## PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
AUDREY CHAFFMAN, his wife,

I, or we IRA E. CHAFFMAN and/ legal owner. s of the property situate in Baltimore min ? County and which is described in the description and plat attached hereto and made a part hereof. # 3 by petition (1) that the zoning status of the herein described property be re-cla filed, pursuant NW-7-F

to the Zoning Law of Baltimore County, from 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 Office and Office building

Property is to be posted and advertised as prescribed by Zoning Regulations. we, agree to pay expenses of above re-classification and/or Special Exception advertising, I, o we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting of this petition, and further agree to and are to be bound by the zoning and restrictions of Raltimore County adopted pursuant to the Zoning Law for Baltimore

Address 10 Nelson Road Pikesville, Maryland 21208

Isa I Chaffman

Ralph E. Deitz

Petitioner's Attorney

Address 212 Washington Avenue Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 6th ., 197 ... that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of gene.. irculation through-

out Best more county, that property be posted, and that the public hearing be had before the Zoning January N. Hallinge Lander Lander N. Hardes 4, ssioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore -A.W.

JOSEPH D. THOMPSON, P.E.AL.S.

/ # 11-165X CIVIL ENGINEERS & LAND SURVEYORS MAP 10' SHELL BUILDING . 200 BAST JOPPA ROAD

TOWSON, MARYLAND 21204 . VAlley 2-8820 DESCRIPTION FOR ZONING WARIANCE, 12 SUDBROOK LANE, 3RD DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the Northwest side of Sudbrook Lune 60 feet wide, at the distance of 458 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 63.66 feet, thence leaving the Northwest side of Sudbrook Lane and running North 26 Degrees 54 Minutes West 210.06 Teet to the Southeast side of a 17 foot unimproved alley and running thence and binding thereon North 61 Degrees 38 Minutes East 56.56 feet, thence leaving said alley and running South 28 Degrees 51 Minutes East 108.81 feet South 28 Degraes 51 Minutes East 20.17 feet, and South 28 Degrees 51 Minutes East 81.06 feet/to t' : place of beginning.

CONTAINING 0.29 agres of land, more or less.



9.15.70

# BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 20, 1970

RE: Type of Hearing: Special Exception for Office and Office Building Location: M/S Sudbrook Lane, #59' N. of Reisterstom Road Patitioner: Ira Chaffman, et ux Committee Meeting of Octover 6, 1970 3rd District Item 49

OLIVER L MYERS MEMBERS

BUREAU OF ENGINEERING DEPARTMENT OF TRAFFIC UNGINEERIN

STATE ROADS COMM BUREAU OF VEALTH DEPARTMEN PROJECT PLANNING BUILDING DEPARTMEN BOARD OF EDUCATION

ZONING ADMINISTRATIO DEVELOPMENT

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

Subject property is presently incroved with a two story frame dwelling, with the property to the west, north, and east improved with feelings to gear of age, in good repair. The property to the theory presently being improved with a new northing home. The property is the through the property of the pr

#### BUREAU OF ENGINEERING:

Raiph E. Deitz, Esq. 212 Washington Avenue Towson, Maryland 21204

Sudbrook Lane, an existing road, is promosed to be improved as a 90-foot closed section within the existing 60-foot right-of-way. Highway improvements, including any necessary rewertible slose easements would be required in connection with any subsequent grading or building permit applications.

The entrance locations are subject to approval by the Department of Traffic Engineering.

The status of the unimproved alley along the rear of this property is unknown.

458

October 20, 1970

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

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

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

The petitioner must orovide necessary drainage facilities (temporary or permanent) to prevent creating any noisences or demoges to adjacent properties, especially by the concentration of the concent

## Water and Sanitary Sewer:

Both public water supply and sanitary sewerage are available to serve this property.

### DEPARTMENT OF TRAFFIC ENGINEERING:

The 10 foot drive as shown is not sufficient for two-way traffic.

#### BOARD OF EDUCATION:

No bearing on student population.

#### FIRE DEPARTMENT:

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1957 edition, and the fire Prevention Code when construction plans are submitted for approval.

### BUILDINGS ENGINEER'S OFFICE:

Petitioner to meet all applicable requirements of the Baltimore County Building Code and Regulations. Also, see Section 404 and design load for offices, Section 700,2C.

#### BALTIMORE COUNTY, MARY! AND

#### INTER-OFFICE CORRESPONDENCE

TO. Mr. Edward D. Hardesty, Zoning Commissioner

Date. November 16, 1970

October 20, 1970

Olive A. The

OLIVER L. MYERS, Chairman

FROM Mr. George E. Gavrelis, Director of Planning

SURJECT Petition #71-155-X. Northwest side of Sudbrook Lane 458 feet southwest of

Petition for Special Exception for Office and Office Building Ira E. Chaffman - Petitioner

3rd District

Ralph E. Deitz, Esq.

OLH:JD

ZONING ADMINISTRATION DIVISION:

The petitioner will be required to provide a wider means of access to the parking proposed in the rear. This is to provide for adequate two-way terffic. It is suggested that the petitioner contact Nr. C. Richard Moore, Department of Traffic Engineering, with regard to revising the lan.

This petition is accepted for filing on the date of the enclosed filing cettificate. 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.

NW-7-F

HEARING: Monday, November 16, 1970 (11:00 a.n.)

The proposed map recommends that the subject property be zoned D.R. 16 (R.A.-Residential Apariments). The intent of this zone was to allow the existing house along Subrook Lane to convert to apartment dwellings. However, the request is for a paciel exception for offices and not for apartments. A traffic problem could be created with the development of apartments since Sudbook Lane is only a 22 food wide powed area road. If the road could be widened from the subject property to Reisterstown Road the potential traffic problem would be greatly reduced.

October 26, 1970

RE: Type of Hearing: Special Exception for Office and Office Building Leating: #/3 Sudwook Long, 452 V, of Reisterstom Red Patitioners Inc Cheffane, at us Committee Meeting of October 6, ), \*/ tell Blasters.

The following is addendum to our Zoning Advisory Committee Comments of October 20th, 1970 under the above referenced subject for the Health Department:

Air Pollution Communities The building or buildings on this size may be subject to registration and crepliance with the Keryland State Health Air Pollution Conrol Regulations. Additional Information by be obtained from the Division of Air Pollution, Baltimore County Superheam of Health

Wery truly yours,

OLIVER L. MYERS. Chairman

#### BALTI. ORE COUNTY, MARYLA

### INTER-OFFICE CORRESPONDENCE

TO Mr. Cliver Myers Date ... October 7. 1970

SUBJECT Item 49 - Zoning Advisory Committee Meeting, October 6, 1970

49. Property Owner: Ira Chaffnan, et ux
Location: N/s SudFrock Lane 458' W. of
Freent Zening: R.A.
Propered Zening: R.A.
Description: Special Laception for offices

Public water and severs are available.

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

Thies Water and Sever Section SUREAU OF ENVIRONMENTAL HEALTH

LIF/ca

a Special Exception for an ...... Office Building and Offices ...... should be granted IT IS ORDERED by the Zoning Commissioner of Paltimore County this. day of November 197 9, that the herein described money was more should be und our a Special Exception for an Office Building and Of-should be and the same is granted from and after the date of this order, subject to the approval of the site plan by the Bureau of Public Services and the Office of Planning a 'Zoning R RECEIVED FOR Pursuant to the advertisement, posting of property and public hearing on the above retition the above re-classification should NOT BE HAD, and or the Special Exception should NOT BE IT IS ORDERED by the Zoning Commissioner of Baltimore County, this. 

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

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

Courty Zoning Regulations having been met.

MICROFIL III-

| PETITION  | M               | APPI | NG       | PRO  | OGRE              | SS    | SHE     | T      |           |      |
|---|-----------------|------|----------|------|-------------------|-------|---------|--------|-----------|------|
| FUNCTION  | Wall Map        |      | Original |      | Duplicate         |       | Tracing |        | 200 Sheet |      |
|   | date            | by   | date     | by   | date              | by    | date    | by     | date      | by   |
| Descriptions checked and outline plotted on map | վ <i>19</i> /ι: | MK   | gliulto  | 40K  | mel?              | opr.  | ને જો જ | 2911   | 1/12/71   | ay c |
| Petition number added to outline                | 4/19/74         | eg K | relades  | Ayk  | 16/30/70          | 4)K   | 1190    | q K    | 1/19/21   | a K  |
| Denied  |                 |      |          |      |                   |       |         |        |           |      |
| Granted by<br>ZC, BA, CC, CA                    | 111/2           |      |          |      |                   |       |         |        |           |      |
| Reviewed by: BO                                 | _               | -    | C        | hang | ed Pla<br>e in ou | tline | or des  | cripti |           | Yes  |
| Previous case:                                  |                 | -    | 3        |      | 3-2               |       | -9      |        |           |      |

| E. Dei tz |                                |                                  |   |
|-----------|--------------------------------|----------------------------------|---|
| behingten |                                |                                  |   |
| as Mi.    | BALTIMORE COUNTY OFFICE OF     | PLANNING AND ZONING              |   |
|           | County Office E                | Building                         |   |
|           | 111 W. Chesapeak               | ce A arme                        |   |
|           | Towson, Marylar                | nd 23204                         |   |
|           |                                |                                  |   |
|           | Your Petition has been receive | wed and accepted for filing this |   |
| Jak       | 6th                            | day of                           | 9 |
| 177       |                                | 1: 10/1.4                        |   |
|           |                                | Edward D. Sardesty               |   |
|           |                                | ETWARD D. HARDESTY,              |   |
|           |                                | Zoning Commissioner              |   |
|           |                                |                                  |   |
| Petitione | er Ire Choffma, et us          | Me In.                           |   |
|           |                                | - Minute                         | ç |
| Patitions | er's Attorney Rolph C. Belts   | Reviewed by Wewer of Huse        | 4 |

CRICINAL

OCOMMUNITE LIMES

THIS IS TO CERTIFY, that the annexed advertisement of Edward P. "ardesty, Zoning Commissioner of Daltico & County

in Baltimore County, Maryland, once a wer', for One AREALEAN weeks/before the 2rd day of Nov., 1970, that is to say, the same was inserted in the issue of Oct. 29, 1970.

By Peth Morgan

| zoning: Petition for Special Ex-   |
|--|
|  |
| LOCATION: Northwest side of Sud-<br>brook Lane 655 feet Southwest<br>of Reinterstown Read.   |
| of Reisterstown Read.<br>DATE & TIME: Monany, November<br>16, 1970 at 11:00 L.M.   |
|  |
| ty Office Building, 111 W. Cheen-<br>peake Avenue, Townen, Maryland  |
| The Zoning Commissioner of Bal   |
| timore Crunty, by authority of the<br>Zoning Act and Regulations of Balti  |
| more County, will hold a public hear<br>lag:   |
| Petition for Special Exception for   |
| .'Il that parcel of land in the  |
| BEGINNING for the same at a  |
| Sudbrook Lane, 60 feet wide, at  |
| less, measured Southwesterly along   |
| less, measured Southwesterly along<br>the Northwest side of Sudbrook<br>Lane from the Southwest side of<br>Reisterstown Road and running |
| thence and binding on the North-   |
| 61 Degrees 38 Minutes West 63.64<br>feet, thence leaving the North   |
| west site of Suderook Lane and   |
|  |
| east side of a 17 feet unimproved<br>alley and running thence and bind-<br>ing thereon North 41 Degrees 18                               |
| Minutes East 54.54 feet, thence leav   |
| ing said alley and running South<br>24 Degree 51 Minutes East 168.81<br>feet, South 25 Degrees 51 Minutes                                |
|  |
| to - place of beginning.   |
| Containing 0.29 acres of land,<br>more or less.  |
| Being the property of ira E.<br>Chaffman and Audrey Chaffman<br>as shown on plat plan filed with   |
|  |
| Hearing Date: Monday, November   |
| Public Hearing: Room 194, County<br>Office Building, 111 W Chempenhi   |
| Avenue, Towson, Maryland<br>By order of  |
| EDWARD D HARDESTY.   |

PETITION FOR SPECIAL EXCEPTION — 314 DISTRICT

17 Lane 4581

#### CER'11FICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towsor, Baltimore County, Md. once in each of one line successive weeks/before the 16th appearing on the 29th day of October 19. 70.

THE JEFFERSONIAN,

Cost of Ad crtisement, \$.

TELEPHONE BAJ.T' 'ORE COUNTY, MARY AND No. 75342 OFFICE OF FINANCE DATECE. 23, 1970 Receive Division COURT HOUSE TOWSON, MARYLAND 21204 50

> IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHONI 494-2413 BALTIMORE COUNTY, MARYLAND No. 75397 OFFICE OF FINANCE DATE NOV. 17, 1970 Recense Division
COURT HOUSE
TOWSON, MARYLAND 21204 \$46.25 46,25 4 6,25 KM IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

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

15.60 7:-165 X

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY

|                          | and a second                   |            |
|--------------------------|--------------------------------|------------|
| District. 3 Rd           |                                |            |
| Posted for DENISH EX     | CEPTION FOR OFFINE CET.        | 21         |
| Petitioner Ind E. C.     |                                | 21. 1970   |
|                          |                                | -64.7KY    |
| REIST                    | Enstern 2:                     | 01=        |
| Location of Signs: (2) # | 13 SeBrook Love                | ********** |
|                          | LACKOCK LACE                   |            |
| Remarks:                 |                                | *********  |
| Posted by Charles        | 201                            | *****      |
| Signature                | Pice ( Date of return. NOV. 6- | 970        |

OFFICE OF

.....be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

RANDALLSTOWN, MD. 21133 Nov. 2,

was inserted in THE COMMUNITY TIMES, a weekly newspaper published

STROMBERG PUBLICATIONS, Inc.



