

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

EDWARDS H. BROWN
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 DR-16 zone to an DR-16 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 of Baltimore County.

Contract purchaser
6 Walker Avenue
Baltimore, Maryland 21208
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of January, 1972, 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 25th day of January, 1972, at 10:00 o'clock.

Zoning Commissioner of Baltimore County

(over)

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

101 SHELL BUILDING - 200 EAST JOFFA ROAD
TOWSON, MARYLAND 21204 - VAIL-7 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 DiNenna, Zoning Commissioner Date: January 9, 1973

FROM: Norman E. Gerber, Office of Planning and Zoning

SUBJECT: 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

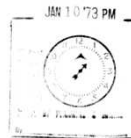
HEARING: Thursday, January 25, 1973 (10:00 A.M.)

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:rw



BALTIMORE COUNTY

ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Messrs. Frank E. Ciccone
and Lloyd L. Hammond
411 Jefferson Building
Towson, Maryland 21204

Re: Special Exception Petition
Item 89
Edwards H. Brown and Lillian E. Brown -
Petitioners

Gentlemen:

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.

Those comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director and/or Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning.

The subject property is located on the south side of Old Court Road, 397 feet west of Walker Avenue, in the 3rd District of Baltimore County. This DR 16 property is currently improved with a wood frame dwelling that is apparently split into two or more apartments. It has a detached garage which is partially in the side yard. There is an existing residence on either side of the subject property and to the rear. The property on the north side of Old Court Road is unimproved at this location. No curb and gutter exists along Old Court Road in this vicinity.

The site plan as submitted should be revised to indicate those comments regarding highway widening by the Bureau of Engineering. Also, to reflect those comments of the Department of Traffic Engineering. Furthermore, it is standard practice of procedure when an existing dwelling is requesting a Special Exception for an office use and a new building is not contemplated at this time, variances are not encouraged. Therefore, we request that the petitioner's engineer revise his site plan to eliminate the variances as indicated on this submitted plan.

Messrs. Frank E. Ciccone
and Lloyd L. Hammond
Re: Edwards H. Brown and Lillian E. Brown -
Petitioners

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December 29, 1972

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,

JOHN J. DILLON, JR.,
Chairman,
Zoning Advisory Committee

JJD:JD

Enclosure

Baltimore County, Maryland Department Of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DIVER, P. E. CHIEF

December 13, 1972

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

Re: Item #89 (1972-1973)
Property Owner: Edwards H. and Lillian E. Brown
17 Old Court Road
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
District: 3rd No. Acres: 0.16 acres

Dear Mr. DiNenna:

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. However, highway right-of-way widening including any necessary reversible easement for slopes will be required in connection with any grading or building permit application. The plan must be revised to indicate the proposed highway 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 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.

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 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.

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

Water and Sanitary Sewer:

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

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

Very truly yours,

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

END:ELN:FMH:s

cc: John Loe

P-SR Key Sheet
30 NW 21 Position Sheet
NW 8 P Topo
78 Tax Map

Item 8a

Your Petition has been received and accepted for filing
this 22nd day of December 1972.

[Signature]
S. ERIC DYNEHA,
Zoning Commissioner

Petitioner **Edwards H. Brown and Lillian E. Brown**

Petitioner's Attorney Messrs. Frank E. Cicone
and Lloyd J. Hammond

Reviewed by John P. Dillon Jr.
Chairman,
Advisory Committee

Item No.

Your Petition has been received and accepted for filing
this 22nd day of December 1972.

[Signature]
S. ERYC DINENNA,
Zoning Commissioner

Petitioner Edwards H. Brown and Lillian E. Brown

Petitioner's Attorney Messrs. Frank E. Cione
and Louis J. [redacted]

Reviewed by John J. Diller
Chairman,
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 14 day of

Petitioner Brown et al Submitted by EE C-222

Petitioner's Attorney E.E. S. Jones Reviewed by _____

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

No. 5869

DATE Jan. 2, 1973 ACCOUNT 01-662

AMOUNT 50.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Lloyd J. Hammond, Esq.
215 Homedale Road
Baistertown, Md. 21116
Petition for Special Exception for Edwards Brown
#73-168-X 77

No. 7018

MISCELLANEOUS CASH RECEIPT

DATE Jan. 25, 1973 ACCOUNT 01-662

AMOUNT \$47.75

WHITE - CASHIER
Lloyd J. Hammond, Esq.
215 Homevale Road
Raisterstown, Md. 21136
Advertising and posting of property for Edwards H. R.
#73-168-X

47.75%

