

IN THE MATTER OF
THE APPLICATION OF
KARL PICK -LEGAL OWNER
FOR SPECIAL EXCEPTION AND VARIANCE
ON PROPERTY LOCATED ON THE E/S
MAIN ST, 120' S OF C/L GLYNDON DRIVE
(409 MAIN STREET)
4TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* Case No. 00-481-XA

* * * * *

ORDER OF DISMISSAL OF PETITIONS

This case comes to the Board on appeal filed by Peter Max Zimmerman, People's Counsel for Baltimore County, from the July 28, 2000 Order of the Zoning Commissioner in which the instant Petitions for Special Exception and Variance were granted in part and dismissed in part as moot.

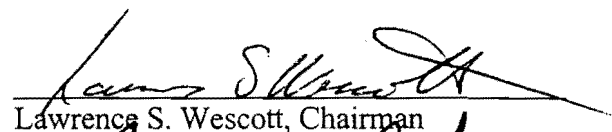
WHEREAS, the Board is receipt of a letter of withdrawal of the Petition for Special Exception and Petition for Variance filed February 28, 2001 by Steven M. Rosen, Esquire, Counsel for Karl Pick, Petitioner, (a copy of which is attached hereto and made a part hereof); and

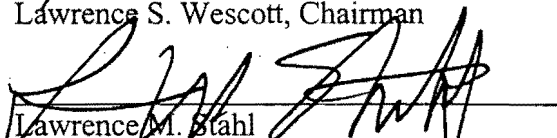
WHEREAS, said Counsel for Petitioner requests that the Petitions filed in the above-referenced matter be withdrawn as of February 27, 2001,

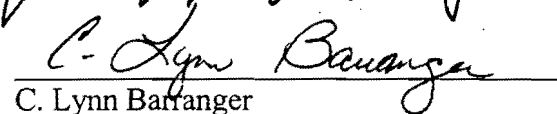
IT IS THEREFORE, this 7th day of March, 2001, by the County Board of Appeals of Baltimore County

ORDERED that said Petition for Special Exception and Petition for Variance filed in Case No. 00-481-XA are **WITHDRAWN AND DISMISSED**, and that the Zoning Commissioner's Order of July 28, 2000, including any and all relief granted to Petitioner therein, is rendered **null and void**.

**COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY**


Lawrence S. Wescott, Chairman


Lawrence M. Stahl


C. Lynn Barranger

ABRAMOFF, NEUBERGER AND LINDER, LLP

ATTORNEYS AT LAW
SUITE 800
250 WEST PRATT STREET
BALTIMORE, MARYLAND 21201

DAVID B. ABRAMOFF
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RICHARD S. LEHMANN
RITA A. LINDER
YAAKOV S. NEUBERGER
STEVEN M. ROSEN

(410) 539-8300
TELECOPIER (410) 539-8304

Sender's E-mail address:
srosen@abrneu.com

February 27, 2001

COUNSEL
STEPHEN F. BISBEE

VIA FACSIMILE (410) 887-3182
AND FIRST CLASS MAIL

County Board of Appeals of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204
Attention: Kathleen C. Bianco

01 FEB 28 AM 11:57
COUNTY BOARD OF APPEALS

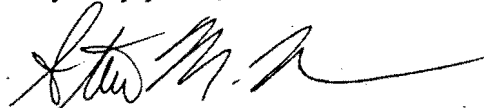
Re: In the Matter of: Karl Pick - 409 Main Street, Reisterstown, Maryland
Case No. 00-481-XA

Dear Ms. Bianco:

In accordance with our discussions, on behalf of our client, Karl Pick, we hereby withdraw the Petition for Special Exception and Variance in the above referenced matter. Accordingly, it will not be necessary to hold a hearing for the appeal of the Zoning Commissioner's Order in this case.

Please do not hesitate to call me if you have any questions or require any further information. Thank you for your cooperation and assistance.

Very truly yours,



Steven M. Rosen

SMR:lrb

cc: Karl Pick, D.D.S.
Richard E. Matz, P.E.
Peter Max Zimmerman, Esquire

1441lrb

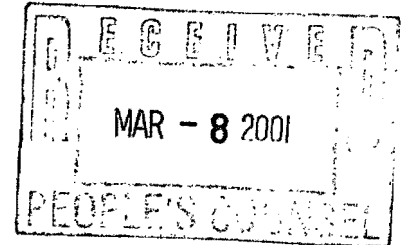


County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

UPM

March 7, 2001



Peter Max Zimmerman
People's Counsel for
Baltimore County
Room 47, Old Courthouse
400 Washington Avenue
Towson, MD 21204

RE: In the Matter of Karl Pick – 409 Main Street, Reisterstown, MD
Case No. 00-481-XA /Withdrawal of Petitions

Dear Mr. Zimmerman:

Enclosed please find a copy of the Order of Dismissal of Petitions issued this date by the County
Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Charlotte E. Rodolff

Kathleen C. Bianco
Administrator

Enclosure

cc: Steven M. Rosen, Esquire
Karl Pick
Richard E. Matz /Colbert, Matz, Rosenfelt, Inc.
Pat Keller, Planning Director
Lawrence E. Schmidt, Zoning Commissioner
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney



IN RE: PETITIONS FOR SPECIAL EXCEPTION *	BEFORE THE
AND VARIANCE – E/S Reisterstown Road,	
120' S of the c/l of Glyndon Drive	* ZONING COMMISSIONER
(409 Main Street)	
4 th Election District	* OF BALTIMORE COUNTY
3 rd Councilmanic District	
	* Case No. 00-481-XA
Karl Pick	
Petitioner	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Exception and Variance filed by the owner of the subject property, Karl Pick. The Petitioner requests a special exception for a Class B office building in an R.O. zone with up to 100% of the total adjusted floor area occupied by medical offices, pursuant to Section 204.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.); or, in the alternative, a special exception for a Class B office building with medical offices in excess of 25% of the adjusted gross floor area, pursuant to Section 204.3.B.2.a of the B.C.Z.R. In addition to the special exception, the Petitioner requests variance relief from the B.C.Z.R. as follows: From Section 204.3.B.2(a) to permit a Class B office building containing 100% medical offices in lieu of the maximum allowed 25%; or, from Section 204.3.B.2(b) to permit 100% medical offices under this Section; from Section 204.4.C.6 to permit Amenity Open Space (AOS) of 0% in lieu of the required 7%; from Section 204.4.C.9 to permit landscape buffer of 0 feet in lieu of the required 20 feet and 10 feet required, and to permit any landscaping deficiencies existing in lieu of those set forth in the Baltimore County Landscape Manual; from Section 409.4 to permit parking spaces along a driveway in lieu of an aisle and to allow a 16-foot wide two-way movement in lieu of the required 20-foot width; and from Section 409.6 to permit 18 parking spaces in lieu of the required 15. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing on behalf of the Petition were Karl Pick, property owner, Richard E. Matz, Professional Engineer who prepared the site plan for this property, and Steve Rosen, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel, containing approximately 0.42 acres in area, zoned R.O. The property has frontage on the east side of Main Street (Maryland Route 140) in Reisterstown and is improved with a one-story stucco office building. Presently, the building contains 2,872 sq.ft. in area and is used entirely for medical offices. In addition to the building, the site features a driveway leading from Reisterstown Road, and a macadam-paved parking area to the rear of the property. Adjacent properties feature similar retail/business/office uses. The U.S. Post Office owns adjacent property to the south and east of the subject site and its post office building is located to the rear of the subject property. Another medical office building is located on the north side of the subject site.

Dr. Pick testified that he has owned the property since 1984 and at the time of his purchase, the existing building was used for storage purposes. Previously, the building was used as a single family dwelling. Subsequent to his purchase of the property, Dr. Pick converted the building to accommodate his dental practice. Presently, he practices at the site with another professional partner. Additionally, a pediatric dentist leases a portion of the building. In order to make better use of the property and accommodate these various medical practices, the Petitioner proposes the construction of a small addition to the rear of the existing building to provide a separate treatment area for one of the practitioners. The proposed addition will measure 420 sq.ft. in area. A floor plan was submitted at the hearing (Petitioner's Exhibit 3) which displays the existing and proposed office layout. Dr. Pick explained that there will be no increase in the number of practitioners using the building and that the proposed addition is necessary to accommodate the professionals who currently practice on site and foster a better environment for these professionals.

The term "office" is defined in Section 101 of the B.C.Z.R. as "A building or portion of a building used for conducting the affairs of a business, profession, service, industry, or

government, including a medical office.” Surely, this structure falls within that definition. Moreover, “Office Building, Class A” is defined as “A principal building that was originally constructed as a one-family, or two-family detached dwelling, and that is converted by proper permit, to office use without any external enlargement for the purpose of creating office space or otherwise accommodating the office use.” Surely, the building, in its present configuration, is a Class A office building. There were no external changes to the structure when originally converted to office use by Dr. Pick in approximately 1985. An “Office Building, Class B” is defined in the B.C.Z.R. as “A principal building used for offices and which is not a Class A Office Building.” Presently, the existing building is considered a Class A office building; however, the proposed addition will make the building become a Class B office building.

Under the Petition for Special Exception, the Petitioner seeks alternative relief. First, approval is requested for a Class B office building in accordance with Section 204.3.B.2(b) of the B.C.Z.R. That Section allows up to 100% of the total adjusted gross floor area of a Class B Office building to be occupied by medical offices, if four conditions are met. They are that the floor area ratio of the use is not greater than 25% of the total floor area of the building; that a documented site plan and a special exception for a Class B office building have been approved by the Zoning Commissioner or Board of Appeals prior to the effective date of Bill No. 151-88; that construction of a Class B office building is started prior to the expiration date that a special exception was granted, pursuant to Section 502.3; and, that the parking requirements, as determined therein, have been satisfied. In the alternative, the Petitioner requests relief under Section 204.3.B.2(a) of the B.C.Z.R. That Section allows a Class B office building with medical offices in excess of 25% of the total adjusted gross floor area, if the building is in compliance with the terms of its special exception, and if the proposed expansion meets the current parking requirements for medical offices.

In addition to the special exception relief, variances as outlined above are being requested. In support of these requests, Mr. Matz offered testimony regarding the site and existing and proposed use. He indicated that 13 parking spaces are provided on site and that the Petitioner

has an arrangement with the Post Office to utilize areas of the adjacent property when necessary for overflow parking. Pursuant to Section 409.6 of the B.C.Z.R., 15 parking spaces are required for this site. By utilizing the existing and off-site parking spaces, the Petitioner can provide the required 15 parking spaces. Mr. Matz also described the existing driveway, which is slightly undersized. Notwithstanding its dimension, it apparently functions adequately for the site. In this regard, patients are seen by appointment only, and it was indicated that the existing driveway and parking area sufficiently accommodates the existing use. As noted above, the proposed addition is not being constructed to accommodate an additional professional person or to expand the existing practices, only to assist the current practitioners on the site with more space and flexibility.

Based upon the undisputed testimony and evidence offered, I am persuaded to grant the special exception relief, pursuant to Section 204.3.B.2(a). It is significant that there were no Protestants or other interested persons at the hearing. The absence of any Protestants is a persuasive factor to the finding that the existing use of the property for medical offices is not detrimental to the health, safety or general welfare of the surrounding neighborhood. Since the use of the building will not change, rather, only the building will be enlarged, I find that the requirements of Section 502.1 have been met. Photographs submitted at the hearing show that the property is attractively maintained and it appears that the existing parking arrangement is satisfactory. Thus, I find that the Petitioner meets the requirements of Section 502.1 of the B.C.Z.R. as it relates to special exception relief. Thus, the alternative relief sought within the Petition for Special Exception shall be granted.

The requested variances will also be granted. A variance from Section 204.3.B.2a will be granted to allow 100% of the site to contain medical offices in lieu of the maximum allowed 25%. This variance will be restricted, however, to the existing Practitioners. I am satisfied that these medical professionals have operated their respective practices without detrimental impacts to the surrounding neighborhood. Perhaps if other medical personnel were on site, there would be increased detrimental impacts. Thus, the relief granted will be specific to these individuals. A

variance from Section 204.3.B.2.b is moot in that special exception relief is not granted under that Section.

The other variance requests will also be granted. These relate to amenity open space issues, landscape buffers, driveway width, and the location and number of parking spaces. It is significant that all of these variances relate to existing conditions. I am persuaded that the Petitioner has met the requirements of Section 307 of the B.C.Z.R. for variance relief to be granted. Moreover, there were no adverse Zoning Advisory Committee comments submitted by any Baltimore County reviewing agency. Thus, it appears that relief can be granted without any detriment to the surrounding locale.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons set forth herein, the special exception and variance relief shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of July, 2000 that the alternative relief requested in the Petition for Special Exception, to permit a Class B office building with medical offices in excess of 25% of the adjusted gross floor area, pursuant to Section 204.3.B.2.a of the B.C.Z.R., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the B.C.Z.R. as follows: From Section 204.3.B.2(a) to permit a Class B office building containing 100% medical offices in lieu of the maximum allowed 25%; from Section 204.4.C.6 to permit Amenity Open Space (AOS) of 0% in lieu of the required 7%; from Section 204.4.C.9 to permit landscape buffer of 0 feet in lieu of the required 20 feet and 10 feet required, and to permit any landscaping deficiencies existing in lieu of those set forth in the Baltimore County Landscape Manual; from Section 409.4 to permit parking spaces along a driveway in lieu of an aisle and to allow a 16-foot wide two-way movement in lieu of the required 20-foot width; and from Section 409.6 to permit 18 parking spaces in lieu of the required 15, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The special exception relief granted herein is limited to the Petitioner and the Practitioners who presently occupy the building. In the event different tenants (physicians, dentists, etc.) would occupy the site, the Petitioner must file a Petition for Special Hearing seeking approval to continue the use and insure that different medical professionals would not cause detrimental impacts to adjacent properties.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Special Exception for a Class B office building in an R.O. zone with up to 100% of the total adjusted floor area occupied by medical offices, pursuant to Section 204.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) and the Petition for Variance seeking relief from Section 204.3.B.2(b) to permit 100% medical offices under this Section, be and are hereby DISMISSED as moot.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

Appeal

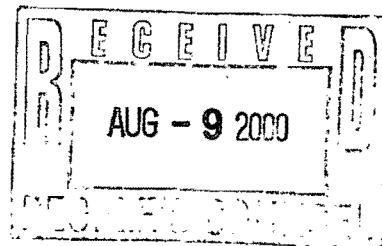


Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

July 28, 2000

Dr. Karl Pick
409 Main Street
Reisterstown, Maryland 21136



RE: PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
E/S Reisterstown Road, 120' S of the c/l Glyndon Drive
(409 Main Street)
4th Election District - 3rd Council District
Karl Pick - Petitioner
Case No. 00-481-XA

Dear Dr. Pick:

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

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

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Richard E. Matz, Colbert, Matz, Rosenfelt, Inc.
2835-G Smith Avenue, Baltimore, Md. 21209
People's Counsel; Case File





Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 409 Main Street

which is presently zoned R-0

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

a Class B office building in an R-0 zone with up to 100% of the total adjusted floor area occupied by medical offices, in accordance with Section 204.3.B.2.b. of the BCZR, or in the alternative, a Class B office building with medical offices in excess of 25% of the adjusted gross floor area, in accordance with Section 204.3.B.2.a. of the BCZR.

*cd
review
PMT*

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Karl Pick

Name - Type or Print

Signature

Name - Type or Print

Signature

409 Main Street

410-833-9330

Address

Telephone No.

Peisterstown

MD

21136

City

State

Zip Code

Representative to be Contacted:

Richard E. Matz, P.E.

Name

Colbert Matz Rosenfelt, Inc.

2835 G Smith Avenue

410-653-3838

Address

Telephone No.

Baltimore, MD

21209

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1-2 hr.

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 5/17/00

Case No. 00-481-SPXA

REV 09/15/98

Follow PMT



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 409 Main St.
which is presently zoned R-O

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part of thereof, hereby petition for a Variance from Section(s) (see attached sheet)

Of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The uniqueness and peculiarity of the property causes the zoning provisions to impact disproportionately upon the property. Practical difficulty and unreasonable hardship result from the disproportionate impact of the provisions of the zoning regulations caused by the property's uniqueness.

Property to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State Zip Code

Legal Owner(s):

Karl Pick

Name - Type or Print

Signature

Name - Type or Print

Signature

409 Main Street

410-833-9330

Address

Telephone No.

Reisterstown

MD 21136

City

State Zip Code

Representative to be Contacted:

Richard E. Matz, P.E.

COLBERT MATZ ROSENFELT, INC

2835 Smith Avenue, Suite G

410-653-3838

Address

Telephone No.

Baltimore

MD 21209

City

State Zip Code

Case No. 00-481-SPXA

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1-2 hr

UNAVAILABLE FOR HEARING

Reviewed By mjl

Date 5/17/07

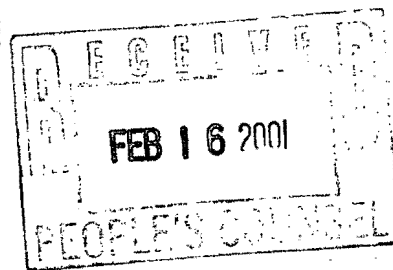
ATTACHMENT – VARIANCE PETITION – 409 MAIN STREET

- 204.3.B.2.a. To permit, if necessary, a Class B office building containing 100% medical offices in lieu of 25%.
- 204.3.B.2.b. Or to permit 100% medical offices under this section.
- 204.4.C.6. To permit 0% A.O.S. in lieu of 7% required.
- 204.4.C.9. To permit a 0' landscape buffer in lieu of the 20' and 10' required, respectively, and to permit any landscaping deficiencies existing in lieu of those set forth in the Baltimore County Landscape Manual.
- 409.4. To permit parking spaces along a driveway in lieu of an aisle and to allow a 16' wide two-way movement in lieu of 20' required.
- 409.6. To permit 13 parking spaces in lieu of the required 15.



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182



Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue

February 15, 2001

NOTICE OF ASSIGNMENT

CASE #: 00-481-XA

IN THE MATTER OF: Karl Pick – Legal Owner
409 Main Street
4th Election District; 3rd Councilmanic District

7/28/2000 – Petition for Special Exception GRANTED in part and dismissed as moot in part; Petition for Variance GRANTED with restrictions by Zoning Commissioner.

ASSIGNED FOR:

WEDNESDAY, MAY 16, 2001 at 10:00 a.m.

DISMISSED

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

c: Appellant : Office of People's Counsel
Counsel for Petitioner : Steven M. Rosen, Esquire
Petitioner : Karl Pick

Richard E. Matz /Colbert, Matz, Rosenfelt, Inc.

Pat Keller, Planning Director
Lawrence E. Schmidt, Zoning Commissioner
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney





Baltimore County
Department of Permits and
Development Management

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

October 20, 2000

Steven M. Rosen, Esquire
Abramoff, Neuberger & Linder
250 W. Pratt Street, Suite 800
Baltimore, MD 21201

Dear Mr. Rosen:

KARL PICK

RE: Case Number: 01-111-SPH, 409 Main Street

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 7, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. *GDZ*
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Richard E. Matz, P.E., Colbert, Matz, Rosenfelt, Inc., 2835 Smith Avenue,
Suite G. Baltimore 21209
Karl Pick, 409 Main Street, Reisterstown 21136
People's Counsel





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 3.18.00

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

RE: Baltimore County
Item No. 111

JJS

Dear Ms. Jackson:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 140 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 25, 2000

RECEIVED SEP 25 2000

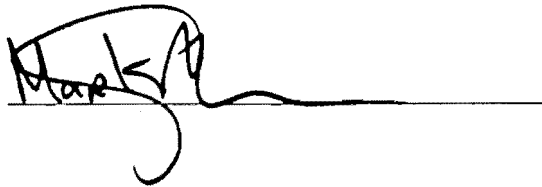
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-108, 01-111, & 01-115

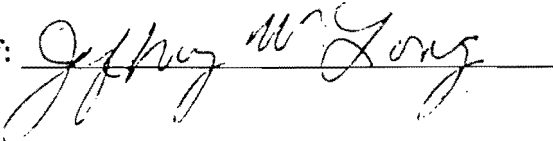
The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/JL:MAC

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB*

DATE: October 3, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of September 18, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
106	51 Honeycomb Road
107	9801 Richlyn Drive
108	1112 Westwicke Lane
109	4520 East Joppa Road
110	20 Glenwood Avenue
111	409 Main Street
112	12207 Falls Road
113	4715 Ruby Avenue
115	2750 Butler Road



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

September 19, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: KARL PICK

Location: DISTRIBUTION MEETING OF September 18, 2000

Item No.: 111

Dear Ms. Stephens:

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

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

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

INTEROFFICE CORRESPONDENCE

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

DATE: October 10, 2000

FROM:  Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for September 25, 2000
 Item Nos. 106, 107, 108, 109, 110,
 111 (409 Main Street), 112, 113, 115

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 6, 2000

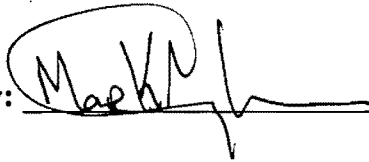
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case 481

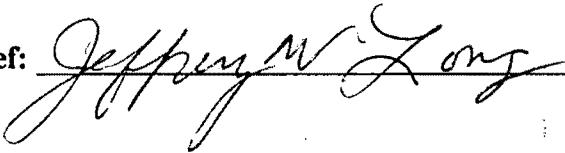
The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/JL:MAC

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE

409 Main Street, E/S Main Street,
120' S of c/I Glyndon Dr
4th Election District, 3rd Councilmanic

Legal Owner: Karl Pick
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-481-XA

* * * * *

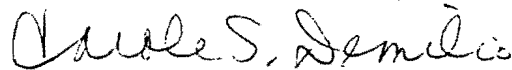
ENTRY OF APPEARANCE

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.

All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of June, 2000 a copy of the foregoing Entry of Appearance was mailed to Richard E. Matz, Colbert, Matz Rosenfelt, Inc., 2835 G Smith Avenue, Baltimore, MD 21209, representative for Petitioners.



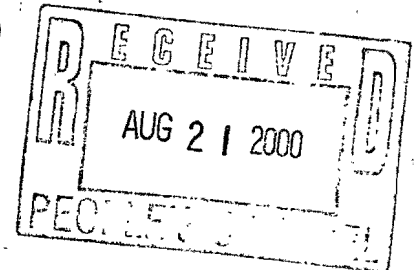
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

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

August 18, 2000



Mr. Richard E. Matz, P.E.
Colbert, Matz, Rosenfelt, Inc.
2835-G Smith Avenue
Baltimore, MD 21209

Dear Mr. Matz:

RE: Petition for Special Exception, Case No.00-481-XA, 409 Main Street, 4th Election District

Please be advised that an appeal of the above-referenced case was filed in this office on August 18, 2000, by Peter Zimmerman, on behalf of People's Council. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

A handwritten signature in cursive script, appearing to read "Arnold Jablon/rsj".

Arnold Jablon
Director

AJ:rsj

c: Karl Pick, 409 Main Street, Reisterstown, MD 21136
People's Counsel, M.S. 2010
Arnold Jablon, PDM Director
Zoning Commissioner





Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old CourtHouse
400 Washington Ave.
Towson, MD 21204

(410) 887-2188

PETER MAX ZIMMERMAN
People's Counsel

August 11, 2000

CAROLE S. DEMILIO
Deputy People's Counsel

Arnold Jablon, Director
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Hand-delivered

Re: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
409 Main Street, E/S Main Street,
120' S of c/l Glyndon Dr
4th Election Dist., 3rd Councilmanic
Karl Pick, Petitioner
Case No.: 00-481-XA

Dear Mr. Jablon:

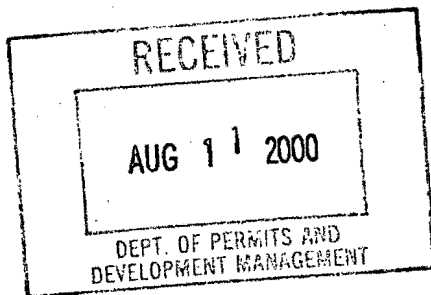
Please enter an appeal of the People's Counsel for Baltimore County to the County Board of Appeals from the Findings of Fact and Conclusions of Law dated July 28, 2000 of the Baltimore County Zoning Commissioner in the above-entitled case.

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Deputy People's Counsel



PMZ/CSD/caf

cc: Steven M. Rosen, Esq., Abramoff, Neuberger & Linder, 250 W. Pratt Street, Suite 800,
Baltimore, MD 21201, Attorney for Petitioner

ABRAMOFF, NEUBERGER AND LINDER, LLP

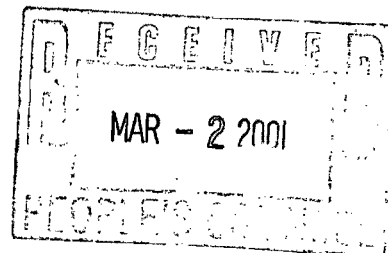
ATTORNEYS AT LAW
SUITE 800
250 WEST PRATT STREET
BALTIMORE, MARYLAND 21201

DAVID B. ABRAMOFF
PATRICK K. AREY
NANCY HAAS
ANILKUMAR J. HOFFBERG
RICHARD S. LEHMANN
RITA A. LINDER
YAAKOV S. NEUBERGER
STEVEN M. ROSEN
COUNSEL
STEPHEN F. BISBEE

(410) 539-8300
TELECOPIER (410) 539-8304

Sender's E-mail address:
srosen@abrneu.com

February 27, 2001



VIA FACSIMILE (410) 887-3182
AND FIRST CLASS MAIL

County Board of Appeals of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204
Attention: Kathleen C. Bianco

Re: In the Matter of: Karl Pick - 409 Main Street, Reisterstown, Maryland
Case No. 00-481-XA

Dear Ms. Bianco:

In accordance with our discussions, on behalf of our client, Karl Pick, we hereby withdraw the Petition for Special Exception and Variance in the above referenced matter. Accordingly, it will not be necessary to hold a hearing for the appeal of the Zoning Commissioner's Order in this case.

Please do not hesitate to call me if you have any questions or require any further information. Thank you for your cooperation and assistance.

Very truly yours,

Steven M. Rosen

SMR:lrb

cc: Karl Pick, D.D.S.
Richard E. Matz, P.E.
Peter Max Zimmerman, Esquire

1441lrb

COLBERT MATZ ROSENFELT, INC.
2835 Smith Avenue Suite G
BALTIMORE, MARYLAND 21209

LETTER OF TRANSMITTAL

(410) 653-3838
FAX (410) 653-7953

TO PEOPLE'S COUNSEL
400 WASHINGTON AVE
TOWSON, MD 21204

DATE	AUGUST 25, 2000	JOB NO.	2000069
ATTENTION	PETER M. ZIMMERMAN		
RE:	409 MAIN STREET		

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1			ZONING CASE 88-264-A
1			SET OF RELEVANT DEEDS
1			RESEARCH SHEET

RECEIVED
AUG 28 2000
PEOPLE'S COUNSEL

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

BUILDING PERMIT 1431-83 COSFD TO DENTAL OFFICE
(WE ARE CHECKING MICROFILM
PERMIT 571-84 PAVING PERMIT

COPY TO STEVE ROSEN, ESQ
DR. KARL PICK

SIGNED: DICK MATZ

If enclosures are not as noted, kindly notify us at once.

409 MAIN STREET

J-15

1. DEEDS TO 1970 (9032/28)
2. ZONING MAPS TO 1980 (PLANNING MAPS)
1980, 1984, 1988, 1992, 1996
OFFICE
4th Floor
NEW COURTS
CHANGE TO R.O. IN 1980
R.O.
3. LOOK UP COMMERCIAL BUILDING PERMITS
BACK TO 1975
(1431-83) 571-84
(COSFO TO DENTAL OFF) (PAVING)
4. LOOK UP PREVIOUS ZONING CASES. FOR
SITE - WE HAVE SIGN 19.
88-264-A WE HAVE

6636 151
5712-96
5577-913

27.25


**Real Property
Information**
**Maryland Department of Assessments and Taxation
Real Property System**
[\[Go Back\]](#)

BALTIMORE COUNTY

[\[Start Over\]](#)

DISTRICT: 04 ACCT NO: 0420045420

Owner Information

Owner Name: PICK KARL

Use: COMMERCIAL

 Mailing Address: 409 MAIN ST
REISTERSTOWN MD 21136-1905

Principal Residence: NO

Transferred

From: FIELDS DAVID A, JR

Date: 01/21/1992 Price: \$1

 Deed Reference: 1) / 9032/ 28
2)

Special Tax Recapture:

* NONE *

Tax Exempt: NO

Location Information [\[View Map\]](#)

Premises Address:

Zoning:

Legal Description:

409 MAIN ST

RO

LT ES MAIN ST

.420 AC

1020 S BOND AVE

Map	Grid	Parcel	Subdiv	Sect	Block	Lot	Group	Plat No:
48	17	220					81	Plat Ref:

Special Tax Areas

Town:

Ad Valorem:

Tax Class:

Primary Structure Data

Year Built:

Enclosed Area:

Property Land Area:

County Use:

0000

2,480 SF

18,295.00 SF

06

Value Information

	Base Value	Current Value	Phase-In Value	Phase-in Assessments	
		As Of	As Of	As Of	As Of
		01/01/1999	07/01/2001	07/01/2000	07/01/2001
Land:	104,290	104,200			
Impts:	136,810	136,100			
Total:	241,100	240,300	240,300	96,120	96,120
Pref Land:	0	0	0	0	0

FEE-SIMPLE DEED -- INDIVIDUAL GRANTOR AND GRANTEE -- 2-12

This Deed, Made this 15th day of October

in the year one thousand nine hundred and seventy-five and between
 ✓ MARY E. TILSCH

of Baltimore County, in the State of Maryland, party

, of the first part, and

✓ GEORGE J. HORVATH, JR.

of Baltimore County, in the State of Maryland, party

of the second part.

Witnesseth, that in consideration of the sum of Five (\$5.00) Dollars, and other good and valuable considerations, the receipt of which is hereby acknowledged,

the said party of the first part

does hereby grant and convey unto the said party of the second part, his personal representatives

heirs and assigns,

in fee simple, all that

lot(s) of ground, situate, lying and being in

Baltimore County

, State of Maryland, and described as follows, that is to say:--

Beginning for the same at a stone heretofore set on the east side of Baltimore and Reisterstown Road (Main Street) and at the end of the south 9-1/2 degrees east 4 perches and 6 links line of the land which by deed dated March 31, 1870 was conveyed by Maria R. Berryman and husband to Lewis Geis, said stone being also the beginning point of the first parcel of land which by deed dated June 18, 1938 and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr., No. 1039, and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 1039, folio 38, was conveyed by Lewis L. Zepp, Widower, to Tilly C. Bates, and being also the beginning point of the land which by deed dated November 10, 1949, and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1791, folio 226, was conveyed by Wm. M. Tracey and wife, to Kenneth P. Andere and wife, of which the land now being described is a part and running thence as now surveyed and with courses referred to the Magnetic Meridian of 1947 and reversing the fourth line of the aforesaid conveyance from Tracey to Anders, south 84 degrees 08 minutes 30 seconds east 201.83 feet to a pipe now set, thence for a division south 2 degrees 50 minutes east 83.44 feet to a pipe now set and to intersect the second line of the aforesaid conveyance from Tracey to Anders, thence binding reversely thereon north 88 degrees 50 minutes west 200.00 feet to an iron bar heretofore set on the east side of the Reisterstown and Baltimore Road, thence binding thereon north 2 degrees 50 minutes west 100.00 feet to the place of beginning. Containing 0.420 acres of land, more or less. The improvements thereon being known as No. 409 Main Street.

THIS DEED, Made this 21st day of December, in the year one thousand nine hundred and seventy-six, by and between GEORGE J. HORVATH, JR., of Baltimore County, State of Maryland, GRANTOR; and ROBERT G. NAGENGAST and TANYA O. WALLACE, of Baltimore County, State of Maryland, GRANTEES.

W I T N E S S E T H, That in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, the said GRANTOR does grant and convey unto the said GRANTEES, as joint tenants and not as tenants in common, their assigns, the survivors and survivor of them, and the survivor's heirs and assigns, in fee simple, all that lot of ground situate, lying and being in the COUNTY OF BALTIMORE, State of Maryland, and described as follows:

BEGINNING for the same at a stone heretofore set on the east side of Baltimore and Reisterstown Road (Main Street) and at the end of the South 9-1/2 degrees East 4 perches and 6 links line of the land which by deed dated March 31, 1870 was conveyed by Maria R. Berryman and husband to Lewis Geis, said stone being also the beginning point of the first parcel of land which by deed dated June 18, 1938 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. No. 1039 folio 38, was conveyed by Lewis L. Zepp, Widower, to Tilly C. Bates, and being also the beginning point of the land which by deed dated November 10, 1949 and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1791 folio 226, was conveyed by William M. Tracey and wife, to Kenneth P. Anders and wife, of which the land now being described is a part and running thence as now surveyed and with courses referred to the Magnetic Meridian of 1947 and reversing the fourth line of the aforesaid conveyance from Tracey to Anders, South 84 degrees 08 minutes 30 seconds East 201.83 feet to a pipe now set, thence for a division South 2 degrees 50 minutes East 83.44 feet to a pipe now set and to intersect the second line of the aforesaid conveyance from Tracey to Anders, thence binding reversely thereon North 88 degrees 50 minutes West 200.00 feet to an iron bar heretofore set on the east side of the Reisterstown and Baltimore Road, thence binding thereon North 2 degrees 50 minutes West 100.00 feet to the place of beginning. Containing 0.420 acres of land, more or less. The improvements thereon being known as No. 409 Main Street.

BEING the same lot of ground described in a Deed dated October 15th, 1975 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5577 folio 913, from Mary E. Tilach unto the said within named GRANTOR.

7-209077
(476)This Deed, MADE THIS 6th day of December

in the year one thousand nine hundred and eighty-three,

by and between

ROBERT G. NACENGAST and TANYA O. WALLACE NACENGAST, his wife,

of Baltimore County, State of Maryland,

of the first part, and

DAVID A. FIELDS, JR. and KARL PICK,

of the second part.

WITNESSETH, That in consideration of the sum of \$115,000.00 being the actual amount of consideration paid or to be paid in connection with this transaction, the receipt of which is hereby acknowledged,

the said ROBERT G. NACENGAST and TANYA O. WALLACE NACENGAST, his wife,

C RC/F 14.00

C T TX 575.00

C DUCS 575.00

DEED 0.00

EHLK JR T 1164.00

NR2112 C001 R02 T09154

12/09/83

do grant and convey to the said DAVID A. FIELDS, JR. and KARL PICK, their

personal representatives/successors and assigns

, in fee simple, all

that lot of ground situate in 4th Election District of Baltimore County,

and described as follows, that is to say:

BEGINNING FOR THE SAME heretofore set on the East side of Baltimore and Reisterstown Road (Main Street) and at the end of the Sout 9-1/2° East 4 perches and 6 links line of the land which by Deed dated March 31, 1870 was conveyed by Maria R. Berryman and husband to Lewis Geis, said stone being also the beginning point of the first parcel of land which by Deed dated June 18, 1938 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. No. 1039, folio 38 was conveyed by Lewis L. Zepp, Widower, to Tilly C. Bates, and being also the beginning point of the land which by Deed dated November 10, 1949 and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1791, Folio 226, was conveyed by William M. Tracey and wife, to Kenneth P. Anders, and wife, of which the land now being described is a part and running thence as now surveyed and with courses referred to the Magnetic Meridian of 1947 and reversing the fourth line of the aforesaid conveyance from Tracey to Anders, South 84° 08' 30" East 201.83 feet to a pipe now set, thence for a division South 2° 50' East 83.44 feet to a pipe now set and to intersect the second line of the aforesaid conveyance from Tracey to Anders, thence binding reversely thereon North 88° 50' West 200.00 feet to an iron bar heretofore set on the East side of the Reisterstown and Baltimore Road, thence binding thereon North 2° 50' West 100.00 feet to the place of beginning, containing 0.420 acres of land, more or less. The improvements thereon being known as No. 409 Main Street.

BEING the same lot or parcel of ground which by Deed dated December 21, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5712 Folio 96 was granted and conveyed by George J. Horvath, Jr., unto Robert G. Nagengast and Tanya O. Wallace, as joint tenants. The aforementioned Tanya O. Wallace having since been married and is now known as Tanya O. Nagengast.

TAX

3
ASS

OF

12/15/83

NO TITLE EXAMINATION

This Deed, Made this 16th day of January
in the year one thousand nine hundred and ninety-two, by and between

✓ DAVID A. FIELDS, JR.,

of Baltimore County, State of Maryland, of the

first part, Grantor, and ✓ KARL PICK, of Baltimore County, State of Maryland,

of the second part, **WITNESSETH:** that in consideration of the sum of \$ 120,000.00,

the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey
all of his right, title and interest in said property,
and assign unto KARL PICK, his personal representatives and assigns, in fee simple,
all that

lot(s) of ground situate in

Baltimore County,

in the State of Maryland, and described as follows, that is to say:

ALL that property situate in Baltimore County, State of Maryland, the improvements thereon being known as No. 409 Main Street, as more particularly described in Schedule A attached hereto and made a part hereof.

C RC/F 14.00
C T TX 600.00
C DOCS 600.00
CC IMP 5.00

DEED 0
SH CLERK 1219.00

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE [Signature] DATE 1-21-92

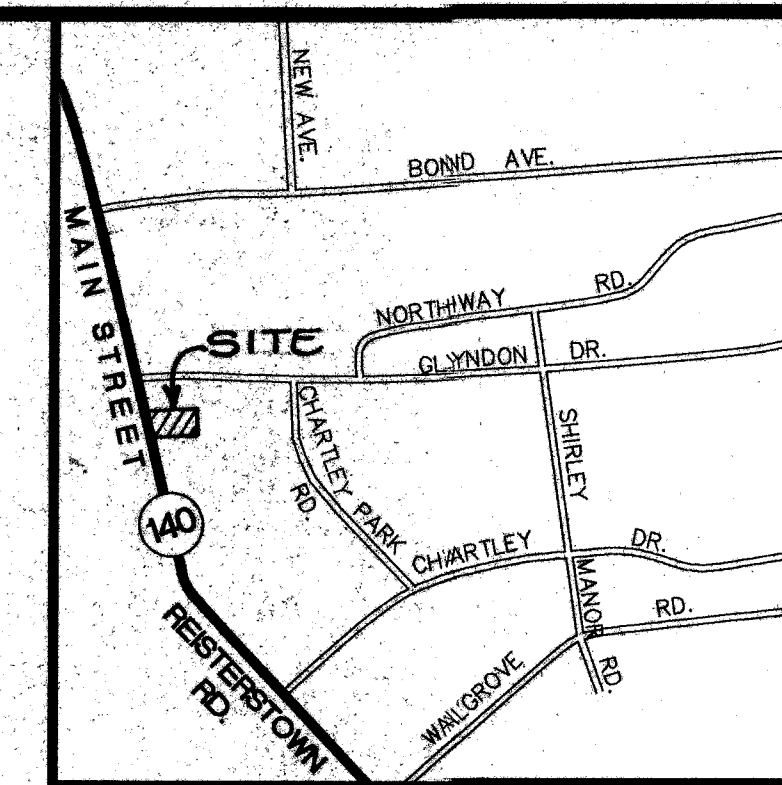
THIS IS TO CERTIFY THAT THE WITHIN
INSTRUMENT WAS PREPARED BY OR
UNDER THE SUPERVISION OF THE
UNDERSIGNED, AN ATTORNEY DULY
ADMITTED TO PRACTICE BEFORE THE
COURT OF APPEALS OF MARYLAND.

Patricia O. P. P. P.
ATTORNEY

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

[Signature] 1-21-92
By Date

14,000



VICINITY MAP

SCALE: 1"=1000'

GENERAL NOTES

- OWNER/DEVELOPER:
DR. KARL PICK
409 MAIN STREET
REISTERSTOWN MD 21136-1905
(410)-833-9330
- SITE DATA:
TAX ACCOUNT NO: 0420045420
DEED REFERENCE: 9032/28

SITE SIZE: NET AREA: 18300 SQ. FT. OR 0.42 AC.
GROSS AREA: 21501 SQ. FT. OR 0.48 AC.
EXISTING ZONING: RO
ZONING MAP NO.: N.W. 15-J
COUNCILMANIC DISTRICT NO. 3
TAX MAP #8, GRID 17, PARCEL 220
- EX. AND PROPOSED USE - MEDICAL OFFICES, CLASS B BUILDING
- EXISTING BUILDING AREA: 2872 SQ. FT.
PROPOSED BUILDING ADDITION: 420 SQ. FT.
TOTAL PROP. BUILDING: 3292 SQ. FT.

FLOOR AREA RATIO:
MAXIMUM FLOOR AREA PERMITTED: 0.33
PROPOSED FLOOR AREA: 3292/21301=0.15
- OFF-STREET PARKING CALCULATIONS:
REQUIRED PARKING: 4.5 SP/1000 SQ.FT. OR 3292/4.5=14.8
OR 15 SPACES

PROPOSED PARKING: 15 SPACES INCLUDING 1 HC.
NO ADDITIONAL SIGNS ARE PROPOSED AS PART OF THIS PLAN.
- ZONING HISTORY:
EXISTING SIGN APPROVED IN ZONING CASE NO-88-264-A,
JUNE 2, 1988.
- PREVIOUS COMMERCIAL PERMIT - NONE ON FILE.
- HEIGHT OF BUILDING IS LESS THAN 35'.

VARIANCES REQUESTED

204.3.B.2.a. To permit, if necessary, a Class B office building containing 100% medical offices in lieu of 25%.

204.3.B.2.b. Or to permit 100% medical offices under this section.

204.4.C.6. To permit 0% amenity open space in lieu of 7% required.

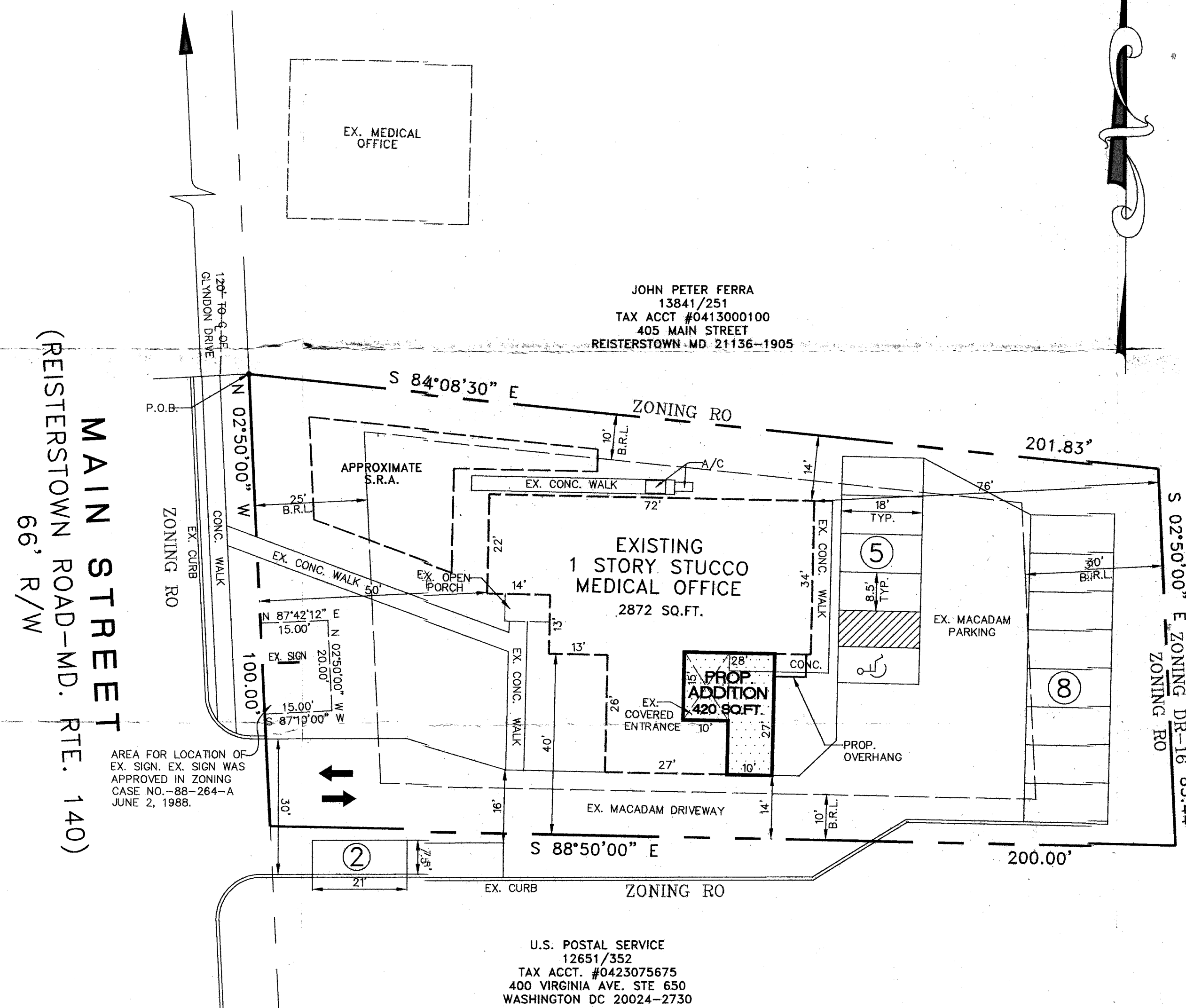
204.4.C.9. To permit a 0' landscape buffer in lieu of the 20' and 10' required, respectively, under a) and b) and to permit any landscaping deficiencies existing in lieu of those set forth in the Baltimore County Landscape Manual.

409.4. To permit parking spaces along a driveway in lieu of an aisle and to allow a 16' wide two-way movement in lieu of 20' required.

409.5. To permit 13 parking spaces in lieu of the required 15.

SPECIAL EXCEPTION

To approve a Class B office building with 100% medical offices in an RO zone.



U.S. POSTAL SERVICE
ATTN: V. LIBERTO
5367/472
TAX ACCT. #1600010165
900 E. FAYETTE STREET RM 512
BALTIMORE MD 21233-9998

U.S. POSTAL SERVICE
12651/352
TAX ACCT. #0423075675
400 VIRGINIA AVE. STE 650
WASHINGTON DC 20024-2730

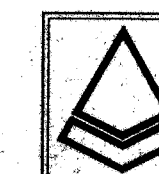
PLAN TO ACCOMPANY SPECIAL
EXCEPTION AND VARIANCE HEARING

409 MAIN STREET

4th 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



SCALE: 1" = 20'	DATE: MAY 10, 2000
JOB NO.: 20000089	DESIGNED: EVT
DRAWN: EVT	CHECKED: REM
FILE: 20000089PER.DWG	DRAWING NUMBER: P-1
NO. DATE	REVISIONS:
BY: SHEET 1 OF 1	

PLOTTED 5/12/00 (EVT)