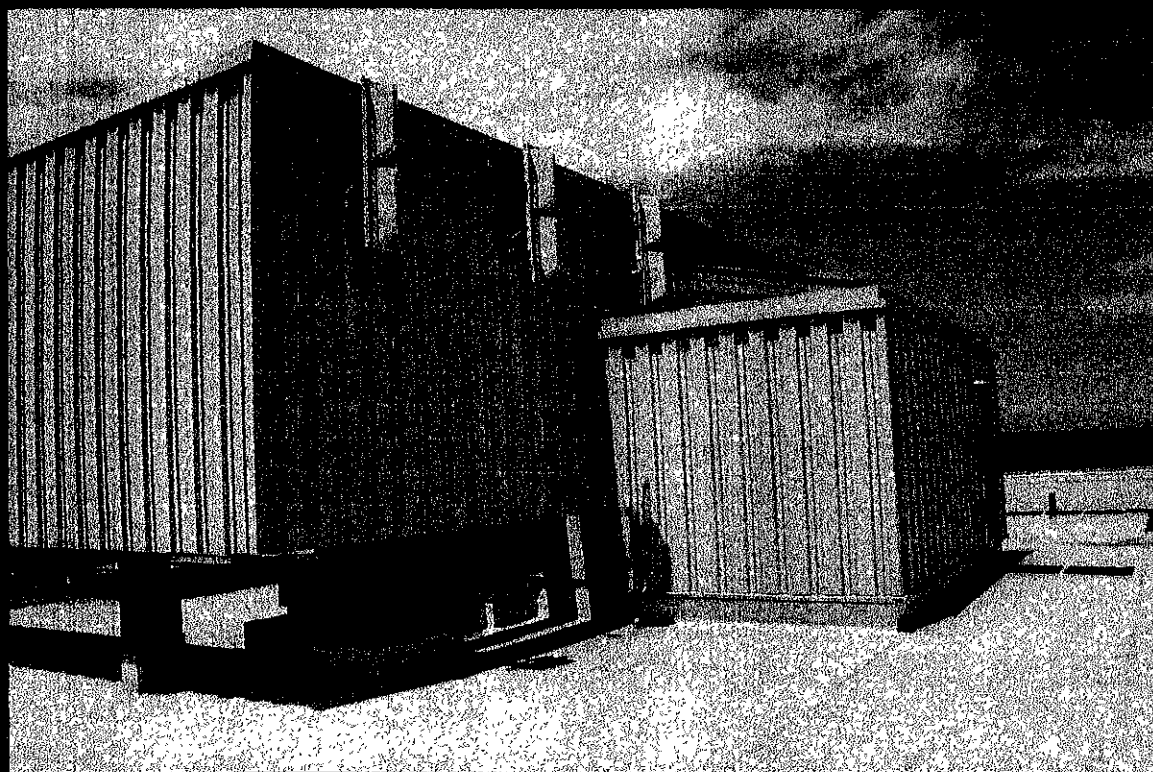
9000 JUNCTION DR. ANNAPOLIS JUNCTION, MD 20701

MICROFILMED



PETITIONER'S
EXHIBIT NO. 2

MICROFILMED



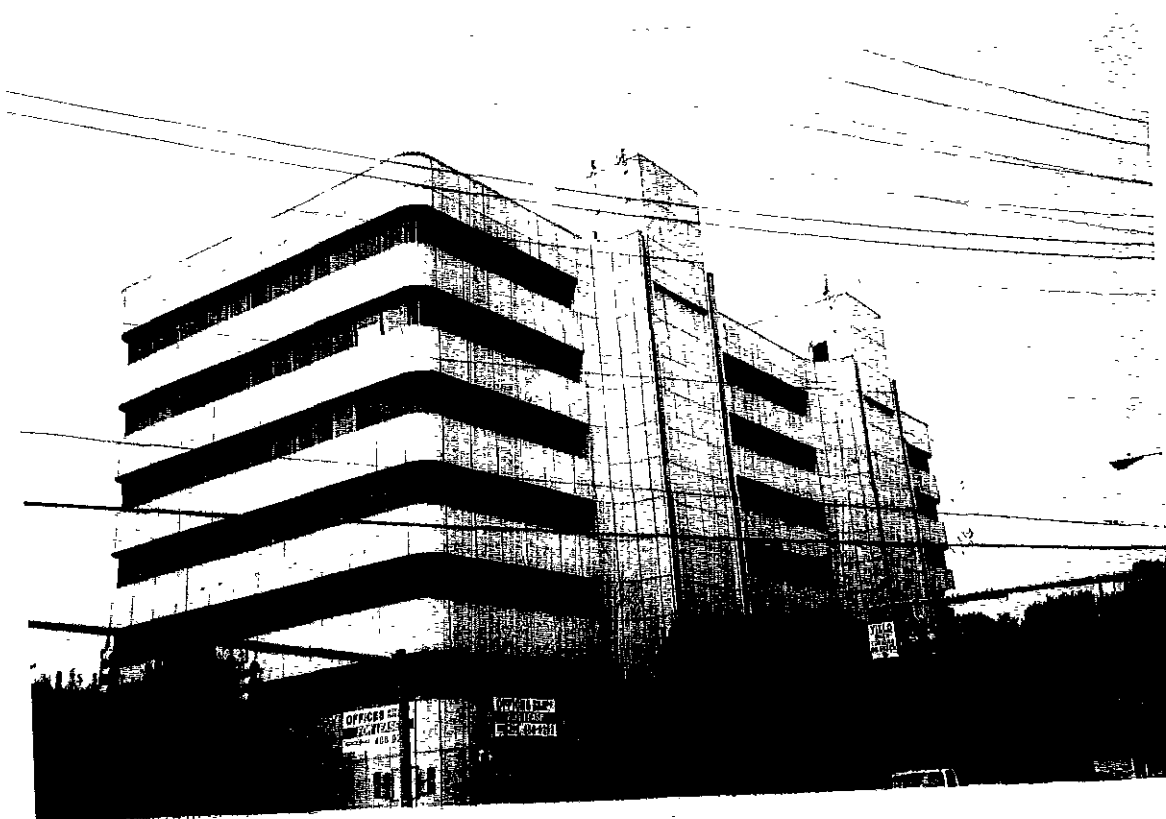
"GOOD SAMARITAN HOSPITAL" BALTIMORE, MD.

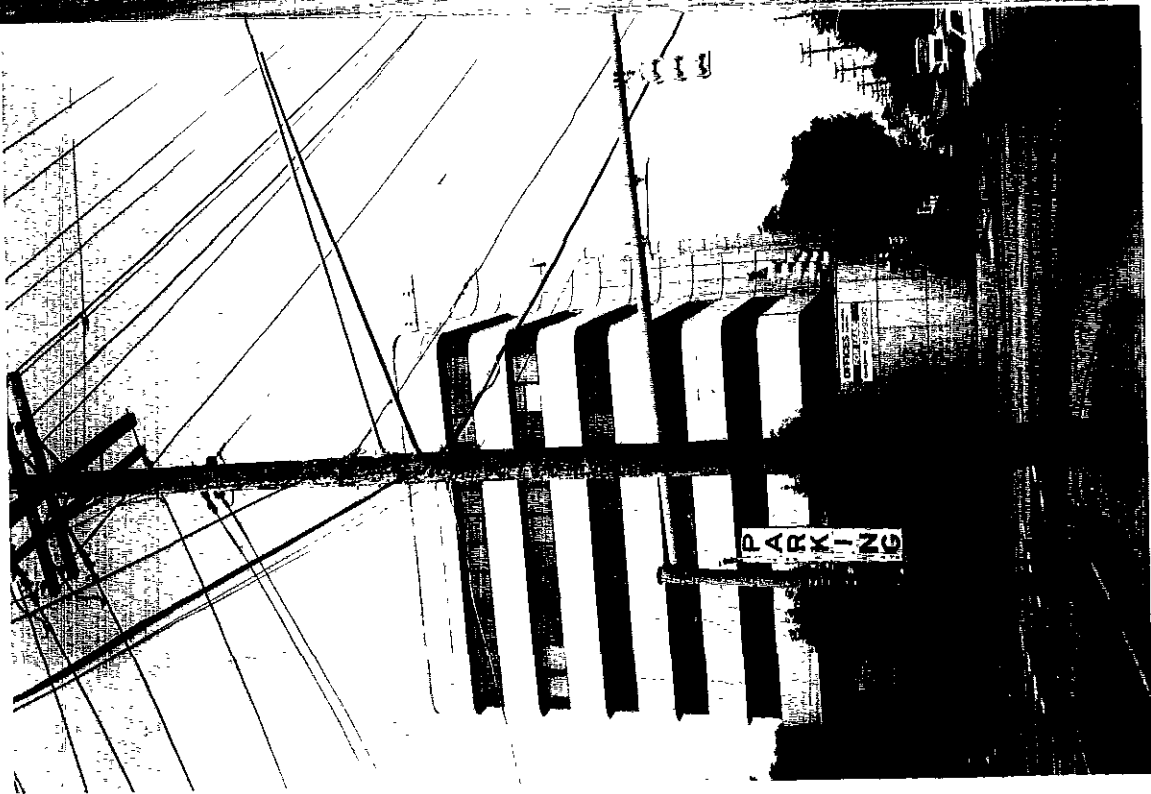
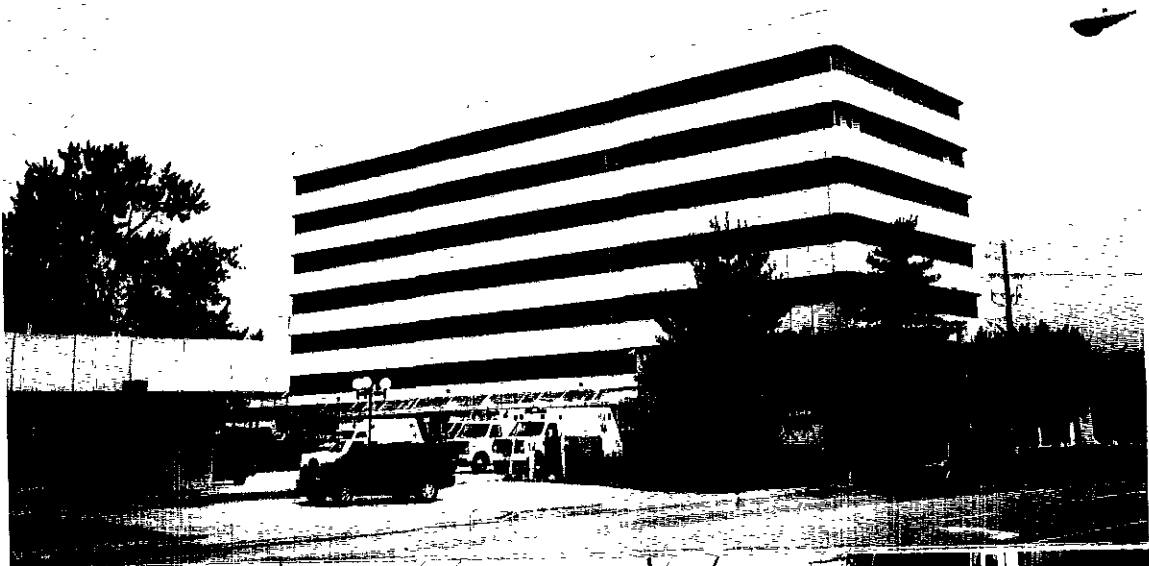
EXHIBIT NO. 5

MICROFILMED

Petitioner's
Exhibits
4A-4E
photographs
Case 97-59-A

MICROFILMED







#58

97-59-A

Description
To Accompany Petition for Zoning Variance
0.93 Acre Parcel
Pikesville Plaza Building Company Property
Southwest Side of Reisterstown Road, Northwest of Slade Avenue
Second Election District, Baltimore County, Maryland

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, thence (2) Southwesterly 32 feet, more or less, to the point of beginning, thence leaving said beginning point 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 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.

JJD/srn
96-083\Zoning.wpd

MICROFILMED

1996A
J. J. D. Smith
BALTIMORE COUNTY

nesses in the area have been able to cope with the shortage of parking that exists for all of the businesses in this particular building. Mr. Thomas indicated that he has not witnessed nor heard any complaints from his customers as to inadequate parking. If the variance is granted, Mr. Thomas agrees to be restricted to provide seating for no more than 30 customers at a time, both in and outside the restaurant. He further agreed that the variance only applies to the Baltimore Bagel Company and that the variance would terminate upon the discontinuance of his use of the property.

As noted above, several individuals appeared in opposition to the request. Ms. Stephanie Rohe, who owns and operates the restaurant and carry-out business known as Harry Little, predominantly led the opposition to the Petitioner's request for variance. Ms. Rohe's restaurant is located at the end of the building at the corner of York Road and Regester Avenue. She testified that she has owned and operated Harry Little's for the past 15 years and that she has been a resident of Anneslie for 20 years. She is opposed to the granting of a parking variance for the Baltimore Bagel Company, and argued that the customers and patrons of that business monopolize the limited number of parking spaces that are available in this area. She believes that the Petitioner has overburdened the use of the property by adding outdoor seating for his customers which encourages them to stay for longer periods of time while enjoying their food. She noted that her business is strictly a carry-out operation, wherein no seating is provided for customers. Her customers come in, place an order, and leave upon receiving their order. Whereas, at the Bagel Shop, patrons will sit at a table, read the paper, eat their food, and converse with friends or other customers, thereby causing patrons to linger longer and thus utilizing a parking space for a longer period of time. Ms. Rohe indicated, and the

MICROFILMED

ORDER RECEIVED FOR FILING
Date 11/4/97
By [Signature]

IN RE: PETITION FOR VARIANCE
SW/Corner Reisterstown Road
and Slade Avenue
(600 Reisterstown Road)
3rd Election District
2nd Councilmanic District
Pikesville Plaza Building Co.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-59-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 600 Reisterstown Road, located in the vicinity of Slade Avenue in Pikesville. The Petition was filed by the owner of the property, Pikesville Plaza Building Company, by Deborah Scarfield Torre, and the Contract Lessee, Bell Atlantic Nynex Mobile, by Maurice Thompson, II, Real Estate Consultant, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek relief from Section 426.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a setback of 71 feet from an R.O. 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 No. 95-296-A to reflect the proposed improvements. 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 Petition were Maurice Thompson, II, and other representatives of Bell Atlantic Nynex Mobile, all of whom signed the Petitioner's Sign In Sheet, and Robert A. Hoffman, Esquire, attorney for the Petitioners. Appearing as an interested citizen was Gabe Rosenbush, Jr., a resident of the area. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.93 acres, more or less, zoned B.L.-A.S., and is the site of a seven-story office building known as Pikesville Plaza. The Petitioner has entered into a lease agreement with Bell Atlantic Nynex Mobile who wishes to erect a wireless transmitting and receiving facility atop the existing building as shown on Petitioner's Exhibit 1. Testimony indicated that due to the building's close proximity to an R.O. zone, the requested variance is necessary in order to proceed as proposed. Further testimony revealed that this property was the subject of prior Case No. 95-296-A in which the Contract Lessee in that case, American Personal Communications, Inc., was granted variance relief for a roof-top wireless transmitting and receiving facility. Therefore, an amendment to the previously approved site plan in that case is necessary to reflect the proposed improvements. Further testimony indicated that the buildings on the adjacent properties are used for commercial purposes and that a roof-mounted wireless transmitting and receiving facility exists on one of those buildings as well.

In support of their request, the Petitioners testified that the proposed facility is necessary to complete the cell system in Pikesville and that the subject building was selected because of its height and location in this particular geographic area. Testimony indicated that there are few, if any, locations within the Pikesville area where the 200-foot setback could be maintained. Furthermore, the installation of the described antennae on top of the existing building is much less obtrusive to the surrounding community than the construction of a tower or monopole. In fact, the B.C.Z.R. provides that the construction of wireless transmission equipment towers is to be discouraged when high-rise

buildings are available. Thus, it is clear that the proposed use is preferable and entirely consistent with the B.C.Z.R.

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

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

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

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare and is in strict harmony with the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of September, 1996 that the Petition for Variance seeking relief from Section 426.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a setback of 71 feet from an R.O. 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 No. 95-296-A to reflect the proposed improvements, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, 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.

TMK:bjs

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date _____
By _____

ORDER RECEIVED FOR FILING
Date _____
By _____

ORDER RECEIVED FOR FILING
Date _____
By _____

- 2 -

- 3 -

- 4 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 17, 1996

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
SW/Corner Reisterstown Road and Slade Avenue
(600 Reisterstown Road)
3rd Election District - 2nd Councilmanic District
Pikesville Plaza Building Co. - Petitioner
Case No. 97-59-A

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has 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. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Ms. Deborah Scarfield Torre, Pikesville Plaza Building Co.,
6610 Holabird Avenue, Baltimore, Md. 21224

Mr. Maurice Thompson, II, Bell Atlantic Nynex Mobile
9000 Junction Drive, Annapolis Junction, Md. 20701

People's Counsel
File



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 600 Reisterstown Road
which is presently zoned BL-AS

This Petition shall be filed with the Office of Zoning Administration & 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 part of hereof, hereby petition for a Variance from Section(s)

426.1.B. of the Baltimore County Zoning Regulations to permit a setback of 71 ft. from an RO zone for a roof mounted wireless transmitting and receiving facility in lieu of the required 200 ft. and to amend the site plan approved in Case No. 95-296-A.

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

To be determined at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing 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.

Contract Purchaser/Lessee:

Bell Atlantic Nynex Mobile

(Type or Print Name)

Signature By: Maurice Thompson, II, Real Estate Consultant

9000 Junction Drive

Address

Annapolis Junction

City

MD

State

20701

Zipcode

City

City

City

City

City

City

City

City

City

City

City

City

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City

City

City

City

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

Legal Owner(s):

Pikesville Plaza Building Company

(Type or Print Name)

Signature By: Deborah Scarfield Torre

6610 Holabird Avenue

Address

Baltimore

City

MD

State

21224

Zipcode

City

City

City

City

City

City

City

City

City

City

City

City

City

City

City

City

City

City

City

City

City

City

City

City

210 Allegheny Ave., Towson, MD 21204 (410) 494-6200

Address Phone No.

210 Allegheny Ave., Towson, MD 21204 (410) 494-6200

Address Phone No.

210 Allegheny Ave., Towson, MD 21204 (410) 494-6200

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Address Phone No.

210 Allegheny Ave., Towson, MD 21204 (410) 494-6200

Address Phone No.

210 Allegheny Ave., Towson, MD 21204 (410) 494-6200

Address Phone No.

JED:um
9/16/96 Zoning.mpl

1 of 1

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 10
Posted for: 97-59-A
Petitioner: 97-59-A
Location of property: 600 Reisterstown Rd. on SW/S corner of Slade Avenue and Reisterstown Rd.
Location of Sign: on Slade Avenue facing of property, facing the Reisterstown Rd. intersection.
Remarks:
Posted by: Tim. M. Kotroco
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD. Aug 22, 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 Aug 22, 1996.

THE JEFFERSONIAN.

A. Henrichson
LEGAL AD. - TOWSON

NOTICE OF HEARING

1. The Zoning Commission of Baltimore County, by authority of the Board of Appeals, has scheduled a public hearing on the Petition for Variance from the Zoning Regulations of Baltimore County, to be held at the County Office Building, 111 W. Calverton Avenue, in Towson, Maryland 21204, on Tuesday, September 10, 1996, at 11:00 a.m. in Room 106, County Office Building.

Case #97-59-A

600 Reisterstown Road

Corner SW/S Reisterstown Road and Slade Avenue

3rd Election District - 2nd Councilmanic District

Legal Owner(s): Pikesville Plaza Building Company

Lessee: Bell Atlantic Nynex Mobile

Case #97-59-A

600 Reisterstown Road

Corner SW/S Reisterstown Road and Slade Avenue

3rd Election District - 2nd Councilmanic District

Legal Owner(s): Pikesville Plaza Building Company

Lessee: Bell Atlantic Nynex Mobile

Case #97-59-A

600 Reisterstown Road

Corner SW/S Reisterstown Road and Slade Avenue

3rd Election District - 2nd Councilmanic District

Legal Owner(s): Pikesville Plaza Building Company

Lessee: Bell Atlantic Nynex Mobile

Case #97-59-A

600 Reisterstown Road

Corner SW/S Reisterstown Road and Slade Avenue

3rd Election District - 2nd Councilmanic District

Legal Owner(s): Pikesville Plaza Building Company

Lessee: Bell Atlantic Nynex Mobile

Case #97-59-A

600 Reisterstown Road

Corner SW/S Reisterstown Road and Slade Avenue

3rd Election District - 2nd Councilmanic District

Legal Owner(s): Pikesville Plaza Building Company

Lessee: Bell Atlantic Nynex Mobile

Case #97-59-A

600 Reisterstown Road

Corner SW/S Reisterstown Road and Slade Avenue

3rd Election District - 2nd Councilmanic District

Legal Owner(s): Pikesville Plaza Building Company

Lessee: Bell Atlantic Nynex Mobile



Baltimore County
Department of Permits and
Development Management

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

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.: 58 Petitioner: Bell Atlantic Nynex Mobile

Location: 600 Reisterstown Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barbara W. Emmerd

ADDRESS: 210 Allegheny Avenue

Towson, Md 21204

PHONE NUMBER: 410-454-6261

TO: PAYMENT PUBLISHING COMPANY
August 22, 1996 Issue - Jeffersonian

Please forward billing to:

Barbara W. Emmerd
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, MD 21204
410-4200

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: 97-59-A (Item 58)

600 Reisterstown Road
corner SW/S Reisterstown Road, NW/S Slade Avenue
3rd Election District - 2nd Councilmanic
Legal Owner(s): Pikeville Plaza Building Company
Lessee: Bell Atlantic Nynex Mobile

Variance to permit a setback of 71 feet from an R0 zone for a roof mounted transmitting and receiving facility in lieu of the required 200 feet and to amend the site plan approved in case no. 95-296-A.

HEARING: TUESDAY, SEPTEMBER 10, 1996 at 11:00 a.m. in Room 106, County Office Building.

LARGESSE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3391.
(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

August 15, 1996

NOTICE OF HEARING

COPY

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: 97-59-A (Item 58)

600 Reisterstown Road
corner SW/S Reisterstown Road, NW/S Slade Avenue
3rd Election District - 2nd Councilmanic
Legal Owner(s): Pikeville Plaza Building Company
Lessee: Bell Atlantic Nynex Mobile

Variance to permit a setback of 71 feet from an R0 zone for a roof mounted transmitting and receiving facility in lieu of the required 200 feet and to amend the site plan approved in case no. 95-296-A.

HEARING: TUESDAY, SEPTEMBER 10, 1996 at 11:00 a.m. in Room 106, County Office Building.

Arnold Jablon
Director

cc: Pikeville Plaza Building Company
Bell Atlantic Nynex Mobile
Robert A. Hoffman, 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 887-3391.
(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

September 5, 1996

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 58
Case No.: 97-59-A
Petitioner: Deborah Scarfield

Dear Mr. Hoffman:

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 August 7, 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 Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

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

WCR/re
Attachment(s)

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: August 22, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 33, 48, 55, 58, 62, 63, 65, 66, 67, and 69

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey M. Long*

Division Chief: *Carol L. Kern*

PK/JL

ITEM33/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: August 23, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for August 26, 1996
Items: "Use Permit-Parking", 033,
057, 058, 062, 063, 065, 066, 067,
and 069.

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

RWB:HJO:jrb

cc: File

ZONE23

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-3500

Office of the Fire Marshal
(410) 887-4830

DATE: 08/15/96

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 AUG. 19, 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.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 33, 55, 58, 60, 63, 64, 65, 66,
67, 68, 69 AND 71.

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

cc: File

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on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County
Item No. *658 (MJK)*

Dear Ms. Eubanks:

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 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

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
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION PROBLEMS

- #33 --- RT
- Where has this petition been????
 - Only one signature was notarized.
- #55 --- JRA
- No zoning indicated on petition form.
 - No review information on bottom of petition form.
- #58 --- MJK
- Need title of person signing for legal owner.
 - Need telephone number of legal owner.
- #60 --- MJK
- Need telephone number for legal owner.
- #61 --- ????
- Where is it?????
- #62 --- JLL
- Why does special hearing petition form list two legal owners and the variance petition form list only one legal owner.
- #64 --- JLL
- Need title of person signing for lessee.
- #67 --- JJS
- Need zoning on petition form - says "Res".
- #70 --- ???
- Where is it????
- #71 --- MJK
- Need telephone number for legal owner.

August 12, 1996

RE: PETITION FOR VARIANCE
600 Reisterstown Road, Cor SW/S Reisters-
town Road, NW/S Slade Avenue
3rd Election District, 2nd Councilmanic
Legal Owner(s): Pikesville Plaza Building Company
Lessee: Bell Atlantic NYNEX Mobile
Petitioners
* * * * *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 97-59-A

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
CAROLE 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 16th day of September, 1996, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esquire, Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

#58

IN RE: PETITION FOR ZONING VARIANCE
3W/S Reisterstown Rd. & NW/S
of Slade Avenue
600 Reisterstown Road
3rd Election District
2nd Councilmanic District
Frank Scarfield Sr., et al
Petitioners
* * * * *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 95-296-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance for the property located at 600 Reisterstown Road in the Pikesville area of Baltimore County. The Petition is filed by Frank Scarfield, Sr., on behalf of Pikesville Plaza Building Company, property owner, and Margaret C. Ruggieri, Esquire on behalf of American PCS, L.P., (hereinafter known as APC) Lessee. Variance relief is requested from Section 426.1.B of the Baltimore County Zoning Regulations (BCZR) to permit a setback of 95 ft. from an R.O. zone for a roof mounted wireless transmitting and receiving facility in lieu of the required 200 ft. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the site plan.

This matter came in for public hearing with a companion case, case No. 95-298X. As was the situation in that matter, the subject Petition involves a wireless transmitting facility for the business known as APC. APC is a new entrant in the field of cellular communications in the Baltimore Metropolitan area. The company specializes in communications of all types, not just wireless telephone, and includes fax transmission and similar information systems.

The Petitioners propose installing 6 panel antennas to the existing penthouse structure on top of the Pikesville Plaza Office Building. The office building is located on Reisterstown Road near that road's intersec-

PLEASE PRINT CLEARLY

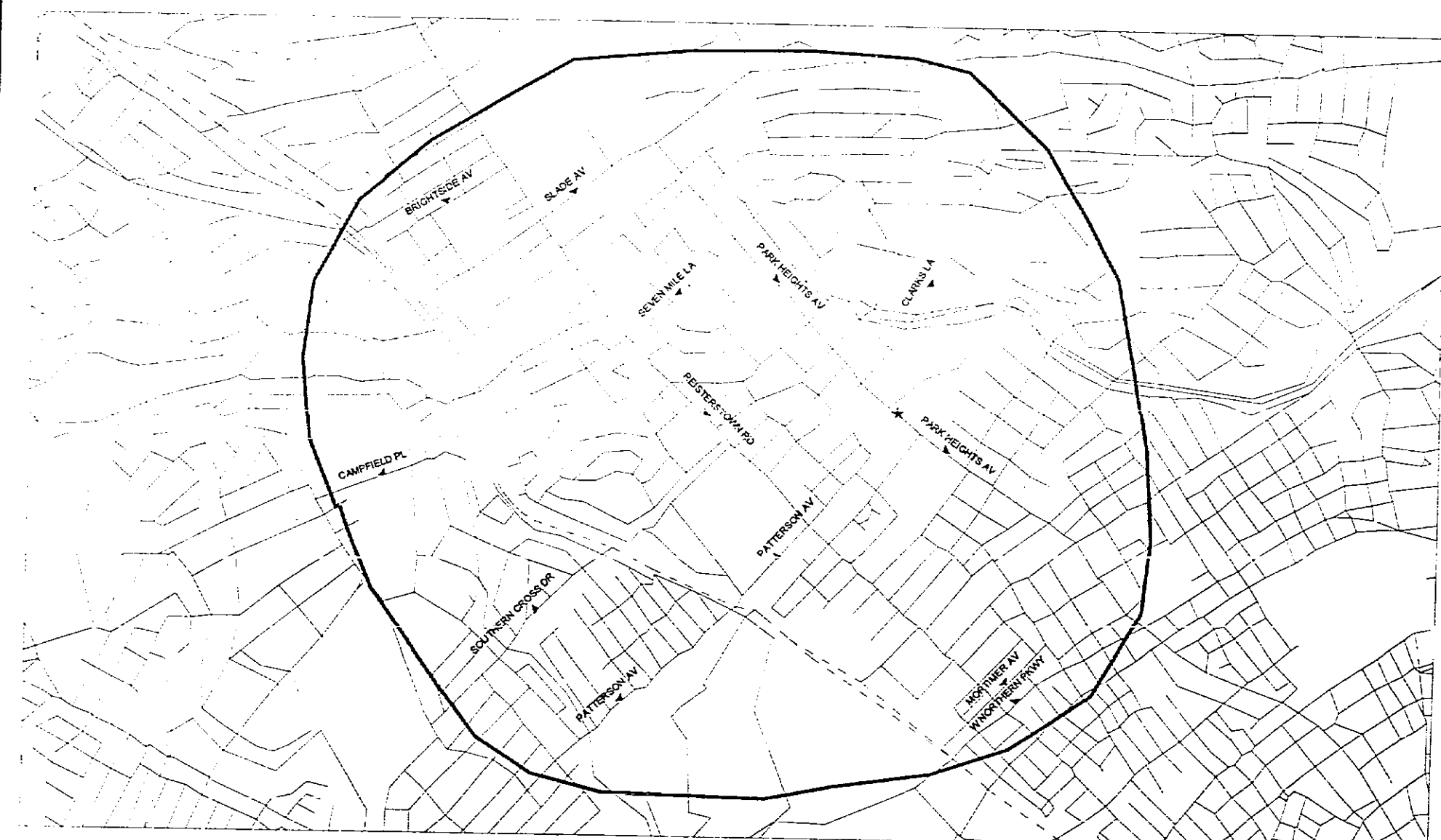
Citizen's Sign-In Sheet
BALTIMORE COUNTY ZONING COMMISSION
SIGN-IN SHEET

NAME: Gabe Rosabush Jr. ADDRESS: P.O. Box 32132 Pikesville, MD 21209

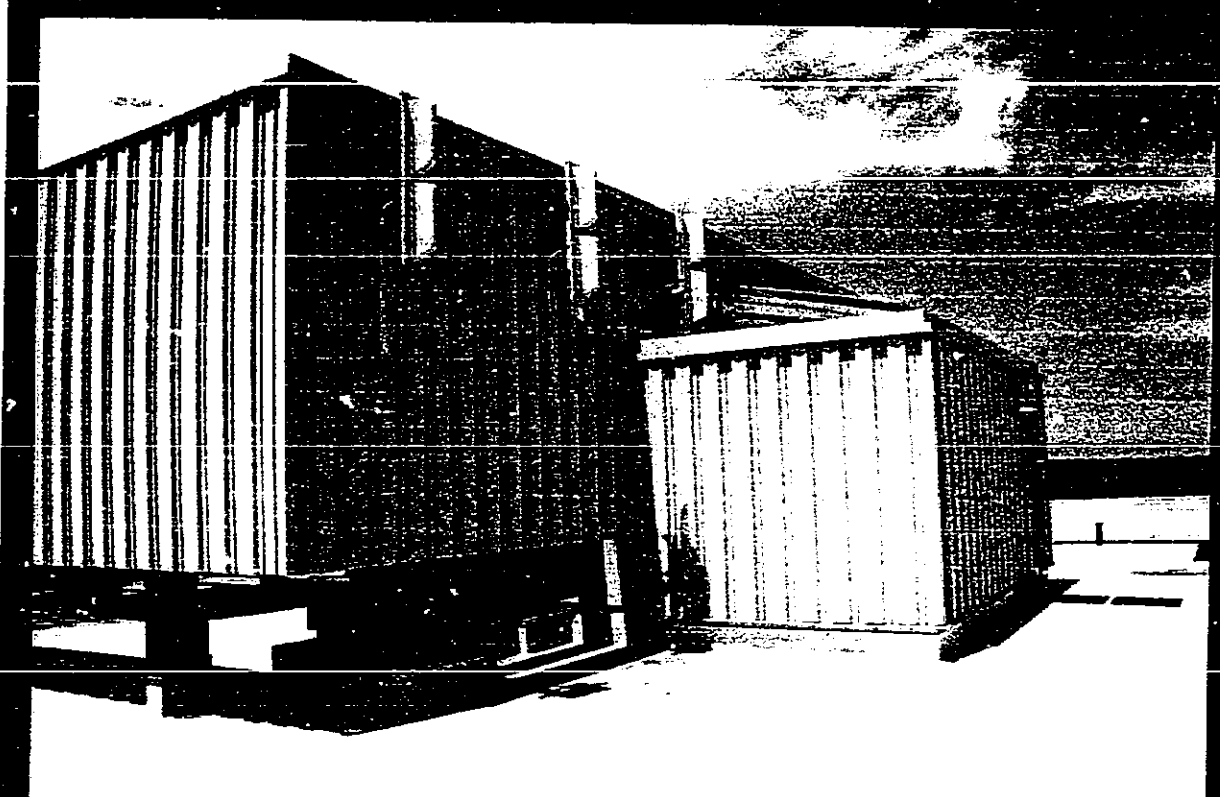
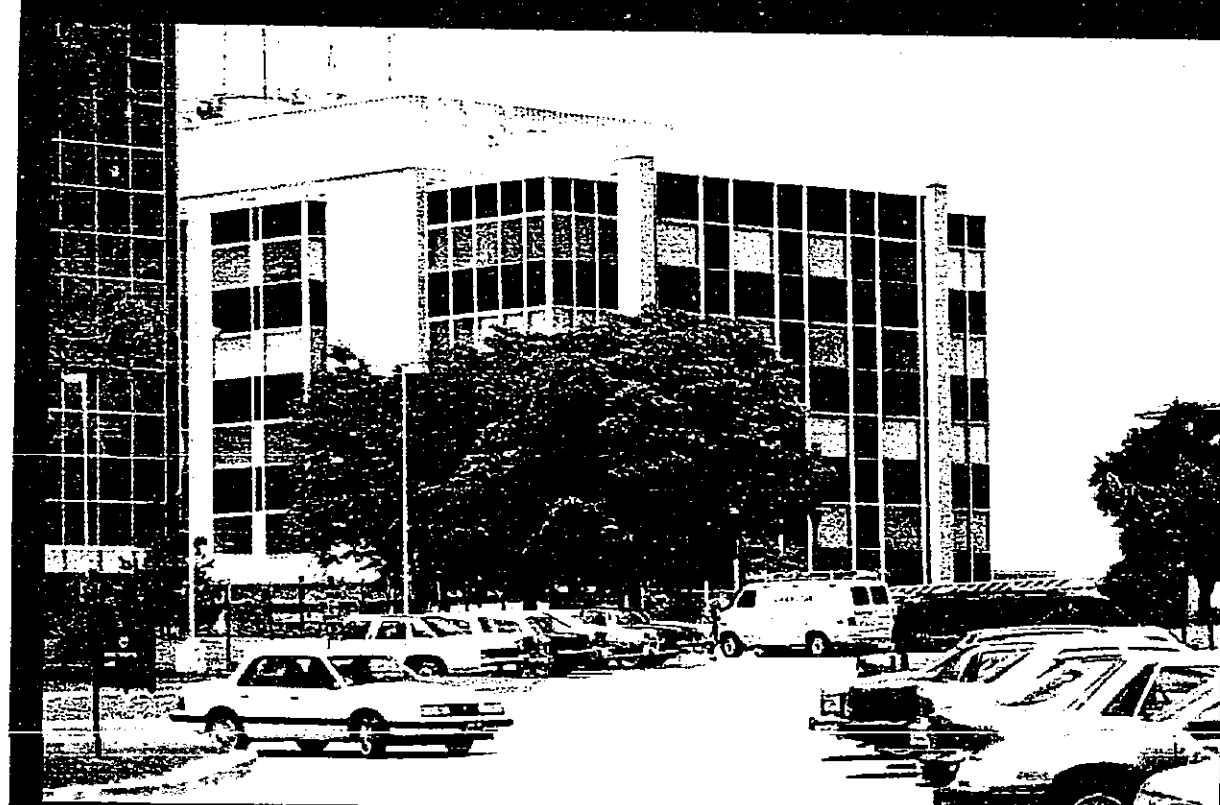
PLEASE PRINT CLEARLY

Petitioner's
BALTIMORE COUNTY ZONING COMMISSION
SIGN-IN SHEET

NAME: Rob Hoffman ADDRESS: 210 Allegheny Ave 21204
Ray Haxton 9000 Enoch Ave NW
Arjana Nagarajan-Buraney 9000 Junction Dr. Annapolis, MD 21401
Kent Lutz 7000 Junction Dr. Annapolis, MD 21401
MAURICE THOMPSON, II 9000 JUNCTION DR. ANNAPOLIS, MD 21401



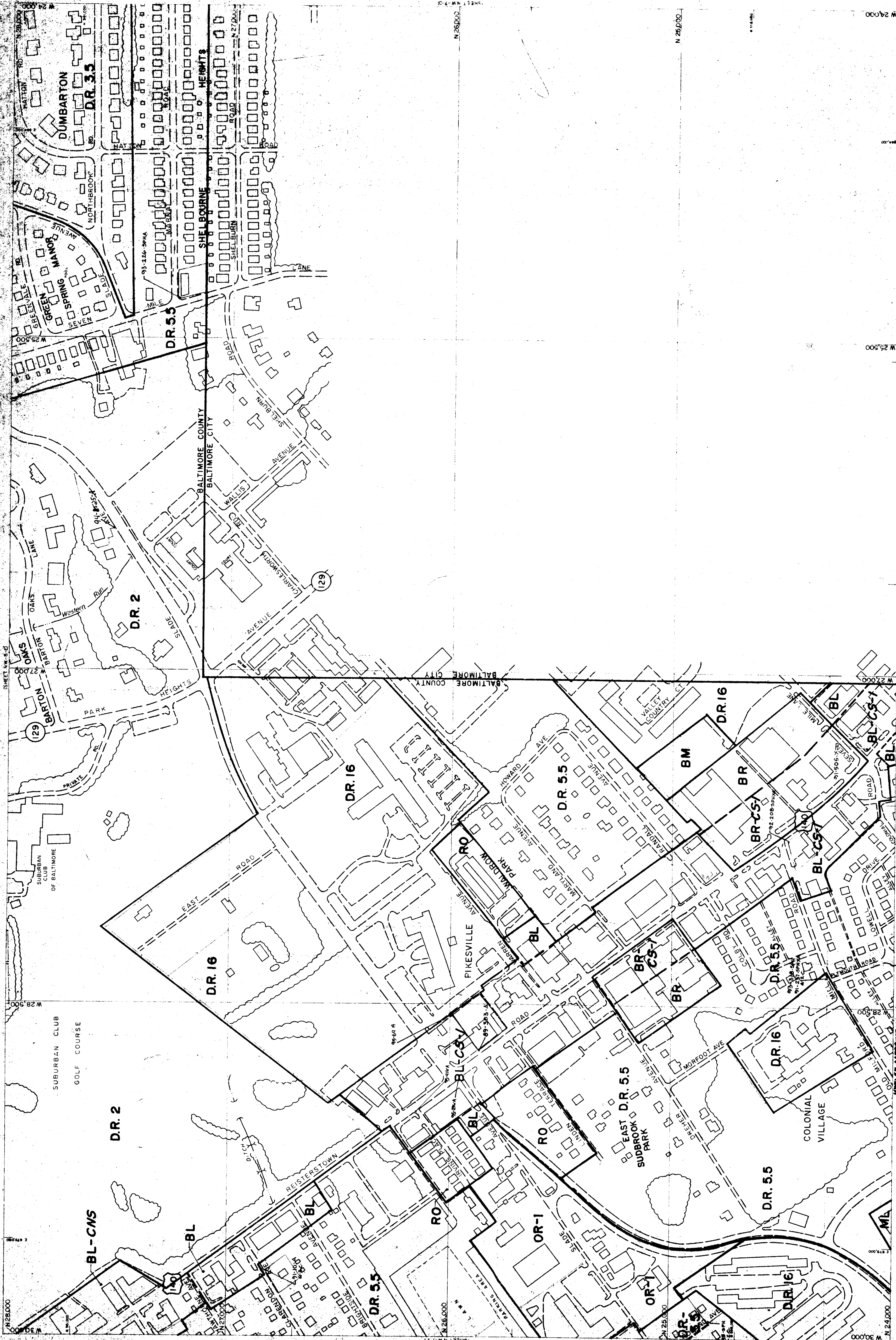
PETITIONER'S
EXHIBIT NO. 2



"GOOD SAMARITAN HOSPITAL" BALTIMORE, MD.

Petitioner's
Exhibits
1A-4E
photographs
Case 97-59-A





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

SCALE
1" = 200'

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
PIKESVILLE

SHEET
NW
7-E

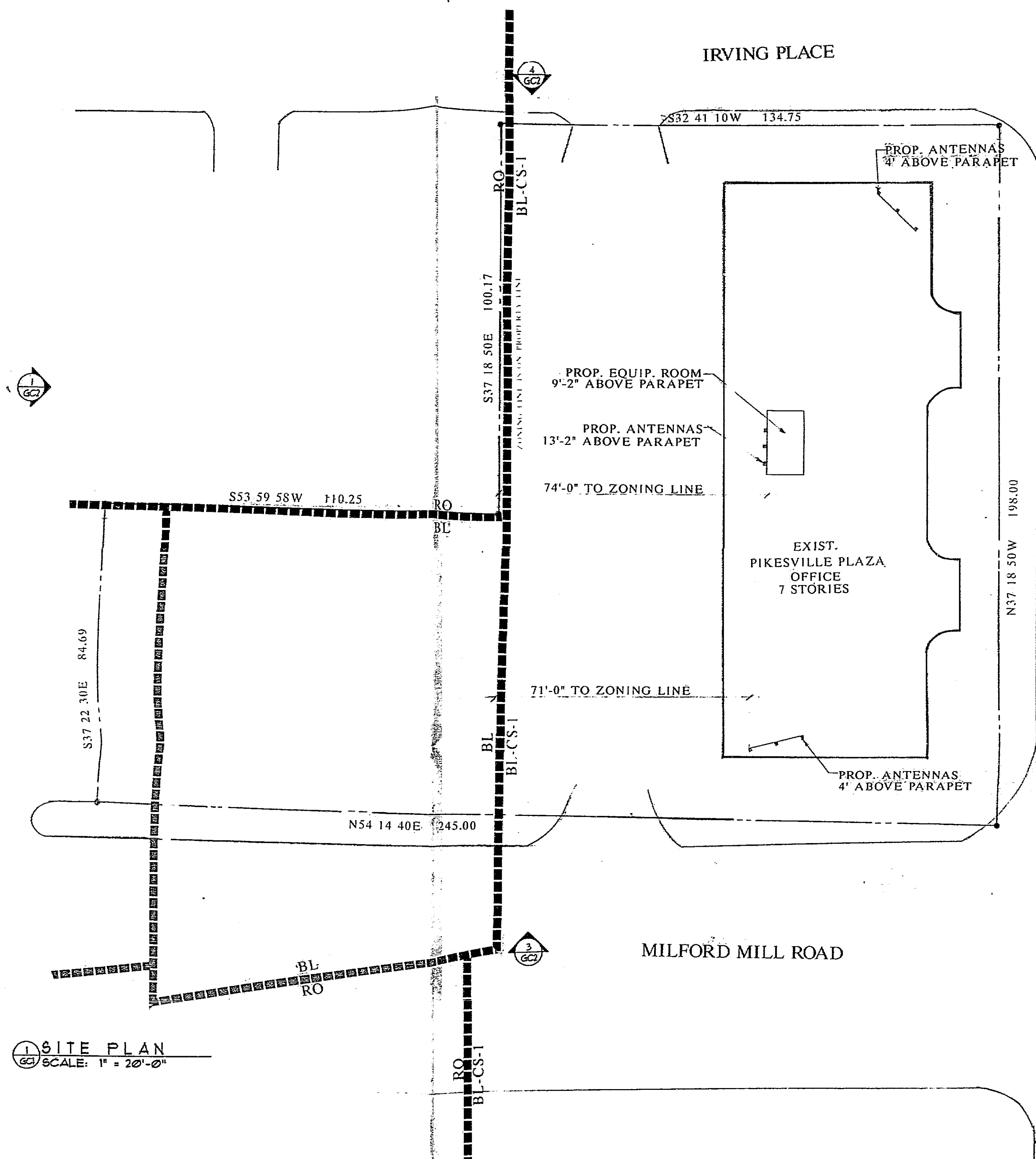
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHARTHOHN, INC. BALTIMORE, MD. 21210

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

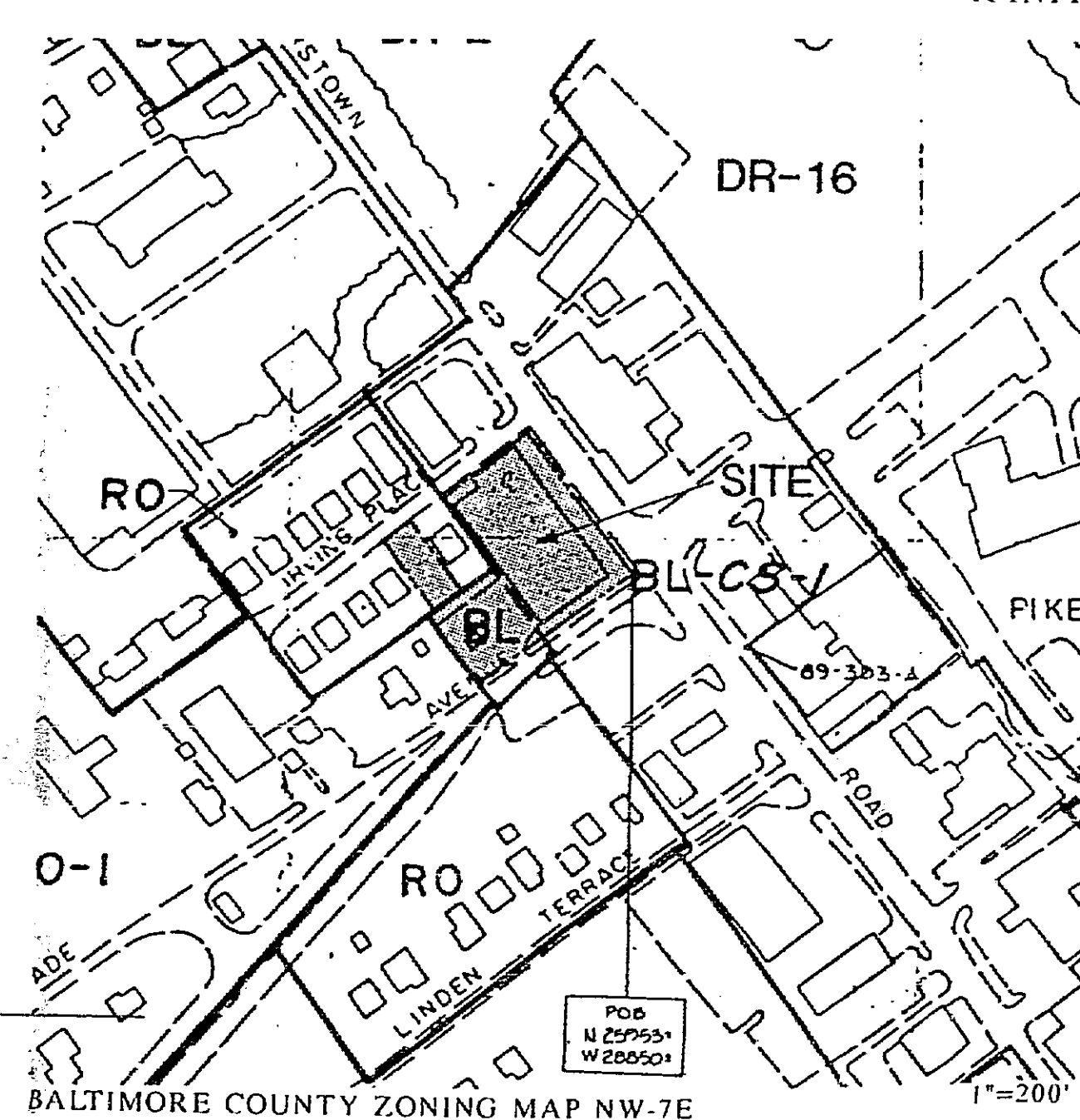
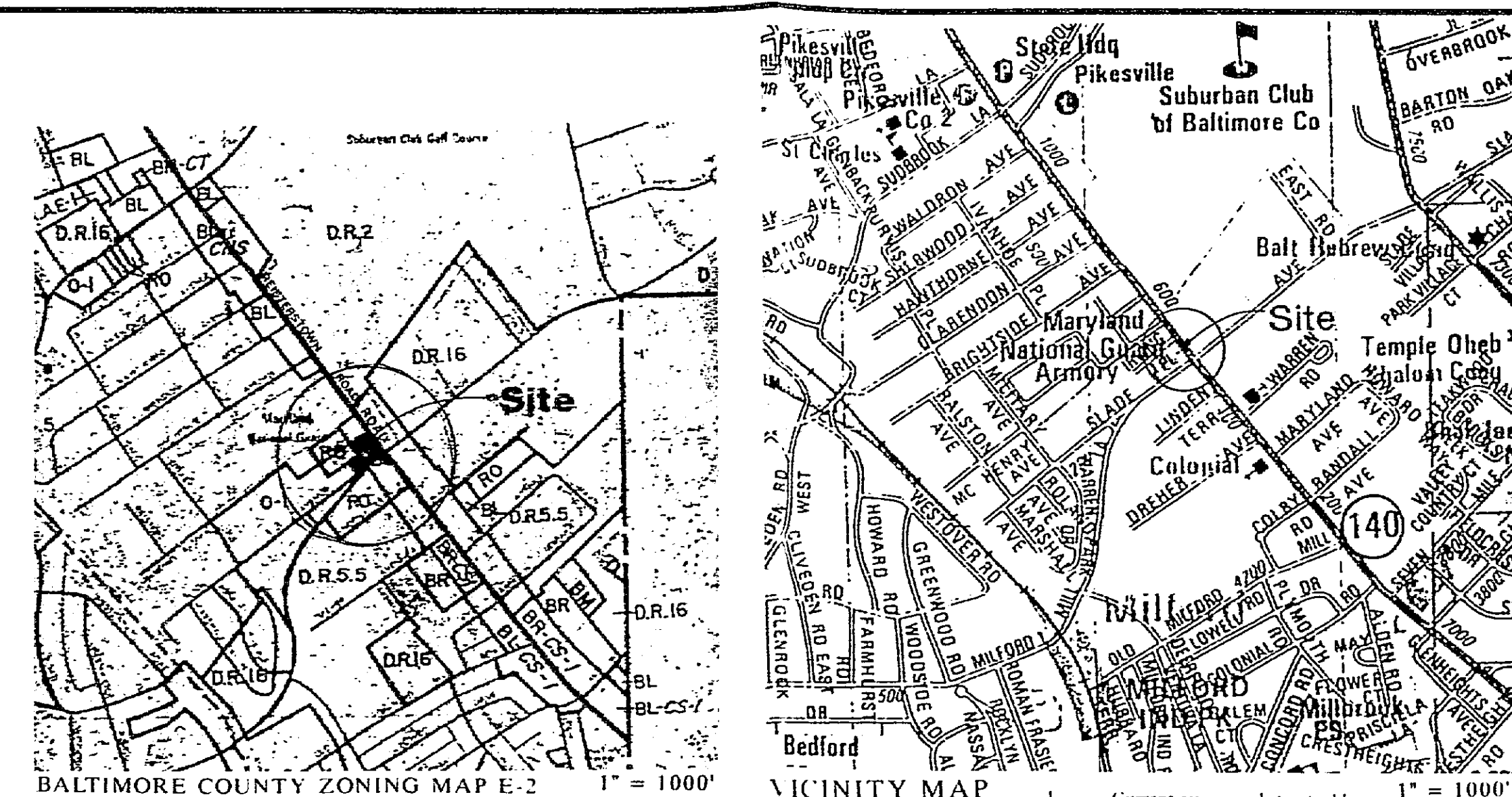
[Signature]
Baltimore County Council

PETT
EXHIBIT

Microfilm



1 SITE PLAN
SCALE: 1" = 20'-0"



IN RE: PETITION FOR ZONING VARIANCE
SM/S Reisterstown Rd. & NW/S
of Slade Avenue
600 Reisterstown Rd.
3rd Election District
2nd Councilmanic District
Frank Scarsfield Sr., et al
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 95-296-A

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30th day of March, 1995 that a variance from Section 426.1.8 of the Baltimore County Zoning Regulations (BCZR) to permit a setback of 95 ft. from an R.O. zone for a roof mounted wireless transmitting and receiving facility, in lieu of the required 200 ft., be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted:

1. The Petitioners are hereby made aware that proceeding at this time is at its 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHOEDT
Zoning Commissioner for
Baltimore County

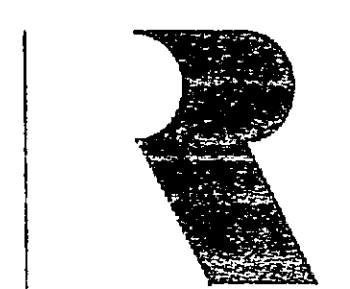
- Current owner and street address:
Pikesville Plaza Building Co.
6610 Holabird Avenue
Baltimore, MD 21224
- Contract lessee:
Bell Atlantic Mobile Nynex
9000 Junction Drive
Annapolis Junction, Maryland 20701
- Site area: 93 Ac. ±
- Existing use:
Commercial/Professional Offices,
Retail Shops, Off-Street Parking
- Street Address:
600 Reisterstown Rd.
Baltimore, MD 21208
- Site data:
Tax map 78, block 9, parcel 230
Deed reference: 6645/533
Tax Account No. 1900011862
Zoning: BL-CS-1
Election District: 3
Councilman District: 2
- The proposed roof mounted wireless transmitting and receiving facility will consist of (9) 4'-0" high x 1'-0" wide antennas, a 13'-5" wide by 23'-5" long x 9'-6" high roof shelter, top of shelter is 12'-8" above existing roof.
- No water or sanitary utilities are required for the facility.
- 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.
- Environmental protection agency standards and guidelines relating to radiation emissions shall be met at all times.
- No additional site or antenna lights are proposed.
- Zoning history:
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.
Case #68-50-RX: No longer applicable.
Case #67-20-XASPH: No longer applicable.
- There are no signs proposed for this facility.
- Floor area ratio:
Total Gross Floor Area + Total Gross Site Area
59,382 sq. ft. + 40,467 sq. ft. = 1.46
- Setbacks:

	Required To Building	Provided to Building
Front:	10'	20' ±
Side (North):	0'	12' ±
Side (South):	10'	18' ±
Rear:	20'	60' ±
- Amenity open space: N/A
- Parking: Existing Spaces: 172
Proposed Spaces: 0
- The proposed wireless transmitting and receiving facilities do not block or affect any existing parking spaces.
- This site was the subject of the following Commercial Permit:

	Required To Building	Provided to Building
Front:	10'	20' ±
Side (North):	0'	12' ±
Side (South):	10'	18' ±
Rear:	20'	60' ±

REQUESTED ZONING ACTION

Variance from BCZR Section 426.1.8 to permit a setback as close as 95 ft. from an R.O. Zone for a roof-mounted wireless transmitting and receiving facility in lieu of the required 200 ft.



RUBELING & ASSOCIATES ARCHITECTS

401 JEFFERSON AVE.
TOWSON, MARYLAND 21204
(410) 337-2888



SPEARS/VOTTA and Associates, Inc.

MECHANICAL & ELECTRICAL CONSULTING ENGINEERS

7526 Hartford Road
Baltimore, MD 21234
(410) 854-6800

© Bell Atlantic Nynex Mobile
#M-94-PDR-2B
PIKESVILLE PLAZA
PIKESVILLE, MARYLAND

Description Date

Revisions

Proj. No. 95083

Date 7-27-95

Scale AS NOTED

Last Rev.

Title:

SITE PLAN

#58

PETITIONER'S

EXHIBIT NO. 1

GC-

