

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Gerald T. Holden and
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 _____ to _____ district, for the following reasons:

See attached description

(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. _____ or we, agree to pay expenses of above redistricting 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.

Leon E. Felts
Leon E. Felts Contract purchasers
7 Church Lane
Pikesville, Maryland 21208
Address: _____
Melvin G. Wachs
303 East Fayette Street
Baltimore, Maryland 21202
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 19th _____ day of _____, 1971, 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 Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the _____ 1st _____ day of December, 1971, at 10:00 o'clock.

Zoning Commissioner of Baltimore County.

(over)

10:00A
10/1/71
10/1/71

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
for Office and Office Building : COUNTY BOARD OF APPEALS
NW/S Sudbrook Lane 395' SW of :
Reisterstown Road, : OF
3rd District :
Gerald T. Holden, et al, : BALTIMORE COUNTY
Petitioners :
Leon F. Felts - Barry S. Gross, : No. 72-135-X
Contract Purchasers :

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 Sudbrook 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-Appealant in the above entitled matter.

WHEREAS, the said Protestant-Appealant requests that the appeal filed on behalf of said Protestant be dismissed and withdrawn as of May 14, 1972.

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

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slowik

Walter A. Reiter, Jr.

John A. Miller

PETITION FOR SPECIAL EXCEPTION
FOR OFFICES AND OFFICE BUILDINGS : BEFORE
N/W/S SUDBROOK LANE : JAMES E. DYER
S/W REISTERSTOWN ROAD : DEPUTY ZONING COMMISSIONER

CASE NO. 72-135X
GERALD T. HOLDEN AND :
ELLEN M. HOLDEN, HIS WIFE :

ORDER TO ENTER APPEAL

S. ERIC DI NENNA, ZONING COMMISSIONER

Dear Mr. DiNenna:

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.

William D. Wells
WILLIAM D. WELLS
7 Church Lane
Pikesville, Maryland 21208
Protestant

WELLS DURKEE & ALBERT
ATTORNEYS AT LAW
PIKESVILLE PROFESSIONAL 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

Dear Mr. DiNenna:

Enclosed herewith is an Order for Appeal in the petition filed by Gerald Holden 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, Maryland to cover the Appeal's cost and posting as prescribed by the regulations.

Yours very truly,

WILLIAM D. WELLS

WDW/cab

Enclosures

494-3180

County Board of Appeals
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

June 28, 1972

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

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

Dear Mr. Wachs:

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.

Inasmuch as this file has been closed, we would appreciate it if you would arrange to remove same on or before July 15th, 1972; otherwise they will be confiscated.

Very truly yours,

Muriel E. Buddemeier
Muriel E. Buddemeier
County Board of Appeals

cc: Mr. S. Eric DiNenna

WELLS DURKEE & ALBERT
ATTORNEYS AT LAW
PIKESVILLE PROFESSIONAL BUILDING
7 CHURCH LANE
PIKESVILLE, MARYLAND 21208

May 5, 1972

County Board of Appeals
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

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

Gentlemen:

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 opposition to the Special Exception and Variances sought by the Petitioner.

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

Very truly yours,

William D. Wells
WILLIAM D. WELLS

WDW/cab

December 2, 1971

Melvin G. Wachs, Esquire
303 East Fayette Street
Baltimore, Maryland 21202

Dear Mr. Wachs:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED:dmc

Enclosure

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

Mr. Gerald T. Holden
10 Sudbrook Lane
Baltimore, Maryland 21208

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: George E. Gavrellis, Director of Planning

SUBJECT: Petition #72-135X, N/W s. Sudbrook Lane; S/W of Reisterstown Rd.
Petition 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 site plan can be devised.

We would propose that the entrance located on the eastern 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. Gavrellis
GEORGE E. GAVRELLIS
Director of Planning



Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

the above Redistricting should be had, and/or the Special Exception should NOT BE GRANTED.

a Special Exception for an office building and offices should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2nd day of December, 1971, that the herein described property or area should be and the same is hereby redistricted from

to be and the same is hereby DENIED

the above Redistricting should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of December, 1971, that the above redistricting be an "S" the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain and/or the Special Exception for

be and the same is hereby DENIED

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

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be and the same is hereby DENIED

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 11, 1971

COUNTY OFFICE, BALTIMORE

110 N. EIGHTH STREET

BALTIMORE, MARYLAND 21204

MEMBERS

CLIVER L. MYERS, Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPT. OF TRAFFIC ENGINEERING

STATE BOARD OF ENGINEERS

BUREAU OF ENGINEERING

HEALTH DEPARTMENT

PLANNING DIVISION

ED. J. KAPLAN

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Melvin G. Wachs, Esq.,
103 East Fayette Street
Baltimore, Maryland 21202

RE: Type of Hearings: Special Exception
Location: NW/4 Subbrook Lane, 400' SW of Reisterstown Road

Present Zoning: B.R. 16
Proposed Zoning: Special Exception for office use

217.2 - front yard;
217.3 - side yards

Committee Meeting of Oct. 19, 1971
4th District
Item 63

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.

The subject petition is located on the north side of Subbrook Lane just west of Reisterstown Road. The property is currently improved with a two story dwelling but is in excellent condition. There is no existing curb along Subbrook Lane at this location. Both to the east and west of the subject site are existing dwellings that have been converted into office use. There is existing residential to the south side of Subbrook Lane.

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:

Subbrook Lane, an existing County road, is proposed to be improved as a 50-foot closed type roadway cross-section within a 70-foot right-of-way. Highway improvements, including highway right-of-way widening and any necessary reversible slope easements will be required in connection with any grading or building permit application.

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

Water and Sanitary Sewer:

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

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 nuisance or damage 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 and serving this property.

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 nuisance or damage 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.

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

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Water and Sanitary Sewer:

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

Storm Drains:

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

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 nuisance or damage 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 and serving this property.

PROJECT PLANNING DIVISION:

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 access of acceptable width.

BOARD OF EDUCATION:

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 approval.

Melvin G. Wachs, Esq.,
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HEALTH DEPARTMENT:

Metropolitan water and sewers are available to the site. 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.

DEPT. OF TRAFFIC ENGINEERING:

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

ZONING ADMINISTRATION DIVISION:

The petition is accepted for filing. However, we would suggest to the petitioner that he try to work out an agreement with the adjoining property owner to the east of the subject property to create a driveway in common that would relieve a very serious potential traffic problem that now exists for both uses.

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,
CLIVER L. MYERS, Chairman

CLIVER L. MYERS, Chairman

CLIVER L. MYERS, Chairman

CLIVER L. MYERS, Chairman

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CLIVER L. MYERS, Chairman



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

72-135
Lester Matz
John C. Childs

Associates

Ronald W. Broyles
George W. Bushby
Robert W. Czaban
Leonard M. Glass
Edmund 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 ~~& Not a Variance~~

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 south-westerly 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. #71136

October 1, 1971

Water Supply ■ Sewerage ● Drainage ► Highways ■ Structures ● Development Planning ■ Reports



