

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Norman H. Flohr and
L. Lee Harrison, legal owners, of the property situate in Baltimore

County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone, for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for use for offices in an R-A Zone

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

We agree to pay expenses of above re-classification and of Special Exception advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser:

Norman H. Flohr
Helen L. Flohr Legal Owner

Address 1330 Reisterstown Road - 21208

W. Lee Harrison, Esq.,
Petitioner's Attorney

President's Attorney

Address 306 W. Joppa Road - 21204
823-1200

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day

of _____, 1969, that the subject matter of this petition be advertised as 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the _____ day of December, 1969, at 11:30 o'clock

Edward D. Hardisty
DEPUTY Zoning Commissioner of Baltimore County

(over)

W. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, Maryland 21204
Item 77 Page 2

November 3, 1969

Storm Drains: (Continued)

of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

Sediment Control:

Development of this property through striping, grading, and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

Water:

Public water supply is available to serve this property.

PROJECT PLANNING DIVISION:

The plan should be revised prior to the hearing to extend the screening along the proposed drain down to Sudbrook Lane. The 2-way entrance must also comply with the Baltimore County standards.

BUILDING ENGINEERS' OFFICE:

Petitioner shall comply to Baltimore County Building Codes, Rules and Regulations. No other comments until plans are submitted.

BUREAU OF TRAFFIC ENGINEERING:

Since the zoning density is not being changed, there should be no major change in trip density.

BOARD OF EDUCATION:

No bearing on student population.

FIRE DEPARTMENT:

Owner shall be required to comply with all Fire Department requirements in accordance with Life Safety Code, 1967 edition, Chapter 13, "Office Occupancies", when plans are submitted for approval.

JOSEPH D. THOMPSON, P.E. & L.S.

CIVIL ENGINEERS & LAND SURVEYORS

1180 101 SHELL BUILDING - 300 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 • Valley, 3-3820

DESCRIPTION FOR SPECIAL EXCEPTION FOR USE AS OFFICES,
NO. 8 SUDBROOK LANE, 3RD DISTRICT, BALTIMORE COUNTY,
MARYLAND

BEGINNING for the same at a point on the Northwest side of Sudbrook Lane, 60 feet wide, at the distance of 350 feet, more or less, measured Southwesterly along the Northwest side of Sudbrook Lane from the Southwest side of Reisterstown Road and running thence and binding on the Northwest side of Sudbrook Lane South 61 Degrees 38 Minutes West 45.00 feet thence leaving the Northwest side of Sudbrook Lane and running North 28 Degrees 51 Minutes West 210.00 feet to the Southeast side of a 17 foot alley there situate and running thence and binding on said alley North 61 Degrees 38 Minutes East 45.00 feet thence leaving said alley and running South 28 Degrees 51 Minutes East 210.00 feet to the place of beginning.

CONTAINING 0.22 acres of land, more or less.



9.30.69

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Deputy Zoning Commissioner Date: November 21, 1969

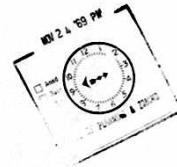
FROM: Mr. George E. Cavell, Director of Planning

SUBJECT: Petition #70-103-X. Special Exception for offices. Northwest side of Sudbrook Lane 350 feet southwest of Reisterstown Road. Norman M. Flohr, Petitioner.

3rd District

HEARING: Monday, December 1, 1969 (11:30 A.M.)

If it should be decided to grant the subject petition, we request that the grant be conditioned upon approval of the site plan by this office.



15160
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: Nov. 15, 1969
Posted to: SPECIAL EXCEPTION FOR OFFICES
Petitioner: NORMAN H. FLOHR
Location of property: NW 1/4 of SUDBROOK LANE 350 FEET SW OF REISTERSTOWN RD
Location of Sign: 8 SUDBROOK LANE
Remarks: Charles M. Hardisty
Printed by: Charles M. Hardisty Date of return: Nov. 28, 1969

W. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, Maryland 21204
Item 77 Page 2

November 3, 1969

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

OLIVER L. MYERS, Chairman

OLMJD
Enc.

W. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, MD 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

_____ day of _____, 1969.

John G. Rose
Zoning Commissioner

Petitioner: Norman H. Flohr, et al

Petitioner's Attorney: W. Lee Harrison

Reviewed by: Charles M. Hardisty
Chairman of Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 3, 1969

COUNTY OFFICE BUILDING
111 W. Chesapeake Ave.
Towson, Maryland 21204

TO: Mr. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, Maryland 21204

FROM: OLIVER L. MYERS, Chairman

MEMBERS:

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROAD COMMISSION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

RE: Type of Hearing: Special Exception for use for offices in an R-A zone. Location: NW 1/4 of Sudbrook Lane, 350' W. of Reisterstown Road. Petitioners: Norman H. Flohr, et al. Committee Meeting of October 21, 1969. 3rd District. Item 77.

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently improved with a 2 1/2 story frame dwelling which is presently vacant. The properties to the east and west are improved with dwellings, frame, approximately 25 to 30 years of age, in excellent repair. The property to the south is presently vacant; however, it is zoned for a convalescent home which will be built on the site in the near future. The property to the north is improved with a parking lot. Sudbrook Lane in this location is partially improved with concrete curbs and gutters.

BUREAU OF ENGINEERING:

Highways:

Sudbrook Lane is existing road which is proposed to be improved as a 50-foot wide closed section with flexible type pavement on the existing 60-foot right-of-way. However, no highway improvements are required at this time.

The unimproved 17-foot alley located in the rear of this property is for residential use only; therefore, no access to this property will be permitted from the alley.

Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration

TELEPHONE
823-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 67048
DATE: Nov. 7, 1969

TO:	THAT WHICH IS DUE TO THE COUNTY	AMOUNT
Norman H. Flohr 306 W. Joppa Road Towson, Md. 21204	Petition for Special Exception #70-103-X	\$0.00
TOTAL AMOUNT DUE TO THE COUNTY		\$0.00
REMARKS: Petitioner has submitted plans for review and approval. Petitioner has submitted plans for review and approval.		
IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND		
MAIL TO: DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

TELEPHONE
823-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 67076
DATE: Nov. 1, 1969

TO:	THAT WHICH IS DUE TO THE COUNTY	AMOUNT
W. Lee Harrison, Esq., 306 W. Joppa Road Towson, Md. 21204	Advertising and posting of property for Norman H. Flohr #70-103-X	\$0.00
TOTAL AMOUNT DUE TO THE COUNTY		\$0.00
REMARKS: Petitioner has submitted plans for review and approval. Petitioner has submitted plans for review and approval.		
IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND		
MAIL TO: DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

ORDER RECEIVED FOR FILING

DATE 12/5/69 Jc Hardesty

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that ~~the petitioner~~ the petitioner having met the requirements of Section 502.1 of the Baltimore County Zoning Regulations, a special exception for offices in an R-A Zone should be granted.

~~the above reclassification should NOT BE HAD and or the Special Exception should NOT BE GRANTED~~

~~Special Exception for offices should be granted~~

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 5 day of December, 1969, that the above described property or area be and the same is hereby DENIED a Special Exception for ~~offices~~ Offices 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 Zoning.

Edward D. Hardesty
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 196 that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone and or the Special Exception for be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

PETITION FOR SPECIAL EXCEPTION
3rd DISTRICT
ZONING: Petition for Special Exception for Offices
LOCATION: Northwest side of Sudbrook Lane, 350 feet, more or less, Southwest of Randallstown Road.
DATE & TIME: MONDAY, DECEMBER 1, 1969 at 11:30 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Special Exception for Offices.
All that parcel of land in the Third District of Baltimore County BEGINNING for the same at a point on the Northwest side of Sudbrook Lane, 60 feet wide, at the distance of 350 feet, more or less, measured Southwesterly along the Northwest side of Sudbrook Lane from the Southeast side of Randallstown Road and running thence and binding on the Northwest side of Sudbrook Lane and running North 28 Degrees 31 Minutes West 210.00 feet to the Southeast side of a 17 foot alley thence leaving said alley and running South 28 Degrees 31 Minutes East 45.00 feet thence leaving said alley and running North 61 Degrees 28 Minutes East 45.00 feet thence leaving said alley and running South 28 Degrees 31 Minutes East 210.00 feet to the place of beginning.
CONTAINING 0.22 acres of land, more or less.
Being the property of Norman H. Fickler and Helen L. Fickler, as shown on plat plan filed with the Zoning Department.
Hearing Date: Monday, December 1, 1969 at 11:30 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
EDWARD D. HARDESTY
DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY
Nov. 13, 1969

ORIGINAL
OFFICE OF
THE COMMUNITY TIMES
RANDALLSTOWN, MD. 21133 November 17, 1969

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Deputy Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One week before the 7th day of Nov., 1969, that is to say, the same was inserted in the issue of November 13, 1969.

STROMBERG PUBLICATIONS, Inc.

By *Ruth Morgan*

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By order of
EDWARD D. HARDESTY
Deputy Zoning Commissioner of Baltimore County
Nov. 13.

CERTIFICATE OF PUBLICATION

TOWSON, MD. NOV. 12 1969 19
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time before the 1st day of December, 1969, the first publication appearing on the 12th day of November 1969.

THE JEFFERSONIAN
L. L. Smith
Manager

Cost of Advertisement \$

EXISTING ZONING: RA
 PROPOSED ZONING: RA WITH
 SPECIAL EXCEPTION FOR OFFICE USE
 NET AREA: 0.22 AC
 GROSS AREA: 0.26 AC
 OFFSTREET PARKING:
 FIRST FLOOR
 TOTAL FLOOR AREA: 8370'
 NO. OF SPACES REQ: 837 / 300 = 3
 SECOND FLOOR
 TOTAL FLOOR AREA: 7490'
 NO. OF SPACES REQ: 749 / 300 = 2
 THIRD FLOOR
 TOTAL FLOOR AREA: 2400'
 NO. OF SPACES REQ: 240 / 300 = 1
 NO. OF SPACES REQUIRED: 6
 NO. OF SPACES PROVIDED: 6
 3RD DISTRICT

17 FT. ALLEY
 (UNIMPROVED)
 N61°30'W

PLAT FOR SPECIAL EXCEPTION
 #8 SADBROOK LANE
 3RD DISTRICT
 BALTIMORE CO, MD.

NORMAN H. FLOHR
 1330 REISTERSTOWN RD.
 BALTIMORE, MD
 21208

OFFICE
 COPY



MAP
 #3
 SEC. 2-C
 NW-7-F
 'X'



Robert E. Spelman

REVISED PLANS

REVISED: SEPT. 25, 1969
 JOSEPH D. THOMPSON, INC.
 ENGINEERS AND SURVEYORS
 101 MILL BLDG. 200 E. JUPA RD.
 TOWSON, MD. SEPT. 9, 1969
 SCALE: 1" = 20'

