

73-10:2
(Ques No. 206)

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
CATHERINE A. HENDERSON and MATTHEW A. HENDERSON,
s, or we, ROBERT M. HENDERSON, legal owner s, 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 _____ zone to an _____
zone, for the following reasons:

MAP: 7C
NO 7-6
SECTION
DISTRICT: 3
D. TO: 2/3/22
TYPE
HEARING: 55
BY: MA
FINAL: 12-1-23
BY: 556

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.

adopted pursuant to the Zoning Law for Baltimore
 ✓ John M. Henderson
 ✓ Matthie A. Henderson

Catherine A. Henderson
 Legal Owner

[Signature] 1:00 P
10/25/72
Zoning Commissioner of Baltimore County.
g.s.g.

GEORGE E. GAVRELIS
Director
Jefferson Building
Suite 301
Towson, Md. 21284
(410) 321-1111

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Property Owner: Robert M. Henderson, et al
Location: S/S Slade Avenue, 360' N/E of Military Avenue
Present Zoning: D.R.16
Proposed Zoning: Special Exception for office use in D.R.16 zone
District: 3
No. Acres: 0.39 acres

Very truly yours,

Richard B. Williams
Planner II
Project Planning Division
Office of Planning and Zoning

EUGENE J. CLIFFORD, P.E.

Re: Item 206 - ZAC - June 13, 1972
Property Owner: Robert M. Henderson, et al
Slade Avenue NE of Military Avenue
Special exception for office use in D.R. 16 zone
District 3

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF: n

INTER-OFFICE CORRESPONDENCE

HEARING: Wednesday, October 25, 1972 11:00 P.M.

Office uses in this location would be consistent with the Comprehensive Zoning Maps proposed by the Planning Board, November 1970 and adopted by the County Council, March 1971.

If the proofs of Sec. 502.1 are met any additional development should be conditioned to conformance to an approved site plan.

TOWSON, MARYLAND - 21204

No. Acres 0.39

INCREASE TOO SMALL TO HAVE AN EFFECT ON STUDENT
POPULATION.

MRS. JOHN M. CROCKER
JOSEPH N. McDOWAN
ALVIN LORECK
JOSHUA R. WHEELER, SUPERVISOR

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.O.
MRS. RICHARD K. WUERFFEL

300 WEST PRESTON STREET
BALTIMORE, MD. 21201

Mr. S. Eric DiNenna
Zoning Commissioner
Balto. Co. Office Bldg.
Towson, Md. 21204

Attas: J.L. Meyers

Dear Mr. DiNenna:

This office has reviewed the subject site and has the following comments concerning same:

1. The proposed Slade Avenue relocated right of way line as indicated on the plan is correct; however the plan should be revised to show 60' proposed right of way centered on existing Slade Avenue.
2. The entire frontage of the property along Slade Avenue must be improved with concrete curb and gutter placed 15' from and parallel to the existing centerline.
3. The easterly entrance must be closed with curb.
4. Concrete curb must be placed on the right of way line or that portion of the parking perimeter that fronts on Slade Avenue.
5. The entrance will be subject to the State Highway Administration standards and specifications and work will be accomplished under permit issued from this office.

It is our opinion that the plan be revised prior to the hearing.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
Jim Keseling
by: Jim Keseling
Asst. Development Engineer

JUN 1 - '72 3:41 -

☐ 8
☐ 8 1/2
☐ 9
☐ 9 1/2
☐ 10

ZONING DEPARTMENT

June 23, 1972

JOHN J. DILLON, JR.

Hillard P. Albert, Esq.,
7 Church Lane
Baltimore, Maryland 21206

RE: Petition for Special Exception
Item 206
Robert M. Henderson, Catherine A. Henderson
and Mattye A. Henderson
129 Slade Avenue
Pikesville, Maryland 21208

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 attached comments are a result of this review and inspection.

The subject property is located on the south side of Slade Avenue, 360 feet east of Military Avenue, in the third Election District of Baltimore County. This DR 15 property is improved with two, 2 1/2-story frame dwellings that are well maintained. The property to the west is zoned BL and is used as a beauty shop. The property to the east is a dwelling. The north side of Slade Avenue is improved with single family dwellings and the Oak Thrift Slade Apartments. No curb and gutter exist along Slade Avenue at this location.

This petition is being withheld from a hearing until such time as revised plans are submitted that indicate the changes as requested by the State Highway Administration and Bureau of Engineering. Also, because of the required widening of the highway, the widening of the parking may be affected, therefore, parking variances may be necessary. The plans shall also indicate all existing structures within 200 feet of the subject property and show the existing driveway on the opposite and adjacent properties.

Very truly yours,

OLIVER L. MYERS, Chairman

JOHN J. DILLON, JR., *Zoning Tech.*, 11

OLM:JJB:JW
Enclosure

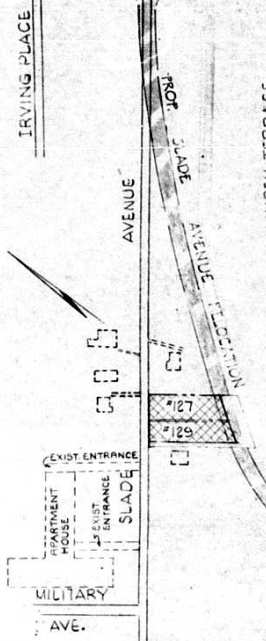
GENERAL NOTES

- 1) Total area of property --- 0.527 Acres ±
- 2) Area of Zoning Parcel --- 0.39 Acre ±
- 3) Present Zoning --- D.R. 16
- 4) Present use --- Residential
- 5) Proposed Zoning --- D.R. 16 with a special exception for office use.
- 6) Parking Data:
 - A. Number of spaces required
 - 1) Total floor area 4'x127' & 129' --- 3900 sq.ft.
 - 2) Parking spaces required @ 1 space/300 sq.ft. --- 13
 - B. Number of spaces provided --- 13
 - C. Parking spaces.
 - 1) Size: 11' x 20'
 - 2) Paving: Bituminous concrete surfacing
 - 3) Screening: Compacted planting (4' minimum height)
 - 4) Lighting: Directional, shielded to prevent glare, attached to buildings and denoted thus
- 7) Highway and storm drain improvements will be provided in accordance with Maryland State Highway Administration and Baltimore County requirements.

Existing Paving

Proposed Paving

REISTERSTOWN ROAD



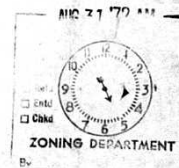
VICINITY MAP
SCALE: 1" = 200'

MAP	22
ELECTION	10/2/72
DISTRICT	3
D. TO	5/3/72
TYPE	
HEARING	5/3/72
BY	
FINAL	
BY	

Robert M. Henderson, et al

REVISED PLANS

200

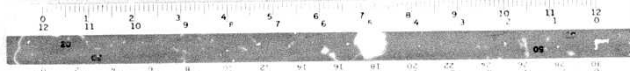


PLAN TO ACCOMPANY APPLICATION
FOR SPECIAL USE EXCEPTION
PROPERTY OF:
ROBERT M. & CATHERINE A.
HENDERSON, HIS WIFE, &
MATTIE A. HENDERSON
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
JAN. 31, 1972
REVISED AUG. 1, 1972

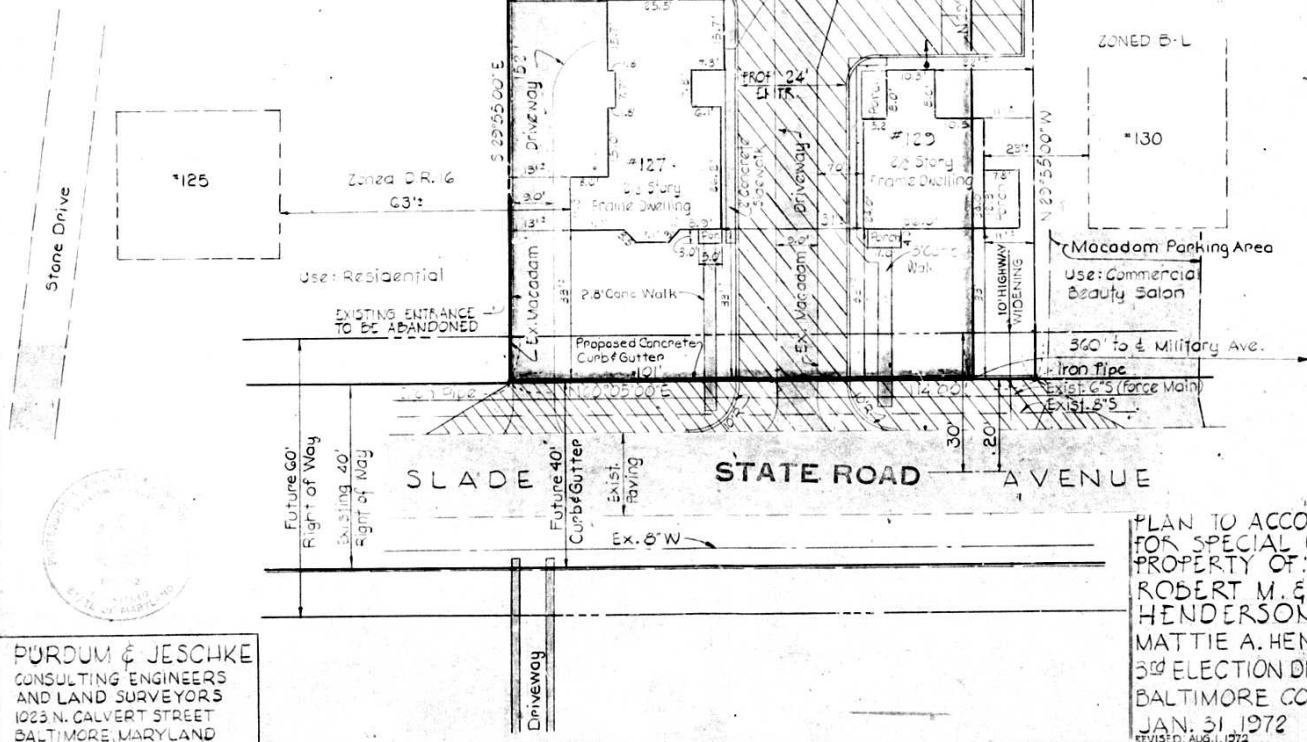
SCALE: 1" = 20'

PURDUM & JESCHKE
CONSULTING ENGINEERS
AND LAND SURVEYORS
1023 N. CALVERT STREET
BALTIMORE, MARYLAND

D 654 F.B. 640

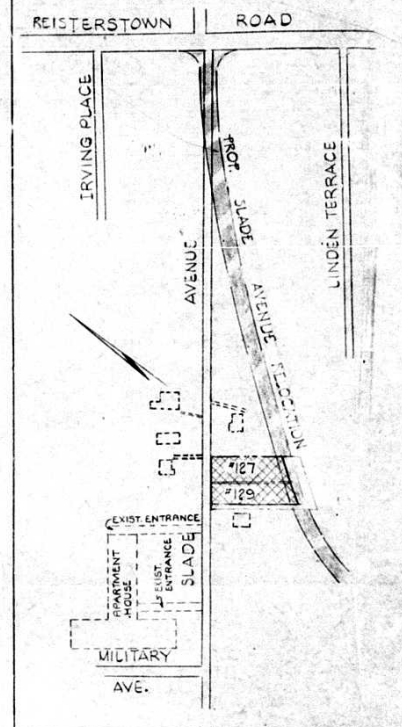


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 Proposed Paving

PURDUM & JESCHKE
CONSULTING ENGINEERS
AND LAND SURVEYORS
1023 N. CALVERT STREET
BALTIMORE, MARYLAND

PLAN TO ACCOMPANY APPLICATION
FOR SPECIAL USE EXCEPTION
PROPERTY OF:
ROBERT M. & CATHERINE A.
HENDERSON, HIS WIFE, &
MATTIE A. HENDERSON
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
JAN. 31, 1972 SCALE: 1"=20'



VICINITY MAP
SCALE: 1" = 200'

Robert M.
Henderson, stal

REVISID PLANS

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