

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Agnes M. Dullinger, 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 D.R. 2 zone to an D.R. 16 zone; for the following reasons:

1. Error in original zoning
2. Changing conditions as more fully set forth in the Memorandum attached hereto

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 medical and professional building.

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, printing, 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.

Agnes M. Dullinger
Contract purchaser
305 W. Allegheny Avenue
Towson, Maryland 21204

Charles E. Brooks
Attorney
305 W. Allegheny Avenue 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of July, 1974, 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 March, 1973, at 11:30 o'clock.

Charles E. Brooks
Attorney
305 W. Allegheny Avenue 21204

Agnes M. Dullinger
Contract purchaser
305 W. Allegheny Avenue
Towson, Maryland 21204

Charles E. Brooks
Attorney
305 W. Allegheny Avenue 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of July, 1974, 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 March, 1973, at 11:30 o'clock.

Charles E. Brooks
Attorney
305 W. Allegheny Avenue 21204

Agnes M. Dullinger
Contract purchaser
305 W. Allegheny Avenue
Towson, Maryland 21204

Charles E. Brooks
Attorney
305 W. Allegheny Avenue 21204

(over)

March 12, 1973

Charles E. Brooks, Esquire
305 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Reclassification and Special Exception
W/S of Charles Street 690' N of
Towson Blvd. - 9th District
Agnes M. Dullinger - Petitioner
NO. 73-203-RX (Item No. 11)

Dear Mr. Brooks:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED:mc

Attachment

cc: Daniel O.C. Tracy, Jr., Esquire
699 Washington Avenue
Towson, Maryland 21204

RE: PETITION FOR RECLASSIFICATION
from D.R. 2 to D.R. 16, and
SPECIAL EXCEPTION for
Offices and Office Building
W/S of Charles Street, 690'
N. of Towson Boulevard
9th District
Agnes M. Dullinger, Petitioner
C. Dennis Webster,
Contract Purchaser

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 73-203-R

ORDER OF DISMISSAL

Petition of Agnes M. Dullinger for reclassification from D.R. 2 to D.R. 16 and a special exception for Offices and Office Building, on property located on the west side of Charles Street, 690 feet north of Towson Towne Boulevard, in the Ninth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of appeal filed July 10, 1974 (a copy of which is attached hereto and made a part hereof), from the attorney representing the Petitioner-Appellant in the above entitled matter.

WHEREAS, the said attorney for the said Petitioner-Appellant requests that the appeal filed on behalf of said Petitioner be dismissed and withdrawn of July 10, 1974.

IT IS HEREBY ORDERED, this 18th day of July, 1974, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Miller, Jr., Chairman

John A. Miller

Walter C. Horn, Jr.

IN RE: AGNES M. DULLINGER
CHARLES STREET PROPERTY
RECLASSIFICATION FROM
A D.R. 2 ZONE TO A
D.R. 16 ZONE
Petitioner

BEFORE THE DEPARTMENT
OF ZONING
FOR BALTIMORE COUNTY

MEMORANDUM IN SUPPORT OF REQUEST FOR RECLASSIFICATION OF SUBJECT PROPERTY

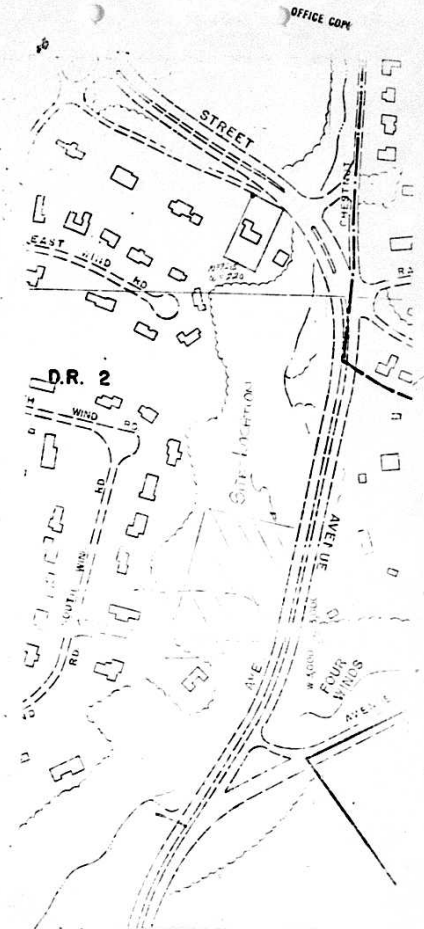
Agnes M. Dullinger, legal owner, alleges and avers that the original zoning designated for the subject property is in error in that:

- a. The D.R.2 zoning as designated on the Baltimore County zoning maps is in error in that the topography of the property is such as to deny its reasonable and proper development of said property.
- b. That the property is bisected by a stream/which denies the reasonable development of the subject property under the D.R.2 zoning.
- c. Said zoning is confiscatory and does thereby deny the legal owner thereof from the reasonable use of their property without due process of law and further:

That a general change in conditions does exist in that:

1. Sewer and water are now available to the subject property.
2. The State Highway Administration has altered the transportation pattern on the Charles Street in such a manner as to properly provide for access to the property.
3. And for such other and further reasons as may be set forth at the time of any hearing hereon.

Charles E. Brooks
Brooks & Turnbull
305 W. Allegheny Avenue
Towson, Maryland 21204
296-2600
Attorneys for Petitioner



LAW OFFICES
BROOKS & TURNBULL
305 WEST ALLEGHENY AVENUE
TOWSON, MARYLAND 21204

July 9, 1974

CHARLES E. BROOKS
JOHN GRANITZ TURNBULL, II
WILLIAM N. WHITE

Board of Appeals for
Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Agnes M. Dullinger
File No: 73-203-R

Dear Sir:

Please dismiss the Appeal filed in reference to the above captioned matter on behalf of the petitioner. I am confirming this action by forwarding a copy of this letter to Richard C. Murray, Esquire, Attorney for Protestants.

Thanking you for your cooperation in this matter, I remain,

Sincerely yours,

BROOKS & TURNBULL, BY:

Charles E. Brooks

CEB/jmk
HAND DELIVERED

CC: Richard C. Murray, Esquire

DESCRIPTION OF 2.51 ACRES
OF LAND, MORE OR LESS
WEST SIDE OF CHARLES STREET (MD. RT. #139)
NINTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEING a part of that land which by deed dated September 4, 1953 and recorded among the Land Records of Baltimore County in Liber 2352 Folio 532 was conveyed by Raymond G. Bussey unto Ernest B. and Agnes M. Dullinger.

BEGINNING at a point in the west right-of-way line of Charles Street (Md. Rt. #139), 690 feet north of Towson Towne Boulevard, said point being also in the tenth or North 73°-54'-W - 343.38 foot line of aforementioned land; thence binding on part of said line

- (1) North 73°-54'- West - 272.05 feet; thence binding on all of the eleven line of said land and also binding on part of easternmost outline of Four Winds.
- (2) South 15°-20'- West - 453.93 feet; thence binding on part of the twelve line
- (3) South 80°-50'- East - 272.38 feet to a point in the west right-of-way line of Charles Street; thence binding on said west right-of-way line as shown on Md. S.R.C. Plat No. 10750 the following five courses and distances:
- (4) North 42°-43'-30" West - 39.68 feet
- (5) North 17°-30'-50" East - 29.99 feet
- (6) North 17°-00'- East - 30.71 feet
- (7) South 72°-51'- East - 40.00 feet
- (8) North 17°-09'- East 303.50 feet to the point of beginning

CONTAINING 2.51 Acres of land, more or less

SUBJECT to a slope easement area and stream change area as shown on aforementioned plat.

This description is for zoning purposes only and is not intended for conveying of land.

8/23/72
P.N. 508
JSS



LAW OFFICES
BROOKS & TURNBULL
305 WEST ALLEGHENY AVENUE
TOWSON, MARYLAND 21204

March 13, 1973

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

Re: Petition for Reclassification and Special Exception
#73-203 R

Dear Mr. DiNenna:

Please enter an appeal from the Decision and Order rendered in the above captioned case. I have enclosed my check in the amount of \$70.00 representing the cost of filing the same.

Should you have any questions as concerning the above, please do not hesitate to contact me.

Thanking you for your cooperation in this matter, I remain,

Sincerely yours,

BROOKS & TURNBULL, BY:

Charles E. Brooks

CEB/jk

Enclosure



SEP 23 1974

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of...

the above Reclassification should be had; and it further appearing that by reason of...

a Special Exception for a... should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this... day of... 1973, that the herein described property or area should be and the same is hereby reclassified; from a... zone to a... zone, and/or a Special Exception for a... should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of insufficient testimony with regard to error or change in the zoning designation placed on the Petitioner's property and failure to meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations...

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this... day of March, 1973, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a... D.R. 2... zone; and/or the Special Exception for an office building and uses... be and the same is hereby DENIED.

Deputy Zoning Commissioner of Baltimore County

February 14, 1973

Charles E. Brooks, Esq.
Brooks & Turnbull
305 W. Allegheny Avenue
Towson, Maryland 21204

Re: Reclassification & Special Exception
Item 11
Agnes M. Dullinger - Petitioner

Dear Mr. Brooks:

Supplementing comments sent you under date of October 13, 1973 for State Highway Administration, we are attaching addendum to these comments under the above referenced subject. Please note your records accordingly.

Very truly yours,

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

JJDjr:jd

Enclosure



Mr. S. Eric DiNenna
Zoning Commissioner
Attn: Mr. John J. Dillon

Re: Reclassification, Item #11,
Revised plan Property Owner:
Agnes M. Dullinger
Location W/S Charles Street
(Site 139) 690' N. of Towson
Town Blvd.

Dear Mr. DiNenna:

We have reviewed the subject revised plan and we find that it conforms in no way with our comments of September 26, 1972. It is our opinion that the plan should be revised to reflect our comments prior to the hearing.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
by John E. Meyers
Asst. Development Engineer

CL-JEM-es

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

LAW OFFICES
BROOKS & TURNBULL
305 WEST ALLEGHENY AVENUE
TOWSON, MARYLAND 21204

January 29, 1973

Mr. John J. Dillon, Jr., Chairman
Zoning Advisory Committee for
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Zoning Agenda Fourth Zoning Cycle
Property Owner - Agnes M. Dullinger
W/S Charles Street, 690' N of Towson Town Boulevard

Dear Mr. Dillon:

Please find enclosed the plats with all amendments and alterations as requested by your office per your prior correspondence. If there are any questions in reference to the enclosed, please contact me immediately.

Sincerely yours,
BROOKS & TURNBULL, BY:

Charles E. Brooks

CEB/ps
Enclosures



Dullinger
#11

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 13, 1972

Charles E. Brooks, Esq.,
Brooks & Turnbull
305 W. Allegheny Avenue
Towson, Maryland 21204

Re: Reclassification & Special Exception
Item 9/
Agnes M. Dullinger - Petitioner

Dear Mr. Brooks:

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 west side of Charles Street, 690 feet north of Towson Town Blvd., in the 9th District of Baltimore County. This unimproved DR 2 property is situated on the side of a very steep grade and is adjacent to the rear of developed properties that front on Southwind Road and Southwind Court. There is a small stream that traverses the front portion of this property. The property on either side is unimproved woodland. However, the properties on the east side of Charles Street are improved with attractive residential dwellings which are not indicated on the submitted site plan.

The petitioner is requesting a Reclassification from DR 2 to DR 16 and a Special Exception for a medical and professional office building, and is proposing a two-story structure 150'x120' and is providing 106 parking spaces. The parking calculations are based on one space for each 300 square feet for the first floor and 500 square feet for the second floor. A medical office building requires a parking ratio of one space for each 300 square feet on all levels, therefore, 120 parking spaces will be required for this proposed use or a Variance must be requested for this.

Because of the grade differential of this property it would appear that severe cutting into the site of this slope can be anticipated. In view of this fact that residential homes exist in this vicinity, a possible dangerous situation may arise.

Petitioner is advised to revise his site plan to include those comments by the Bureau of Engineering, Project Planning Office, Baltimore County Fire Department and the State Highway Administration.

Charles E. Brooks, Esq.,
Page 2 - Re: Agnes M. Dullinger
October 13, 1972

This petition is accepted for filing on the date of the enclosed filing certificate. However, all corrections to site plans as requested shall be submitted to this office prior to Thursday, February 1, 1973 in order to allow time for advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between March 1, 1973 and April 15th, 1973 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
JEFFERSON BUILDING TOWSON, MARYLAND 21204

SPARTAN OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
DIRECTOR
WILLIAM T. MILLER
DEPUTY TRAFFIC ENGINEER

October 26, 1972

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

Re: Cycle Zoning IV
Item 11 - ZAC - Oct. 72 to Apr. 73
Property Owner: Agnes M. Dullinger
W/S Charles Street N. of Towson Town Blvd.
Reclass. from D.R. 2 to D.R. 16
District

Dear Mr. DiNenna:

The subject petition is requesting a zoning change from DR 2 to DR 16 with a special exception for an office building.

With the present zoning, trip density would be approximately 62 trips per day. The proposed zoning would have a trip density of approximately 540 trips per day.

This office strongly objects to any further median openings on Charles Street Avenue (Md. Rt. 139).

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

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

October 20, 1972

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

Re: Item #11 (Cycle Zoning IV Oct. 1972 - April 1973)
Property Owner: Agnes M. Dullinger
W/S Charles St., 690' N. of Towson Blvd.
Present Zoning: D.R. 2
Proposed Zoning: Reclass. to D.R. 16
District: 9th No. Acres: 2.51 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.

Highway Comments:

Charles Street is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Storm Drain Comments:

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.

The proposed use is separated from Charles Street by the Waters of the State of Maryland, which traverses the full frontage of this site.

Open stream drainage policy of Baltimore County requires the establishment of a drainage reservation or easement of sufficient width to include the flood plain of a 100-year design storm.

No study relative to the drainage through this property has been received; however, portions of the proposed improvements, building and parking would appear to occupy areas subject to inundation under conditions of a 100-year storm.

The proposed culvert (private drive) would likewise be required to pass a 10-year storm without backwater damage to adjacent properties upstream.

This property is also traversed by a drainage way conveying drainage from the adjacent properties to the west. A public storm drain would be necessary to convey this drainage through the site.

Item #11 (Cycle Zoning IV Oct. 1972 - April 1973)
Property Owner: Agnes M. Dullinger
Page 2
October 20, 1972

Sediment Control Comments:

Topographically this site is extremely difficult, with elevation differences approaching 60 feet in two directions through the site and elevation differences of approximately 25 feet occurring through the area covered by the proposed two story office building.

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.

Grading studies will be required.

Water Comments:

Public water is not available at this site.

With the concurrence of the State Highway Administration, public water could be extended southerly, approximately 1,400 feet from existing facilities in Royce Avenue to provide fire protection and water service to the site, in the west shoulder of Charles Street.

The proposed private water service from Towson Boulevard through the private properties of others as shown is not considered an acceptable alternate to an extension of facilities providing public benefit.

Sanitary Sewer Comments:

Public sanitary sewer is not available at this site.

Public sanitary sewer can be made available to serve this property by constructing a public sanitary sewer extension, approximately 680 feet in length, as shown on the plat submitted.

Offsite right-of-way would be required for the extension of public facilities as proposed. A tunnel of approximately 110 feet under Charles Street, would likewise be required.

Very truly yours,

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

END:PAK:OMK:as

CASE Key Sheet
NW 94, 104 Tons
37 NW 3 Position Sheet
69 Tax Map

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
David H. Fisher
Administrator

September 28, 1972

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

Re: L.A.C. Meeting
Sept. 26, 1972
Reclassification
Property Owner: Agnes M. Dullinger
Location: W/S Charles St.
(Route 139) 690' N. of Towson Blvd.
Boulevard - Present Zoning: DR 2
Proposed Zoning: Reclass. to D.R. 16
District 9 No. Acres: 2.51

Dear Mr. DiNenna:

The entire frontage of the subject site must be improved with curb and gutter with the roadside face of curb being 12' from and parallel to the edge of the traveled way.

Although stopping sight distance at the site meets minimum requirements, it is less than desirable.

The plan indicates a proposed median opening that would be less than the minimum standard distance from the nearest existing opening, therefore, the proposal may not be permitted.

The entrance will be subject to approval and permit from the State Highway Administration.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
by: John E. Meyers
Asst. Development Engineer

CL:JEW:bk

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Baltimore County Fire Department



Towson, Maryland 21204

833-7318

J. Austin Deitz
Chief

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. J. Austin Deitz, Chairman
Zoning Advisory Committee

Re: Property Owner: Agnes M. Dullinger

Location: W/S Charles Street, 690' N of Towson Boulevard

Item No. 11 Zoning Agenda IV ZONING CYCLE
October 1972 - April 1973

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 500 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- (X) 2. A second means of vehicle access is required for the site.
- (X) 3. The vehicle lead-end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1976 Edition prior to occupancy.
- (X) 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *H. Thomas Rely* Noted and Approved: Deputy Chief
Planning Group Special Inspection Division Fire Prevention Bureau

mls
4/23/72

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

September 29, 1972

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

Dear Mr. DiNenna:

Comments on Reclassification of Dullinger Property,
Zoning Advisory Committee Meeting, September 26, 1972, are as follows:

Property Owner: Agnes M. Dullinger
Location: W/S Charles Street, 690' N of Towson Blvd.
Boulevard
Present Zoning: D.R. 2
Proposed Zoning: Reclassification to D.R. 16
District: 9
No. Acres: 2.51

Metropolitan water and sewer must be extended to the site prior to issuance of building permit.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:am-

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: October 20, 1972

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

Re: Item #11
Property Owner: Agnes M. Dullinger
Location: W/S Charles Street, 690' N of Towson Boulevard
Present Zoning: D.R. 2
Proposed Zoning: Reclass from D.R. 2 to D.R. 16

District: 9
No. Acres: 2.51 acres

Dear Mr. DiNenna:

The existing zoning, D.R. 2, could yield at best 2 Elementary pupils while a change to D.R. 16 for residential apartments could yield approximately 15 Elementary and 7 Junior High pupils. The proposed special D.R. 16 with exception for an office building would yield no pupils.

Please see attached sheet.

Very truly yours,

W. Nick Petrusich
W. Nick Petrusich
Field Representative

WNP:ld

T. BAYARD WILLIAMS, JR., PRESIDENT
MRS. JOHN H. BRIDGEMAN, VICE-PRESIDENT
MRS. GEORGE L. BERRY
EUGENE CHERRY
MRS. RUSSELL CHERRY
ALAN LUDWIG
JOSHUA R. WHEELER, CHIEF OF STAFF
M. ELLIS PARKS
MRS. HOWARD PARKS
MRS. RICHARD W. PARKS

ITEM #11

Schools servicing this area (based on September 20, 1972 enrollment):

	Capacity	Enrollment	+/-
Ruxton Elementary	400	403	+3
Dumbarton Junior	1150	1176	+14
Towson Senior	1775	1918	+173

BERNARD A. DIZTE
Director

Baltimore County, Maryland
OFFICE OF THE BUILDINGS ENGINEER
DEPARTMENT OF PERMITS AND LICENSES
TOWSON, MARYLAND 21204

October 5, 1972

C. Elmer Hoppert, Jr.
BUILDINGS ENGINEER
SENIOR DESIGNER

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

Dear Mr. DiNenna:

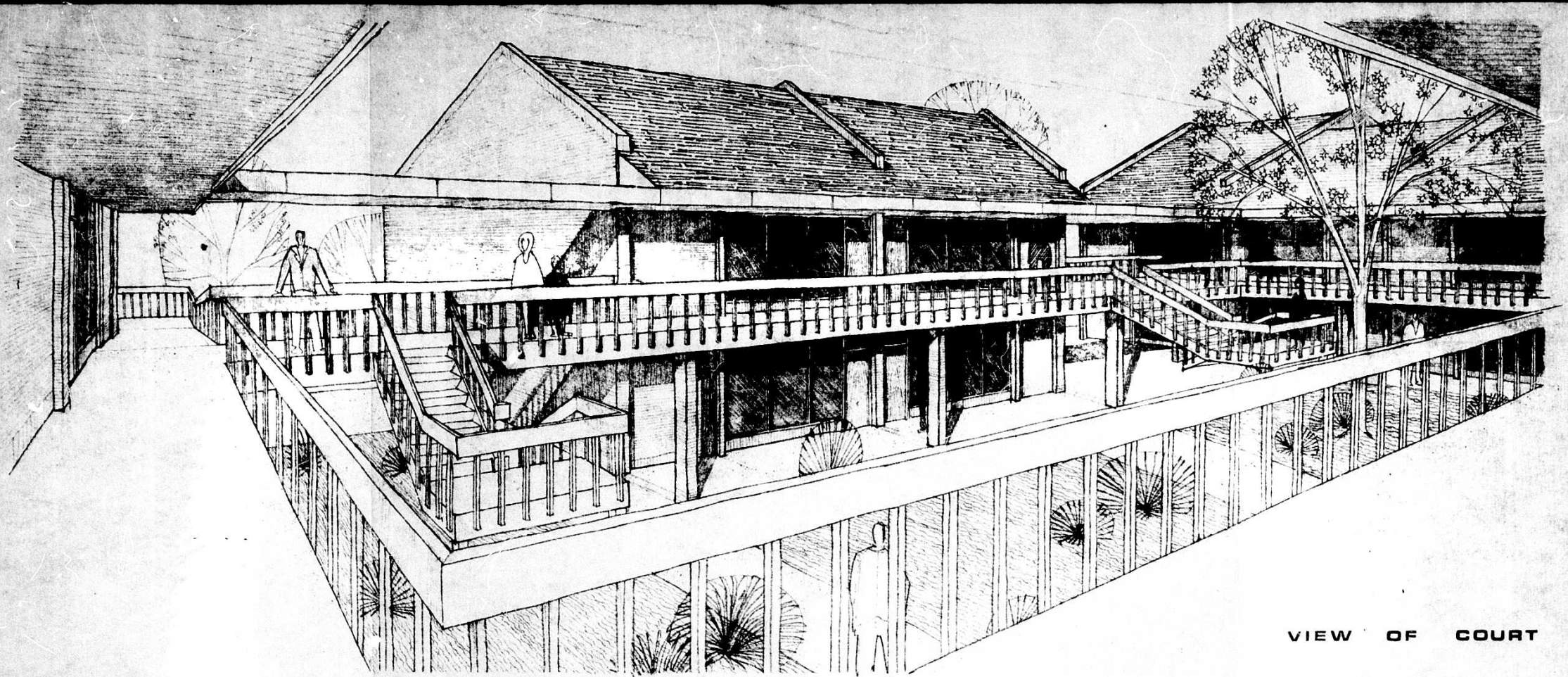
Comments on "Reclassifications" Zoning Advisory Committee Meeting,
September 26, 1972 are as follows:

Property Owner: Agnes M. Dullinger
Location: W. S. Charles Street, 690' N. of Towson Boulevard
Present Zoning: DR 2
Proposed Zoning: Reclassification to DR 16
District: 9
No. acres 2.51 acres

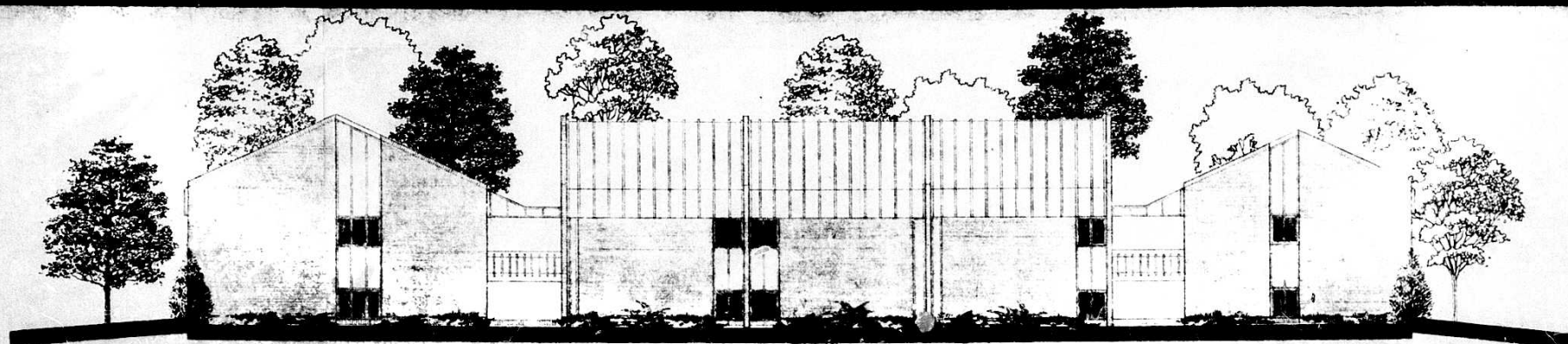
"When an structure is to be constructed, the Petitioner shall comply with all applicable requirements of Baltimore County Building Code and Regulations".

Sincerely,

C. Elmer Hoppert, Jr.
C. Elmer Hoppert, Jr.
Buildings Engineer, (Active)



VIEW OF COURT



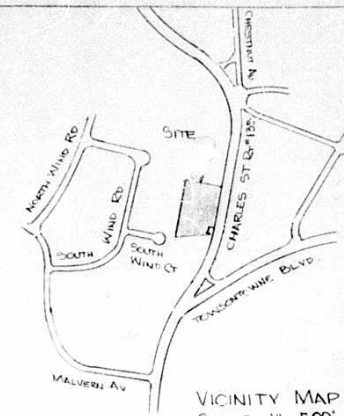
ELEVATION FROM RT. 139

Per. Ex-1

REV 5 NOV 72
PROJ NO 7253



SEP 23 1974



VICINITY MAP
SCALE 1" = 500'

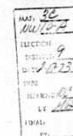
- EXISTING ZONING - D.R. 2
EXISTING USE - NONE
PROPOSED ZONING - D.R. 10 WITH SPECIAL EXCEPTION FOR OFFICE BUILDING
- PROPOSED USE - MEDICAL AND PROFESSIONAL OFFICES
AREA OF TRACT - 2.51 AC.
AREA OF BUILDING - 28,800 S.F. (1ST FL. 14,400 S.F., 2ND FL. 14,400 S.F.)
PARKING SPACES REQUIRED - 28,800 ÷ 300 = 96 SP.
PROPOSED PAVEMENT - BITUMINOUS CONCRETE
SCREENING OF PARKING - TO BE PROVIDED BY 8' HIGH, COMPACT, EVERGREEN PLANTINGS
PUBLIC WATER & SEWER - IS AVAILABLE
PARKING SPACES - 9' x 18'

NOTE: 2ND FLOOR IS A CONTINUOUS FLOOR, CONNECTING MODULES

REVISED PLANS

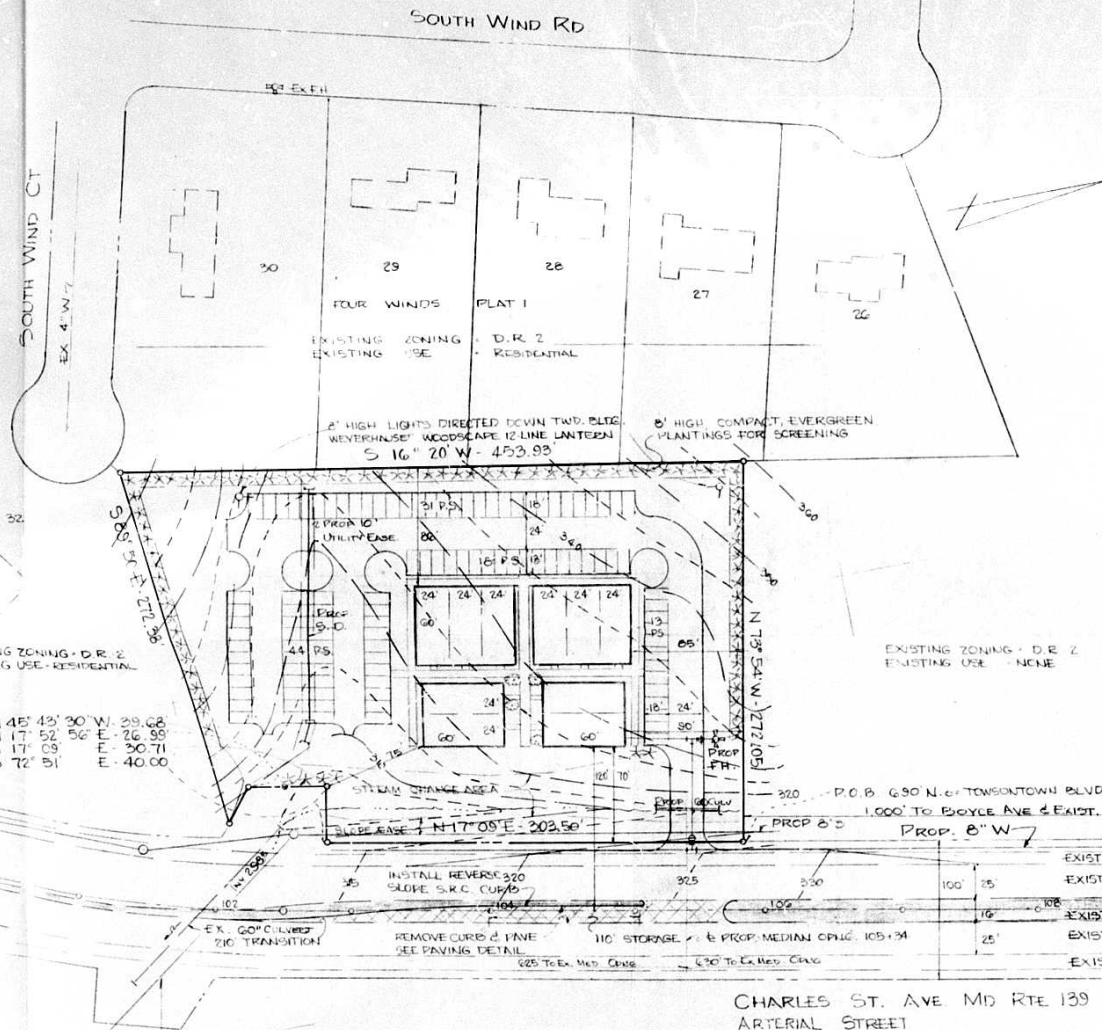


#11 Dullinger



PLAT TO ACCOMPANY PETITIONS FOR
RECLASSIFICATION AND SPECIAL EXCEPTION
DULLINGER PROPERTY
CHARLES STREET ELECTION DIST. No. 9
BALTIMORE COUNTY, MARYLAND
SCALE 1" = 50' AUG. 28, 1972

REVISED JAN. 24, 1973



SCALE 1" = 50'

100 YEAR STORM FLOW COMPUTATIONS

	AC	I100	C	Q100	HEADWATER ELEV.
PROPOSED 60" CULVERT	58.8	8.3	0.35	172	322.0±
EXISTING 0" CULVERT	60.0	8.3	0.30	204	306.5

DRAINAGE FLOW LEVEL AT EXISTING CULVERT WILL BE 11 FEET LOWER THAN LOWEST FINISHED GRADE OF PARKING AREA AND 29 FEET LOWER THAN PROPOSED FIRST FLOOR ELEVATION OF BUILDINGS.

8" DIA. 60" SLEEVE
PROPOSED BY BALTO. CO.
DEPT. OF PUBLIC WORKS
THIS SEWER WILL BE USED
(INSTEAD OF LOCATION IN
WEST MEDIAN) IF CONSTRUCTED
PRIOR TO PROPOSED BUILDING.

SMITH, TEACHER & ASSOCIATES
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