

IN RE: PETITION FOR SPECIAL HEARING
E/S Reisterstown Road, 120' S of the c/l
Glyndon Drive
(409 Main Street)
4th Election District
3rd Council District

Karl Pick
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-111-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Dr. Karl Pick, through his attorney, Steven M. Rosen, Esquire. The Petitioner requests a special hearing to affirm the continuation of an existing nonconforming use of the subject property as a medical office building, including existing parking, in accordance with Section 104.1 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and relief requested are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Dr. Karl Pick, property owner, Richard E. Matz, Professional Engineer who prepared the site plan for this property, and Steven M. Rosen, Esquire, attorney for the Petitioner. Also appearing was Peter Max Zimmerman, People's Counsel for Baltimore County. There were no Protestants or other interested persons present.

This Zoning Commissioner is familiar with the subject property by virtue of prior Case No. 00-481-XA. In that case, the Petitioner came before me seeking special exception relief for a Class B Office Building with 100% medical office use. By Order dated July 28, 2000, I granted a special exception for a Class B office building with medical office uses in excess of 25% of the adjusted gross floor area. I also granted certain variance relief and dismissed, as moot, an alternate request for special exception. As noted in that case, the subject property is a rectangular shaped parcel containing a gross area of 0.48 acres, more or less, zoned R.O. The property has frontage

ORDER RECEIVED FOR FILING

Date

By

11/17/06
Rps

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 building. 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 building is located to the rear of the subject property. Another medical office building is located on the north side of the subject site.

In any event, a timely appeal was taken of my Order in Case No. 00-481-XA by the Office of People's Counsel to the County Board of Appeals. People's Counsel initiated this appeal, apparently taking the position that variance relief from the 25% maximum medical office limitation is legally impermissible. Specifically, that office believes that such a variance is, in effect, a use variance and, thus, not allowed, pursuant to the Baltimore County Code and the B.C.Z.R.

Rather than argue the merits of that position before the County Board of Appeals, People's Counsel and the Petitioner have generally reached agreement as to the appropriate avenue for the Petitioner to proceed with his plans. Specifically, Dr. Pick proposes the construction of a 420 sq.ft. addition to the existing building. Testimony offered both in the earlier hearing and in the instant case was that Dr. Pick has owned the property since 1983 and at that time, the building was used for storage purposes. 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 medical practices, a small addition is proposed to the rear of the existing building to provide a separate area for one of the practitioners. Although People's Counsel does not object to the existing and proposed use of the building, or the proposed addition, they do not believe that relief can be granted as provided in the prior case.

Testimony and evidence was offered in the instant case that the subject property is a nonconforming use, as defined in Section 101 of the B.C.Z.R. and regulated in Section 104

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Date 11/17/00
By [Signature]

thereof. A nonconforming use is defined in Section 101 of the B.C.Z.R. as, "a legal use that does not conform to a use regulation for the zone in which it is located or to a special regulation applicable to such a use." In essence, the nonconforming use designation is utilized to "grandfather" an otherwise illegal use. As noted above, nonconforming uses are regulated in Section 104 of the B.C.Z.R. That Section essentially provides that nonconforming uses can continue for so long as the use has not been abandoned or discontinued for more than one year. Limitations are also provided as to the expansion of a nonconforming use.

As noted above, the subject property is zoned R.O. Testimony and evidence offered established that the R.O. zone was created in Baltimore County in 1980. Under the original R.O. regulations, there was no limitation on the percentage of medical offices that could occupy a specific property. In 1988, the zoning regulations were amended and the 25% limitation on medical offices in the R.O. zone was adopted. Thus, the question presented is whether the subject property is nonconforming as it relates to the 25% limitation adopted by the Baltimore County Council in amending the zoning regulations in 1988.

The uncontradicted testimony and evidence offered is that Dr. Pick acquired the subject property in 1983. By 1984, his renovations were completed and the building was used exclusively (i.e., 100%) as medical offices. That use has continued without interruption since that time. Copies of the relevant regulations were submitted at the hearing, as was proof of Dr. Pick's renovations in 1983/84 and the uninterrupted use of the property entirely for medical offices since that time.

Based upon the undisputed testimony and evidence offered, I am persuaded that the subject building is a Class A office building, as defined in Section 101 of the B.C.Z.R. That definition essentially provides that a building originally constructed as a dwelling and thereafter converted by proper permit to an office building, without external enlargement, is a Class A office building. Indeed, the subject building was originally used as a dwelling and was subsequently converted by proper permit to house Dr. Pick's medical offices.

Having determined that the building has been a Class A office building since 1984, then the nonconforming use of the structure for 100% medical offices is therefore permitted. Clearly,

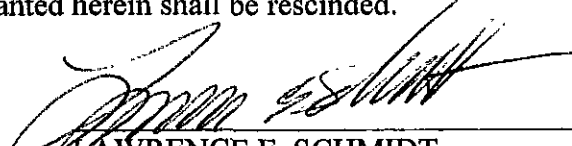
the property was utilized for 100% medical offices prior to the adoption of the amendment to County law in 1988. Moreover, pursuant to Section 104.3 of the B.C.Z.R., the building may be expanded up to 25% of its square footage. Testimony and evidence presented was that the proposed 420 sq.ft. addition represents approximately 14.26% of the existing floor area. Thus, the proposed expansion is permitted by law.

For these reasons, the Petition for Special Hearing shall be granted. I am satisfied, based upon the testimony and evidence presented, that the subject structure is a Class A office building and that its entire use for medical offices is nonconforming. In accordance with Section 104.3 of the B.C.Z.R., the proposed addition is permissible. It is understood that upon the granting of this special hearing relief, the Petitioner will withdraw the pending Petitions at the Board of Appeals in Case No. 00-481-XA.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of November, 2000 that the Petition for Special Hearing to affirm the continuation of an existing nonconforming use of the subject property as a Class A medical office building, including existing parking, in accordance with Section 104.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), and 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 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.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 11/17/00
By [Signature]



Baltimore County
Zoning Commissioner

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

November 17, 2000

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

RE: PETITION FOR SPECIAL HEARING
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. 01-111-SPH

Dear Mr. Rosen:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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 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. Karl Pick
409 Main Street, Reisterstown, Md. 21136
Mr. Richard E. Matz, Colbert Matz Rosenfelt, Inc.
2835 Smith Avenue, Suite G, Baltimore, Md. 21209
People's Counsel; Case File





Petition for Special Hearing

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 Special Hearing under 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commission should approve

To affirm the continuation of an existing non-conforming use, including existing parking, in accordance with Sec. 104.1, B.C.Z.R.

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

I, or we, agree to pay expenses of above Special Hearing, 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:

Steven M. Rosen, Esq.

Name - Type or Print

Signature

Abramoff, Neuberger & Linder

Company

250 W. Pratt St., Suite 800

410-539-8300

Address

Telephone No.

Baltimore, Md.

MD 21201

State Zip Code

Legal Owner(s):

Karl Pick

Name - Type or Print

Signature

Name - Type or Print

Signature

409 Main St.

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

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/2 hrs

UNAVAILABLE FOR HEARING

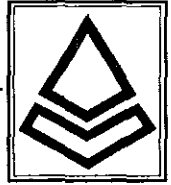
Reviewed By [Signature] Date 9-7-00

ORDER RECEIVED FOR PERMITS
Date 11/17/00
By [Signature]

No. 01-111-SPH

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

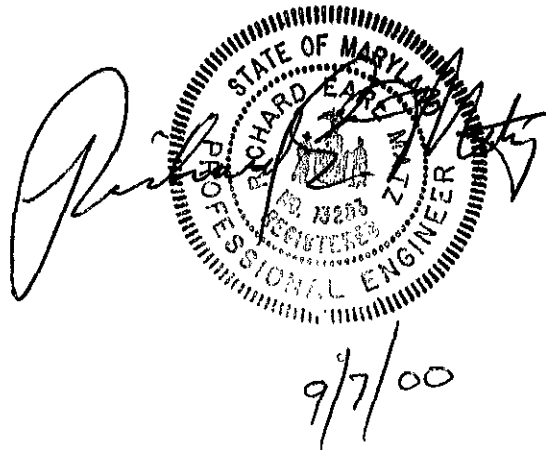


ZONING DESCRIPTION 409 MAIN STREET

Beginning at a point on the east side of Reisterstown Road which is 66 feet wide, at the distance of 120 feet from the centerline of Glyndon Drive which is 60 feet wide.

South 84°08'30" East 201.83 ft.;
South 2°50'00" East 83.44 ft.;
North 88°50'00" West 200.00 ft.; and thence,
North 2°50'00" West 100.00 ft to the place of beginning.

As recorded in Deed Liber No. 9032, Folio No. 28 and containing 18,295 square feet (0.42 acre). Also known as 409 Main Street and located in the 4th Election District, 3rd Councilmanic District.



#111

01-111-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

01-111-SPH
No. *96620*

DATE *9-7-00* ACCOUNT *P-001-6130*
AMOUNT \$ *250.00*

RECEIVED FROM: *Dy. K. Fick*

FOR: *Commercial Special Planning Filing Fee*
at 909 Main St. (21136)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

[Faint, mostly illegible text from a stamp or form, possibly containing dates and administrative markings.]

01-111-SPH

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #01-111-SPH
409 Main Street
ES of Reisterstown Road,
120 feet from centerline
Glyndon Drive
4th Election District
3rd Councilmanic District
Legal Owner(s): Karl Pick
Special Hearing: to affirm
continuation of existing
non-conforming use (ex-
isting parking) in accor-
dance with Sec. 104.1,
B.C.Z.R.

**Hearing: Tuesday, October
24, 2000 at 10:00 a.m. in
Room 108, Baltimore
County Office Building, 111
W. Chesapeake Avenue.**

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

JT/10/749Oct.17 C428054

CERTIFICATE OF PUBLICATION

TOWSON, MD, 10/19/, 2000

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 10/17/, 2000.

S. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

**NOTICE OF ZONING
HEARING**

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Case: #01-111-SPH
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120 feet from centerline
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isting parking) in accor-
dance with Sec. 104.1,
B.C.Z.R.
Hearing: Tuesday, October
17, 2000 at 2:00 p.m. in
Room 407, County Courts
Building, 401 Bosley Ave-
nue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

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Please Contact the Zoning
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Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

9/242 Sept, 28 C422336

CERTIFICATE OF PUBLICATION

TOWSON, MD, 9/28/, 2000

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 9/28/, 2000.

J. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE-SCH.

RE: Case No.: 01-111-SPHPetitioner/Developer: MATE, ETALDate of Hearing/Closing: 10/24/00

REPOST.

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #409 MAIN ST.

The sign(s) were posted on

10/4/00
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 10/5/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

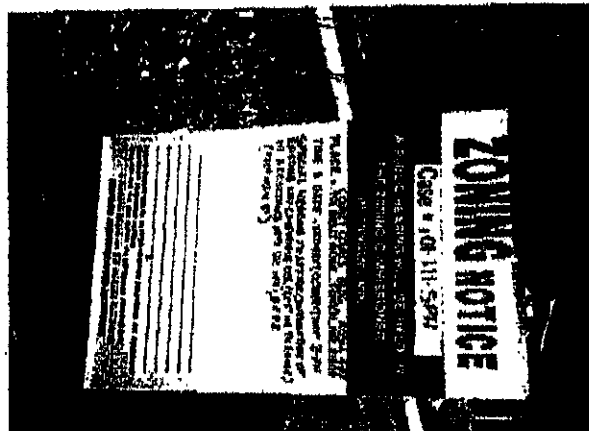
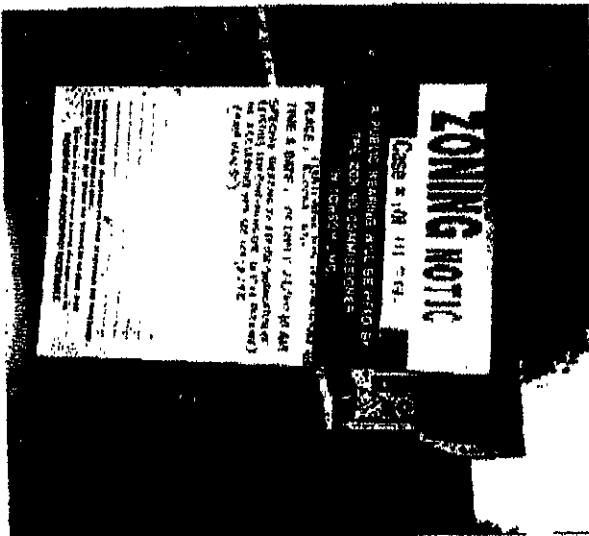
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



RE: PETITION FOR SPECIAL HEARING
409 Main Street, NE/S Reisterstown Rd (Main St),
120' SE of c/l Glyndon Dr
4th Election District, 3rd Councilmanic

Legal Owner: Karl Pick
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-111-SPH

* * * * *

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

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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 29th day of September, 2000 a copy of the foregoing Entry of Appearance was mailed to Steven M. Rosen, Esq., Abramoff, Neuberger & Linder, 250 W. Pratt Street, Suite 800, Baltimore, MD 21201, attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 28, 2000 Issue -- Jeffersonian

Please forward billing to:

Dr. Karl Pick
409 Main Street
Reisterstown, MD 21136

410 833-9330

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-111-SPH

409 Main Street

ES of Reisterstown Road, 120 feet from centerline Glyndon Drive

4th Election District -- 3rd Councilmanic District

Legal Owner: Karl Pick

Special Hearing to affirm continuation of existing non-conforming use (existing parking) in accordance with Sec. 104.1, B.C.Z.R.

CORRECTION

HEARING: Tuesday, October 24, 2000, at 10.00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

September 29, 2000

RESCHEDULE NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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4th Election District – 3rd Councilmanic District
Legal Owner: Karl Pick

Special Hearing to affirm continuation of existing non-conforming use (existing parking) in accordance with Sec. 104.1, B.C.Z.R.

HEARING: Tuesday, October 24, 2000, at 10:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue



GDZ

Arnold Jablon
Director

C: Karl Pick, 409 Main Street, Reisterstown 21136
Steven M. Rosen, Esquire, Abramoff, Neuberger & Linder, 250 W. Pratt St.,
Suite 800, Baltimore 21201
Richard E. Matz, P.E., Colbert, Matz, Rosenfelt, Inc., 2835 Smith Avenue,
Suite G, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY: SEPTEMBER 29, 2000.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

September 15, 2000

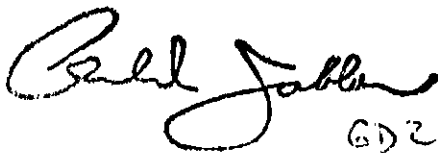
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4th Election District – 3rd Councilmanic District
Legal Owner: Karl Pick

Special Hearing to affirm continuation of existing non-conforming use (existing parking) in accordance with Sec. 104.1, B.C.Z.R.

HEARING: Wednesday, October 17, 2000, at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



GDZ

Arnold Jablon
Director

C: Karl Pick, 409 Main Street, Reisterstown 21136
Steven M. Rosen, Esquire, Abramoff, Neuberger & Linder, 250 W. Pratt St.,
Suite 800, Baltimore 21201
Richard E. Matz, P.E., Colbert, Matz, Rosenfelt, Inc., 2835 Smith Avenue,
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TO: PATUXENT PUBLISHING COMPANY
Thursday, September 28, 2000 Issue – Jeffersonian

Please forward billing to:

Dr. Karl Pick
409 Main Street
Reisterstown, MD 21136

410 833-9330

NOTICE OF ZONING HEARING

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ES of Reisterstown Road, 120 feet from centerline Glyndon Drive

4th Election District – 3rd Councilmanic District

Legal Owner: Karl Pick

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HEARING: Wednesday, October 17, 2000, at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

GDZ

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 01-111-SPH

Petitioner: Karl Pick

Address or Location: 409 Main St., Reisterstown, Md., 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: DR. Karl Pick

Address: Same

Telephone Number: (410) 833-9330

Revised 2/20/98 - SCJ

01-111-SPH



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:

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



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
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



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

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

TK7.
10/17
10/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 25, 2000

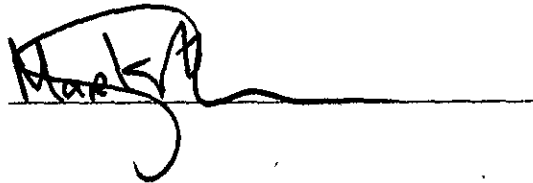
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

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

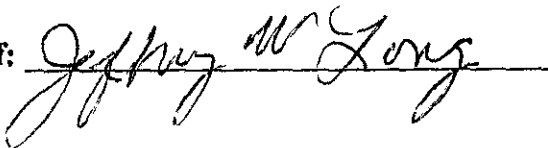
The Office of Planning has reviewed the above referenced case and has no comments to offer.

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

5-45



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

10/13

TO DICK MATZ
410 653 7953

FROM GEORGE

410 887 3391

Copy of Reschedule letter,
sent correction to Patuxent Publishing.

George

10/13

TO DR. KARL PICK

410 761 8709

FROM GEORGE

410 887 3391

Enclosed is copy of reschedule letter,

George

10/13

TO SUSAN

410 825 4278

FROM GEORGE

410 887 3391

Another correction, this must have
been my off week.
need Tuesday 10/17 copy

Thanks.

George

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 DCS 600.00
CC IMP 5.00

DEED 0
SH CLERK 1219.00

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'Leary
ATTORNEY

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE AT DATE 1-21-92

Exhibit _____
Deed from
David Fields
to
Karl Pick
Jan 16, 1992

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

AT 1-21-92
by _____ Date _____

14600

waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

LIB 9032 PAGE 029

To have and to hold the said described lot(s) of ground and premises, unto and to the use of the said KARL PICK, his personal representatives and assigns, forever in fee simple.

And the said Grantor covenants to warrant specially the property hereby granted and conveyed; and to execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hand(s) and seal(s) of said grantor(s)

WITNESS:

Patricia Farley

David A. Fields, Jr. (SEAL)
DAVID A. FIELDS, JR.

(SEAL)

STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 16th day of January, 19 92,
before me, a Notary Public of the State aforesaid, personally appeared
DAVID A. FIELDS, JR.

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, who signed the same in my presence, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.

NOTARY'S SEAL
HERE

Patricia Farley
Notary Public.

My commission expires 8/1/92

SCHEDULE A

BEGINNING FOR THE SAME heretofore set on the East side of Baltimore and Reisterstown Road (Main Street) and at the end of the South $9-1/2^{\circ}$ 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 $84^{\circ} 08' 30''$ East 201.83 feet to a pipe now set, thence for a division South $2^{\circ} 50'$ 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 $88^{\circ} 50'$ West 200.00 feet to an iron bar heretofore set on the East side of the Reisterstown and Baltimore Road, thence binding thereon North $2^{\circ} 50'$ 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 property described in a Deed from Robert G. Nagengast and Tanya O. Wallace Nagengast, his wife, to David A. Fields, Jr. and Karl Pick, dated December 6, 1983 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 6636, folio 161.

7-204077
(476)

Petitioner
No 1

This Deed, MADE THIS 6th day of December

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

by and between

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

C RC/F 14.00
C T TX 575.00
C UNCS 575.00

DEED
EPK JR T 1164.00
NO2112 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 Scout 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.

EX. 511
Deed from
Nagengasts to
David Fields + Karl Pick
Dec 6, 1983

ASS. 2/5/83

6059-184000-20854

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND To HOLD the said described lot

of ground and premises to the said

DAVID A. FIELDS, JR. and KARL PICK, their

personal representatives/successors

and assigns

, in fee simple.

AND the said part ~~ies~~ of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hand s and seals of said grantors.

Test:

Elmer H. Kahline

Robert G. Nacengast (SEAL)
ROBERT G. NACENGAST

Tanya O. Wallace Nacengast (SEAL)
TANYA O. WALLACE NACENGAST

STATE OF MARYLAND, BALTIMORE ^{City} ~~County~~ to wit:

I HEREBY CERTIFY, That on this ^{6th} day of December, in the year one thousand nine hundred and eighty-three, before me,

the subscriber, a Notary Public of the State aforesaid, personally appeared ROBERT G. NACENGAST and TANYA O. WALLACE NACENGAST, his wife,

known to me (or satisfactorily proven) to be the person s whose name s ~~XX~~are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Whe. Sr.
Notary Public

My Commission expires:

July 1, 1986

954
DEC 9 1983
See'd for record
Per Elmer H. Kahline, Jr.
Mail to Passer
Receipt No. 1400

1431-83

DISTRICT 4

LOCATION: 409 Main St.

USE: CO SFD to Dental Office

OWNER: Dr. Karl Pick

571-84

DISTRICT 4

LOCATION: 409 Main St.

USE: Paving

OWNER: Dr. Karl Pick

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
LEGISLATIVE SESSION 1988, LEGISLATIVE DAY NO. 6

BILL NO. 37-88

MS. BARBARA F. BACHUR, COUNCILWOMAN

BY THE COUNTY COUNCIL, MARCH 21, 1988

A BILL ENTITLED

AN ACT concerning

Zoning Regulations - Hospitals and Nursing Homes

FOR the purpose of revising the definitions of certain types of health care facilities; permitting nursing homes in all types of Planned Unit Developments; exempting the reconstruction of certain nursing homes from RIA requirements; providing a definition of a medical office and of a medical clinic; authorizing the location of a medical office in certain zones and under certain conditions; authorizing the location of a medical clinic in business and manufacturing zones; prohibiting their location in residential or residential office zones; permitting an ambulatory surgical facility by Special Exception; and generally relating to the regulation of health care facilities in Baltimore County.

BY repealing

Section 101 - Definitions, the definition of "Hospital" and "Convalescent Home" and Section 407

Baltimore County Zoning Regulations, as amended

BY adding

Section 101 - Definitions, the definition of

"Ambulatory Surgical Facility (or Center)",
"Hospital", "Nursing Home", "Medical Clinic",
"Medical Office", and "Medical Practitioner"
and Section 408A

BY repealing and re-enacting, with amendments,

Section 101 - Definitions, the definition of "office" and "Office Building, Class B", and

Sections 1A01.2.C.12., 1A02.2.B.16., 1A02.2.B.17., 1A04.2.A.5.,

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike-out~~ indicates matter stricken from bill.
Underlining indicates amendments to bill.

Bill
limiting to
25% -
almost 4
years
later

1A04.2.B.10., 1B01.1.A.9., 1B01.B.1.c.12., 200.2.A.3.,
200.2.B.2., 201.2.A.3., 201.2.B.2., 203.3.A.2, 203.3.B.2.,
204.3.A.2., 205.3.A.1., 207.3.A.4, 230.9, 236.4, 241.1, 253.1,
430.2.D.4., 430.3.D.4., and 430.4.D.4.

Baltimore County Zoning Regulations, as amended

WHEREAS, the Baltimore County Council has received a final
report from the Planning Board concerning the subject legislation and
has held a public hearing thereon, now therefore

1. SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2. COUNTY, MARYLAND, that Section 101-Definitions, the definitions of
3. "Hospital" and "Convalescent Home" and Section 407 of the Baltimore
4. County Zoning Regulations, as amended, be and they are hereby repealed.

5. SECTION 2. AND BE IT FURTHER ENACTED, that Section 101 -
6. Definitions, the definitions of "Ambulatory Surgical Facility (or
7. Center)", "Hospital", "Nursing Home", "Medical clinic", "Medical
8. office", and "Medical Practitioner", and Section 408A be and they are
9. hereby added to the Baltimore County Zoning Regulations, as amended, to
10. read as follows:

11. Section 101 - Definitions

12. AMBULATORY SURGICAL FACILITY (OR CENTER). ANY ENTITY OR PART
13. THEREOF WHICH OPERATES PRIMARILY FOR THE PURPOSE OF PROVIDING SURGICAL
14. SERVICES TO PATIENTS NOT REQUIRING HOSPITALIZATION AND WHICH IS
15. REGULATED BY THE STATE AS A HEALTH CARE FACILITY.

16. HOSPITAL: AN INSTITUTION WHICH IS LICENSED AS A HOSPITAL BY
17. THE STATE AND WHICH RECEIVES INPATIENTS AND PROVIDES MEDICAL, SURGICAL,
18. PSYCHIATRIC OR OBSTETRICAL CARE. THIS TERM INCLUDES ANY HEALTH-RELATED
19. FACILITIES WHICH ARE ESTABLISHED IN CONNECTION WITH A HOSPITAL AND ARE
20. LOCATED ON THE SAME SITE AS THE HOSPITAL. SUCH HEALTH-RELATED
21. FACILITIES SHALL INCLUDE, BUT NOT BE LIMITED TO, DIAGNOSTIC FACILITIES,
22. REHABILITATION CENTERS, LABORATORIES, TRAINING FACILITIES, OUTPATIENT
23. CARE FACILITIES, FACILITIES FOR CHRONIC OR CONVALESCENT CARE AND
24. ELDERLY HOUSING FACILITIES.

1. NURSING HOME: (FORMERLY CONVALESCENT HOME): A FACILITY WHICH
2. PROVIDES BOARD, SHELTER, AND NURSING CARE TO CHRONIC OR CONVALESCENT
3. PATIENTS. THIS TERM ALSO INCLUDES FACILITIES WHICH PROVIDE DOMICILIARY
4. CARE WITHIN A NURSING HOME.

5. ~~MEDICAL CLINIC: A PLACE FOR THE TREATMENT OF OUTPATIENTS BY~~
6. ~~ONE OR MORE MEDICAL PRACTITIONERS, INCLUDING, BUT NOT LIMITED TO,~~
7. MEDICAL CLINIC: THE TERM INCLUDES SURGICAL CENTERS, AMBULATORY
8. CARE CENTERS, DIAGNOSTIC CENTERS, BIRTHING CENTERS AND DIALYSIS
9. SATELLITE UNITS. THE TERM DOES NOT INCLUDE AMBULATORY SURGICAL
10. FACILITIES.

11. MEDICAL OFFICE: A PLACE FOR THE TREATMENT OF OUTPATIENTS BY
12. ONE OR MORE MEDICAL PRACTITIONERS. THIS TERM DOES NOT INCLUDE A
13. VETERINARIAN'S OFFICE, MEDICAL CLINIC, ~~SURGICAL CENTER,~~
14. AMBULATORY CARE CENTER, DIAGNOSTIC CENTER, BIRTHING CENTER, OR DIALYSIS
15. SATELLITE UNIT. THE TERM DOES NOT INCLUDE AMBULATORY SURGICAL
16. FACILITIES.

17. MEDICAL PRACTITIONER: A PHYSICIAN, DENTIST, OPTOMETRIST,
18. CHIROPRACTOR, PODIATRIST, PSYCHOLOGIST, PHYSICAL THERAPIST, NURSE, OR
19. OTHER SIMILAR HEALTH PROFESSIONAL LICENSED BY THE STATE.

20. Section 408A - AMBULATORY SURGICAL FACILITY (OR CENTER)

21. NOTWITHSTANDING ANY OTHER PROVISIONS OF THESE REGULATIONS, AN
22. AMBULATORY SURGICAL FACILITY IS PERMITTED BY SPECIAL EXCEPTION IN ALL
23. ZONES OF THE COUNTY EXCEPT D.R., R.O. AND R.C. ZONES.

24. SECTION 3. AND BE IT FURTHER ENACTED, that Section 101 -
25. Definitions, the definition of "office" and "Office Building, Class B",
26. and Sections 1A01.2.C.12., 1A02.2.B.16., 1A02.2.B.17., 1A04.2.A.5.,
27. 1A04.2.B.10., 1B01.B.1.C.12., 200.2.A.3., 200.2.B.2., 201.2.A.3,
28. 201.2.B.2., 203.3.A.2., 203.3.B.2, 204.3.A.2., 205.3.A.1, 207.3.A.4,
29. 230.9, 236.4., 241.1, 253.1, 430.2.D.4., 430.3.D.4., and 430.4.D.4. of

1. the Baltimore County Zoning Regulations, as amended, be and they are
2. hereby repealed and re-enacted, with amendments, to read as follows:

3. OFFICE: The term "office" does not include a bank, a post
4. office, a veterinarian's office, nor an establishment where merchandise
5. is stored on or sold from the premises. THE TERM DOES INCLUDE A
6. MEDICAL OFFICE.

7. Office building, Class B: A principal building that-

8. 1. Is devoted primarily to office use (, clinic or
9. group-medical-center use (including the practice of dentistry),) or
10. opticians' (or optometrists') establishments;

11. 2. Is not attached to any other building;

12. 3. Is the only building on the lot on which it is
13. situated, other than accessory storage for maintenance buildings,
14. or, if a conversion from a Class A office building, those existing
15. buildings which were accessory to the Class A office building;

16. 4. Together with any accessory buildings, has a floor area
17. ratio of no more than 0.5; and

18. 5. Is no higher than 35 feet. (Bill No. 13, 1980.)

19. Section 1A01 - R.C. 2 Zones

20. 1A01.2 - Use Regulations

21. C. Uses permitted by Special Exception,

22. 12. Offices for agriculture - related uses (;
23. physicians' or dentists' offices as principal uses)

24. Section 1A02 - R.C. 3 Zones

1. 1A02.2 - Use Regulations
2. B. Uses permitted by Special Exception.
3. 16. (Nursing homes,) Convalescent homes (or
4. sanitariums)
5. (17. Physicians' or dentists' offices)
6. Section 1A04 - R.C. 5 Zone
7. 1A04.2 - Use Regulations
8. A. Uses permitted as of right.
9. (5. Hospitals)
10. B. Uses permitted by Special Exception.
11. (10. Office of doctor or dentist)
12. Section 1B00 - D.R. Zones
13. 1B01.1.A. Uses Permitted as of Right
14. 9. Hospitals ((see Section 407))
15. 1B01.1.B.1.c. Exceptions to residential transition.
16. 12. NOTWITHSTANDING THE PROVISIONS OF SECTION 104, THE
17. RECONSTRUCTION OF AN EXISTING NURSING HOME WHICH IS DESTROYED BY FIRE
18. OR OTHER CASUALTY. HOWEVER, SUCH RECONSTRUCTION MAY NOT INCREASE THE
19. SIZE OR GROUND FLOOR AREA OF THE STRUCTURE OR ALTER THE LOCATION OR USE
20. OF THE STRUCTURE.

1. Section 200 - R.A.E.1 Zones

2. 200.2

3. A. Uses Permitted

4. 3. The following retail or service uses, in any
5. apartment building of 50 or more dwelling units, subject to the
6. limitations of Paragraph B:

7. (4. Chiropodists' offices

8. 5. Clinics or group medical centers (including the
9. practice of dentistry))

10. 13. Opticians' (or optometrists') offices

11. B. Supplementary Use Regulations.

12. 2. No individual use permitted under Subparagraph A.3
13. shall occupy more than 600 square feet of gross floor area; except,
14. however, that this limitation shall not apply to the following:

15. (Clinics or group medical centers;)

16. Food stores, which shall not, however, occupy more than
17. 5,000 square feet of floor area in any building;

18. Restaurants.

19. Section 201 - R.A.E.2 Zones

20. 201.2

21. A. Uses Permitted

1. 3. The following retail or service uses, in any
2. apartment building of 50 or more dwelling units, subject to the
3. limitations of Paragraph B:

4. 17. Chiropodists' offices

5. 8. Clinics or group medical centers (including the
6. practice of dentistry))

7. 18. Opticians' (or optometrists') offices

8. B. Supplementary Use Regulations.

9. 2. No individual use permitted under Subparagraph A.3
10. shall occupy more than 1000 square feet of gross floor area; except,
11. however, that this limitation shall not apply to the following:

12. Banks, building and loan associations, and similar
13. chartered financial institutions;

14. (Clinics and group medical centers;) Food stores, which
15. shall not, however, occupy more than 5000 square feet of floor area;

16. Restaurants.

17. Section 203 - RO Zones

18. 203.3 Use Regulations

19. A. Uses Permitted As of Right.

20. 2. Class A office buildings CONTAINING OFFICES OR
21. MEDICAL OFFICES and their accessory uses including parking, EXCEPT
22. THAT NO MORE THAN 25% OF THE TOTAL ADJUSTED GROSS FLOOR AREA OF THE
23. OFFICE BUILDING MAY BE OCCUPIED BY MEDICAL OFFICES.

1. B. Uses Permitted by Special Exception

2. 2. Class B office buildings CONTAINING OFFICES OR
3. MEDICAL OFFICES, EXCEPT THAT NO MORE THAN 25% OF THE TOTAL ADJUSTED
4. GROSS FLOOR AREA OF THE OFFICE BUILDING MAY BE OCCUPIED BY MEDICAL
5. OFFICES. A CLASS B OFFICE BUILDING IN EXISTENCE PRIOR TO THE
6. EFFECTIVE DATE OF THIS LEGISLATION WITH MEDICAL OFFICES IN EXCESS OF
7. 25% OF THE TOTAL ADJUSTED GROSS FLOOR AREA IS A CONFORMING USE IF IT
8. IS IN COMPLIANCE WITH THE TERMS OF ITS SPECIAL EXCEPTION. SUCH AN
9. OFFICE BUILDING MAY BE EXPANDED IF THE EXPANSION MEETS THE CURRENT
10. PARKING REQUIREMENTS FOR MEDICAL OFFICES.

11. Section 204 - 0-1 Zones

12. 204.3 Use Regulations

13. A. Uses permitted as of right

14. 2. Class A, Class B, or Class C office buildings
15. CONTAINING OFFICES, MEDICAL OFFICES, OR MEDICAL CLINICS.

16. Section 205 - 0-2 Zones

17. 205.3 Use Regulations

18. A. Uses permitted as of right

19. 1. Class A, Class B or Class C(,) office buildings
20. CONTAINING OFFICES, MEDICAL OFFICES, OR MEDICAL CLINICS

21. Section 207 - O.T. Zone

22. 207.3 Permitted Uses

23. A. Principal Uses

1. 4. Hospital (, clinics, or group medical centers
2. (including the practice of dentistry))
3. B.L. Zone - Business, Local
4. Section 230
5. The following uses only are permitted (See section 230.12):
6. 230.9
7. MEDICAL CLINIC
8. B.R. Zone - Business, Roadside
9. Section 236 - Use Regulations
10. 236.4 - Special Exceptions
11. (Hospital, Class B (see Section 407);)
12. M.R. Zone - Manufacturing Restricted
13. 241.1 - The following uses are permitted, provided their
14. operations are entirely within enclosed buildings except where approval
15. of the development plan indicates otherwise:
16. Office and office buildings AND MEDICAL CLINIC;
17. M.L. Zone - Manufacturing, Light
18. 253.1 - Uses permitted as of right. The uses listed in this
19. subsection, only, shall be permitted as of right in M.L. zones, subject
20. to any conditions hereinafter prescribed.

1. 33. Offices or Office Buildings OR MEDICAL CLINICS
2. Section 430 - Unit Developments
3. 430.2 - Neighborhood Development
4. D. Uses permitted.
5. 4. Institutions; churches; private schools; NURSING
6. HOMES.
7. 430.3 - Community Developments
8. D. Uses permitted.
9. 4. The following institutional uses:
10. 4. NURSING HOMES.
11. 430.4 - Town Developments
12. D. Use Regulations
13. 4. The following institutional uses:
14. 4. NURSING HOMES.
15. Section 4. And be it further enacted, that this Act shall take
16. effect forty-five days after its enactment.

BILL NO. 151-88

MS. BARBARA F. BACHUR, COUNCILWOMAN

BY THE COUNTY COUNCIL, OCTOBER 3, 1988

A BILL ENTITLED

AN ACT concerning

Residential - Office Zone

FOR the purpose of amending the Baltimore County Zoning Regulations and the Baltimore County Development Regulations in order to generally revise the R-O Zoning classification relating to the conditions and requirements imposed upon the conversion of certain types of buildings, and generally relating to the permitted uses, conditions, restrictions, limitations, and requirements imposed upon uses in R-O Zones in Baltimore County.

BY repealing and re-enacting, with amendments,

Section 101 - the definitions of "Building Height" and "Office Building, Class B"

Baltimore County Zoning Regulations, as amended.

BY adding

Section 101 - alphabetically, the definition of "Principal Arterial"

Baltimore County Zoning Regulations, as amended.

BY repealing and re-enacting, with amendments,

Sections 203.2, 203.3, 203.4, 203.6, 204.4.B., 205.4.C.,
and 409.7B

Baltimore County Zoning Regulations, as amended.

BY adding

Section 502.8

Baltimore County Zoning Regulations, as amended.

BY repealing and re-enacting, with amendments,

Section 22-104(a)

Title 22 - Planning, Zoning and Subdivision Control

Baltimore County Code, 1978, 1986 Supplement

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike-out~~ indicates matter stricken from bill.
Underlining indicates amendments to bill.

WHEREAS, the Baltimore County Council has received a final report from the Planning Board concerning the subject legislation and has held a public hearing thereon, now, therefore,

SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the definitions of "Building Height" and "Office Building, Class B" in Section 101 of the Baltimore County Zoning Regulations, as amended, be and they are hereby repealed and re-enacted, with amendments, to read as follows:

Section 101 - Definitions

Building Height: [The vertical distance measured from the average grade to the average elevation of the roof of the highest story.] THE HEIGHT OF THE HIGHEST POINT ON A BUILDING OR OTHER STRUCTURE AS MEASURED BY THE VERTICAL DISTANCE FROM THE HIGHEST POINT ON THE STRUCTURE TO THE HORIZONTAL PROJECTION OF THE CLOSEST POINT AT EXTERIOR GRADE. IN INSTANCES WHERE IT IS OBVIOUS THAT THE EXTERIOR GRADE HAS BEEN ARTIFICIALLY BUILT UP ABOVE NATURAL OR SURROUNDING FINISHED GRADE, THE VERTICAL DISTANCE WILL BE MEASURED BY PROJECTING THE NATURAL OR SURROUNDING FINISHED EXTERIOR GRADE TO THE CLOSEST POINT (FOUNDATION WALL).

Office Building, Class B: A principal building that

- [1.] Is devoted primarily to office use or opticians' establishments[;].
- [2. Is not attached to any other building;
3. Is the only building on the lot on which it is situated;
4. Has a floor area ratio of no more than 0.5; and
5. Is no higher than 35 feet.]

SECTION 2. And be it further enacted, that the definition of "Principal Arterial" be and it is hereby added to Section 101 of the Baltimore County Zoning Regulations, as amended, to read as follows:

Section 101 - Definitions

1. PRINCIPAL ARTERIAL: A MOTORWAY, OR PORTION THEREOF WHICH;
2. 1) IS OR IS INTENDED FOR TRAVEL TO OR FROM MAJOR ACTIVITY CENTERS;
3. AND 2) WHICH IS DESIGNATED AS SUCH ON THE MOST RECENTLY APPROVED
4. FEDERAL HIGHWAY FUNCTIONAL CLASSIFICATION MAP FOR THE BALTIMORE
5. URBANIZED AREA.

6. SECTION 3. And be it further enacted, that Sections 203.2,
7. 203.3, 203.4, 203.6, 204.4.B., 205.4.C., and 409.7B of the Baltimore
8. County Zoning Regulations, as amended, be and they are hereby
9. repealed and re-enacted, with amendments, to read as follows:

10. 203.2 - Statement of Legislative Policy. The R-O zoning
11. classification is established, pursuant to the findings stated above,
12. to accommodate houses converted to office buildings and some small
13. class B office buildings in predominantly residential areas on sites
14. that, because of adjacent commercial activity, heavy commercial
15. traffic, or other, similar factors, can no longer reasonably be
16. restricted solely to uses allowable in moderate-density residential
17. zones. It is intended that buildings and uses in R-O zones shall [be
18. highly compatible with the] NOT INTRUDE UPON OR DISTURB present or
19. prospective uses of nearby residential property. It is not the R-O
20. classification's purpose to accommodate a substantial part of the
21. demand for office space, it being the intent of these Zoning
22. Regulations that office-space demand should be met primarily in C.T.
23. districts, C.C.C. districts, and, to a lesser extent, in other
24. commercial areas.

25. 203.3 - Use Regulations.

26. A. Uses Permitted as of Right. The following uses,
27. only, are permitted as of right in any R-O zone:

28. 1. Uses permitted as of right and as limited in
29. D.R. 5.5 zones or

1. 2. Class A office buildings containing offices
2. or medical offices and their accessory uses including parking, except
3. that no more than 25% of the total adjusted gross floor area of the
4. office building may be occupied by medical offices.

5. B. Uses Permitted by Special Exception. The
6. following uses, only, may be permitted by special exception in an R-O
7. zone, IF SUCH USE HAS AN APPROVED CRG PLAN PRIOR TO THE GRANTING OF A
8. SPECIAL EXCEPTION:

9. 1. Uses permitted by special exception and as
10. limited in D.R. 5.5 zones or

11. 2. (A) Class B office buildings containing
12. offices or medical offices, except that no more than 25% of the total
13. adjusted gross floor area of the office building may be occupied by
14. medical offices. A Class B office building in existence prior to the
15. effective date of this legislation with medical offices in excess of
16. 25% of the adjusted gross floor area is a conforming use if it is in
17. compliance with the terms of its special exception. Such an office
18. building may be expanded if the expansion meets the current parking
19. requirements for medical offices.

20. (B) UP TO 100% OF THE TOTAL ADJUSTED GROSS
21. FLOOR AREA OF A CLASS B OFFICE BUILDING MAY BE OCCUPIED BY MEDICAL
22. OFFICES IF:

23. (1) THE FLOOR AREA RATIO OF THE
24. PROPOSED CLASS B OFFICE BUILDING IS NOT GREATER THAN 0.20;

25. (2) A DOCUMENTED SITE PLAN AND A
26. SPECIAL EXCEPTION FOR A CLASS B OFFICE BUILDING HAVE BEEN APPROVED BY
27. THE ZONING COMMISSIONER OR THE BOARD OF APPEALS, EITHER ON APPEAL OR
28. AS A RESULT OF ITS ORIGINAL JURISDICTION, PRIOR TO THE EFFECTIVE DATE
29. OF BILL 151-88;

30. (3) CONSTRUCTION OF THE CLASS B
31. BUILDING IS STARTED PRIOR TO THE EXPIRATION DATE OF THE SPECIAL
32. EXCEPTION AS REQUIRED BY SECTION 502.3; AND

33. (4) PARKING REQUIREMENTS SHALL BE
34. CALCULATED BY REQUIRING THE MAXIMUM NUMBER OF PARKING SPACES AS

1. DETERMINED BY SECTION 409 OF THESE REGULATIONS, THE REQUIREMENTS OF
2. THE DOCUMENTED SITE PLAN, OR THE REQUIREMENTS OF THE ORDER GRANTING
3. THE SPECIAL EXCEPTION, WHICHEVER SHALL YIELD THE GREATEST NUMBER OF
4. SPACES.

5. C. [Signs and Display.] SIGNS AND OFF-STREET
6. PARKING REQUIREMENTS.

7. 1. In addition to signs permitted under
8. Subsection 413.1, 1 stationary outside identification sign is
9. permitted, provided that the sign is not illuminated, does not
10. project more than 6 inches from the building, and does not have a
11. surface area exceeding 8 square feet. No other signs or displays of
12. any kind visible from outside the building are permitted, EXCEPT THAT
13. ALONG A PRINCIPAL ARTERIAL AN ADDITIONAL FREE-STANDING SIGN WITH A
14. SURFACE AREA OF NO MORE THAN 15 SQUARE FEET PER SIDE IS ALSO ALLOWED
15. IF THERE IS ADJACENT NON-RESIDENTIALLY USED OR NON-RESIDENTIALLY
16. ZONED FRONTAGE.

17. 2. OFF-STREET PARKING SPACES SHALL BE PROVIDED IN
18. ACCORDANCE WITH SECTION 409. TO THE EXTENT POSSIBLE PARKING SHALL BE
19. LOCATED IN THE SIDE OR REAR YARDS OF THE LOT. ALL REQUIRED PARKING
20. SPACES SHALL BE PROVIDED ON THE SAME LOT AS THE STRUCTURE OR USE TO
21. WHICH THEY ARE ACCESSORY.

22. [203.4 - Bulk Regulations. Uses permitted under Item
23. 203.3.A.1, uses permitted under Item 203.3.B.1, and new structures
24. accessory to Class A office buildings are governed by the bulk
25. regulations of D.R. 5.5 zones. (Class A office buildings themselves,
26. which by definition may not be enlarged, are not subject to bulk
27. regulations, nor are unenlarged structures accessory to the original
28. houses.) For uses permitted under Item 203.3.B.2, the area devoted
29. to amenity open space must be at least 25 per cent of the gross site
30. area.]

1. 203.4 - BULK REGULATIONS OF R-O ZONES. USES PERMITTED AS OF
2. RIGHT OR BY SPECIAL EXCEPTION ARE GOVERNED BY THE FOLLOWING BULK
3. REGULATIONS:

4. A. USES PERMITTED UNDER 203.3.A.1., USES PERMITTED UNDER
5. 203.3.B.1. AND NEW STRUCTURES ACCESSORY TO CLASS A OFFICE BUILDINGS
6. ARE GOVERNED BY THE BULK REGULATIONS OF D.R. 5.5 ZONES.

7. B. CLASS A OFFICE BUILDINGS THEMSELVES, WHICH BY
8. DEFINITION MAY NOT BE ENLARGED, ARE NOT SUBJECT TO BULK REGULATIONS,
9. NOR ARE UNENLARGED STRUCTURES ACCESSORY TO THE ORIGINAL BUILDING.

10. C. CLASS B OFFICE BUILDINGS.

11. 1. MAXIMUM FLOOR AREA RATIO: 0.33;
12. 2. MAXIMUM HEIGHT OF STRUCTURE: 35 FEET
13. 3. MINIMUM FRONT YARD SETBACK: 25 FEET OR THE
14. AVERAGE OF THE SETBACKS OF THE ADJACENT STRUCTURES, WHICHEVER IS LESS;
15. 4. MINIMUM SIDE YARD SETBACKS: 10 FEET, EXCEPT IF
16. THE ADJACENT PROPERTY IS PREDOMINANTLY RESIDENTIALLY ZONED OR
17. RESIDENTIALLY USED, OR IS ADJACENT TO A RESIDENTIAL STREET, IN WHICH
18. CASE THE SETBACK SHALL BE 20 FEET;
19. 5. MINIMUM REAR YARD SETBACK: 30 FEET;
20. 6. AMENITY OPEN SPACE: SEVEN (7) PERCENT OF THE
21. INTERIOR OF THE PARKING LOT NOT INCLUDING SETBACK AND BUFFER AREA
22. REQUIREMENTS SHALL BE PERVIOUS LAND AREA IN ASSOCIATION WITH
23. PLANTINGS;
24. 7. MAXIMUM LOT SIZE: ONE (1) ACRE EXCEPT THAT IF
25. LOCATED ON A PRINCIPAL ARTERIAL, AND IF THERE IS ADJACENT
26. NON-RESIDENTIALLY USED OR NON-RESIDENTIALLY ZONED FRONTAGE, THE
27. MAXIMUM LOT SIZE MAY BE TWO ACRES.
28. 8. LANDSCAPE REQUIREMENTS. IN ADDITION TO THE
29. REQUIREMENTS SET FORTH IN THE BALTIMORE COUNTY LANDSCAPE MANUAL;

1. a. ALL PARKING AND DUMPSTER AREAS WHICH ABUT A
2. RESIDENTIAL ZONE SHALL BE SCREENED BY AN OPAQUE FENCE, WALL OR BERM
3. IN ASSOCIATION WITH PLANTINGS;

4. b. THE MINIMUM SCREENING HEIGHT SHALL BE FIVE
5. (5) FEET;

6. c. THE FOLLOWING BUFFERS, WHICH SHALL NOT BE
7. ENCROACHED UPON BY ABOVE GROUND STORMWATER MANAGEMENT, PARKING OR
8. DUMPSTER AREAS, BUT WHICH MAY BE BROKEN BY THE ENTRANCEWAY, SHALL BE
9. PROVIDED:

10. 1. PROPERTY LINES WHICH ABUT ANY PROPERTY
11. WHICH IS PREDOMINANTLY RESIDENTIALLY ZONED OR RESIDENTIALLY USED OR
12. WHICH ABUT ANY RESIDENTIAL STREET, MUST HAVE A 20 FOOT LANDSCAPE
13. BUFFER;

14. 2. PROPERTY LINES WHICH ABUT ANY
15. NON-RESIDENTIALLY ZONED PROPERTY MUST HAVE A 10 FOOT LANDSCAPE
16. BUFFER.

17. 203.6 - Conversion of Dwellings to Office Buildings. Any one-
18. or two-family [detached] dwelling OR APARTMENT BUILDING which is
19. under application for EITHER A CHANGE IN ZONING CLASSIFICATION TO
20. R.O. OR FOR A conversion from a residential use to an office use
21. shall require a special exception if the dwelling has been enlarged
22. in floor area by ten per cent or more within a period of [one year]
23. FIVE YEARS prior to the date of application for CHANGE OR
24. conversion.

25. 204.4 - Bulk Regulations of O-1 Zones

26. B. Class B Office Buildings. The following bulk
27. regulations apply to any Class B office building and its lot.

28. 1. Minimum setback from any lot line other than a
29. street line: 20 feet or equal to the height of the buildings
30. whichever is greater;

31. 2. Minimum setback from any street line: 35 feet;

1. 3. Minimum area devoted to amenity open space: 20
2. per cent of net lot area.

3. 4. New structures accessory to Class B office
4. buildings are governed by the bulk regulations of D.R. 5.5 zones for
5. accessory buildings.

6. 5. MAXIMUM FLOOR AREA RATIO: 0.50

7. 6. MAXIMUM HEIGHT OF STRUCTURES: 35 FEET

8. 205.4 - Bulk Regulations of O-2 Zones

9. C. Class B office buildings. The following bulk
10. regulations apply to any Class B office building and its lot.

11. 1. Minimum setback from any lot line other than a
12. street line: 20 feet or equal to the height of the building
13. whichever is greater;

14. 2. Minimum setback from any street line: 35 feet;

15. 3. Minimum area devoted to amenity open space: 25
16. per net lot area.

17. 4. New structures accessory to Class B office
18. buildings are governed by the bulk regulations of D.R. 10.5 zones for
19. accessory buildings.

20. 5. MAXIMUM FLOOR AREA RATIO: 0.50

21. 6. MAXIMUM HEIGHT OF STRUCTURES: 35 FEET

22. 409.7 Location of Parking.

23. B. Except in C.T. Districts AND R-O ZONES, off-site
24. parking spaces for uses other than residential and lodging shall be
25. located within 500 feet walking distance of a building entrance to
26. the use that such spaces serve. In C.T. districts, such spaces shall
27. be permitted within 1000 feet walking distance of the building
28. entrance. In the C.T. district of Towson, such spaces shall be
29. permitted within 1500 feet walking distance of the building entrance,
30. provided they are located within the town center boundary. IN R-O

1. ZONES, SUCH SPACES SHALL BE PROVIDED ON THE SAME LOT AS THE STRUCTURE
2. OR USE TO WHICH THEY ARE ACCESSORY.

3. SECTION 4. And be it further enacted, that Section 502.8 be
4. and it is hereby added to the Baltimore County Zoning Regulations, as
5. amended, to read as follows:

6. Section 502 - Special Exceptions

7. 502.8 BILL NO. 151-88 DOES NOT AFFECT THE VALIDITY OF ANY
8. ORDER GRANTING A SPECIAL EXCEPTION FOR A CLASS B OFFICE BUILDING
9. PURSUANT TO SUBSECTION 203.3.B. PRIOR TO THE EFFECTIVE DATE OF THE
10. BILL. ANY SUCH SPECIAL EXCEPTION MAY BE USED IN ACCORDANCE WITH THE
11. APPLICABLE PROVISIONS OF THESE REGULATIONS IN EFFECT AT THE TIME OF
12. THE GRANT OF SUCH SPECIAL EXCEPTION AND IN ACCORDANCE WITH THE TERMS
13. THEREOF, PROVIDED CONSTRUCTION IS STARTED PRIOR TO THE EXPIRATION
14. DATE OF THE SPECIAL EXCEPTION AS REQUIRED BY SECTION 502.3.

15. SECTION 5. And be it further enacted, that Section 22-104(a)
16. of Title 22 - Planning, Zoning and Subdivision Control, of the
17. Baltimore County Code, 1978, 1986 Supplement, be and it is hereby
18. repealed and re-enacted, with amendments, to read as follows:

19. Section 22-104 - Development in R-O, O-1, O-2, or OT
20. zone.

21. (a) (1) Development of property in an R-O zone shall be
22. [designed to achieve compatibility of the proposed development with]
23. APPROPRIATE TO THE SPECIFIC CIRCUMSTANCES OF THE SITE TAKING INTO
24. ACCOUNT surrounding uses; tree preservation; protection of
25. watercourses and bodies of water from erosion and siltation; and
26. safety, convenience, and amenity for the neighborhoods.

27. (2) IN DETERMINING THE APPROPRIATENESS OF CLASS B
28. OFFICE BUILDINGS, DESIGN ELEMENTS OF PROPOSED BUILDINGS SHALL BE
29. EVALUATED IN RELATION TO EXISTING ADJACENT OR SURROUNDING BUILDINGS.

1. UNLESS DETERMINED OTHERWISE BY THE DIRECTOR OF THE OFFICE OF PLANNING
2. AND ZONING TO BE CONSIDERED APPROPRIATE, NEW BUILDINGS SHALL BE
3. SIMILAR TO EXISTING ONES IN THE FOLLOWING RESPECTS:

4. (i) HEIGHT
5. (ii) BULK AND GENERAL MASSING
6. (iii) MAJOR DIVISIONS OR RHYTHMS OF THE FACADE
7. (iv) PROPORTION OF OPENINGS
8. (WINDOW-WALL-RELATION)
9. (v) ROOF TREATMENT
10. (vi) MATERIALS, COLORS, TEXTURES
11. (vii) GENERAL ARCHITECTURAL CHARACTER

12. a) HORIZONTAL OR VERTICAL EMPHASIS

13. b) SCALE

14. c) STYLISTIC FEATURES AND THEMES

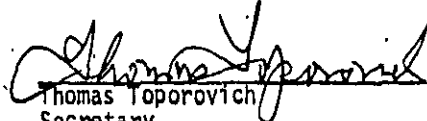
15. -PORCHES, COLONNADES, PEDIMENTS, CUPOLAS, CORNICES, COINS, DETAIL AND
16. ORNAMENT

17. (viii) RELATION TO STREET

18. (ix) EXTERIOR LIGHTING. BUILDINGS SHALL NOT
19. BE LIGHTED ON THE EXTERIOR AND ANY LIGHTING PROVIDED FOR SAFETY
20. REASONS SHOULD BE MINIMIZED AND DIRECTED AWAY FROM ADJOINING
21. RESIDENTIAL PROPERTY.

22. SECTION 6. And be it further enacted, that this Act shall
23. take effect forty-five days after its enactment.

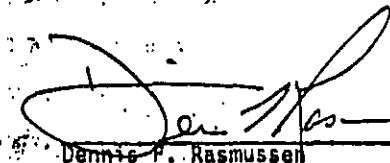
READ AND PASSED this 3rd day of October, 1988
BY ORDER


Thomas Toporovich
Secretary

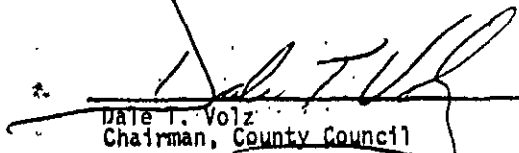
PRESENTED to the County Executive for his approval this 4th day
of October, 1988


Thomas Toporovich
Secretary

APPROVED AND ENACTED:

10/13/88

Dennis P. Rasmussen
County Executive

I HEREBY CERTIFY THAT BILL NO. 151-88 IS TRUE AND CORRECT AND TOOK
EFFECT ON November 22, 1988


Dale T. Volz
Chairman, County Council

R-O Zone
Regs in effect
when Petitioner
commenced use
of 100% of
space

Section 203 - RESIDENTIAL-OFFICE (R-O) ZONES [Bill No. 13-80]

203.1 - Declaration of Findings. It is found:

A. That residential use of certain sites may not be economically feasible in some predominantly moderate-density residential areas that are within or near town centers, are near C.C.C. districts, or lie along commercial motorways; [Bill No. 13-80]

B. That neither business zoning nor high-density residential zoning of those sites is appropriate; and [Bill No. 13-80]

C. That, with appropriate restrictions, houses converted to offices and, in some cases, small Class B office buildings and similar buildings are suitable, economically feasible uses of such sites. [Bill No. 13-80]

203.2 - Statement of Legislative Policy. The R-O zoning classification is established, pursuant to the findings stated above, to accommodate houses converted to office buildings and some small Class B office buildings in predominantly residential areas on sites that, because of adjacent commercial activity, heavy commercial traffic, or other, similar factors, can no longer reasonably be restricted solely to uses allowable in moderate-density residential zones. It is intended that buildings and uses in R-O zones shall be highly compatible with the present or prospective uses of nearby residential property. It is not the R-O classification's purpose to accommodate a substantial part of the demand for office space, it being the intent of these Zoning Regulations that office-space demand should be met primarily in C. T. districts, C. C. C. districts, and, to a lesser extent, in other commercial areas. [Bill No. 13-80]

203.3 - Use Regulations.

A. Uses Permitted as of Right. The following uses, only, are permitted as of right in any R-O zone: [Bill Nos. 13-80; 167-80]

1. Uses permitted as of right and as limited in D. R. 5.5 zones or

2. Class A office buildings and their accessory uses including parking [Bill Nos. 13-80; 167-80]

B. Uses Permitted by Special Exception. The following uses, only, may be permitted by special exception in an R-O zone:

1. Uses permitted by special exception and as limited in D. R. 5.5 zones or

2. Class B office buildings [Bill Nos. 13-80; 167-80]

¹ Veterinarians' offices included in this section as permitted uses in Bill No. 13-80 and deleted by Bill No. 167-80.

- C. Signs and Display. In addition to signs permitted under Subsection 413.1, 1 stationary outside identification sign is permitted, provided that the sign is not illuminated, does not project more than 6 inches from the building, and does not have a surface area exceeding 8 square feet. No other signs or displays of any kind visible from outside the building are permitted. [Bill No. 13, 1980.]

203.4 - Bulk Regulations. Uses permitted under Item 203.3.A.1, uses permitted under Item 203.3.B.1, and new structures accessory to Class A office buildings are governed by the bulk regulations of D.R.5.5 zones. (Class A office buildings themselves, which by definition may not be enlarged, are not subject to bulk regulations, nor are unenlarged structures accessory to the original houses.) For uses permitted under Item 203.3.B.2, the area devoted to amenity open space must be at least 25 percent of the gross site area. [Bill No. 13, 1980.]

203.5¹ - Plan. The use or development of any property in an R-O zone may not be changed from that existing on the effective date of the classification's application to that property, except in accordance with a plan approved by the County Review Group as provided in Title 22, Article IV of the Baltimore County Code, unless the change in use is confined to a change in the number of dwelling units in accordance with the provisions of Section 402. [Bill No. 13, 1980; No. 56, 1982.]

¹ Bill No. 56, 1982 repealed former subsections 203.5.A.B. and C. in their entirety. Similar provisions detailing the content of development plans are now contained in Title 22 of the Baltimore County Code, 1978, as amended.

County Council of Baltimore County Maryland

Legislative Session 1980, Legislative Day No. 2

BILL NO. 13-80

Mr. Ronald Hickernell, Councilman

By the County Council, January 21, 1980

A BILL ENTITLED

AN ACT to establish a "Residential-office" classification, by adding Classification "R-O" to Section 100.1.A.2; by adding new definitions "Bank", "Office", "Office Building, Class B", and "Office Building, Class A" to Section 101; by adding new Section 203 — "Residential-Office (R-O) Zones" to Article 2; and by repealing and re-enacting, with amendments, Section 1B01.1.A.14.e., all of the Baltimore County Zoning Regulations.

WHEREAS, the County Council has received a final report from the Baltimore County Planning Board and has held a public hearing thereon recommending adoption of legislation in regard to the establishment of a residential-office zoning classification, now therefore

SECTION, 1. *Be it enacted by the County Council of Baltimore County, Maryland, that new Classification "R-O" to Section 100.1.A.2; new definitions "Bank", "Office", "Office Building, Class B" and "Office Building, Class A" to Section 101; new Section 203 — "Residential-Office (R-O) Zones" to Article 2, be and they are hereby added to the Baltimore County Zoning Regulations, to read as follows:*

100.1 — Baltimore County is hereby divided into zones and districts in accordance with this subsection.

Bill 13-80
creating R-O
zone
No medical
office limitation

A. Zones

2. R-O (residential Office, 5.5 dwelling units per acre)

Section 101 — Definitions

Bank. The term "bank" includes bank station, building and loan association, savings and loan association, credit union, and similar chartered financial institutions.

Office. The term "office" does not include a bank, a post office, nor an establishment where merchandise is stored on or sold from the premises.

Office building, Class A: A principal building that was originally constructed as a 1-family or 2-family detached dwelling and that is converted to office use without any external enlargement for the purpose of creating the office space or otherwise accommodating the office use. For the purposes of this definition, enclosure of a porch of a house does not constitute external enlargement.

Office building, Class B: A principal building that—

1. Is devoted primarily to office use, clinic or group-medical-center use (including the practice of dentistry), or opticians' or optometrists' establishments;
2. Is not attached to any other building;
3. Is the only building on the lot on which it is situated;
4. Has a floor area ratio of no more than 0.5; and
5. Is no higher than 35 feet.

Article 2 — Elevator — Apartment Residence Zones, RESIDENTIAL-OFFICE (R-O) ZONES, Business and Manufacturing Zones, and Districts

Section 203 — RESIDENTIAL-OFFICE (R-O) ZONES

203.1 — Declaration of Findings. It is found:

A. That residential use of certain sites may not be economically and socially feasible in some predominantly moderate-density residential areas that are within or near town centers, are near C.C.C. districts; or lie along commercial motorways;

B. That neither business zoning nor high-density residential zoning of those sites is appropriate; and

C. That, with appropriate restrictions, houses converted to offices and, in some cases, small Class B office buildings and similar buildings are suitable, economically feasible uses of such sites.

203.2 — Statement of Legislative Policy. This R-O zoning classification is established, pursuant to the findings stated above, to accommodate houses converted to office buildings and some small Class B office buildings in predominantly residential areas on sites that, because of adjacent commercial activity, heavy commercial traffic, or other, similar factors, can no longer reasonably be restricted solely to uses allowable in moderate-density residential zones. It is intended that buildings and uses in R-O zones shall be highly compatible with the present or prospective uses of nearby residential property. It is not the R-O classification's purpose to accommodate a substantial part of the demand for office space, it being the intent of these Zoning Regulations that office-space demand should be met primarily in C.T. districts, C.C.C. districts, and, to a lesser extent, in other commercial areas.

203.3 — Use Regulations

A. Uses Permitted as of Right. The following uses, only, are permitted as of right in any R-O zone:

1. Uses permitted as of right and as limited in D.R. 5.5 zones
2. Class A office buildings and their accessory uses

B. Uses Permitted by Special Exception. The following uses, only, may be permitted by special exception in an R-O zone:

1. Uses permitted by special exception and as limited in D.R. 5.5 zones.
2. Class B office buildings
3. VETERINARIANS' OFFICES

C. Signs and Display. In addition to signs permitted under Subsection 413.1, 1 stationary outside identification sign if permitted, provided that the sign if not illuminated, does not project more than 6 inches from the building, and does not have a surface area exceeding 45 8 square feet. No other signs or displays of any kind visible from outside the building are permitted.

(Page 4 — Bill No. 13-80)

203.4 — Bulk Regulations. Uses permitted under Item 203.3.A.1, uses permitted under Item 203.3.B.1, and new structures accessory to Class A office buildings are governed by the bulk regulations of D.R. 5.5 zones. (Class A office buildings themselves, which by definition may not be enlarged, are not subject to bulk regulations, nor are unenlarged structures accessory to the original houses.) For uses permitted under Item 203.3.B.2, the area devoted to amenity open space must be at least 25 percent of the gross site area.

203.5 — Development Plan. The use or development of any property in an R-O zone may not be changed from that existing on the effective date of the classification's application to that property, except in accordance with a development plan approved as set forth below, unless the change in use is confined to a change in the number of dwelling units in accordance with the provisions of Section 402.

A. Content. The development plan shall show:

1. Locations, heights, coverage, floor areas, character, and exterior materials of all proposed structures, principal uses, and of all existing structures to be retained;
2. Any existing structure to be removed;
3. Any sign visible outdoors;
4. Hours of operation and maximum numbers of employees;
5. Parking and loading facilities;
6. Storm-drain systems, water lines, sewerage, and all streets or drives giving access to or lying within the site, including proposed entrances and exits and any proposed service-drive easement or other reservation;
7. Existing bodies of water, watercourses, 100-year flood-plains, major vegetation, and unusual natural formations, and proposed changes with respect to any of these;
8. Proposed screening and landscaping;
9. Existing topography and proposed major changes in grade;
and
10. Proposed amenity open space.

0)

(Page 5 — Bill No. 13-80)

mitted under Item
3.B.1, and new struc-
governed by the bulk
buildings themselves,
re not subject to bulk
cessory to the original
3.B.2, the area devoted
percent of the gross site

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principal uses, and of

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the site, including
oposed service-drive

ses, 100-year flood-
ral formations, and
;

or changes in grade;

The development plan may show the location of a precise building envelope in lieu of the precise location of a building; may show precise maximums and minimums in lieu of fixed values; may set forth lists (reasonably limited) of precisely described possible uses of a given space, in lieu of specifying a single use; and may otherwise reasonably allow for flexibility or alternatives, provided that appropriate precise limits are set forth.

B. Procedure and Requirements

1. Before submitting a permit application for use or development of a property in an R-O zone, the applicant shall submit a preliminary development plan to the Office of Planning and Zoning for review by the Director as to suitability for official submission. The Director may establish reasonable requirements for the form or number of prints to be submitted.

2. The Planning Board shall approve or disapprove the plan within 90 days after the plan is presented to it. If the Planning Board disapproves the plan, it shall submit the reasons for disapproval, in writing within 10 days, to the applicant.

3. Any amendment to an approved development plan shall be submitted for approval in accordance with the requirements for approval of the original plan set forth in this paragraph.

C. Considerations in Planning Board Review. In reviewing the development plan for a property in an R-O zone, the Planning Board shall consider whether it would achieve compatibility of the proposed development with surrounding uses; tree preservation; protection of watercourses and bodies of water from erosion and siltation; safety, convenience, and amenity for the neighborhood; and other purposes of these Regulations. If the Board finds that the plan is inconsistent with these purposes, it shall disapprove the plan.

~~SECTION 2. Be it further enacted, that the line "Offices or office buildings" in the table in Section 1B02.1 be and the same is hereby repealed.~~

~~SECTION 3 2. Be it further enacted, that Section 1B01.1.A.14.e of the Baltimore County Zoning Regulations, be and it is hereby repealed and re-enacted, with amendments, to read as follows:~~

~~1B01.1.A.14.e. — Offices or studios of [physicians, dentists,] lawyers, architects, engineers, artists, musicians, or other profes-~~

(Page 6 — Bill No. 13-80)

sional persons, *not including physicians and dentists*, provided that any such office or studio [.] is established within the same building as that serving as the professional person's bona fide residence; does not occupy more than 25 per cent of the total floor area of such residence; and does not involve the employment of more than one non-resident [professional associate nor two other nonresident employees] *employee*.

SECTION-4 3. *And be it further enacted*, that this Act take effect forty-five days after its enactment.

READ AND PASSED this 4th day of February, 1980.

By Order

Thomas Toporovich, Secretary

PRESENTED to the County Executive, for his approval this 5th day of February, 1980.

Thomas Toporovich, Secretary

APPROVED AND ENACTED: 2/7/80

Donald P. Hutchinson,
County Executive

I HEREBY CERTIFY THAT BILL NO. 13-80 IS TRUE AND
CORRECT AND TOOK EFFECT ON MARCH 23, 1980.

Norman W. Lauenstein,
Chairman, County Council

EXPLANATION: *Italics indicate new matter added to existing law.*
[Brackets] indicate matter stricken from existing law.
CAPITALS indicate amendments to bill.
~~Strike-out~~ indicates matter stricken out of bill.

TIME: 09:53:49 AUTOMATED PERMIT TRACKING SYSTEM PANEL BP1003M
DATE: 09/29/2000 GENERAL PERMIT APPLICATION DATA LAST UPDATE 09/27/2000
PDM 14:36:56

PERMIT #: B429586 PROPERTY ADDRESS
RECEIPT #: A415648 409 MAIN ST
CONTROL #: C- SUBDIV: 1020 S BOND AVE
XREF #: B429586 TAX ACCOUNT #: 0420045420 DISTRICT/PRECINCT 04 08
OWNERS INFORMATION (LAST, FIRST)
FEE: 157.00 NAME: PICK, KARL DR.
PAID: 157.00 ADDR: 409 MAIN STREET, REISTERSTOWN MD 21136
PAID BY: APP

DATES APPLICANT INFORMATION
APPLIED: 09/27/2000 NAME: RICHARD J WHITNEY
ISSUED: COMPANY: RICK OF WESTWOOD INC
OCCPNY: ADDR1: 4927 KERN ROAD
ADDR2: MANCHESTER MD 21105
INSPECTOR: 04C PHONE #: 410-239-8660 LICENSE #: 51844
NOTES: KRA/TM/TLM

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

PANEL BP1004M
TIME: 09:54:04 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 09/27/2000
DATE: 09/29/2000 BUILDING DETAIL 1 PDM 14:43:02

PERMIT # B429586 PLANS: CONST 02 PLOT 9 PLAT 0 DATA 0 EL 1 PL 1
TENANT DR. KARL PICK
BUILDING CODE: 2 CONTR: RICK OF WESTWOOD INC
IMPRV 2 1 ENGNR:
USE 15 SELLR:

FOUNDATION BASE WORK: REMOVE EX PORCH & CONST ADDITION ON REAR OF EX
1 3 DENTAL OFFICE.TO BE EXAMINATION AREA & WAITING
CONSTRUC FUEL SEWAGE WATER AREA.18'10"X37'4"X10'=597SF.ALT TO REMODEL
2E 2E OFFICE BUSINESS AREA.PARTITIONS,COUNTERS,
CENTRAL AIR EXT WINDOWS & DOOR.221SF.SEPARATE PERMIT REQ'D
ESTIMATED COST FOR ANY ADDITIONAL WORK.
60,000.00 PROPOSED USE: SAME & ADDITION & ALTS
OWNERSHIP: 1 EXISTING USE: PROFESSIONAL OFFICE

RESIDENTIAL CAT:
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:
1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

TIME: 09:54:21 AUTOMATED PERMIT TRACKING SYSTEM PANEL BP1005M
DATE: 09/29/2000 BUILDING DETAIL 2 LAST UPDATE 09/27/2000
PDM 14:43:02

PERMIT #: B429586	BUILDING SIZE	LOT SIZE AND SETBACKS
	FLOOR: 809	SIZE: 18,295SF
	WIDTH: 18'10"	FRONT STREET:
GARBAGE DISP:	DEPTH: 37'4"	SIDE STREET:
POWDER ROOMS:	HEIGHT: 10'	FRONT SETB: NC
BATHROOMS:	STORIES: 1	SIDE SETB: NC/NC
KITCHENS:		SIDE STR SETB:
	LOT NOS:	REAR SETB: NC
	CORNER LOT:	
ZONING INFORMATION		ASSESSMENTS
DISTRICT:	BLOCK:	LAND: 0104200.00
PETITION:	SECTION:	IMPROVEMENTS: 0136100.00
DATE:	LIBER: 000	TOTAL ASS.:
MAP:	FOLIO: 000	
	CLASS: 06	

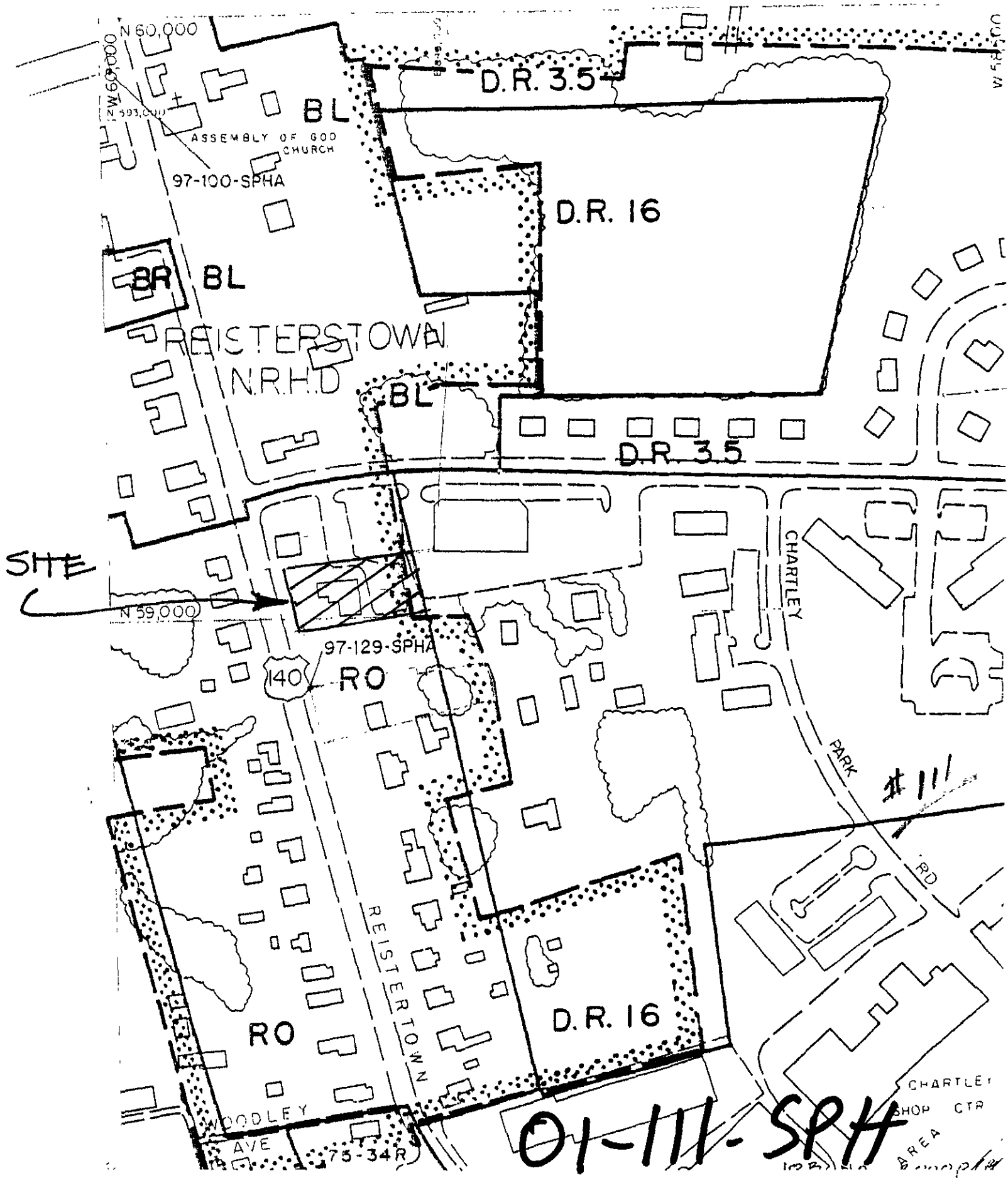
PLANNING INFORMATION

MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

NW 15-J

1" = 200'



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 12, 1988

COUNTY OFFICE BLDG.
TOWSON, MARYLAND 21204Newton A. Williams, Esquire
2014 Westminister Avenue
Towson, Maryland 21204RE: Item No. 107 - Case No. 88-264-A
Petitioner: Dr. Karl Pick
Petition for Zoning Variance

Dear Mr. Williams:

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

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

Very truly yours,

James E. Dyer

Chairman

Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: W.T. Sadler
507 Main Street
Reisterstown, Maryland 21136MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Board of Administration
Industrial Development

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines

TO: Zoning Commissioner

FROM: Norman E. Gerber, AICP

Director of Planning and Zoning

SUBJECT: Zoning Petition No. 88-264-A

Date: December 3, 1987

This office is opposed to the granting of this request. We believe that the standards set forth in the regulations are adequate. Further, in reviewing the proposal, it is our opinion that the proposed action is not in the public interest. Finally, a directory on an information seem to be the appropriate place for much of this information.

Norman E. Gerber, AICP
Director

NEG:JCH:dee

88-264-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204Your petition has been received and accepted for filing this
3rd day of November, 1987.Petitioner: Dr. Karl Pick
Petitioner's Attorney: Newton A. Williams, EsquireReceived by: James E. Dyer
Chairman, Zoning Plans
Advisory CommitteeKarl Pick, D.O.B. M.D.
David Pick, D.O.B. M.D.
409 Main Street
Reisterstown, Maryland 21136Baltimore County Zoning Commissioner
111 W. Chesapeake Avenue
Towson, MD 21204

May 16, 1988

The Honorable Ann Nastromicz

Enclosed is a new design for this sign that has been requested by Dr. Karl Pick and Dr. David Pick, Case Number 88-264-A on Tuesday, April 26, 1988. If you have any questions or comments in regard to this proposed sign, please contact us at 333-9336.

Thank you for your attention to this request.

Respectfully,

Luis Burton, Office Manager to
Karl Pick, D.O.B.
David Pick, D.O.B.

Enclosures - 2

NOTICE OF HEARING

(Postponed from April 8, 1988 - Confirmation of agreed date for hearing on the Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 88-264-A
E/S Main Street, 135-54' S of Glendon
(409 Main Street)
4th Election District - 3rd Councilmanic District
Petitioner: Dr. Karl Pick, et al.
HEARING SCHEDULED: TUESDAY, APRIL 26, 1988 at 10:00 a.m.

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

J. ROBERT HAINES
Zoning Commissioner of
Baltimore Countycc: Dr. Karl Pick, et al.
Newton Williams, Esq.

June 3, 1988

Section A. Williams, Esquire
Bolan, Plumber & William
Towson, Maryland 21204RE: Petition for Zoning Variance
1/3 Main Street, 135-54' S of Glendon Drive
(409 Main Street)
4th Election District - 3rd Councilmanic District
Dr. Karl Pick, et al. - Petitioners
Case No. 88-264-A

Dear Mr. Williams:

Enclosed please find the decision rendered in the above-referenced case. The Petition for Zoning Variance has been granted, subject to the restrictions noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,

ANN M. NASTROMICZ
Deputy Zoning Commissioner
of Baltimore County

AMH:bjs

Enclosure

cc: People's Counsel

File

File

Baltimore County
Fire Department
Towson, Maryland 21204 2506
494 4400

Paul H. Bunka

J. Robert Haines

Zoning Commissioner

Office of Planning and Zoning

Baltimore County Office Building

Towson, MD 21204

Re: Property Owner: Karl Pick, et al.

Location: E/S Main Street, 135-54' S. Glyndon Drive

Tran No.: 107

Zoning Agenda: Meeting of 10/6/87

Date: 10/6/87

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

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along the referenced road to achieve compliance with Baltimore County Standard No. 101 "Life Safety Code" - 1976 edition of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle load and condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures exist on or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code" - 1976 edition prior to occupancy.

() 6. Site plans are approved, as shown.

(X) 7. The Fire Prevention Bureau has no comments at this time.

RECEIVED: Carl J. Dyer, Jr., et al.
Special Inspection Division

/31

Maryland Department of Transportation
State Highway Administration

October 7, 1987

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

Attn: Mr. James Dyer

Re: ZAC Meeting of 10-6-87

Property Owner: Karl Pick, et al.
Location: E/S Main Street
135-54' S of Glendon Drive
Existing Zoning: R.O. Drive
Proposed Zoning: Variance to permit
of 28' extending, double faced of a
building with a sign of 8 square
feet, with illuminated sign
Area: 300 square feet
District: 4th Election District

Dear Mr. Haines:

On review of the submittal for variance of a business sign, the submittal has been forwarded to the State Highway Administration for review. Section, c/o Morris Stein (333-1642) for all comments relative to zoning.

Very truly yours,

George Wittman

Creston J. Miller, Jr.
Bureau Chief
Bureau of Engineering
Access Permits

By: George Wittman

cc: Mr. M. Stein (w-attachment)

CJM:GDM:aw

RECEIVED
OCT 9 1987

ZONING OFFICE

My telephone number is (301) 333-1350

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building, Suite 406
Towson, Maryland 21204
194 3371

October 16, 1987

Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Zoning Commissioner:

The Bureau of Traffic Engineering has no comments for items number 523, 507, 109, 110, 111, 112, 113, 116, 118, and 119.

Very truly yours,

Michael S. Flanagan

Traffic Engineer

MSF:ad

RECEIVED
NOV 5 1987

ZONING OFFICE

April 21, 1988

To: The Reisterstown Professional Center

As a resident of 412 Main Street in Reisterstown for the past 33 yrs, I have been very pleased that you have taken such pride in your building and property. I use your building as a guide for deliveries. It would be helpful to you if you had a sign near the road. I do not feel that it would be unattractive in this area. These property owners have taken much pride in the neighborhood. It is a pleasure to look out my front window and see a well maintained lawn and shrubs. I do not object to their proposed sign. The numbers on the houses and buildings in this block are not consistent and a sign is a good landmark.

Mrs. Grace Vondergriff
412 Main Street
Reisterstown, MD 21136
833-4399

PETITIONER'S
EXHIBIT 8

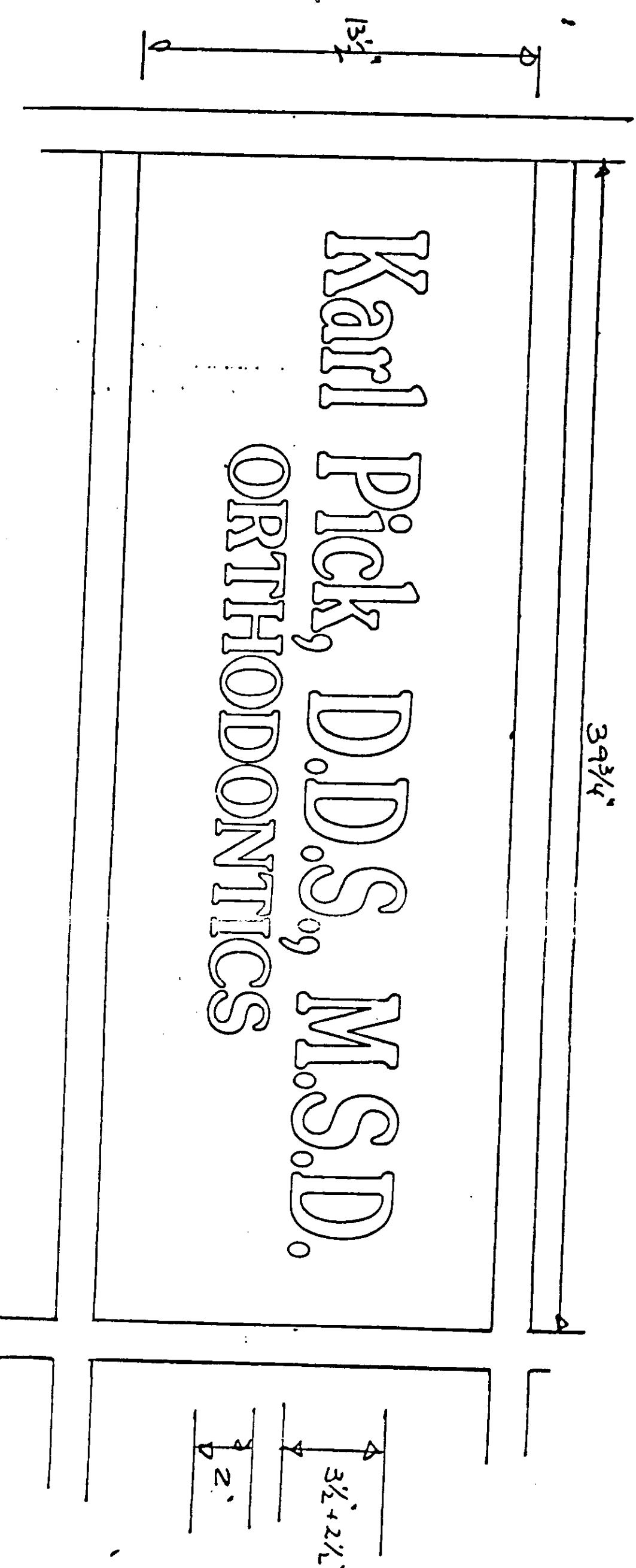
JOHN V. LIVERMORE, III
A REASON FIRST COURT
REISTERSTOWN, MD 21136
301-833-5163

APRIL 25, 1988
TO WHOM IT MAY CONCERN,

AS A RESIDENT OF REISTERSTOWN FOR THE PAST 18 YEARS I WOULD LIKE TO STATE THAT I AM TOTALLY UNOPPOSED TO ALLOWING DR. KARL PICK AND DAVID FIELDS POST A "TREE STANDING" SIGN IN FRONT OF THEIR OFFICE AT 409 MAIN STREET.
BEFORE THEY PURCHASED 409 MAIN STREET, THE HOUSE WAS IN TERRIBLE SHAPE AND WAS AN EMBARRASSMENT TO THE CHARACTER OF THE NEIGHBORHOOD.
SINCE THE HOUSES ON THEIR SIDE OF THE STREET SIT BACK FARTHER FROM THE ROAD THAN THE HOUSES ON THE OTHER SIDE OF THE STREET, IT IS NECESSARY FOR THEM TO HAVE A TREE STANDING SIGN SO THAT THEIR PATIENTS CAN LOCATE THEIR OFFICE.
IN CLOSING I FEEL THAT THE DRs. WERE SLIGHTED WHEN THEY HAD TO REMOVE THEIR ORIGINAL SIGN AND THAT THEY SHOULD BE ALLOWED TO HAVE A TREE STANDING SIGN.
VERY TRULY YOURS,

John V. Livermore, III

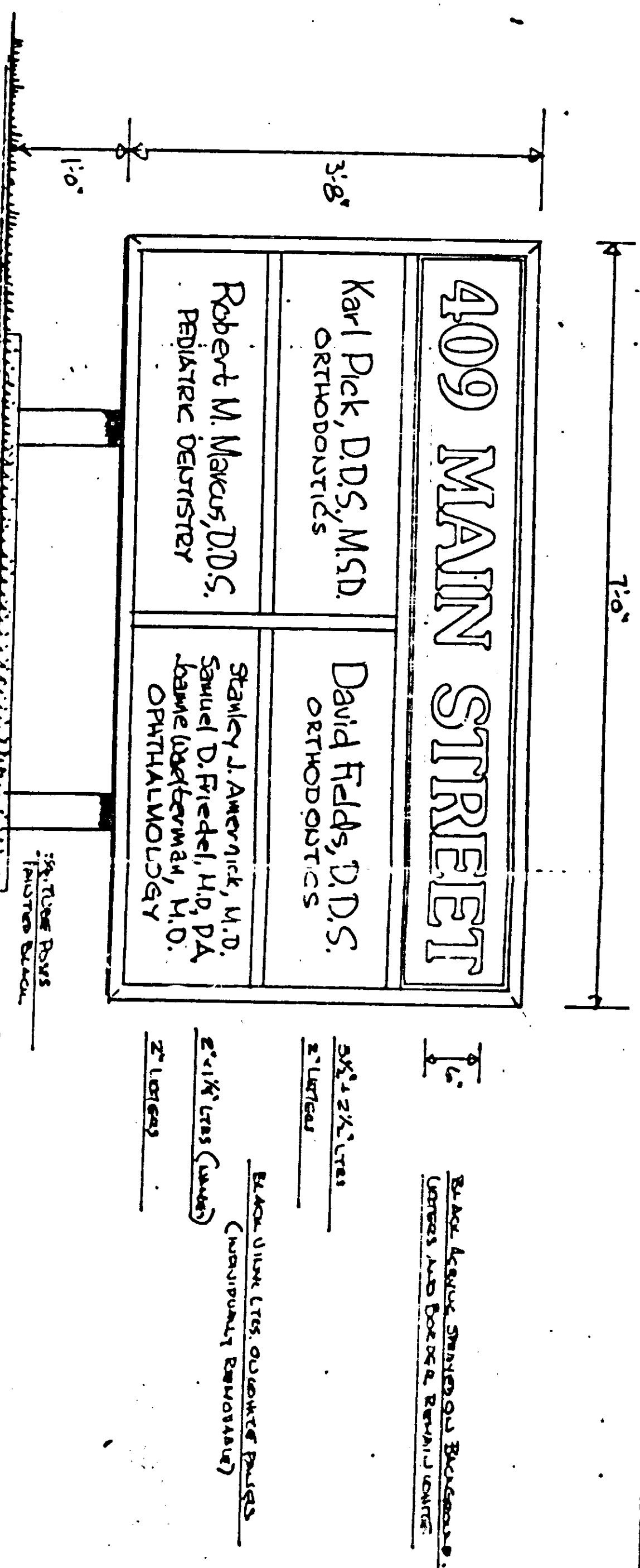
PETITIONER'S
EXHIBIT 7



WHITE PEXIGLAS PANEL WITH BLACK VINYL COPY.

TYPICAL TEENAGER PAPER
409 MAIN STREET BLDG.
CLAUDE DEAN SIGN, INC.
1807 CHESTNUT HILL ROAD
BARTOW, FL 34630

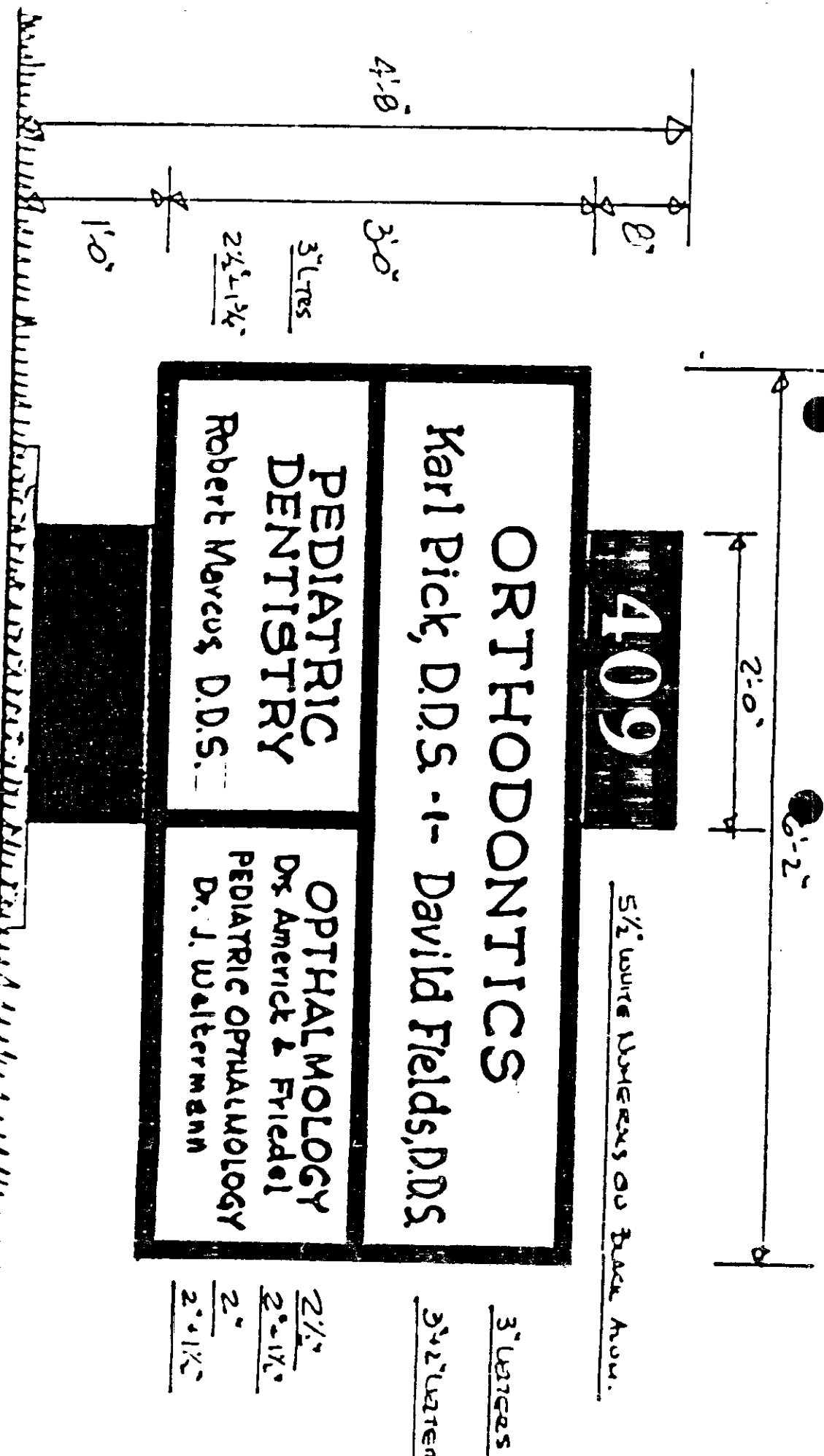
DESIGNED BY: 0830 B JAN 29, 1988



SIGN CASE FABRICATED OF ALUMINUM WITH WHITE BLACK FINISH. WHITE PEXIGLAS PANEL WITH BLACK COPY. LIGHTED BY H.O. FLOODLIGHTS (LAW).

PETITIONER'S
EXHIBIT 3

PROPOSED DOUBLE FACE SIGN
409 MAIN STREET BLDG.
CLAUDE DEAN SIGN, INC.
1807 CHESTNUT HILL ROAD
BARTOW, FL 34630
DESIGNED BY: 0830 A JAN 29, 1988



SIGN CASE FABRICATED OF ALUMINUM WITH WHITE BLACK FINISH. WHITE PEXIGLAS PANEL WITH BLACK COPY. LIGHTED BY H.O. FLOODLIGHTS (LAW).

PROPOSED DOUBLE FACE SIGN
409 MAIN STREET BLDG.
CLAUDE DEAN SIGN, INC.
1807 CHESTNUT HILL ROAD
BARTOW, FL 34630
DESIGNED BY: 0830 B APR 11, 1988

