

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 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 office and office building

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.

By Ralph E. Deltz Attorney
Address 212 Washington Avenue
Towson, Maryland 21204
Petitioner's Attorney
Protestant's Attorney
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 197____, 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 a copy be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the _____ day of _____, 197____, at _____ o'clock.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 20, 1970

Ralph E. Deltz, Esq.
212 Washington Avenue
Towson, Maryland 21204

RE: Type of Hearing: Special Exception
for Office and Office Building
Locations: N/S Sudbrook Lane, 458' W. of
Reisterstown Road
Petitioner: Ira Chaffman, et ux
Committee Meeting of October 6, 1970
3rd District
Item 49

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.

Subject property is presently improved with a two story frame dwelling, with the property to the west, north, and east improved with ceilings 10 to 30 years of age, in good repair. The property to the south is presently being improved with a new nursing home. Sudbrook Lane in this location is not improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

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

Highways:

Sudbrook Lane, an existing road, is proposed to be improved as a 50-foot closed section within the existing 60-foot right-of-way. Highway improvements, including any necessary reversible lane extensions 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.

JOSEPH D. THOMPSON, P.E., A.L.S.
CIVIL ENGINEERS & LAND SURVEYORS

DESCRIPTION FOR ZONING VARIANCE, #12 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 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 feet to the Southeast side of a 17 foot unimproved alley and running thence and binding thereon North 61 Degrees 38 Minutes East 36.56 feet, thence leaving said alley and running South 28 Degrees 51 Minutes East 108.81 feet, South 28 Degrees 51 Minutes East 20.17 feet, and South 28 Degrees 51 Minutes East 81.06 feet to the place of beginning.

CONTAINING 0.29 acres of land, more or less.



9.15.70

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hordesty, Zoning Commissioner
Date: November 16, 1970
FROM: Mr. George E. Gavell, Director of Planning
SUBJECT: Petition #71-155-X. Northwest side of Sudbrook Lane 458 feet southwest of Reisterstown Road.
Petition for Special Exception for Office and Office Building
Ira E. Chaffman - Petitioner
3rd District
HEARING: Monday, November 16, 1970 (11:00 a.m.)

The proposed map recommends that the subject property be zoned D.R. 16 (R.A. - Residential Apartments). The intent of this zone was to allow the existing houses along Sudbrook Lane to convert to apartment dwellings. However, the request is for a special exception for offices and not for apartments. A traffic problem could be created with the development of apartments since Sudbrook Lane is only a 22 foot wide paved 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

Ralph E. Deltz, Esq.
212 Washington Avenue
Towson, Maryland 21204

RE: Type of Hearing: Special Exception
for Office and Office Building
Location: N/S Sudbrook Lane, 458' W. of
Reisterstown Road
Petitioner: Ira Chaffman, et ux
Committee Meeting of October 6, 1970
3rd District
Item 49

Dear Sirs:

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

*Public water and sewers are available.

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.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JO

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers
Date: October 7, 1970
FROM: Ian J. Forrest
SUBJECT: Item 49 - Zoning Advisory Committee Meeting, October 6, 1970

49. Property Owner: Ira Chaffman, et ux
Location: N/S Sudbrook Lane 458' W. of
Reisterstown Road
Present Zoning: R.A.
Proposed Zoning: Special Exception for offices
District: 3
No. Acres: 0.29

Public water and sewers are available.

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.

Oliver L. Myers
Oliver L. Myers, Chairman
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

13F/cd

Ralph E. Deltz, Esq.
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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 traffic. It is suggested that the petitioner contact Mr. C. Richard Moore, Department of Traffic Engineering, with regard to revising the plan.

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
OLIVER L. MYERS, Chairman

OLM:JO
Enc.

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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.

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.

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.

Journal of Management Education 35(10)p.1114-1127

District 3rd
 Posted for SPECIAL EXEMPTION FOR OFFENSE OFFICIALS Date of Posting Oct. 21 - 1970
 Petitioner: IRA E CHAMBERLAIN
 Location of property: N.W. 1/4 Sec 36 Block 4441 45th St. S.W. City
REISTERSTOWN, MD.
 Location of Sign: O. H. I. S. SUBROGATION
 Remarks:
 Posted by: Charles E. Hunt Date of return: Nov. 6 - 1970
 Signature

