PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY Gerald T. Holden and Rose we, Helen M. Holden and Gerald T. Holden and Rose we, Helen M. Holden ... 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-districted, pursuant to the Zoning Law of Baltimore County, from. district: for the following reasons:

See attached description

263

195

34 0

(2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore to use the herein described property, for. office and office building

perty is to be posted and advertised as prescribed by Zoning Regulations. or we agree to pay expenses of above re-districting and/or Special Exception advertising. etc., upon filing of this petities, and further agree to and are to be bound by the zoning and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

Login E. Felin Gross Contract purchasers
7 Ghurch Lane
Address Plesswille, Secviland 21208 Melvin G. Wachs 303 East Fayette Street

Sevald 1. Holdon Belgin Holdon Legal Owner Holdon Holdon Land Owner Address Baltimore, Maryland 21208

Baltimore, Maryland 21202 Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this ...

of October, 1987!., 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 had before the Zoning r of Baltimore County in Room 105, County Office Building in Towson, Baltimore Ist , 1987J at _10:00'clock

> Menso Zoning Commissioner of Baltimore County.

494-3180

A. M

ORDER RECEIVED FOR FILING

County Board of Appeals COUNTY OFFICE BUILDING

June 28, 1972

Melvin G. Wachs, Esq. 2001 One Charles Center Baltimore, Moryland 21202

Re- File No. 72-135-X Gerald T. Holden, et al

At the present time we have in our office Petitioners' Exhibits 3A and 3B (photographs), which were introduced in evidence in the above entitled case.

it if you would arrange to remove same on or before July 15th, 1972; otherwise they will be conficated.

Very truly yours,

Muie (5 Bullingin County Board of Appeals

cc: Mr. S. Eric DiNenno

RE: PETITION FOR SPECIAL EXCEPTION :

:: PEHITON FOR SPECIAL EXCEPTION
for Office and Office building
NW/S Sudbrook Lane 395' SW of
Reisterstown Road,
3rd District
Gercid T. Holden, et al,
Petitioners
Leon F. Felps - Borry 2. Gross,
Contract Purchasers

BEFORE COUNTY BOARD OF APPEALS

OF BALTIMORE COUNTY

No 72-135-Y

ORDER OF DISMISSAL

Petition of Gerald T. Holden, et al, for a special exception for Office and Office Building on property located on the northwest side of Sudbroc's Lane 395 feet south west of Reisterstown Road, in the Third Election District of Baltimore County,

WHEREAS, the Board of Appeals is in receipt of a Dismissal of Appeal filed May 16, 1972 (a copy of which is attached hereto and made a part hereof), from the Protestant-Appellant in the above entitled matter.

WHEREAS, the said Protestant-Appellant requests that the appeal filed on behalf of said Protestant be dismissed and withdrawn as . May 14, 1972.

IT IS HEREBY ORDERED, this 19th day of May, 1972, that said appeal be and the same is hereby DISMISSED.

ATTORNEYS AT LAW

May 5, 1972

Please be advised that as the sole Protestant in the above case, I have satisfactorIly negotiated with the *Petitioner with sufficient assurances having been made to warrant my withdrawal of my crossition to the Special Exception and Variances sought by the Petitioner.

William D. Wells

Accordingly, please withdraw my name as Protestant and discovered my opposition to the Petitioner's request.

COUNTY BOARD OF APESALS OF BALTIMORE COUNTY

Re: Case No. 72-135-X Holden, et al, Petitioner Property: NN Side Sudbrook Lane 335 feet SW Reisterstown Road Third District SE for Office and Office Building

(B) FOR OFFICES AND OFFICE BUILDINGS N/W/S SUDBROOK LAND

CASE NO. 72-135%

- 9EC 3071 ANI

ORDER TO ENTER APPEAL

S. ERIC DI NENNA, ZONING COMMISSIONER

Please enter an Appeal to the County Board of Appeals from the decision of the Deputy Zoning Commissioner rendered in the above entitled case on December 2, 1971.

> Hille D Hell WILLIAM D. WELLS
> 7 Church Lane
> Pikesville, Maryland 21208

DEPUTY CONING COMMISSIONE

WELLS DURKEE & ALBERT ATTORNEYS AT LAW

PIKESVILLE PROFE NONAL BUILDING 7 CHURCH LANE PIKESVILLE, MARYLAND 21208

December 28, 1971

Mr. S. Eric DiNenna Zoning Commissioner
Office of Zoning
County Office Building
Towson, Maryland 21204

Soclosed herewith is an Order for Appeal in the petition filed Noclosed herewith is an Order for Appeal in the petition;
by Gerald Bolem on the Sudbrook Lane property as shown in the title
thereon which I request be filed in the proceedings. Also enclosed
is check in the amount of \$75.00 payable to Baltimore County,
Maryiand to cover the Appeal's cost and posting as prescribed by the

Thella D'Hell.

DEC > G 71 AM

WILLIAM D. WELLS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. S. Ecic DiNenna, Zoning Commissioner Date November 30, 1971

PROM George E. Gavrelis, Director of Planning

SUBJECT Petition #72-135X. N/W s. Sudbrook Lane; S/W of Reisterstown Rd. Patition for Special Exception for Offices; variances for front and side yards Gerald T. Holden and Helen M. Holden - Petitioners

3rd District

HEARING: Wednesday, December 1, 1971 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed Petition #72-135X and has the following comments to offer,

In view of the existing adjacent land uses, the proposed office use seems to be appropriate on this property if a satisfactory sits plan can be devised.

We would propose that the entrance located on the wastern edge of this site be revised so that it will share one common access point on Sudbrook Lane. This modification would improve access to the parking area and provide a safer access point on Sudbrook Lane.

GEORGE E. GAPRELIS Director of Planning

- DEC 1-77 NU

JAMES E. DYEP Deputy Zoning Commissioner

cer Mr. William D. Wells 7 Church Lane Pikesville, Maryland 21208

> Mr. Gerald T. Helcen 10 Sudbrook Lane Baitimore, Maryland 21208

Kec'L 5/16/72 9:30am

Melvin G. Weins, Esquire 303 East Payette Street Baltimore, Maryland 21202

RE: Petition to. a Special Exception NW/S of Sudbrook Lane, 395' to f Reisstratown Road - 3rd Dia Gerald T. Holden - Petitioner NO. 72-135-X (Itom No. 65)

I have this date passed my Order in the above captioned matter

Very truly yours,

Janus Eller

JEDen

BALLIMORF COUNTY, MARYLAND P-SE Key Sheet 28 W 21 Position Sheet

INTER-OFFICE CORRESPONDENCE

Zoning Commissioner of Baltimore County

TO S. Eric Linenna ATTN: Oliver L. Hyers Date November 2, 1971 FROM Ellsworth N. Diver, P.E.

SUBJECT Item #63 (1973-1972)

Property Owner: Gerald T. and Helen M. Holden
MAS Subtrook Lane, 100' 3N' of Retsterstown Road
Present Zoning: D.R. 16

Proposed Zoning: Special Exception for offices; Variances from
217.2 - front yard; 17.3 - side yards

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

FILING

RECEIVED

ORDER F

Sudbrook Lane, an existing County road, is proposed to be improved as a 50-foot closed-type roadway cross-section within a 70-foot light-2-way. Highway improvements, including highway right-0-way widening and any newcesary revertible slope easoments will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Truffic Engineering, and shall be constructed in accordance with Beltimire County Standards.

Stora 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 personnel to prevent creating any mininger facilities (temporary or parament) to prevent creating any mininger of magages 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 Pettioner.

Water and Sanitary Sewer:

Both public water supply and sanitary sewerage are available and serving

ELISWORTH N. DIVER, P.E. Chief. Bureau of Engineering

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 11, 1971

COUNTY OFFICE BLDG. HI V Changeshi Are. Tawano, Marrissi 2004

WENDFAS

SUREAU OF LIES PREVENTION

Helvin G. Wachs, Esq., 303 East Fayette Street Baltimore, Haryland 21202

RE: Type of Haaring: Special Exception Location: MJ/S Sudbrock Lane, 400' SW of Reisterstown Road Redsterstown Road
Present Zening: D.k. 16
Proposed Zening: Special Exception for
Official Variances from
217,2 - front yard;
217,3 - side yards
Committee Meeting of Oct. 19, 1971
bit District.

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

The subject patition is located on the north side of The subject potition is located or the morth side of Subbreck Law just wast of Baitzentoum Roof. Hop proparty is currently improved with a two story duelling that is in scellent condition. Here is no existing cure along Subbreck Law at this location, Both to the east and wast of the subject site are existing duellings that have been converted into Iffice uses. There is existing creidantial to the south side of Subreck Lang.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office f - review by the Zening Advisory Committee in connection with the subject item,

Sudbreck Lans, An existing County read, is proposed to be improved as a 50-foot closed type reademy cross section within a 70 feat right-of-say. Highest Emprovement, Including highest right of any withings and any excessary revertible slope estimated the regarded in connection with any grading or builting parallel or conjection with any grading or builting parallel.

BALTMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nr. S. Eric DiNenno TO Zoni 3 Commissioner

FROM Richard B. Williams

Projer Planning Division SUBJECT. Zonung Advisory Agenda Item 163

> October 19, 1971 Ferald T. and Helen M. Holder NW/S Sub brook Lane 400' SW of Reisterstown Road

Date October 20, 1971

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

The driveway to the East should be combined with the proposed urive in order to have a common access of acceptable width.

Melvin G. Wachs, Esq. Page 2 Item 63 November 11, 1971

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

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

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

Water and Sanitary Sewer:

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

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

The driveway to the east should be combined with the proposed drive in order to have a common across of acceptable width.

BOARD OF ED CATION:

No effect on student population,

FIRE DEPARTMENT:

The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1957 Edition, and the Fire Prevention Code when construction plans are submitted for approxal.

Melvin G. Wachs, Esq.

Page 3 Item 63 ovember 11, 1971 HEALTH DEPARTMENT

Metropolitan water and sewers are available to the site.

Air Fellution Comments: The building or buildings on his site may be subject to registration and compliance with the England state Health of Pollution Control Eggolations. Action may be obtained from the Division of Air Pollution, Galtimore County Reportment of Health.

DEPT. OF TRAFFIC ENGINEERING.

The 12 foot driveray to this property does not meet County Standards.

ZONING ADMINISTRATION DIVISION:

The patition is accepted for filing. However, we would suggest to the patitions that he try to work out an appearant with the adjutable property commer to the cost of the whole property to create a driven far comment that usual relieve a very serious potential traffic a problem that now exists for both wish.

this patition is accepted for filling in the cate of the enclosed filling critificate. Notice of the hearing date and time, which will be baid on ties than 30 nar care than 90 days after the date on the filling certificate, will be forunded to you in the near feature.

Very truly yours,

Chan & Kr.

CLIVER L. HYERS, Chairman

DIREJD

BALTIMORE COUNTY BOOM OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING OF Cer. 19, 1971

Petitioner: House

Location:

District: 4

Present Zoning: Date

Proposed Zoning: Se. offices

No. of Acres: .3:

Comments: No EFFECT ON STUDENT POPULATION

S. Erin DiMonna, Zoning Commissioner Attention: , Hr. Hyers

1 DATE: October 20, 1973

FROM: Fire Prevention Bureau Fire Department

SUBJECT: Property Owner:

43

Gerald T. and Helen M. Holden

Locations .M/S Sudbrook Lane, 400' Sw of Reistarstown Road

Zoning Agenda: October 19, 1971

() 1. Fire hydrants for the proposed site (are required and) shall be in accordance with Baltimore County Standards.

The hydrents shall be located at intervals of ____feet along an approved road.

() 2. A second masse of soness is required for the site.

() 3. The dead-end condition shown at

exceeds the maximum allowed by the Pire Department.

() i. The site shall be cade to comply with all applicable requirements of the lational Fire Protection Association Standard No. 101, " The idle Safety Unde ", 1967 Edition, and the Fire Prevention Ende prime to company

X) 5. The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Mire Prevention Code when construction plane are submitted for approval.

() 6. The Fire Department has no cusment on the proposed site.

Note: Above comments indicated with a check apply.

END: EAM: WR: SS



1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/823-0900

Lester Matz John C. Childs

Associates
Ronald W. Broyles
George W. Bushby
Robert W. Czaban
Leonard M. Glass
Edrnund F. Haile
Norman F. Herrmann
Paul Lee
A. Mario Loiederman
Fred F. Mirmiran
Wilson F. Outen
Paul S. Smeton

DESCRIPTION

0.31 ACRE PARCEL ±

KNOWN AS

NO. 10 SUDBROOK LANE

BALTIMORE COUNTY, MARYLAND

This Description is for a Special Exception & Total Variances

Beginning for the same at a point on the northwest side of Sudbrook
Lane, 60 feet wide at a distance of 395 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 S 61° 38' W 62.92 feet to a point, thence the three following
courses and distances: (1) N 28° 51' W 210.04 feet, to the southeast side of
a 17 foot unimproved alley, and running thence and binding on said alley,
(2) N 61° 38' E 65.45 feet to a point, thence (3) S 28° 09' E 210.00 feet to the
place of beginning.

Containing 0.31 acres, more or less.

RLS:mpl

J.O. #7113

yelo ant:

October 1, 1971

■ Reports

Water Supply Sewerage Drainage Highways Structures

BALMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Hr. Oliver Hyers	Date_ October 20, 1971
Hovt ". Bonner	

SUBJECTItem 63 - Zoning Advisory Committee Meeting, October 19, 1971

63. Property Owner: Gerald 7. and Helen M. Holden Location: NW/S Sudbrook Lane, 400' SW of Refeteration Road

Reisterstown Road
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices:
Variances from 217.2 - front yard;
217.3 - side yards

No. Acres: .31

detropolitan water and sewers are available to the site.

site may we subject to registration and compliance with the "daryland State Health Air Pollution Control Regulations. Additional information may be obtal.ed from the Division of Air Pollution, Baltimore County Department of Health.

Hoft U Bane Sanitarian II
Witer and Sever Section
BUREAU OF ENVIRONMENTAL HEALTH

HVB/klr

BALTIMORE COUNTY, MARYLAND

INTEX-OFFICE CORRESPONDENCE

S Fric DiNeona

Michael S. Flanigan SUNJECT: Item 63 - ZAC - October 19, 1971
Property Owner: Geraid T. & Helen M. Holden
Subrook Lane SV of Reitserstewn Road
S. E. for offices; variances from 217.2 - front yard
217.3 - side yard

The 12 foot drivewa; to this property does not meet County standards.

Michael S. Flanigan Traffic Engineering Associate II

November 3, 1971

DUPLICATE OFFICE OF OCOMMUNITE LMES RANDALLSTOWN, MD. 21133 November 15 - 1971 THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna Zoning Commissioner of Baltimore County was inserved in THE COMMENTY TIMES, a weekly newspape published week before the 15th has offerender 1771, that is to say, the same STROMBERG PUBLICATIONS, Inc.

By Buth moun

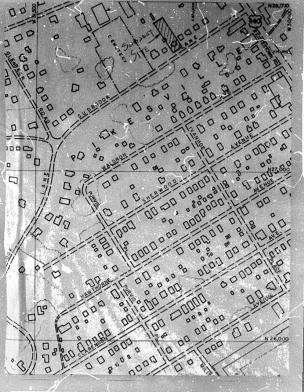
CERTIFICATE OF PUBLICATION

TOWSON, MD., November 11 19.72 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in T wson, Baltimore County, Md., dice in the appearing on the 11th day of November 1971

Cost of Advertisement, \$

MARYLAND HUE DIVISION H RECEIPT		1423
ACCOUNT	01-662	1
AMOUNT	\$42.50	•
PINK - AGENCY	YELL	W - CUSTOMEN
D.D. S. i te 26 21208	artu for	Garatel Walder
	ACCOUNT	AND DIVISION ACCOUNT 01-662 AMOUNT 542.50 OINTRIBUTION THE ACCOUNT VELLO D. D. S

MISCELLANEOUS		No. 1452
		/
DATE Jan 4, 1	972 ACCOUNT 01.	-662
	AMOUNT_75	.00
WHITF - CASHIER	PINK AGENCY	YELLOW - CUSTONES
	Property of Care	Date.
	k Lane S/W Reint	terstown Road



72-135-4 CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY Date of Posting 101 12 -1971 Posted for STEELAL EXCEPTION Petitioner: CEP. ALd T. Holden Location of property. NW/S OF SYNDREAK LANE 395 SN OF TENSIFESTERNING. Location of Signs: 10 - Syd BROOK LANE Posted by Charles M. Mal Date of return. 100, 19- 1971

PETITION	MAPPING			PROGRESS			SHEET			
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										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA									716	
Reviewed by: 07'77	2_	-			ed Pla e in ou		or desc	riptie		
Previous case:			,	dan é	3-	20	-			No

CERTIFICATE OF POSTING NING DEPARTMENT OF BALTIMORE COUNTY Date of Posting JAN 8-1972 Petitioner CERALD T HOLLER Location of property: NW/S SUBROOK LAUF 395 FT. SW OF REISTERSTONN Rd. Location of Signs 10 SABBOOK LAWE. Posted by Charles Pen Daue of return 'AL 14-1972

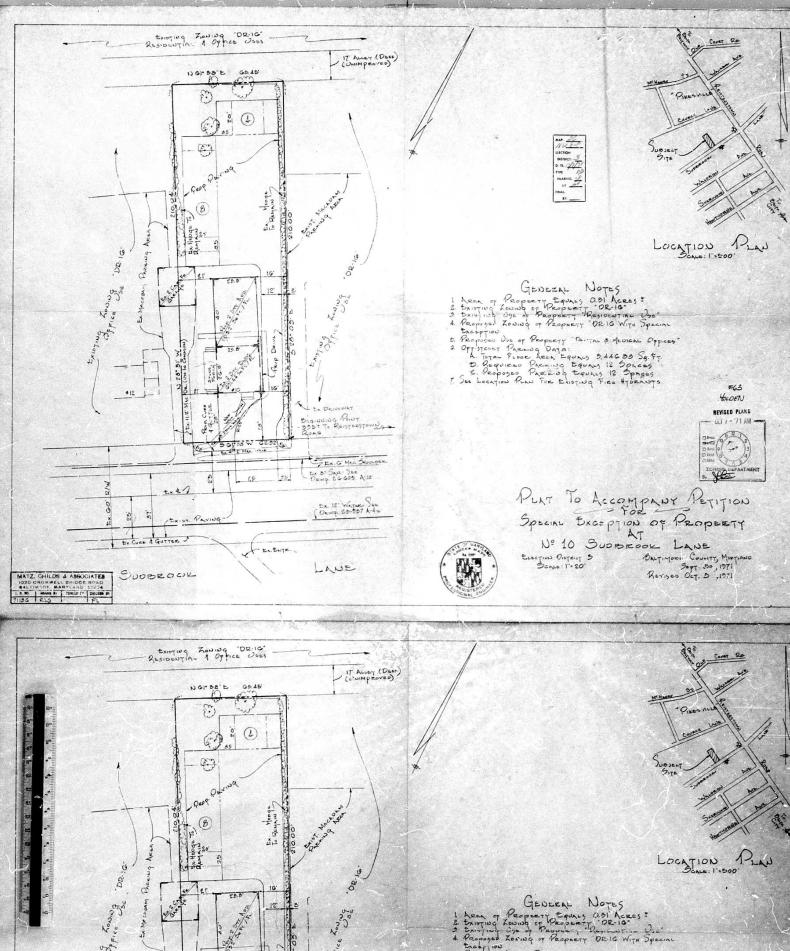
> BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Uffice Building 111 W. Chesapeake Avenue Towson, Maryland 21204

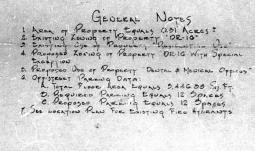
BALTIMORE COUNTY, MARYLAND OFFICE OF FINAL CE - REVENUE DIVISION MISCELLANEOUS CASH RECEINT

DATE Nov. 8, 1971 ACCOUNT 01-662

303 E. Fayette St. Baltimore, Hd. 21202

Patition for Spaul of Exception for Garald Holden Han







PLAT TO ACCOMPANY PETITION
Special Exception of Property

Elecji S

Nº 10 SUDBROOK LANE .
THEN PROPERTS BATIMORE COUNTY, MARYANDO
SORVE: 1'-20'
REY1,20 Oct. 5, 1971



Ex. & Mac & BOLSER Lx 8" SAN - SEE Dewg 1,0 000 A 10

> Ex. 12" WATER SEE DEWIG C5-557 A-4-C

LANE

ENEUTE.

MATZ. CHILDS & ASSOCIATED SUDDER GOV. 1000 GROWN AS BUILDER HOLD WILD AS ASSOCIATED SUDDER GOV. 1000 GROWN AS ASSOCIATED S