

73-209-RX #10 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Dr. Filbert L. Moore, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an D.R. 5.5 zone to an D.R. 16 zone; for the following reasons:

- 1.) In classifying the property D.R. 5.5, the Council committee errors as set out on the attached exhibit, which is incorporated by reference herein;
 - 2.) Substantial changes have occurred in the neighborhood so as to alter its character since the property was so classified by the Council, as set out on the attached exhibit, which is incorporated by reference herein.
- 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 And Dental Offices in a D.R. 16 zone.

Property is to be used and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification 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.

Contract purchaser Dr. Filbert L. Moore Legal Owner
Address 15 Aigburth Road
Towson, Md. 21204

James D. Nolan, Petitioner's Attorney
Address Towson, Md. 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 13th day of October, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of March, 1973, at 11:00 o'clock.

Zoning Commissioner of Baltimore County.

(over)

THOMAS B. BOLLEBERG
PAUL G. BOLLEBERG
JOHN P. EYER
PHILIP A. GORR
HARRY W. SHANK

DOLLEBERG BROTHERS
Registered Professional Engineers & Land Surveyors
708 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

September 29, 1972

Zoning Description

All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the north side of Aigburth Road distant South 73 degrees East 669 feet measured along the north side of Aigburth Road from the center line of York Road, said point of beginning being the southeast corner of the property of Filbert L. Moore and wife, the petitioners herein and running thence on the north side of Aigburth Road South 73 degrees East 100 feet, thence leaving said road and binding on the westerly of the property of the petitioners herein the three following courses and distances viz: North 18 degrees 21 minutes East 288.67 feet, North 71 degrees 47 minutes East 100 feet, South 18 degrees 21 minutes West 290.75 feet to the place of beginning.

Containing 0.66 of an Acre of land more or less.

Being known as No. 15 Aigburth Road.

Being the property of the petitioners herein and shown on a plat filed with the Zoning Department.



RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION : BEFORE THE
N/S of Aigburth Road, 669' E of York : DEPUTY ZONING
Road - 9th District : COMMISSIONER
Dr. Filbert L. Moore - Petitioner : OF
NO. 73-209-RX (Item No. 10) : BALTIMORE COUNTY

This Petition represents a request for a Reclassification from a D.R. 3.5 Zone to a D.R. 16 Zone, and a Special Exception for Offices and Dental Offices in a D.R. 16 Zone. The site is located on the north side of Aigburth Road, 669 feet east of the center line of York Road, in the Ninth Election District of Baltimore County.

Testimony was heard from the Petitioner, Dr. Moore; a civil engineer who prepared his site plans; and a real estate appraiser and broker. Many area residents were also present and testified in protest of the request.

The property has 100 foot of frontage with a depth of approximately 290 feet, and is improved with a two and one-half story stone dwelling, a frame two car garage and a parking area for several cars. Access to the parking area is provided by a 20 foot wide use in common driveway constructed on the westernmost property line for use by occupants of the subject property as well as occupants of the two story frame dwelling on the west.

Dr. Moore is an othodontist and has had a dental practice on the first floor of the subject dwelling for approximately four years. Rooms on the second floor are rented to Towson State students, and the third floor is utilized as his residence. The property is, for the most part, located within a D.R. 16 zoning classification, the easternmost boundary of said D.R. 16 Zone being parallel to and 740 feet east of the center line of York Road. Said parallel line running in a north-south direction bisects the Petitioner's property, including the dwelling thereon, leaving 71 feet in a D.R. 16 classification and 29 feet on the eastern side of his lot in a D.R. 5.5 Zone.

1. That the only use to be made of the office shall be for a medical or dental practice. Only one practice may exist on the premises. This restriction shall not preclude one doctor being assisted in his practice by a professional associate doctor and necessary employees.
2. The building and grounds must be maintained in a state comparable to other residences at all times.
3. There shall be no changes to the exterior of the building except those required for proper maintenance.
4. A satisfactory site plan indicating, among other things, all permitted uses in the building and required parking, with satisfactory access.
5. Approval of said site plan by the Department of Traffic Engineering, Department of Public Works, Health Department, Fire Department, and the Office of Planning and Zoning.

James S. H. A.
Deputy Zoning Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 5.5 to D.R. 16 and : COUNTY BOARD OF APPEALS
SPECIAL EXCEPTION for Offices : OF
and Dental Offices :
N/S of Aigburth Road, 669' : BALTIMORE COUNTY
E. of York Road :
9th District : No. 73-209-RX
Dr. Filbert L. Moore, :
Petitioner :

ORDER OF DISMISSAL

Petition of Dr. Filbert L. Moore for reclassification from D.R. 5.5 to D.R. 16 and special exception for Offices and Dental Offices on property located on the north side of Aigburth Road, 669 feet east of York Road, in the Ninth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of appeal filed February 19, 1974 (a copy of which is attached hereto and made a part hereof) from the attorney representing the petitioners-appellants in the above entitled matter.

WHEREAS, the said attorney for the said petitioners-appellants requests that the appeal filed on behalf of said petitioners be dismissed and withdrawn as of February 19, 1974.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of appeal filed February 19, 1974 (a copy of which is attached hereto and made a part hereof) from the attorney representing the protestants-appellants in the above entitled matter.

WHEREAS, the said attorney for the said protestants-appellants requests that the appeal filed on behalf of said protestants be dismissed and withdrawn as of February 19, 1974.

IT IS HEREBY ORDERED, this 27th day of February, 1974, that said appeals be and the same are DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

W. Oliver Parker

Robert L. Gilford

Properties in the immediate vicinity are, for the most part, improved with rather large well maintained homes. Some are rented, some have been converted to apartments, and some have rooms rented to Towson State students. Other uses, within close proximity of the subject site, include a rather large apartment complex; a group home development; a substantial development of individual homes (Towson Manor); a large non-conforming greenhouse operation; Towson Senior High School; and, offices and maintenance shops for the Board of Education. Towson State College, a major generator for rooms and other services, is located on the west side of York Road opposite Aigburth Road, approximately one block from the subject site.

The Petitioner, his engineer, and his appraiser all gave testimony to the effect that an error had been made in the establishment of the zone line. It was their opinion that the proposed use would not be detrimental and would serve a need in the community.

Area residents opposed any change in zoning or use on the basis that it would tend to change the residential character of their neighborhood and would lead to further changes in the future. They also objected to any increase in traffic on the heavily traveled Aigburth Road.

Comments from the Department of Traffic Engineering were, in essence, as follows:

"The proposed use is not expected to be a major generator of traffic but Aigburth Road has traffic problems at this time, and any increase in trip generation is undesirable."

A field investigation of the subject property and surrounding vicinity revealed one or two homes that are not properly maintained, and some uses that are not normally found in a residential neighborhood. However, those uses have a long standing status in a substantially sound residential neighborhood, and should not be considered as basis for change. However, after having reviewed all facts and testimony, the Deputy Zoning Commissioner must agree with the recommendations of the Planning Board which state in part:

"The Planning Board believes that the D.R. 16 zoning should be expanded here so as to include the entire structure within its boundaries. However, in an effort to protect the well-maintained residences in the area from further expansion of higher intensity zoning, the 10-foot wide strip along the easternmost edge of the property should remain in the D.R. 5.5 zoning classification."

The Planning Board also suggested that, if granted, and if possible the Special Exception be restricted in such a way as to encourage the retention of the existing structure on this property. It was their opinion, that such restrictions would contribute to the maintenance and attractive residential character of the area.

Considering all the above testimony, including Planning Board recommendations and the fact that the Petitioner's property and dwelling is bisected by the D.R. 16 Zone line for no apparent geographical reason, the Deputy Zoning Commissioner is of the opinion that an error was made in the placement of the zoning line in relation to the Petitioner's property.

It is also the opinion of the Deputy Zoning Commissioner, that the herein requested Special Exception will, with certain restrictions, meet all requirements of Section 502.1, and should be granted.

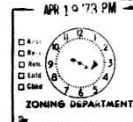
Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 30th of March, 1973, that the herein described property or area should be and the same is hereby Reclassified in part, from a D.R. 5.5 Zone to a D.R. 16 Zone. That portion to be reclassified is to include all of the Petitioner's property, with the exception of a parallel strip of land along the full depth of the lot, between the easternmost property line and the easternmost side of the dwelling as it presently exists.

It is further ORDERED that a Special Exception for Offices on the first floor of the subject premises should be and the same is hereby Granted from and after the date of this Order, subject, however, to the following restrictions:

LAW OFFICES

POWER AND MOSNER
10 WEST BOWLING GREEN AVENUE
TOWSON, MARYLAND 21204

April 19, 1973



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

Re: Petition for Reclassification and Special Exception
N/S of Aigburth Road, 669' E of York Road, 9th District
Dr. Filbert L. Moore-Petitioner
No. 73-209-RX (Item No. 10)

Gentlemen:

Please find enclosed a check in the amount of \$75.00 to cover the cost of noting an appeal to the Baltimore County Board of Appeals from the Order of the Deputy Zoning Commissioner of Baltimore County dated the 20th day of March, 1973.

This appeal is noted on behalf of the following:

Towson Manor Community Association
Joseph Bradley
Ingles Buckler
Leonard Kirby
George Sawyer
Edward Cherniack

Authorized Representatives

George Sawyer 22 Aigburth Road
Ingles Buckler 7 Cedar Avenue
Leonard Kirby 203 Aigburth Road
Helen M. Steiner 13 Maryland Avenue
Hilda Briggsman 18-1/2 Cedar Avenue
Theodore W. Mommers 10 Aigburth Road
Lenore S. Tierney 105 Marburth Avenue
Dorothea N. McLean 9 Aigburth Road
Mary Carol Bruff 15 Hillside Avenue
Camille Sawyer 22 Aigburth Road
Joe C. Bradley 17 Hillside Avenue
Edw. Brandt 73 Cedar Avenue

MAY 17 1974

172100
1/7/74
163
Dr. Filbert L. Moore, et ux : BEFORE THE
for Reclassification from D.R.5.5 :
to D.R.16 for Special Exception - : COUNTY BOARD OF APPEALS
Offices and Dental Offices :
N/S Aigburth Road, 669' E of York Road :
9th District :
Cast No. 73-209-RX :

ORDER OF DISMISSAL WITH PREJUDICE

MR. CLERK:
Please enter the above entitled case "Dismissed with
Prejudice" on behalf of Dr. Filbert L. Moore and Ruth S. Moore,
his wife, Petitioners.

James D. Nolan
204 W. Pennsylvania Avenue
Towson, Maryland 21204
823-7800

Dr. Filbert L. Moore : BEFORE THE COUNTY
for Reclassification from D.R.5.5 : BOARD OF APPEALS
to D.R. 16 for Special Exception - :
Offices and Dental Offices :
N/S Aigburth Road, 669'E of York Road :
9th District :
Case No. 73-209-RX :
* * * * *

ORDER OF DISMISSAL WITH PREJUDICE

MR. CLERK:
Please enter the above entitled case "Dismissed with
Prejudice" on behalf of all parties Protestant enumerated in
my letter of April 19, 1973, to the Baltimore County Office of
Planning and Zoning, a copy of which letter is attached hereto
and hereby made a part hereof.

Gordon G. Power
21 West Susquehanna Avenue
Towson, Maryland 21204
823-1250

POINTS OF ERROR COMMITTED
BY THE COUNTY COUNCIL IN CLASSIFYING
THE SUBJECT PROPERTY D.R.5.5

The Petitioner states that the County Council committed
at least the following errors in classifying the subject property
D.R.5.5:

- 1.) That the County Council committed patent error
which can be seen on Towson Map 3C in running the D.R.16 - D.R.5.5
demarcation line directly through Petitioner's property, thereby
rendering one-half usable for apartments and/or houses and the
other half only for D.R.5.5 uses.
- 2.) That there are no distinguishing features, physical
or otherwise, on the Petitioner's property which would render the
placement of the zoning line correct as imposed by the Council,
and thus it was clear error for the Council to arbitrarily divide
the Petitioner's property, in effect depriving him of the effective
use of either of the two parcels so split.
- 3.) And for such other and further errors as shall be
disclosed by a detailed review of the subject property and which
shall be brought out at the time of the hearing hereon.

CHANGES IN THE NEIGHBORHOOD

That since the Council zoned this property, the follow-
ing changes have occurred in the neighborhood.

- 1.) That a zoning change has occurred on nearby property
in Case No. 71-28A.
- 2.) That the property has also been effected by a
zoning change in Case No. 71-261A.

- 3.) That the Towson State College complex continues
to expand at a rate unforeseen even by the County Council.
- 4.) That the character of the subject neighborhood
has been greatly changed by the continuing commercial activities
along York Road which have intensified since the Council con-
sidered the property.
- 5.) And such other and further changes as shall be
disclosed by a detailed study of the subject tract and area and
which shall be brought out at the time of the hearing hereon.

Respectfully submitted,

James D. Nolan
JAMES D. NOLAN
Attorney for Petitioner

-2-

Baltimore County Office of
Planning and Zoning

April 19, 1973

Ed Cherniski 133 Marburth Avenue
Alice Held 2 Aigburth Road
Edwin E. Powell 13 Hilltop Avenue
W.K. Weaver 5 Terrace
Herb Steiner 1 Maryland Avenue
Jo Beck 7 Hilltop Avenue
John D. Flanagan 117 Burke Avenue
L. H. DeGaney 201 Aigburth Road
(First Church of Christian Scientist)
Helen Nethken 9 Maryland Avenue
Dorothy Dichel 119 E. Burke Avenue

Very truly yours,

Gordon G. Power
Gordon G. Power

GGP: gbf

CC: James D. Nolan, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

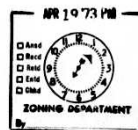
Richard F. Cadigan, Esquire
22 W. Pennsylvania Avenue
Towson, Maryland 21204

PETITION FOR RECLASSIFICATION AND
SPECIAL EXCEPTION : BEFORE THE
N/S OF AIGBURTH ROAD, : DEPUTY ZONING COMMISSIONER
669' E of YORK ROAD - 9th DISTRICT :
DR. FILBERT L. MOORE - PETITIONER : OF BALTIMORE COUNTY
NO. 73-209-RX (ITEM NO. 10) :
* * * * *

ORDER FOR APPEAL

Dear Commissioner Dyer:
Please note an appeal on behalf of the Petitioner,
Filbert L. Moore, DDS, only from those parts of your Order dated
March 20, 1973, denying the requested D.R.16 zoning on a parallel
strip along the eastern most property line, as well as an appeal
from each of the five (5) conditions contained in and made a part
of the said Order of March 20, 1973.

James D. Nolan
Attorney for the Petitioner
204 West Pennsylvania Avenue
Towson, Maryland 21204
823-7800



TO: COUNTY BOARD OF APPEALS
22 North Bond
Towson, Maryland
813-3419

February 19, 1973

To: Members, Towson Manor Association
From: George Sawyer, President
Subject: Special Membership Meeting, March 1st
Room 141, Towson High School

There will be a very important special membership meeting of the Association
on Thursday, March 1, 1973 at 8:00 P. M. The meeting will be held in room 141,
Towson High School.

As you know the Association has been actively endeavoring to maintain the
positional characteristics of the neighbor hood represented by our Association.
One of the difficulties with which we are now dealing in this regard is the
establishment of a dental office at 15 Aigburth Road which we feel is out of
keeping with zoning regulations.

The association is now requesting a zoning reclassification of this property and
a special exception to allow offices on the premises. Through this meeting being
called for March 1, we hope to achieve the acceptance of the Towson Manor Asso-
ciation membership to approve the requested zoning change. A full description of
the situation will be given at this meeting and a resolution will be offered to be
voted on by the membership. These steps have been recommended by our attorney
which the Board of Directors authorized be adopted to assist in these matters.

It is very important that we have a large and representative attendance at
this meeting and at the hearing to be held Friday, March 9 at 11:00. Here about
the hearing to the church at the top. Towson Manor members should make a
concerted effort to be at both in the interest of protecting our community
and the quality of life in our immediate area.

NOTION OF OPPOSITION TO REQUESTED PETITION OF 15 AIGBURTH (Dr. Moore's Property)

WHEREAS the reasoning by movement of the zoning line to encompass Dr. Moore's property
at 15 Aigburth in the DR 16 zone in no way serves the needs, convenience, health, safe-
ty, morals, or general welfare of the neighborhood,

And further has been shown in past hearing of the Zoning Board to be detrimental to
the basic premises of the Comprehensive Plan approved in August instant,

And the granting of same might be in violation of Section 22-22.1 of Hill 72 (Approved
and enacted June 6, 1967) forbidding granting of such a petition since it does not
seem to meet the exemptions noted in subsection(i) of Section 22-22.

But on the contrary seems detrimental and discriminatory to the interest and welfare of
the community abutting said property as evidenced both by the notion of the Towson
Manor Community Association and the notion set herein,

BE IT RESOLVED that the BURKLEIGH SQUARE COMMUNITY ASSOCIATION (as owners of the prop-
erty abutting the north side of said property (15 Aigburth) do hereby make it known that
we are opposed to the proposed changes noted in Dr. Moore's petition.

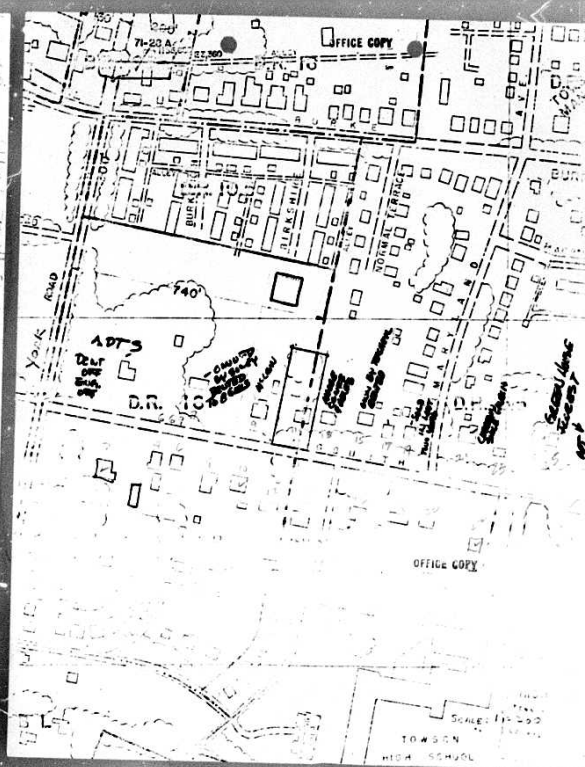
Specifically:

- a. the movement of the zoning line to encompass and reclassify
15 Aigburth into the DR 16 Zone to the west, and
- b. the granting of a special exception to allow offices with-
out residence,

(APPROVED March 6, 1973 at meeting of Executive Board of Burkleigh Square
Community Association. A Quorum being present as set forth in By Laws of Association.
Vote was Unanimous)

William S. Goodall, Pres

MAY 17 1974



FOR THE TOWSON TIMES AND THE TOWSON TIMES, a weekly newspaper published in Towson, Maryland, on February 19, 1973, at Towson, Maryland, by STROMBERG PUBLICATIONS, Inc., a corporation organized under the laws of the State of Maryland, and having its principal office at 111 W. Chesapeake Avenue, Towson, Maryland.

OFFICE OF
THE TOWSON TIMES
TOWSON, MD. 21204 February 19 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric Dinenna
Zoning Commissioner of Baltimore County
was inserted in THE TOWSON TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one ~~month~~
week before the 19 day of February 1973 that is to say, the same
was inserted in the issue of February 15, 1973.

STROMBERG PUBLICATIONS, Inc.

By: *Ruth Morgan*

CERTIFICATE OF PUBLICATION
TOWSON, MD. Feb. 19, 1973

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once a week
of one time ~~month~~ week before the 19th
day of February, 1973, the said publication
appearing on the 15th day of February
1973.

THE JEFFERSONIAN,
Richard Morgan
Manager

Cost of Advertisement, \$.....

Certificate of Posting
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 5-17-73

Posted for: Dr. Filbert L. Moore

Petitioner: N/S of Algburth Rd. 669' E of York Rd

Location of property: N/S of Algburth Rd. 669' E of York Rd

Location of Sign: 1 sign posted in front of house #15

Remarks: Algburth Rd.

Posted by: Paul H. Hare Date of return: 5-24-73

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 2-15-73

Posted for: Dr. Filbert L. Moore

Petitioner: N/S of Algburth Rd. 669' E of York Rd

Location of property: N/S of Algburth Rd. 669' E of York Rd

Location of Sign: 2 signs posted in front of house #15

Remarks: Algburth Rd.

Posted by: Paul H. Hare Date of return: 2-22-73

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Md. 21204

10th 10

Your Petition has been received and accepted for filing
this 19th day of October 1972.

The attached petition for a Special Exception will be accepted on the 22nd day
of January, 1973.

R. D. H.
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Dr. Filbert L. Moore

Petitioner's Attorney: James B. Nolan Reviewed by: Paul H. Hare
Hearing Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>R.D.H.</u>					Revised Plans: Change in outline or description				Yes No	
Previous case: <u>U</u>					Map #					

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received* this 29th day of Sept. 1972. Item # 294

R. D. H.
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Moore Submitted by: N. Williams

Petitioner's Attorney: J. Nolan Reviewed by: Paul H. Hare

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

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

No. 000

DATE MAY 2, 1973 ACCOUNT 01-662

AMOUNT \$70.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

James D. Nolan, Esquire
Cost of Appeal on Case No. 73-209-RX
N/S of Algburth Road, 669' E of York - 9th District
Dr. Filbert L. Moore - Petitioner

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

No. 834

DATE MAY 2, 1973 ACCOUNT 01-662

AMOUNT \$75.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Gordon G. Power, Esquire
Cost of Appeal and Posting of Property on Case
No. 73-209-RX
N/S of Algburth Road, 669' E of York Road - 9th District
Dr. Filbert L. Moore - Petitioner

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

No. 11107

DATE July 13, 1973 ACCOUNT 62

AMOUNT \$5.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Newton A. Williams, Esquire
Cost of Posting Property of Dr. Filbert L. Moore for an
Appeal Hearing
N/S of Algburth Road, 669' E of York Road - 9th District
Case No. 73-209-RX

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

No. 7080

DATE March 9, 1973 ACCOUNT 01-662

AMOUNT \$88.38

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

James B. Nolan, Esq.
204 V. Penna. Ave.
Towson, Md. 21204
Advertising and posting of property for Dr. Filbert
L. Moore

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

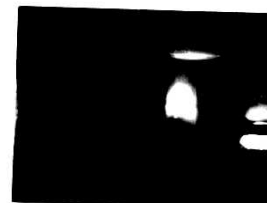
No. 5751

DATE Nov. 6, 1972 ACCOUNT 01-662

AMOUNT \$50.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

James B. Nolan, Esquire
204 V. Penna. Ave.
Towson, Md. 21204
Petition for Reclassification and Special Exception
for Dr. Filbert L. Moore



PLAT TO ACCOMPANY ZONING PETITION
 ZONE DR. 16 & DR. 5.5 TO DR. 16 WITH
 SPECIAL EXCEPTION FOR OFFICES

EXIST. ZONE - DR. 16 & DR. 5.5
 EXIST. USE - DENTAL OFFICES
 PROPOSED USE - DENTAL OFFICES
 AREA - 0.065 of an ACRE
 AREA OF BUILDING - 2162 sq. ft.

PARKING DATA:
 NO. OF SPACES REQUIRED @ 1/300 sq. ft. 7.2 SPACES
 NO. OF SPACES SHOWN 12 SPACES
 1st Floor 1471-1731 sq. ft. 2nd Floor 1471-1731 sq. ft. 3162 sq. ft. Total

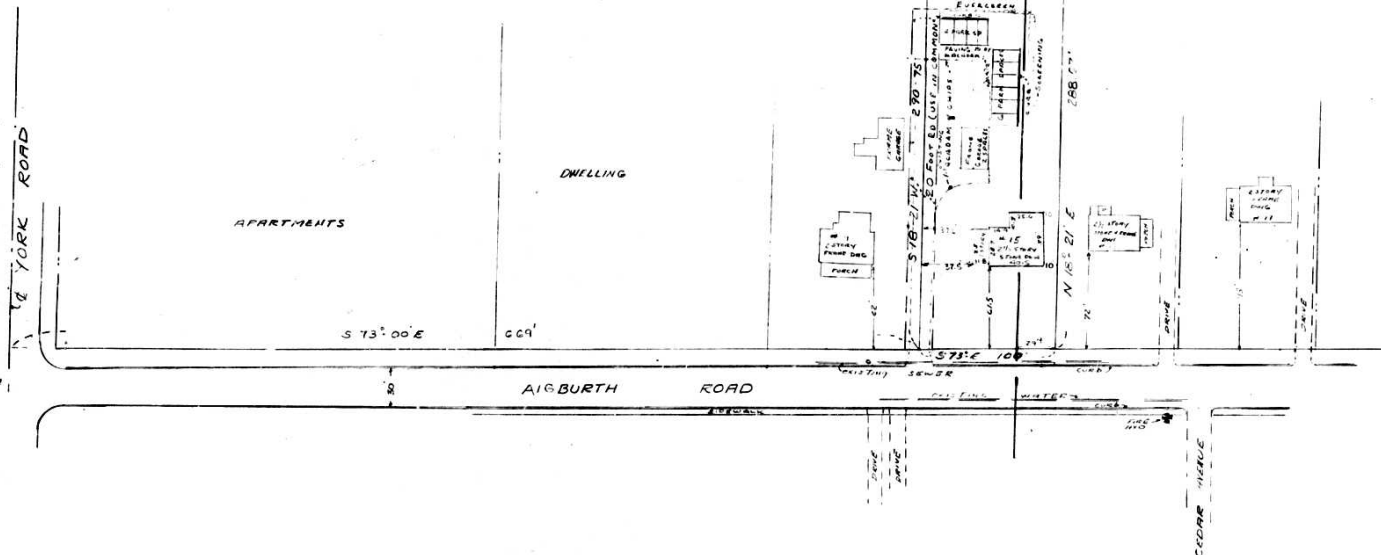
PROPERTY OF FILBERT L. MOORE & WIFE
 LOCATED IN
 TOWSON - 9th DISTRICT - BALTO CO MD
 KNOWN AS
 No. 15 AIGBURTH ROAD

COMMUNITY RECREATION

GARDEN

DR. 16

DR. 5.5



SCALE 1" = 50' SEPTEMBER 1971
 DOLLENDER BROTHERS
 SURVEYORS & CIVIL ENGINEERS
 709 WASHINGTON AVENUE
 TOWSON, MARYLAND

D. Z.C. PET X1

PLAN TO ACCOMPANY ZONING PETITION
ZONE DR. 16 & DR. 5.5 TO DR. 16 WITH
SPECIAL EXCEPTION FOR OFFICES

EXIST. ZONE - DR. 16 & DR. 5.5
EXIST. USE - TENTAL OFFICES
PROPOSED - 6 TENTAL OFFICES
AREA - 6,665 sq. ft. of an ACRES
AREA OF BUILDING - 3,162 sq. ft.

PARKING DATA:

NO. OF SPACES REQUIRED - 3000 FT
NO. OF SPACES SHOWN - 12 SPACES
NO. OF SPACES SHOWN - 12 SPACES

1. 1/2 Acre 144,000 sq. ft.
2. 1/2 Acre 144,000 sq. ft.
3. 1/2 Acre 144,000 sq. ft.

PROPERTY OF FILBERT L. MOORE & W.

LOCATED IN

TOWSON - 9th DISTRICT - BALTO CO MD

KNOWN AS

NO. 15 AIGBURTH ROAD

COMMUNITY PLAYGROUND

GARDEN

YORK ROAD

APARTMENTS

Condo/Hall Apt. Dotal Office
Residential off.

Sally Property
under litigation
exception for office.

AIGBURTH ROAD

LARGE FRAME HOUS
Super 7 Apt

2 BRICK API HOUSE

SMALL HOUSE
2 Apts -
one all. Empty
old house
Rental property
and road.

Sold house
in 3 yrs.
2 Apts
Rental to
Towson St
Public

Large old
house - under
hand as aged
and among
home

3 House

old
house
nothing

ADDITIONS JAN 10, 1973

SCALE 1" = 20' SEPTEMBER 27, 1973
DOLLINGER BROTHERS
SURVEYOR & CIVIL ENGINEERS
709 WASHINGTON AVENUE
TOWSON, MARYLAND

PLAT TO ACCOMPANY ZONING PETITION
 ZONE DR 16 & DR 55 TO DR 16 WITH
 SPECIAL EXCEPTION FOR OFFICES

EXIST. ZONE - DR 16 & DR 55
 EXIST. USE - TENTH OFFICES
 PROPOSED USE - TENTH OFFICES
 AREA - 0.008 OF AN ACRE
 AREA OF BUILDING - 3162 S.F.

PARKING DATA
 NO. OF SPACES REQUIRED @ 1,300 S.F.
 NO. OF SPACES SHOWN - 12 SPACES

1st Floor 1444-1751 S.F.
 2nd Floor 1444-1751 S.F.
 3rd Floor 1444-1751 S.F.

COMMUNITY PLAYGROUND

GARDEN

PROPERTY OF FILBERT L. MOORE SWF.

LOCATED IN

TOWSON - 9TH DISTRICT - BALTO CO MD

KNOWN AS

NO. 15 AIRBIRTH ROAD

DR 16

DR 55

YORK ROAD

APARTMENTS

DWELLING

S 73° 00' E

AIRBIRTH ROAD

ROAD

LOADING LINE

N 77° 47' W

288 CT

N 15° 21' E

6' 0" 10' 0" 10' 0"

6' 0" 10' 0" 10' 0"

CEAR TRAIL

REVISED PLANS

ADDITIONS JAN 10, 1973

SCALE 1" = 50' SEPTEMBER 27, 1971
 DOLLINGER BROTHERS
 SURVEYORS & CIVIL ENGINEERS
 709 WASHINGTON AVENUE
 TOWSON, MARYLAND

