COUNTY OF YOR ALK

December 1, 1971

December 1, 1971

John H. Hessey, IV, Esq. 1311 Fidelity Eldg., Baltimore, Maryland 21201

RE: Type of Hearing: Special Exception
for offices and office
building
Location: WS Rolling Ruad, 100' No. of
1-70-N
Patitioner: Robert M. and Elizabeth Butler
Committee Meating of October 19, 1971

Committee Meeting of October 19, 1971
Present Zonings D.R. 16
Proposed Zonings Special Exception for offces
1st District
Item 64

Dear Stra

This office has received revised drawings and we are scheduling the above referenced case for a hearing.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JD

John H. Hessey, IV, Esq. 1311 Fidelity Bldg., Baltimore, Maryland 21201

RE: Type of Hearing: Special Exception
ior offices and office
building
Location: WS Rolling Road, 100° No. of I-70-N
Petitioner: Robert M. and Elizabeth Butler
Committee Heating of October 19, 1971
Present Zoning D.R. 16
Proposed Zoning: Special Exception for offices
1st District
Item 64

Dear Sire

The above referenced petition is accepted for filing as of the date on the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 days, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

If you have any questions concerning this matter, please do not hesitate to contact me at 494-3351.

Very truly yours,

JAMES E. DYER, Zoning Supervisor

JED: JD

Enclosure

RE: EXTENSION OF SPCCIAL : EXCEPTION EXCEPTION

NW/corner of Rolling Road and:

Interstate 70N - 1st Election

District :

Robert M. Butler - Petitioner NO. 72-149-X (Item No. 64)

and adequate to the public.

RECEIVED FOR FI

BEFORE THE ZONING COMMISSIONER

OF

IT IS ORDERED by the Zoning Commissioner of Baltimore County, day of January, 1977, that the Special Exception for an Office Building and Offices is hereby extended, in accordance with Section 502.3 of the Baltimore County Zoning Regulations, to a date 18 months after certifica tion is obtained from the Department of Public Works, indicating that the sewer moratorium has been lifted and that such facilities are now available

BALTIMORE COUNTY

December 12, 19/3

John H. Hessey, IV, Esquire 1311 Fidelity Building Charles and Lexington Streets Baltimore, Maryland 21201

RE: Petition for Special Exception NW/corner of Rolling Rend and 1-70-N - 1st District Robert M. Butler - Petitioner NO. /2-149-X (Rem No. 64)

I have this date passed my Extension Order on the above ster. Copy of said Order is attached.

anus 2 No JAMES E. DYER

JEDrine

battimore county Orice of planning and zoning TOV/SON, MARYLAND 21204 130-J 494-3351

S. ERIC DINENNA ZONING COMMISSIONE

January 5, 1977

John H. Hessey, IV, Esquire 1311 Fidelity building Charles and Lexington Streets Baltimore, Maryland 21201

> RE: Request for Extension of Special Exception NW/corner of Rolling Road and Interstate 70N - 1st Election District
> Robert M. Butler - Petitioner NO. 72-149-X (Item No. 64)

Dear Mr. Hessey:

I am in receipt of your letter of December 1, 1976, in which you request an additional three year extension for utilization of the above referenced matter.

As indicated in your letter, the original Order was written on January 6, 1972, and o "nated for five years, with January 6, 1977. Section 592.3 of the Baltimore County Zoning Regulations states that the maximum period for utilization of a Special Exception is five years and no further extensions can be granted unless there is an inavailability of public sewer or water facilities.

After consultation with Mr. John A. Somers, Bureau of Public Services, Department of Public Works, it has been determined that, since this solutated in the Gwynns Falls sewer moratorium, public sewer is not available at this time.

In light of the above and as stated in the aforementioned Section, the time for utilization of this Special Exception is extended to a date 18 months after public sewer is available.

U

HESSEY & HESSEY

DEC 6'76 PM

6

ZONING | LEASIMENT

December 1, 1976

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

RE: Petition 72-149-X
Robert M. Butler and Wife, Petitioners
The Harry B. Cook Company, Inc., Contract
Purchaser (now Owner)
Property: W/S Rolling Road North of I-70

Dear Mr. DiNenna: On January 6, 1972, by Order of the beputy Zoning Commissioner, a special exception for an office building and offices was granted on the above property, subject to the approval of a site plan by the Bureau of Public Services, State Highway Admisistration and the .fice of Planning and Zoning.

On December 12, 1973, an extension was granted on this special exception until January 6, 1977.

This property is situated on the Coynns Falls sever system, and a sever sortering has been in effect on this system since September 13, 1973; thus, sortering has been in effect on this system since September 13, 1973; thus, the state of the special exception, been unable to secure a building permit for the contemplated office buildings. While some reliaf from this sorterior has been granted in special situations, we are advised that the exact rule as been obtaining a sever hookup until at least 190 to 190 to

Therefore, as attorney for the above-named parties, I respectfully request that you pass an Order extending the special exception now in effect on this property for an additional three-year period, Danuary 6, 1977.

If any further information or action is required on our part, please let

John H. Hessey, IV

JHHIV: Jf CC: Mr. George D. Hardy Mr. Kenneth L. Kurtz

John H. Hessey, IV, Esquire January 5, 1977

If you have any further questions concerning this matter, please feel free to contact this office.

. ERIC DI NENNA

SED/NBC/sr!

cc: Mr. Thornton M. Mouring, Di.ector Department of Public Works

Mr. John A. Somers Bureau of Public Services Department of Public Works

Mr. George J. Martinak Deputy Zeni .g Commissioner

Mr. James E. Dyer Zoning Supervisor

Mr. Nicholas B. Commodari Acting Zoning Coordinato

Case No. 72-149-X

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
X TO CALL THE CONTROL OF THE PROPERTY OF T
me-anore-recommended snown-servany and re-rarence appearing that by reason or received the
a Special Exception for an office building and offices should be Granted.
TT IS ORDERED by the Zoning Commissioner of Baltimore County this
day of January 19872, make the weether described property are area and the
the store indicately declaratised phonoraxico consociations accessores phonoraxico consociation of the store

Fanted From and after the date of this Order, subject to the approval of a site plan by the
Bureau of Public Services, State Highway Administration and the Office of Planning
and Zoning. anus 2 Ly
Deputy Zoning Commissioner of Baltimore County
Pursuant to the advertisement, posting of property and public hearing on the above petition
11
and it appearing that by reason of

at the state of th
8

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimere County, this 1274 day of December 1973, that the Special Exception for an office building and offices, granted January 6, 1972, should be and the same is hereby extended for a period of three (3) years, beginning January 6, 1974, and ending January 6, 1977.

Deputy Zoning Commissioner of Baltimore County

PETITION FOR ZONING RE CLAS. PICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we Robert M. and M. Eliz Butler jegal owner a of the property situate in Baltin 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 description

See attached description



nd 27 for a special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County to use the herein described property, for offices and office buildings.

erty is to be posted and advertised as prescribed by Zoning Regulations.

we, agree to pay expenses of above so-classification and to: Special Exception advertising, be etc., upon filing of this petition, and further agree to and are to be bound by the zoning

Robert M. Butler
M. Butler Deutler
M. Elizabeth Butler Legal Own Kenneth L. KurtzContract purchase Address Pres. 1 E. 24th St., Balto., Md. Address 1600 N. Rolling Rd Balto, Md. 21207 July 20218 Lesson

1311 Fidelity Bldg., Balto., Md. 21201

ORDERED By The Zoning Commissioner of 3r timore County, this 23rd, 19871., that the subject matter of this petition be advertised, as

evoured 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 106, County Office Building in Towson, Baltimore County, on the 29th



DESCRIPTION

2 ACRE, MORE OR LESS, PARCEL NORTHWEST CORNER OF ROLLING ROAD AND 1-70N BALTIMORE COUNTY, MARYLAND

This Description is for Special Exception for Office Use

Beginning for the same at the northwest corner of Rolling Road as relocated and I-70N as shown on State Roads Commission of Maryland Plats Nos. 28362 and 22379, running thence binding on the northeast right of way line of I-70N, (1) northwesterly, by a curve to the left with a radius of 3969.72 feet, the distance of 425 feet, more or less, to a point on the first line of the land conveyed to Joshua W. Phillips and wife as recorded in the Land Records of Baltimore County in Liber G. L. B. 2782, page 512, thence binding on a part of said first line and binding on the second line thereof, two courses: (2) N 47* 30' E 350 feet, more or less, and (3) S 43' 29' E 73.73 feet, more or less, to the beginning of the second line of the land conveyed to John W. Rector and others an recorded among said Land Records in Liber G. L. B. 2296, page 423, thence binding on said second

Water Supply ■ Sewerage & Drainage → Highways ■ Structures ● Developments ➤ Planning ■ Reports

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Page Two

line, (4) S 42° 48' E 15; feet to a point on the third line of the second parcel of land conveyed to Joshua W. Phillips and wife, as recorded among said Land Records in Liber G. L. B. 2047, page 238, thence binding reversely on a part of said third line, (5) S 47° 12' W 120 feet, more or less to the northwest outlineof the land designated Parcel 1 on State Roads Commission of Maryland Plat No. 31988, thence binding on the northeast outlines of parcels I and 2 as shown on said plat, two courses: (6) S 63* 07! 36" F. 106 feet. more or less, and (7) S 62° E 31 feet, more or less to the northwest right of way line of said Rolling Road, thence binding on said right of way line, (8) S 22° W 98 feet, more or less, to the place of beginning

Containing 2 acres of land, more or less

T.O. #71102

September 27, 1971

GEG:NG:ms

72-149-X

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District 157 Posted for: STERIAL EXCEPTION	Date of Posting DEC 11-1971
Petitioner: 20 RERI H. BUTLE	
	NG Ad 30FTA - N OF ITON

Posted by Charles M. Mal

Date of return Dre 17-1971

BALTIMORE COUNTY OFFICE OF PLANKING AND ZOVING

County Office Building 111 W. Che apeake Avenue Towson, Maryland 21204

Petitioner's Attorney John H. Hessey, IV

BALTIF RE COUNTY, MARY AND 1467 OFFICE OF FIN'NCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT Dec. 28, 1971 ACCOUNT 01-562 AMOUNT \$59.00 DISTRIBUTION MRESEZA HELENY 6 MEASEY
1311 FI delity building
Baltimore, NA 21201
Advertising and posting of property for Robert M.
59.00 Mac

BALTMORE COUNTY, MARYLOND

INTER-OFFICE CORRESPONDENCE

HEARING: Wednesday, December 29, 1971 (Pow A.M.)

The staff of the Office of Planning and Zonling has reviewed the subject petition for special exception for offices and office building and has the following edvisory comments to make:

In view of the development of Security Square Shopping Centur coross Rolling Road, office uses on the subject property and the existing properties between it and Rolling Road seem to be appropriate if developed in accordance with an approved

A much safer and efficient access plan could be prepared If a development plan for all six properties were to be developed at this time.

TO. Mr. S. Eric DiNerna, Zoning Commissioner Date. December 28, 1971

SUBJECT Petition F72-149-X. Northwest corner of Rolling Road and 1-70N.
Petition for Special Exception for Offices and Office Building.
Robert M. Butter and M. Elizabeth Butler, Petitioners

FROM George E. Govrelis, Director of Planning

1st District

BALTIMORE COUNTY 'ARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

Dec. 2, 1971

CATONSVILLE I IM IES CATONSVILLE, MD. 21228 December 13 - 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, once a week for one week before the 13 day of December 971, that is to say, the same was inserted in the issue of December 9, 1971.

OF ICE OF

STROMBERG PUBLICATIONS, Inc.

By Buth Morgan

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., was discount appearing on the ____9tb ___day of ____ December 1971

I Link Structure

Petitioner Robert M. and Erfzabeth Butler

MINK - AGE ---Messre. Hessey & Hessey 1311 Fidaltey Building Baltimore, Hd. 21201 Petition for Special Exce #72-149-2012 00000 2

No. 1426

Pursuant to the advertisement, posting of preperty, 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
Accessor and an analysis of the second and the seco
a Special Exception for an office building and offices should be Santed.
T IS ORDERED by the Zoning Commissioner of Baltimore County this.
day of January 196.72, man the movem deservoir property of their stocks the take
specialist payments acquiring and gains are consequences accessed and a particular access access access access access and a particular access
AND A Special Exception for an office building and office should be and the same is
granted from and after the date of this Order, subject to the approval of a site plan by the
Bureautof Public Services, State Highway Administration and the Ottics of Planning
and Zoming.
Deputy Zoning Commissioner of Baltimore County
Pursuant to the advertisement, posting of property and public hearing on the acove cetition
and it appearing that by reason of
The second secon
< \(\)
3 22
ne above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE
GRANTED.
IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
f
ENIED and that the above described property or area be and the same is hereby continued as and
remain azone; and/or the Special Exception for
be and the same is hereby DENIED.
Zoning Commissioner of Baltimore Counts

BALTIMOPE COUNTY ZONING ADVISORY COMMITTEE

November 12, 1971

John H. Hessey, IV, Esq. 1311 Fidelity Bldg., Baltimore, Maryland 21201 .20 OLIVER L. SYER!

PUBLIAL OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERS

BURNATION PIRE PREVENTION

HEALTH DEPARTURN

PROJECT PLANSING

BUILDING DEPARTUR

BOARD OF EDUCATION

INDUSTRIAL DEVELOPMENT

STATE ROADS CON

REI Type of Kearing: Special Exception for offices and office buildings Location MS Rolling Roud, 105° Ms. of 1-70-M Patitioner Robert N. and Elizabeth Studier Committee Meeting of October 19, 1971 Present Conings Da. 10
Proposed Zonings Da. 10
Proposed Zonings Special Exception for offices Districts 1sts

The losing Advisory Committee has reviewed the plans submitted with the above referenced potition and has ende on a site field inspection of the property. The following comments are a result of this rayion and inspection.

The subject property is located on the west side of Rolling Road at the Intersection of Interstate 1-70-1. To the morth and east of the subject site there are existing deallings that from a nolling but of the west of the subject site there is an existing site of the subject site there is an existing site of the subject site there is an existing site of the subject site that is a contract of the subject site that is an existing site of the subject site of the sub

BUREAU OF ENGINEERING:

The following community are furnished in regard to the plat submitted to this office for review by the Zening Advisory Committee in connection with the subject item.

The tax Map indicates that this site is port of a larger tract. Although and utility place indicate this site as port of the State Highest Administration heldings in connection with the 1-70-M creasing of Rolling Pead.

It shall be the responsibility of the Petitioner's engineer to clarify all rights of way within and/o, edjected to this property and to initiate such action as accessing to

John He Hessey, IV, Esq.

to utilize, relocate, widen, ex.end, release, etc. such rights-of-way; particularly in repart to the former Rolling Road right-of-way (indicated on the submitted plan as an 18 fout mescadum access read).

It appears that a record plat may be required in connection with this property.

Hi ghways:

Rolling Road, a County road in this vicinity is being reconstructed as a closed type highway cross section consisting of fusi traffic lanes of varying width separated by a median within a right-drawy of varying width, ace Brawings #70-0079 and 0000, File 5. No further highway improve-ments are required.

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

Interstate Route 70-H is a State ready therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Development of this property through stripping, grading and stabilization could result in a sediment joilution problem, demaging private and public holdings domastrom of the property. A grading parmit 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 recording of any record plat or the issuance of any grading or building permits.

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

The patitioner must provide necessary desirage facilities (temporary or permisent) to prevent creating any missiness or damages to adjacent properties, expectably by the enconterition of surface unters, Correction of any problem which may result the to tryuquer grading or in report installation, of desirage facilities, would be the toil magnessibility of the patitions.

John H. Hessey, IV, Esq. November 12, 1971

0

Interstate Route 70-N is a State road. Therefore, drafnage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

0

Public water supply is available to serve this property.

Public sanitary sewerage can be mide avoilable to serve this property by extension of a public sanitary sewer from the existing sanitary sewer manhole #1.7884, see Drewing #70-0097, File 1.

PROJECT PLANNING DIVISION:

Metropolitan water and sever must be extended to building site before building permit is issued.

The problem is caused by the extreme turn of nearly 1800 ell whiches must make show entering Rolling Read. This is a difficult turn for a car and impossible for any whiches larger than a car to rake and still results on the close side of the center like access read. This intersection has a potential for burney can have been carefully shown that is put of stance by their quarter of the control of the control

John H. Hessey, IV, Esq. Page 4 Item 64 November 12, 1971

FIRE DEPARTMENT:

The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 103, Edition, and the Fire Prevention Code when construction plans are submitted for approval.

BOARD OF ECUCATION:

Offices would only result in a loss of potential put is.

ZONING POMINISTRATION DIVISION:

This of ice is withholding approval of the subject patition until such time as revised plans are submitted that indicate the comments of the Bureau of Ingineering, Bott. of Traffic Engineering and Project Panaling, Also, if a portion of this property has been obtained from the standard from the project that they camed in fee, this patition cannot be inverse project that they camed in fee, this patition cannot be inverse project by the property rust first be reclassified from public land to 0.0. So

Very truly yours,

Clint Mari

0

OLIVER L. MYERS, Chairman

Sediment Control:

Waters

Sanitary Sewer:

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

The access for this property is unacceptable. From records available to this effice it appears that this property was suid-lived from a larger holding. The plan must be revised to show all adjacent property momers and titles so it can be determined if a violation of the Baltimore County Subdivision Regulations edition edits.

HEALTH DEPARTMENT:

A severe traffic problem can be expected at the intersection of the access road to this site and Rolling Boad, $\,$



