

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, ADMAN SOMMER, 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 DR-16 zone to an DR-16 with exception for the following reasons:

Construction of one story Medical Office Building with Basement

See attached description

MAP	
SECTION	
DISTRICT	
D.T.C.	
TYPE	
REASON	
BY	
DATE	

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

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.

Contract purchaser Adman Sommer, M.D. Legal Owner

Address 1011 Frederick Road Baltimore, Maryland 21228

Kenneth E. Marsh Petitioner's Attorney

Address 6708 Belair Road, Baltimore, Md. 21206

ORDERED BY THE Zoning Commissioner of Baltimore County, this 19th day of October, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of December, 1971, at 11:00 o'clock.

Adman Sommer Zoning Commissioner of Baltimore County

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

1100 101 STEEL BUILDING • 100 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 • VALLEY 3-8830

DESCRIPTION FOR ZONING, OLD FREDERICK ROAD AND ROLLING ROAD IN DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at the intersection formed by the west side of Rolling Road, 30 feet wide, and the centerline of Old Frederick Road, 60 feet wide, and running thence and ending on the west side of Rolling Road North 8 degrees 00 minutes East 195.00 feet, thence leaving the west side of Rolling Road and running north 77 degrees 30 minutes west 160.00 feet and South 9 degrees 30 minutes west 256.00 feet to the centerline of Old Frederick Road herein referred to and running thence and ending thence North 84 degrees 00 minutes East 175.00 feet to the place of beginning.

CONTAINING 0.02 acres of land more or less.



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 285

DATE Nov. 9, 1971 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER
ADMAN SOMMER, M.D.
1011 Frederick Road
Catonsville, Md. 21228
Petitioner for Special Exception -- #72-136-X

YELLOW - CUSTOMER

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 #72-136X. W/E cor. Rolling and Old Frederick Roads
Petition for Special Exception for Offices
Adman Sommer - Petitioner

1st District

HEARING: Wednesday, December 1, 1971 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed Petition #72-136X and has the following comments to offer.

D.R. 16 zoning was recommended by the Planning Board to the County Council anticipating that this property would be used for offices when developed (page 7, New Zoning for New Baltimore County Final Report of the Planning Board, November 24, 1971). The County Council retained the recommendation on its map adopted in March 24, 1971.

The staff therefore believes this petitioned special exception is appropriate if developed in accordance with an approved site plan.

George E. Gavrellis
Director of Planning

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 11, 1971

COUNTY OFFICE BUILDING
111 W. Chesapeake Ave.
Towson, Md. 21204

OLIVER L. MYERS
Chairman

MEMBERS:

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE PLANNING COMMISSION

BOARD OF ZONING APPEALS

PLANNING DEPARTMENT

DEPARTMENT OF PLANNING

DEPARTMENT OF PLANNING

Kenneth E. Marsh, Esq.,
6708 Belair Road
Baltimore, Maryland 21206

Re: Type of Hearing: Special Exception for Offices
Location: W. Cor. Rolling & Old Frederick Roads
Petitioner: Adman Sommer, M.D.
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for Offices
Committee Meeting of Oct. 12, 1971
1st District
Item 57

Dear Sir,

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 property is located on the northeast corner of Rolling Road and Old Frederick Road. The property is currently improved with an old four-car garage and a frame garage to the rear of the building. There is no curb and gutter existing along Rolling Road or Old Frederick Road at this location. The property is also heavily shrubbed and wooded with what appears to be an old orchard.

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:

Old Frederick Road, a County road, is proposed to be improved as a 35 foot closed type roadway cross section in the vicinity of this property (ultimately 40 feet) on a 60 foot right-of-way.

Rolling Road, a County road in this area, is proposed to be improved as a channelized closed type highway cross section consisting of two 27 foot traffic lanes separated by a median within a right-of-way of varying width.

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										
Reviewed by: <u>YKB</u>	Revised Plans: Change in outline or description Yes _____ No _____									
Previous case:	Map # _____									

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 1st Date of Posting Nov. 12, 1971

Posted for SPECIAL EXCEPTION

Petitioner ADMAN SOMMER

Location of property W/E cor. of Rolling Rd. & Old Frederick Rd.

Location of Signs ① W. of Rolling Rd. 25 ft. N. of Old Frederick Rd.
② N. of Old Frederick Rd. 25 ft. W. of Rolling Rd.

Noted by Charles P. Niles Date of return Nov. 12, 1971

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

No. 1412

DATE Nov. 26, 1971 ACCOUNT 02-662

AMOUNT \$65.25

WHITE - CASHIER
A. SOMMER, M.D.
1011 Frederick Road
Baltimore, Md. 21228
Advertising and posting of property -- #72-136-X

PETITION FOR SPECIAL EXCEPTION

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 1st Date of Posting Nov. 12, 1971

Posted for SPECIAL EXCEPTION

Petitioner ADMAN SOMMER

Location of property W/E cor. of Rolling Rd. & Old Frederick Rd.

Location of Signs ① W. of Rolling Rd. 25 ft. N. of Old Frederick Rd.
② N. of Old Frederick Rd. 25 ft. W. of Rolling Rd.

Noted by Charles P. Niles Date of return Nov. 12, 1971

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 11, 1971

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

THE JEFFERSONIAN

Cost of Advertisement, \$ _____

OFFICE OF THE CATONSVILLE TIMES

CATONSVILLE, MD. 21228 November 15, 1971

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiNenna, Zoning Commissioner of Baltimore County, was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, on a week for one week before the 15 day of November 1971, that is to say, the same was inserted in the issue of November 11, 1971.

STROMBERG PUBLICATIONS, Inc.

In Lucy Morgan

JAN 9 1972

Kenneth E. Marsh, Esq.
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Highway improvements including highway right-of-way widening and reversible slope easements will be required for these roads in connection with any grading or building permit application. A highway construction drawing has been prepared and is filed in the Bureau of Engineering under Job Order #5-179-1. The plan should be revised to incorporate these proposed roadway improvements.

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 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.

Sediment Control

Development of this property through stripping, 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 stripping of top soil.

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Water and Sanitary Sewers

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

BOARD OF EDUCATION

Would only result in a loss of potential students.

Kenneth E. Marsh, Esq.,
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November 11, 1971

PROJECT PLANNING DIVISION

This plan has been reviewed and there are no site planning factors requiring comment.

DEPT. OF TRAFFIC ENGINEERING

The subject plan is not expected to create any traffic problems.

FIRE DEPARTMENT

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 Fire Prevention Code when construction plans are submitted for approval.

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.

PROJECT PLANNING DIVISION

This plan has been reviewed and there are no site planning factors requiring comment.

ZONING ADMINISTRATION DIVISION

This office is accepting the subject petition for filing. However, we are requesting that revised plans be submitted prior to the hearing. Indicating the location of all existing buildings on the site and the east, south and east of the subject property.

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 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

OLIVER L. MYERS, Chairman

ENCLOSURE

* 3573