



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

May 20, 2016

Edward C. Covahey, Jr.
Covahey & Boozer, P.A.
614 Bosley Avenue
Towson, Maryland 21204

RE: Zoning Verification, 9419 Belair Road, Tax Account # 1600004119, Steven Peter Angelos & Maria Peter Angelos, property owners, 11th Election District

Dear Mr. Covahey:

Your recent letter to Carl Richards, Zoning Review Supervisor, was forwarded to me for reply. Based upon the information provided therein and my review of the available zoning records, the following has been determined:

1. The above referenced property has the current zoning classifications of RO.
2. A special exception for offices was granted in Zoning Case # R-1971-0075-X on September 11, 1970.
3. Provided the referenced property is used as a business office only, and provided the health care services are administered to patients off-site only (specifically, no health care services may be administered to patients at 9419 Belair Road), then the referenced property will be permitted to have a business office only use in connection with the administering of off-site health care services.

The foregoing is merely an informal opinion. It is not an expert or legal opinion, it is not intended to be relied on as expert or legal advice, and it is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

Jeffrey N. Perlow, Planner II
Zoning Review

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

ORVILLE M. JONES, INC., legal owner 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 R-6 zone to an ARTN zone; for the following reasons:

1. Mistake in original zoning.
2. Change in the character of the neighborhood.
3. See attached Memo.

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 OFFICE USE.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or 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.

Orville M. Jones, Inc.,
Orville M. Jones, Contract purchaser
Address: 4111 Pinedale Drive
Baltimore, Maryland 21236
Petitioner's Attorney
E. Scott Moore
Address: 408 Jefferson Building
Towson, Maryland 21204
Protestant's Attorney
E. Scott Moore
Address: 408 Jefferson Building
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of August, 1970, 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 2nd day of September, 1970, at 10:00 o'clock.

Edward D. Hardisty
Zoning Commissioner of Baltimore County

(107)

JOSEPH D. THOMPSON, P.E., A.S.C.E.
CIVIL ENGINEERS & LAND SURVEYORS
101 SHELL BUILDING - 200 EAST JOFFA ROAD
TOWSON, MARYLAND 21204 • VAIL: 3-8820

DESCRIPTION FOR ZONING
#9419 BELAIR ROAD, BALTIMORE COUNTY,
MARYLAND.

BEGINNING for the same at the corner formed by the intersection of the Southeast side of Belair Road, 60 feet wide, and the Southwest side of Halbert Road (or Avenue), 30 feet wide, and running thence and binding on the Southeast side of Belair Road South 48 Degrees 00 Minutes West 97 feet, more or less, thence leaving Belair Road and running South 68 Degrees 38 Minutes East 190 feet and North 38 Degrees 30 Minutes East 82 feet to the Southeast side of Halbert Road (or Avenue) herein referred to and running thence and binding thereon North 65 Degrees 08 Minutes West 130 feet, more or less, to the place of beginning.
CONTAINING 0.27 acres of land, more or less.



7.29.69

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

PETITION FOR
RECLASSIFICATION OF
PROPERTY OF
ORVILLE M. JONES, INC.
Located in the 11th Election District
of Baltimore County, at the Southeast
corner of Belair Road and
Halbert Avenue -
Reclassification from R-6 to R-A
and Special Exception for
Office Use

MEMORANDUM OF ORVILLE M. JONES, INC., BY ITS
ATTORNEY, E. SCOTT MOORE

Pursuant to Bill 72 of the Baltimore County Council, states that the Reclassification requested should be granted for the following reasons:

1. The adjacent property to the East of the property described herein has been approved by the Planning Board for Baltimore County and recommended to the County Council of Baltimore County for R-A Zoning; being zoned R-A
2. That with the advent of a large amount of property in the immediate neighborhood a considerable change has taken place, thus making the requested zoning appropriate; and
3. The said Reclassification should be approved by other reasons to be stated at the Hearing before the Zoning Commissioner on this matter.

E. Scott Moore
E. Scott Moore, Attorney for
Orville M. Jones, Inc., Petitioner

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner (Date: September 2, 1970)
FROM: Mr. George E. Gavrells, Director of Planning
SUBJECT: Petition #71-75-RX. Southeast corner of Belair and Halbert Roads.
Petition for Reclassification from R-6 to R-A.
Petition for Special Exception for Office
Orville M. Jones, Inc. - Petitioners

11th District
HEARING: Wednesday, September 2, 1970 (10:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R-A, together with special exception for office.

In connection with its making recommendations for comprehensively rezoning this portion of the County, the Planning Board did recommend the extension of R-A zoning along the easterly side of Belair Road. The extension was made because of an incidence of office or home occupation uses along this portion of Belair Road.

The Planning Staff would endorse the reclassification. If granted, the special exception should be conditioned upon compliance with a plan approved by the appropriate State and County agencies.

GEG:mh



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 31, 1970

E. Scott Moore, Esq.
408 Jefferson Building
Towson, Maryland 21204

RE: Type of Hearings Reclassification from an R-6 zone to an R-A zone and for Special Exception for office use. Location: SE/4 Belair Rd., Int. of Halbert Rd. Petitioner: Orville M. Jones, Inc. Committee Meeting of May 25, 1970 11th District Item 337

Dear Sir:

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 dwelling with the properties to the north, west, east and south improved with dwellings. Belair Road in this location is improved with partial curb and gutter; however, Halbert Road is not.

BUREAU OF ENGINEERING

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways

Belair Road (U.S. 1) is a State road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

Halbert Road is an existing macadam road which, although may be considered to be a public road, is not maintained by Baltimore County. However, it is anticipated that Halbert Road may be required to ultimately become a County road which would be ultimately improved as a 30-foot minimum clear roadway within a 50-foot minimum right-of-way. Further consideration would be given to this matter as such time that the property owner applies for a grading or building permit.

E. Scott Moore, Esq.
Item 337
Page 2

July 31, 1970

Storm Drains

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Belair Road (U.S. 1) is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Water and Sanitary Sewers

Public water supply and public sanitary sewerage is available to serve this property.

DEPARTMENT OF TRAFFIC ENGINEERING

The subject petition is requesting a change of 2.7 acres from R-6 to RA with Special Exception for office.

Due to the size of the site, the volume generated by this site should have no major effect on the volume of Belair Road. The entrance as shown to Halbert Road does not meet County standards.

DEPARTMENT OF HEALTH

Public water and sewers are proposed.

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.

BUILDING ENGINEER'S OFFICE

Petitioner to meet design loads of Baltimore County Building Code for conversion to office. See Section 703.2 C, also Section 404.

BOARD OF EDUCATION

Acres too small to have an effect on student population.

E. Scott Moore, Esq.
Item 337
Page 3

July 31, 1970

STATE ROADS COMMISSION

There is inadequate stopping sight distance at the subject property due to the existence of trees, utility poles and mail boxes along Belair Road. It would be difficult to remove the obstruction.

The proposed parking lot is arranged so as to require vehicles leaving some of the spaces to back onto Belair Road. The plan must be revised (prior to a hearing being assigned) to indicate an acceptable parking arrangement.

Access to Belair Road will be subject to State Roads Commission approval and permit.

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 20 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Rivers, Chairman

CLM:JD

Enc.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
E. Scott Moore, Esq.
408 Jefferson Building
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

day of July, 1970

Edward D. Hardisty
Zoning Commissioner
Petitioner: Orville M. Jones
Petitioner's Attorney: E. Scott Moore, Esq.
Reviewed by: *Oliver L. Rivers*
Chairman of the Advisory Committee

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
No. 73757
DATE: Aug. 16, 1970
TOWSON, MARYLAND 21204

To: E. Scott Moore, Esq.
408 Jefferson Building
Towson, Md. 21204
69-422

RETURN TO ACCOUNT NO. 69-422
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY: 1
Description: Petition for Reclassification for Orville M. Jones, Inc. #71-75-R

AMOUNT: \$0.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

11-17-70

Apr 2

BELAIR ROAD

BELAIR ROAD

2 1/2 LTV
SHINGLE
BLDG

FRAME
GARAGE

FLOWER GARDEN

HALBERT RD OR AVE
N 65° 08' W 30' ✓

EXIST PAVING

1 1/2 LTV
FR
BLDG

GARAGE

EXISTING
DWG
(TO BE
USED
FOR
OFFICE)
(2 LPRALS)

GRASS
RESERVE
PARKING

4 FT HIGH
SCREEN
PLANTING

48' 11"

3 FT CONC WALK

3 FT CONC WALK

3 FT CONC WALK

3 FT CONC WALK

3 FT CONC WALK

3 FT CONC WALK

3 FT CONC WALK

3 FT CONC WALK

3 FT CONC WALK

3 FT CONC WALK

3 FT CONC WALK

3 FT CONC WALK

3 FT CONC WALK

3 FT CONC WALK

3 FT CONC WALK

3 FT CONC WALK

3 FT CONC WALK

3 FT CONC WALK

3 FT CONC WALK

3 FT CONC WALK

3 FT CONC WALK

3 FT CONC WALK

3 FT CONC WALK

3 FT CONC WALK

3 FT CONC WALK

3 FT CONC WALK

EXISTING ZONING: R6
PROPOSED ZONING: RA WITH A SPECIAL
EXCEPTION FOR OFFICE USE
NET AREA: 0.27 AC. GROSS AREA: 0.39 AC.
OFF STREET PARKING
FIRST FLOOR
TOTAL FLOOR AREA: 829
NO. OF SPACES REQUIRED: 2.8
NO. OF SPACES PROVIDED: 5
SECOND FLOOR
TOTAL FLOOR AREA: 733
NO. OF SPACES REQUIRED: 1.4
NO. OF SPACES PROVIDED: 2
TOTAL SPACES PROVIDED: 7 ✓

#71-75 RX

PLAT FOR REZONING
AND SPECIAL EXCEPTION FOR OFFICE USE ✓

#9419 BELAIR ROAD
11TH DISTRICT
BALTIMORE CO, MD

ORVILLE M JONES, INC.
4111 PINEDALE DRIVE
BALTIMORE, MD
21236

OFFICE
COPY

NORTH-
EASTERN
AREA
SEC. 4-C
NE-10-G

RA-X



Robert E. Jellman

JOSEPH D THOMPSON
ENGINEERS AND SURVEYORS

101 NELL OLDC 2005 JOPPA RD
TOWSON, MD JULY 31, 1969
SCALE: 1" = 20'

441

