PETITION I OR ZONING MECERS. PROTECTION AND/OR SPECIAL EXCEPTION & SPECIAL PARING

TO THE ZONEIG COMMISSIONER OF BALTIMORE COUNTY:

nty and which is described in the description and plat attached hereto and made ; part hereof. # 9 usty and which is described in the description and plat alternative active and acceptance of the herein described property be re-classified, pursuant SEC3 - Cto the Zonias Law of Bultimore County, from an-NE-10-A

....zone; for the following reasons:

(Posidential) Zone.

Jand (2) for a Special Exception, under the said Zoning Lymand Zoning Regulations of Pattimore ounty to use the herein described property, for ... Offices & Office Building.

nd restrictions of Baltimore County adopted pursuant to the coning Law for Baltimore Darry X Jules levin Legal Owner

ORDER RECL

County, that property be posted, and that the public hearing be had before the Zoning 22nd ds of February 197 L, at 1:00 o'clock

20 00 11 100

RANGE MORE COUNTY ZONING ADVISORY COMMITTEE

December 28, 1970

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 comen.: are a result of this review and inspection.

The subject property is presently increwed with a masonry dealling, with the monacties to the morth increwed with office boildings the south with near the south of the south increwed with office boildings the south with south the east is vacant 2A land. The property to the east is bounded by 2A land and the intersection of Towardown Blud, and Jamas Boad, Jopas Road and Towardown Blud, are both increwed insofar as concrete curb and guiter ore concerned.

BUREAU OF ENGINEERING:

The following corrents are furnished in agard to the plat submitted to this effice for review by the Zoning Advisory Committee in connection with the subject item.

Hi ghways 1

Joppa Road, an existing County road, was recently improved in this area as a divided highway with closed roadway sections. No further highway improvements are proposed.

Entrances shall be constructed in accordance with Baltimore County Standards.

DOLLENBERG BROTHERS Resident Bulgarend Francisco & Land Servicios 709 WASHINGTON AVENUE AT YORK ROAD

October 21, 1970

#71-213 X SPH

Zoning Pesculation RA with Special Exception for Offices

All that siese or parcel of land situate, lying and being in the Minth Election District of Maltiagre County, State of Engyland and described as follows to wit:

described as follows to with the continuous problem of many line of more week as a moint status fourth of more week as a moint status fourth of derivers 50 sinustes 20 seconds that 100 feet, resourced from the center line of Pairmount Avenue (to be known as Touronton Boulefort) and remning thence and binding on the acceptance of the process of the status of the st

Containing .31 of an Acre of land more or less.

Heins the property of the netitioners herein as shown on a plat plan filed with the Zoning languagent.



DULLENBERG BROTHERS Renigned Professional Engineers of Land Surveyors

October 21, 1970

Susiness Parking in a Residence Zone

All that slees or parcel of land situate, lying and leing in the " Sinth sleetien district of baltimore -ounty, State of Maryland and in-serted as follows to Mit:

seried as follows to wit:

Beginning for the same at the intersection of the wasternmost outline of the property of the feltitioners merein with the Zoring Line dividing RA and 80 Zones, said intersection being distant the two following courses and distances treat the solit of intersection of the result of the course and distances treat the solit of intersection of the result avenue, the course of the configuration of the result of

Surveitning 0.57 of an Acre of land more or less.

Being the property of the politioners herein as shown on a plat plan filed with the Zoning Department.



That the Petitioner's requests for a Special Exception to use the real property described in the Petition and the existing improvements thereon for offices and as an office building, and to construct on the described property a new two-story building for offices and as an office building, all as outlined on plats of Dollenberg Brothers dated October 21, 1970, and revised January 19, 1971 and January 27, 1971, is hereby granted. This Special Exception, if not utilized within a period of five years from the date hereof, shall thereafter be void in accordance with the provisions of Sec. 502.3 of the Baltimore County Zoning Regulations.

Since the public health, safety and general welfare of the locality involved is not adversely affected, the Petitioner's request to permit off-street parking in a residential zone in accordance with the plats date; October 21, 1970, as revised January 19, 1971 and January 27, 1971, (said Plats, having been filed as Exhibit; we incorporated by reference hereto as a part of chis



#71-2:3X SPA

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NE IDA

"X"

VALLET 3-4470

BAL' MORE COUNTY, MAR LAND OFFICE OF FINANCE Revenue Division COURT HOUSE RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH FLONG PERFORATION AND KEEP THIS PORTION FOR YOUR SECONDS IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

BALTIFURE COUNTY OFFICE OF PLANNING AND ZOWING

County Office Building 111 W. Chesapeake Avenue

Your Petition has been received and accepted for filing this

Petitioner Br. Marry Lavia, et 61 Petitionar's Attorney Arnold Fleischus

0 Armold 'leischmann, Esc. Page 3 December 28, 1970

- 1. Public water and sewers are available to this site.
- 2. Air Pollution Comments:

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

BOARD OF EDUCATION:

No bearing on studentnopulation.

BUILDINGS ENGINEER'S OFFICE:

See Section 700.2c for design lands of office huildings. Also, the petitioner is to comply with all annicable requirements of the Baltimore County Building Code and regulations when plans are submitted. Also, see Parking Lots, Section 409, 10H.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as the petitioner provides a gredien study showing how the proposed parking latest time and the provided provided and the petitioner indicates a 4 ff solit yields fence for screening. This type of fencing is not adoptate to be used to 4 ft, screening. This will not be permitted and a new type of screening with be required on revised plants.

Allan Lings OLIVER L. HYERS. Chairman

06-01 71

See attached description

ve. agree to pay expenses of above re-classification and/or Special Exception advertising.

Address Alice Levin Level Owners

H w

Arnold Fleischmann, Esq. Page 2 December 28, 1970

Storm Orains:

Water and Sanitary Sewers

PROJECT PLANNING DIVISION:

DEPT. OF TRAFFIC ENGINEERING:

FIRE DEPARTMENT:

Development of this property through stripping, grading and stallization could result in a sediment pollution problem, demaing private and public holdings downstrems of the property. A grading parmit is, therefore, mncessary for all grading, including the stripping 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

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

The petitioner must provide necessary drainage facilities (tumporary or permanent) to prevent creating any nuisances or damages to adjacent of permanent of the permanent of the

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

If this property is rebuilt the driveway should be relocated to the East property line.

Oue to the variation in grade, on site, a grading plan is recommended.

This office has reviewed the subject site plan and offers the following comments:

This office has no comment on the proposed site.

..., 197 1., that the subject matter of this petition ... advertised, as required by the Zoning Law of Raltimore County, in two newspapers of general circulation through-Commissioner of Baltimore County in Room 106. County Office Building in Towson, Baltimore

Arnold Fleischmann, Ess. First National Bank Building Towson, Maryland 21204

RE: Type of Hearing: Special Exception and Special Hearing Logations SYE Gos. Int. of Jopes Rd. Petitioners Dr. Herry Levin, et al Committee meeting of Nov. 24th, 1979 9th District

ZONES CONTRACTOR

Sep. M.

DEVELOPMENT

Pursu	t to the advertisement, posting of property, and public hearing on the above petition as
it appearin	that by reason of the requirements of Section 50% 1 of the Baltimore Co
Zoning R	ulations having been not, a Special Exception for an office building
	ould be granted; and it further appearing that by reason of the following
finding.	facts that the public health, safity and general walfare of the lo
been met	ot being adversaly affected and the requirements of Section 169.1. h the Special Hearing to permit off street parking in a residential a
accordance approved and Zonia proceeding	with the plat dated Getober 21, 1971, revised densury 19, 1971, and Springy 22, 1971, by George S. Davrells, Mirector of the Office of 1 for Matticora County, said plat having been filed as Definit, W. 1, and which is incorporated by reference hereto as a part of this Officeabod.
a Sparal S	Leputy
IT IS C	DERED by the Zoning Commissioner of Baltimore County this
anne value . eve	1972., that the herete described property are area should be an
the semeda versusedes granted, des	1971, the the harder described preparty or was wheele to make the market received the market to the same in the sa
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Zoning Commissioner of Baltimore County

MICKURA

2 Acque CERTIFICATE OF POSTING #71-213-XSTH
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towns, Maryland

District. 9 M
Poster to: Mediting Minday July 22 1921. Landell.
Poster to: Mediting Minday July 22 1921. Landell.
Location of property: See files of Jeffer Sil. 9 Minmonest exLocation of Signe D. Cooled out Commercy Resemble of the Sype
Remarks:
Remarks:
Poster by Meil & Mina Date of return 31 11 11.

CERTIFICATE OF PUBLICATION

TOWSON MD FEBRUARY h, 19.21

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 office time.

Somewhat make before the ... 220d... day of ... Fabruary ... 19.21, the first publication appearing on the ... hth ... day of ... February ... 19..71.

L. Leane Structure Nanager

Cost of Advertisement. S

BALTIMORE COUNTY, MARYLAND Nº 78365

OFFICE OF FINANCE

COUNTY HOUSE

CO

FRITTION FOR STATE OF THE STATE



724 YORK ROAD TOWSON, MD 21204

February 8, 1971

THIS IS TO CERTIFY, the the unmoved advertisement of
Edward D. Bardesty, Zoning Commissioner
of Baltimore County
was inserted in THE DUNDALK TIMES, a weekly newspaper published

STROMBERG PUBLICATIONS, Inc.

B, Buth Mayon





