PETITION F R ZONING RE-CLAST FICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

EDWARDS H. BROWN

XEXE we LILLIAN E. BROWN 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-classified, pursuant to the Zoning Law of Baltimore County, from an

__zone; for the following reasons:

See attached description

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

Walter Becker

FOR

URBER

6 Walker Avenue Baltimore, Maryland 21208

Protestant's Attorney

73-168

Edwards A Brin EDWARDS H. BROWN

#89

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd - Marchanthan's December 2, 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 106, County Office Building in Towson, Baltimore County, on the 5th day of January 19732x, at 10:00 o'clock

> the ! Zoning Commissioner of Baltimore Coraty

JUSEPH D. THOMPSON, P. 4-4L-8.



TOWSON, MARYLAND 21204 . VAlley 3.8820

DESCRIPTION FOR ZONING VARIANCE, 17 OLD COURT ROAD, 3RD DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the South side of Old Court Road of irregular width at the distance of 397 feet, more or less, measured along the South side of Old Court Road from the Northwest side of Walker Avenue and running thence and binding on the South side of Old Court Road North 88 Degrees 30 Minutes West 91,00 feet thence leaving the South side of Old Court Road and running South 4 Degrees 48 Minutes 10 Seconds East 96,77 feet, North 66 Degrees 59 Minutes 20 Seconds East 70.37 feet, North 68 Degrees 10 Minutes East 28,75 feet and North 8 Degrees 45 Minutes West 56,50 feet to the place of beginning. CONTAINING 0,16 acres of land, more or less.



October 25, 1972

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. S. Eric Di Nenno, Zoning Commissioner Date. January 9, 1973

FROM Norman E. Gerber, Office of Planning and Zoning

Petition #73-168-X. South side of Old Court Road 397 feet Northwest of Walker Ave. Petition for Special Exception for Offices. Petitioners - Edwards H. Brown and Lillian E. Brown

3rd District

HEARING:

Thursday, January 25, 1973 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer.

D.R. 16 zoning was recommended by the Planning Board in anticipation of conversion to office uses.

If the proofs of Sec. 502.1 are met any construction or modification should be conditioned to an approved site plan.

NEG:rv



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

2-43



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Messrs. Frank E. Cicone and Lloyd J. Hammond 411 Jefferson Building Towson, Maryland 21204

RE: Special Exception Petition Item 99 Edwards H. Brown and Lillian E. Brown -Petitioners

Gent lemen:

The Zoning Advisory Committee has reviewed the nians submitted with the above referenced petition and has made on on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to essure that all parties are note water of plans or problems with regard to the development plans that now have a bening on this case. The director and/or Zabuty Director of the Office of Plania Plania and the plania plania and the plania plan

The subject property is located on the south side of Cld Court Read, 397 feet west of Walker Avenue, in the 3rd District of Baltience County. This 30% is forecerty is currently improved with a wood frame chelling that is anoprently shift into two or more apartments. It has a detached generge which is partfally in the side yard. There is an existing residence on either side of the subject property and to the rear. The property on the morth such and gutter edits along the Court Read in this vicinity.

The site airm as submitted should be revised to indicate those comments regarding higher yidening by the Surery of Engineering, Also, to reflect those comments of the Desertment of Traffic Engineering. Furthernore, it is standard practice of Traffic Engineering. Furthernore, it is standard practice of procedure when an existing whelling is requesting a Social Exception for an office use and a now builting is not contemplate at this time, wirelease are not encouraged. Therefore, we recust that the notificant's engineer regise his time plan to eliminate the vertices as indicated on this supmitted plan.

De Godina of Jack expension participation of the property of the control of the c

Messrs, Frank E. Cicone and Lloyd J. Hammond Re: Edwards H. Brown and Lillian F. Brown -Patitioners

Page 2 December 29, 1972

This petition is accepted for filing on the data 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. when Hadlock JOHN J. DILLON, JR., Chairmen, Zoning Advisory Committee

JJD:JD

Enclosure

Baltimore County, Maryland Bepartment Of Bublic Borts

COUNTY OFFICE BUILDING OWSON, MARYLAND 21204

ELLSWORTH N. DI'ER. P. E. CHIEF

December 13, 1972

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120h

Re: Item #89 (1972-1973) Troperty Ouner: Edward H. and Lillian E. Brown 17 Old Court Road Present Zoring: D.R. 16 Proposed Zoning: Special Exception for offices District: Jrd No. Acres: O.16 acres

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 Court Road, an existing public road, is proposed to be improved in the future as a minimum 36-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements are not required at this time. Rose the proposed with the foot of the second with the foot of the second control of the second control of the proposed nightway right-of-way widening based upon the existing centerline.

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

Sediment Control:

Development of this property through stripping, grading and stabilisation could result in a sedient pollution problem, demaring private and public holdings downstream of the property. A grading permit is, therefore, occessary for all grading, including the stripping of top soil.

Storm Drains:

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

The Petitioner must provide meassary drainage facilities (temporary or parameter to prevent creating any missances or damages to adjacent properties, separally by the concentration of surface setzers. Correction of any probles which say result, due to the properties of the properti

Item #89 (1972-1973) Property Owner: Edward H. and Lillian E. Brown Page 2 December 13, 1972

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are evailable and serving this property.

It appears that additional fire hydrant protection may be required in this vicinity.

Very truly yours,

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

END-FAM-FWR.se

cc: John Leon

P-SE Key Sheet 30 NW 21 Position Sheet NW 8 F Topo 78 Tax Hap

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E.

WM. T. MELZER

December I, 1972

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

Re: Item 89 - ZAC - November 28, 1972 Property Owner: Edward M. & Lillian E. Brown 17 Old Court Road Special exception for offices District 3

This petition for a special exception for offices is part of a trend that is developing in this area. Old Court Road is an old poorly graded narrow road, that can not be expected to adequately support this trend.

The plan should be revised for the following items.

The driveway should be a minimum of 20 feet wide and two parking spaces on the north side of the existing garage should be perpendicular to the driveway.

Michael S. Flanigan Traffic agineer Associate

MSF: no

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

DONALD J. ROOP, M.B., M.P.M.

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

Dear Mr. DiNeana:

HVB: mn

Comments on Item 89, Zoning Advisory Committee Meeting November 28, 1972, are as follows:

Property Owner: Edward H. and Lillian E. Brown Location: 17 Old Court Road Present Zoning: D.R. 16 Proposed Zoning: Special Exception for offices District: 3 No. Acres: 0.16

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

December 11, 1972

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

Dear Mr. DiNeana

Comments on Item #89, Zoning Advisory Committee Meeting, November 28 1972,

Property Owner: Edward H. and Lillian E. Brown Location: 17 Old Court Road Present Zoning: D.R.16
Proposed Zoning: Specual Exception for offices District: 3 No. Acres: 0.16 acres

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

Very truly yours, John & Number John L. Wimbley Planner I Project Planning Division

Office of Planning and Zoring

BOARD OF EDUCATION OF BALTIMORE COUNTY

Date: November 22, 1972

zone: and/or the Special Exception for

Zoning Commissioner of Baltimore County

Mr. S. Eric DiMonna Zoning Counissioner County Office Building Towson, Maryland 2120h

Re: Item #89 ZAC meeting of November 28, 1972 Property Cumer: Edward H. and Lallian E. Brown Location: Present Zoning: D.R. 16 Proposed Zoning: Special Exception for offices

0.16 acres

Donr Mr. DiMenna:

No effect on student population.

Very truly yours, Which Ketwood W. Nick Potrovich Field Representative

CERTIFICATE OF PUBLICATION

TOWSON, MD. ... January 4

appearing on the Ath day of January 19 73

THE JEFFERSONIAN,

O COMMUNITE LIMES RANDALLSTOWN, MD. 21133 January 8 = 19 73

> THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinanna Zoning Commissioner of Baltimore County was inserted in THE COMMENTY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one xxxxxx weel. before the 8 day of January 1973, that is to say, the same was inserted in the issue of January 4, 1973.

> > STROMBERG PUBLICATIONS, Inc.

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73-168X

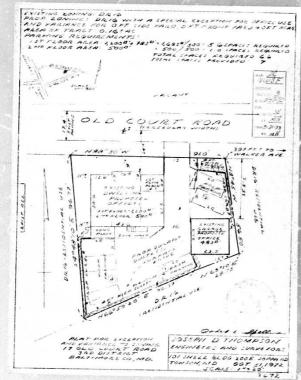
CERTIFICATE OF POSTING TMENT OF BALTIMORE COUNTY

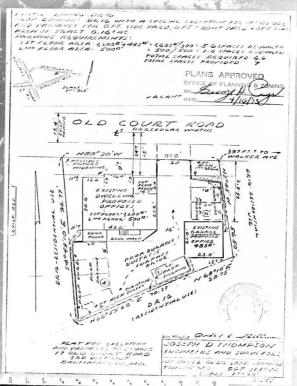
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BALTIMOR OUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Meryland 21204 Your Petition has been received and accepted for filing 1972. Patitioner Edwards H. Brewn and Lillian E. Brean

Patitioner's Attorney Hasars. Front E. Cisene

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Item 89 Moore, Fresh E. Cleans and Lloyd J. Hammand All Jefferson Building Tomon, Md. 21204 County Office Building 111 W. Chesapeake Avenue Towson, Meryland 21204 Your Petition has been received and accepted for filing Petitioner Edwards H. Brown and Lillian E. Brown Petitioner's Attorney Mesers, Frenk E. Cicene





BALTIMO COUNTY OFFICE OF PLANNING IND ZONING

County Office Building

BALTIMORE COUNTY, MARYLAND OFFICE OF FIRE CE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE Jan. 2, 1973 ACCOUNT 01-669

No. 5869

Mex \$50.00 AMOUNT

DISTRIBUTION PINK - AGENCY Lloyd J. Hammond, Esq. 215 Homevale Road YELLOW - CUSTOMER Reisterstown, Md. 21136
Petition for Special Exception for Edwards Brown
#73-168-X

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

No. 7018

DATE Jan. 25, 1973 ACCOUNT 01-662

AMOUNT \$47.75

MINT CAMES

MAY 1. MEMORY BOR.

1076 1. MEMORY BOR.

215 Encount Bor.

126 Advertising and posting of property for Educads H. Brown

47.75≈