TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we. Millian B. Remylegal owner of the property situate	in Baltimore pir
County and which is described in the description and plat attached hereto and made a	
hereby petition (1) that the zoning status of the herein described property be re-classifi-	ied, pursuant
to the Zoning Law of Baltimore County, from an ARRAMANANA	zone to an

BL

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimor office Building

Property is to be posted and edvertised as prescribed by Zoning Regulation

i or we agree to pay expenses of above re-classification and/or Special Exception advertiging, — I, or we, agree to pay expenses or above reclassion.

posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning.

To a contract the formal transfer agree to an area to be bound by the zoning posting. The formal transfer agree to a contract the contract transfer agree to a contract transfer agree transfer agr regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

William & ATTENTY Jegal Owner Address \$203 Stevenson Road Baltisore (County), Nd., 21208

Halle D Hell The Prog Blog Will has

ORDERED By The Zoning Commissioner of Baltanore County this 23rd required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Co., missioner of Baltimore County in Room 196. County Office Building in Towson. Baltimore

County, on the 5th 2 + 65 AM stay of October Theart D. Hardes ty

DOLLFINEERG BROTHERS

Registered Professional Engineers & Land Surveyor TOWSON MD 2120

August 5, 1966

Zoning Description

All that piece or percel of land cituate, lying and being in the third Election District of "altimore County, State of Maryland and described as follows to wit:

Beginning for the same on the northermort side of Gld Court Head at the distance of 190 feet ensterly measured slong the northermost side of said road from the entermost side of said road from the entermoral side of field Court Road for munning themes and binding on the northermort side of fild Court Road the two following courses and standard the local binding of the inner side of the Court Road the two following courses and standard the local bindings of the land of william bindings of the buildings of the land of william bindings of the land of the land of william bindings of the land of

Containing 0.64 of an fore of land more or less.

Saving and excepting therefrom all that portion of the above described parcel of last heretofore good B.L.



BALTIMONE COUNTY OFFICE OF PLANNING AND ZONIE

Milliam T. Eussell, Jr., Enquire Stocksdale, Stocksdale & Stocksdale 1213 Fidelity Duilding Baltimore, Maryland 21201

Becleseification From RA to 2L for William B. Denzy, Icasted N/S Old Court Food 190° 2/5 Beisterstom Hood, 371 Distric (Ten 2, August 22, 1966)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502, 1 of the Baltimore

CANADA DE MARTANA PERMENTANTE PROPERTANTO DE PERMENDO DE

Special Exception for X. Offices and Office Building should be granted.

IT IS ORDERED by the Zoning Commissioner of Batamore County this.

day of ... December ....., 196.6., that the Herein described property of mean should be and

zone, and office, Building should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Appairs.

Pursuant to the advertisement, posting of property and public hearing on the above petition

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE

DENIED and that the above described property or area be and the same is hereby continued as and

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

BREAU OF ENDRESHING:
Hater - Existing 6° water in Old Court Hoad.
Sewer - Existing 6° sever in Old Court Hoad.
Sewer - Setting 6° sever in Old Court Hoad.
Court Hoad is the state of the Court Hoad in the Court Hoad is to be developed as a rinimum 30° road on a 50° right of way.

ZONINO ADMINISTRATION DIVISION: A reclassification of the subject property is not required since the zoning regulations permit the proposed use (offices) in the existing RA zone with a Special Exception.

BENEAU OF TRAFFIC MOINSEMENT: The site distance at the entrance is below engineering standards. The site distance is 150 instead of the minimum 200. If the land is round IL and is used for commercial uses, it would generate 200 trips per day, but if restricted to office use it would generate approximately 30 trips aday.

PROJECT PLANNING DIVISION: This office will review and submit any necessary cumments at a later date.

The above comments are not intended to indicate the appropriateness of the tening action requested, but to assure that all parties are made sware of plans or problems that may have a bearing on this came. The Director and/or the Deputy D'rector of the Office of Flamming and Zoning will substit recommendations on the appropriateness of the requested soring 10 days before the Zoning Commissioner's hearing.

zone; and/or the Special Exception for\_\_\_\_

Zoning Commissioner of Baltimore County

be and the same is hereby DENIED.

MICROFILMED

SUBJECT: Reclassification From RA to BL

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this.....

of Planning and Joning
Zonic Commissioner of Baltim

County Zoning Regulations having been met.

a Special Exception for a Offices and Office Building

and it appearing that by reason of......

William T. Russell, Jr., Esquire Stocksdale, Stocksdale & Stocksdale 1213 Fidelity Building Baltimore, Maryland 22201

Fire Bureau
Health Department
Industrial Development Commission
Board of Education
Bouldings Department
State Roads Commission

JED:yla

The Coming Advisory Committee has reviewed the subject petition and makes the following communities

CONTROL ADMINISTRATION DIVISION: A recleasification of the subject property is not required ainer the sening regulations permit the proposed use (offices) in the existing Ha zone with a Special Exemption.

RUMAN ON TRAFFIC SECTIONARY IN. The site distance at the entrance in below engineering standards. The site distance in 150 trested of the miniman 200. If the land is second IL and is used for connervial uses, it would generate 200 trips per day, but if restricted to office use it would generate approximately 30 trips a day.

PROJECT PLANNING DIVISION: This office will review and submit any necessar con at a later date.

The above comments are not intended to indicate the appropriateness of the months action requested, but to assure that all parties are said cause of plans or problems that may have a bearing on this case. The Director and/or the Deputy Efrector of the Office of Planning and Londing will subsit recommendations on the appropriateness of the requested soning 10 days before the Londing Commissioner's hearing.

The following members had no comment to offer:

JiDiyla

cc: Carlyle Brown-Bureau of Engineering G. Richard Hoore-Bureau of Traffic Engineering Albert V. Quimby-Froject Flanzing Division

BALTIMORE COUNTY, MARYE ND

INTER-OFFICE CORRESPONDENCE

TO. Mr. John G. Kose, Zoning Commissioner Date. September 23, 1966

FROM George E. Govrells, Director of Planning

Petition \*67-80-X. North side of Old Court Road 190 feet East of Raiston Patition for Special Exception for Offices and Office Building. William B. Denny - Petitioner.

3rd District

The planning siaff of the Office of Planning and Zoning will offe udverse comment on the subject petition. If it should be decided great the petition, however, we request that the site plan be mad-subject to c\_r approval.

WELLS, DURKEE & ALBERT

December 22, 1966

TEL 27 66 PM. 1

John G. Rose, Esquire Zoning Commissioner
Baltimore County Office of Planning and Zoning
County Office Building
111 W. Chesapeak Avenue
Towson, Maryland 21204

RE - Petition for Special Exception N/S Old Court Road 190' East of Reisterstown Road - 3rd Dist. William B. Denny No. 67-80-X

Please enter an appeal to the Board of Appeals on your decision in the above entitled case. Enclosed is my check for \$75,00 to cover cost thereof.

William To thell

WILLIAM D. WELLS. Attorney for M.S. Eisenberg

VALLEY 2 2000

County Board of Appeals COUNTY OFFICE II

May 8, 1968

Willia . T. Russell, Esq. 1213 Fidelity Building Baltimore, Maryland 21201

> Re: William B. Denny File No. 67-80-X

At the present time we have in an office Petitioner's Exhibit No. 4, which was introduced in evidence in the above entitled

Inasmuch as this file has been closed, we would appreciate it if you would arrange to remove same on or before May 24, 1968; atherwise

Muriel E. Buddemeier

cc: Mr. John G. Ross

RE: PETITION FOR SPECIAL EXCEPTION : FOR OFFICES AND OFFICE BUILDING, N/S of Old Court Road 190' East of

COUNTY BOARD OF APPEALS

BALTIMORE COUNTY

No. 67-80-X

....... OPINION

The petitioner in this case seeks a special exception to permit office uses on a .64 acre tract of ground on the north size of Old Court Road 190 feet east of Reisterstown Road, in the Third Election District of Baltimore County.

The petitioner is the owner of an irregular tract of ground which is zoned in part R-A and in part Business Local. There are two frame houses and a garage on the ings into offices and remove the garage on the property. He further testified that he does not at this time intend to make any exterior changes to the building other than modernization. He further testified that in his opinion the granting of the special exception for office use would in no way violate Section 502.1 of the Zoning Regulations.

The sole protestant is one Mitchel! H. Eisenberg, who owns a shopping center at the southeast corner of Old Court and Reisterstown Roads. He testified that he did not object to the proposed office use as such; however, he feared that persons desiring to reach the Denny property from Reisterstown Road might use his parking lot as the shortest route to the subject property.

The Board cannot anticipate that this will happen, as there is more than adequate access through the existing public roads. The Board further fines as a fact that the proposed office use would in no way violate Section 502.1 of the Zuning Regulations, and indeed believes that the proposed office use is a reasonable and highly appropriate

OFFICE OF
THE BALTIMORE COUNTIAN

No. I Newburg Avenue

all that parcel of land in mirrid District. Beginning for the same on the thermoust side of Obl. Court and at the distance of the distance with the distance with the distance with the distance with worth 25 minutes last 33.92 feet of South 25 distance with the distance with which the distance with which the distance with worth 25 distance with which will be distanced with the distance w

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Ho. Scaty, Deputy Soning Commissioner of Baltimore County

three weekly newspapers published in Baltimore County, Mary land, once a week for the 19th day of September, the same was inserted in the issues of

ientember 15. 1966.

use for the subject property

ORDER

For the reasons set forth in the foregoing Opinion, it is this 25th day of July, 1967, by the County Board of Appeals ORDERED, that the special exception petitioned for be and the same is hereby GRANTED, subject to site plan approval by the Department of Planning and Zoning and the Bureau of Public Services.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS

William S. Baldwin, Chairma

CERTIFICATE OF POSTING

Petitioner William B. Menly.

Location of property. N/3 DEC Court Let. 190's of Rective trom Les.

Loration of Signs N/s old Court Rd 200' & of Revotution Re

Special Exception offices & office Bldg.

Date of return Sept 22, 1966

September 19, 1966

was inserted in THE BALTIMORE COUNTIAN, a group of manassire week! before

THE BALTIMORE COUNTIAN

By Paul J. Morgan.

TO. Mr. John G. Rose, Zoning Commissioner Date. September 23, 1966

FROM George E. Gavrelis, Director of Planning

Petition \*67-80-X. North side of Old Court Roor 190 feet East of Reisterstown Road. Petition for Special Exception for Offices and Office Building. William B. Denny - Petitioner.

HEARING: Wednesday, October 5, 1966. (2:00 P.M.)

The planning staff of the Office of Planning and Zoning will offer no advance comment on the subject petition. If it should be decided to grount the petition, however, we request that the site plan be made subject to our opproval.

CERTIFICATE OF POSTING

Date of return - Jan 19, 1967

Date of Posting Jan 14 1967 your Petitioner William B. Lanny Location of property: N/5 Old Contet Rd 190' F of Ruesterotown Re Location of Syne N. 5. of Old Court Red 200 E of Restirations let

G DEPARTMENT OF BALTIMORE COUNTY

BALTIMONE COUNTY OFFICE OF PLANNING AND ZONING

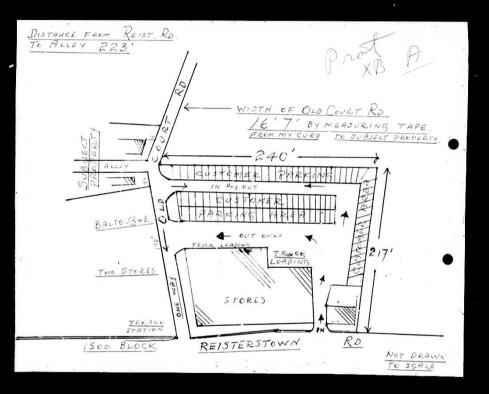
County Office Building 111 W. Chasapeake Avenu Towson, Maryland 2:204

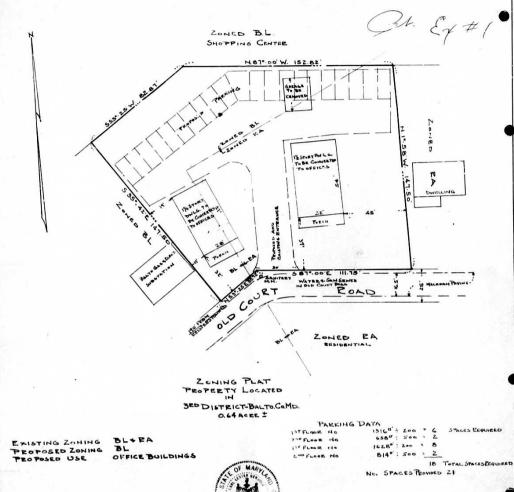
Petitioner William B. Denry etitioner's Attorney Hilliam F. Fuscell, Meriewed by

OFFICE OF FINANCE + 2860 9567 . 40660 UP-INPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4.
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE. BALLMORE COUNTY, MAILAND OFFICE OF FINANCE COURT HOUSE TOWSON, MARYLAND 12 3066 4 0 9 6 P 42911 TIP-IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND BALTAGRE COUNTY, MANUAND OFFICE OF FINANCE No.40621

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION OF RECEIPTS, COURT HOUSE, TOWSON 4, PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

9-966 6477 \* 40621 129-





The survey of

SCALE ! 1": 30" JULY G, 1966
DOLLEHBERG BROTHERS
SUEVEYORS & CIVIL ENGINEERS
JOGWASHINGTONAYE TOWSONMD