

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

JAMES W. MYERS and
I, or we, BETTY J. MYERS, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an RR-5.5 zone to an RR-16 zone; for the following reasons:

See attached brief

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: GROUP 1 OFFICE USE

Property is to be posted and advertised as prescribed by Zoning Regulations:

For 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.

Walter Becker
Contract purchaser
Address: 5 Walker Avenue
Baltimore, Maryland 21208

James W. Myers
Betty J. Myers
Legal Owner
Address: 13 Warren Road
Pikesville, Maryland 21208

Address: 5 Walker Avenue
Baltimore, Maryland 21208
Petitioner's Attorney
Address: 807 Conant Street
Baltimore, Maryland 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of March, 1973, at 10:00 o'clock.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 16, 1972

Frank E. Cicone, Esq.,
411 Jefferson Building
Towson, Maryland 21204

RE: Reclassification Petition
Item 23
James W. Myers and Betty J. Myers -
Petitioners

Dear Mr. Cicone:

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 south side of Warren Road, 378.58 feet east of Reisterstown Road, in the 3rd District of Baltimore County. This DR 5.5 property, which is improved with a one and one-half story asphalt shingle dwelling, is currently being used as a day care center and is proposed to be used as an office building, should the reclassification and Special Exception be granted. The property immediately to the west is DR 5.5 for approximately 50 feet then it is zoned Business Local and is a parking lot for the Warren Lodge, which fronts on Reisterstown Road. The property immediately adjacent to the east side is also a one and one-half story shingle dwelling that is owned by the petitioner, however, it is not a part of this petition. On the north side of Warren Road there is an existing apartment complex which has two stories and a driveway. Warren Road is a 23 foot wide road with a 16 foot sidewalk and a 7 foot gutter. To the east of the subject property, there is no curb and gutter existing along Warren Road at this time, however, there is an open drainage ditch that runs along the south side of Warren Road.

In reviewing the site plan as submitted with the attached petition, the Committee feels that a more suitable driveway to the proposed parking at the rear of the site could be obtained by placing the driveway between the two existing dwellings. Also, there are two large trees that are located in the rear yard. We believe these can be salvaged and still foot amounts parking can be provided. On a revised site plan we would like to see the existing trees and the driveway relocated between the two properties. Also, the revised plans should indicate the proposed highway widening of Warren Road.

Frank E. Cicone, Esq.,
Page 2
Item 23
November 16, 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:JU

Enclosure

cc: Lloyd J. Hammond, Esq.,
204 Courtland Avenue
Towson, Maryland 21204

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

October 20, 1972

Bureau of Engineering
ELLENWORTH H. DIVER, P.E. CHIEF

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

Re: Item #23 (Cycle Zoning IV Oct. 1972 - April 1973)
Property Owner: James and Betty Myers
11 Warren Road
Present Zoning: D.R. 5.5
Proposed Zoning: Reclass. from D.R. 5.5 to D.R. 16
District: 3rd No. Acres: 0.21 acre

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisor, Committee in connection with the subject item.

Highway Comments:

Warren Road is an existing County road which shall ultimately be improved as a 30-foot curbed paving cross-section on a 50-foot right-of-way.

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.

Sediment Control Comments:

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.

Water and Sanitary Sewer Comments:

Public water and sanitary sewerage are available to serve this site.

Very truly yours,

Ellenworth H. Diver, P.E.
Chief, Bureau of Engineering

ENR:BAK:mas

O-SM Key Sheet
26 NW 19 Position Sheet
NW 7 S Topo

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. DIRECTOR
Wm. T. MELTER DEPUTY TRAFFIC ENGINEER

October 26, 1972

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

Re: Cycle Zoning IV
Item 23 - ZAC - Oct. 72 to Apr. 73
Property Owner: James and Betty Myers
11 Warren Road
Reclass. from D.R. 5.5 to D.R. 16
District 3

Dear Mr. DiNenna:

The subject petition is requesting a zoning reclassification from DR 5.5 to DR 16 with a special exception for offices.

The subject petition is not expected to generate a large number of trips, but, Warren Road is not considered adequate for any increase in traffic generation.

It must also be pointed out that all traffic generated from this site will have to use Reisterstown Road in Pikesville. Reisterstown Road, in Pikesville, has been a traffic problem area for some length of time and any increase in traffic generation can be expected to add to the already existing problems in Pikesville.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

Baltimore County Fire Department

J. Austin Deltz
Chief



Towson, Maryland 21204

832-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: Mr. Jack Dillon, Acting
Zoning Advisory Committee

Re: Property Owner: James and Betty Myers

Location: 11 Warren Road

Item No. 23

Zoning Agenda IV ZONING CYCLE
October 1972 - 1973 (April)

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 150 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____

- () 4. EXCEEDS the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 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", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed by: James J. Kelly Noted and
Planning Group Approved: Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/25/72

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 10, 1972

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

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

Dear Mr. DiNenna:

Comments on Reclassification, Zoning Advisory Committee Meeting, October 4, 1972, are as follows:

Property Owner: James and Betty Myers
Location: 11 Warren Road
Present Zoning: D.R. 5.5
Proposed Zoning: Reclassification to D.R. 16
District: 3
No. Acres: 0.21

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:nmg

JUL 02 1973

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the rigid zoning map and the health, safety, and general welfare of the community not being adversely affected,

the above reclassification should be had; and it further appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met,

a Special Exception for an Office Building and Offices should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of May, 1972, that the herein described property or area should be and the same is hereby reclassified from a D.R.5.5 zone to a D.R.16 zone.

and/or a Special Exception for an Office Building and Offices should be and the same is hereby granted from and after the date of this order, subject to the provisions of: 1.) four (4) foot high compact screening between the parking area and all adjacent residential zones and/or 2.) that only the present structure be utilized for the purpose of offices, and the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning. 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 NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of May, 1972, that the above reclassification 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.5.5 zone, and/or the Special Exception for

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
Baltimore County Office Building
Jefferson Building
Suite 201
Towson, Md. 21204
(410) 321-1111

October 25, 1972

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 Item #23, IV Zoning Cycle, October 1972-April 1973, are as follows:

Property Owner: James and Betty Myers
Location: 11 Warren Road
Present Zoning: D.R.5.5
Proposed Zoning: Reclasse from D.R.5.5 to D.R.16
District: 3
No. Acres: 0.21 acres

It appears after a field investigation of the property that the proposed driveway should be located between #11 and #13 Warren Road, this being possible since the petitioner owns both properties. Four foot high compact screening must also be provided.

Very truly yours,
John L. Wimbley
Planner I
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: October 23, 1972

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

Re: Item #23

Property Owner: James and Betty Myers
Location: 11 Warren Road
Present Zoning: D.R. 5.5
Proposed Zoning: Reclasse from D.R. 5.5 to F.R. 16

District: 3
No. Acres: 0.21 acres

Dear Mr. DiNenna:

Amount of acreage too small to have any effect on student population.

Very truly yours,
W. Nick Petrovich
Field Representative

WNP:ld

RECLASSIFICATION FROM DP 3.3 TO DR 16

AND

SPECIAL EXCEPTION FOR OFFICE BUILDING

IN A DR 16 ZONE

11 WARREN ROAD

BEGINNING for the same on the southernmost side of Warren Road at a point distant 378.58 feet measured northeasterly from the southeasternmost side of Halstead Road said point being at the division line between Lots 2 and 3 as shown on Plat 5, Warren Addition to East Sudbrook Park Plat Book 4 folio 23, thence binding on Warren Road in a northeasterly direction 50.00 feet to the division line between Lots 4 and 5 as shown on said Plat, thence on said division line in a southeasterly direction 181.00 feet to the southeasternmost corner of Lot 4, thence on the south side of said Lot 4 and 5 50.00 feet to said division line between Lots 2 and 3, thence on said division line 181.00 feet to the place of beginning.

CONTAINING 0.21 acres of land more or less.

August 17, 1972



DAVID W. DALLAS, JR.
CIVIL ENGINEER
8713 019 HARFORD RD.
BALTIMORE, MD. 21224
(301) 665-7422

FRANK E. CICONE
Attorney at Law
SUITE 411 JEFFERSON BUILDING
TOWSON, MARYLAND 21204
September 29, 1972

LLOYD J. HAMMOND
ATTORNEY AT LAW
304 Courtland Avenue
Towson, Maryland 21204
Towson 828-5004
Reisterstown 837-1576

February 5, 1973

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

RE: Property of James W. Myers
and Betty J. Myers

Dear Mr. DiNenna:

Please be advised that I represent Mr. and Mrs. James W. Myers in the above-subject case and wish to cite the following reasons in support of the subject petition.

1. The map adopted on March 24, 1971 failed to recognize the extensive commercial development to the west.
2. The said map failed to take into consideration the substantial high density and office development.
3. The area has an extensive history of special exceptions for offices.
4. And for such other and further sufficient reasons to be shown at the hearing hereof.

Respectfully submitted,

Frank E. Cicone

FEK:kn

Mr. John J. Dillon, Jr.
Chairman, Zoning Advisory Committee
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Re: Reclassification Petition
Item 23
James W. Myers and Betty J. Myers, Petitioners

Dear Mr. Dillon:

This will confirm my conversation at your office this date with reference to the comments submitted in your letter of November 16, 1972.

I will contact the Petitioners and see whether there is any possibility for the use of a joint driveway between the two properties. However, as we discussed at our meeting, the Myers' will no longer own the property which is the subject of this petition if the zoning reclassification is granted. Mr. and Mrs. Myers are under contract to Mr. Walter Becker for the sale of the property subject to the zoning. Also, I will discuss with the Petitioners and Mr. Becker the possibility of obtaining adjacent property owned by the Warren House.

In regards to the two trees located in the rear of the property, I will contact the engineers and see if there is any possibility of re-arranging the parking spaces to avoid removing the trees.

It is my understanding that there will be no necessity to submit a new plat at this time, and that our petition will move forward according to schedule.

Very truly yours,

Lloyd J. Hammond

LJH:ma
cc: Mr. Walter Becker



ROSENBUSH REALTY

GABE ROSENBUSH, Jr., P.O. BOX 5722, PIKESVILLE, MD. 21208
(301) 653-9438 / 486-7540 / Mobile Phone: 727-0710, Car 504

Commercial Sales and Leasing
Appraisals
Consulting
Financing

May 18, 1973

Mr. James Dyer, Deputy
Zoning Commissioner of Baltimore County
Baltimore County Office Building
Towson, Md.

Re: 78-214-RX
11 Warren Ave.

Dear Mr. Dyer:

Reference is made to our telephone conversation of yesterday concerning the above reclassification order. In particular your attention is called to Item #2 in the granting section of the order dated May 18, 1973. We quote "that only the present structure be utilized for the initial ten (10) years."

Our question at this time is may the existing porch be enclosed and may a second floor be developed to its fullest extent. It being understood that any improvements would conform to the present design of the building to conform further to the adjacent buildings and in no way is it anticipated that the structure would be demolished and a new structure erected in its place. It should also be mentioned that there may be a possibility of extending the rear portion of the building and this should be considered in your reply.

We ask that you expand on section #2 so that we may follow the full intent of the order. When we say we reference is made to our interested client.

Thank you in advance for your kind attention to this matter. Perhaps the enclosed photos will aid you in your answer.

Very truly yours,

Gabe Rosenbush Jr.

Gabe Rosenbush Jr.

May 23, 1973

Mr. & Mrs. James W. Myers
11 Warren Road
Pikesville, Maryland 21208

RE: Petition for Reclassification
and Special Exception
S/W of Warren Road, 378.58'
NE of Halstead Road - 3rd
District
James W. Myers, et ux -
Petitioners
NO. 78-214-RX (Item No. 23)

Dear Mr. & Mrs. Myers:

This office is in receipt of a letter from Mr. Gabe Rosenbush, Jr., dated May 18, 1973, in which he requested an explanation or interpretation of the second restriction placed on the above referenced Order.

Mr. Rosenbush had previously indicated that a prospective buyer for the subject property desired to develop the second floor to its fullest extent, which would entail raising the entire roof to provide offices on the second floor, enclosing the existing front porch, and possibly adding an addition on the rear of the structure. The second restriction in the aforementioned Order states: ".....that only the present structure be utilized for the initial ten (10) years;....."

Please be advised that the intent of the restriction placed on the above referenced Order would not be violated by the construction of a dormer and the enclosure of the front porch. However, it was not my intention to permit additions to the building or to permit the raising of the entire roof to provide for expansion of the present useable second floor area. As previously stated, a dormer added to the existing roof line, to provide light and air to existing floor space, would not violate the intent of the above mentioned restriction. Every attempt should be made to preserve the residential character of the structure, with regard to the proposed improvements.

John E. Clarno, Esq., Baltimore County OFFICE OF PLANNING AND ZONING
111 Jefferson B'gds.,
Towson, Md. 21204

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

Item 23

Your Petition has been received and accepted for filing
this 13th day of October, 1972.

The accompanying Petition for Special Exception will be accepted on the
6th day of February 1973.


S. ERIC DINENNA,
Zoning Commissioner

Petitioner James W. Myers and Betty J. Myers
Petitioner's Attorney Frank E. Clarno and
Lloyd J. Hunsicker Reviewed by 
Chairman,
Advisory Committee

90 f. 12

NORTH

Zoned	Zoned
DR55	BL

Vacant
Lot
50' wide

Warren
House
Motel
2 Sty
Brick

1. Existing Zoning of Tract DE 55
2. Proposed Zoning DE 16 with Special Exception for Office Building
3. Floor area of existing building
 Only 1703 SF
 Porch 200 SF
 1574 SF
4. Required Parking 1574 SF / 300 = 7 Spaces
5. Proposed Parking 8 Spaces
6. All utilities available at site

MAP. 10
1107E
 ELECTION
 DISTRICT 3
 D. TEL. 12522
 TYPE
 NAME OF 12
 AT 110
 FINAL 6-19-72
 BY: 126

11 WARREN ROAD

3rd Election District Baltimore Co. Md
Scale 1" = 20' August 26, 1972

OWNER
James W Myers Jr & Wife
3117 E 35E

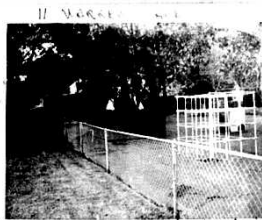
A DEVELOPMENT OF
Walter Decker Realtor
6 Walker Avenue
Baltimore, Maryland 21208
Phone 434-1700

Lot 344 Plat 5
Warrons Addition
East Sudbrook Park
Plat Book 4-23

Existing Apartment Building
No Vehicular Access to
Warren Road

David W. Dallas
DAVID W. DALLAS, JR.
CIVIL ENGINEER
8713 OLD HARTFORD RD.
BALTIMORE, MD. 21234
(301) 665-7422





VIEW: SOUTH REAR VIEW A/C. YARD - C/J



VIEW: SOUTH INTO PROPERTY



VIEW: S/W SHOWING REAR (NEARBY) A/C



VIEW: S/W INTO DRIVE 11 STREET



**ROSENBUSH
REALTY**

Commercial Sales and Leasing
Zoning/In
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Financing

GABRIEL W. ROSENBUSH, Jr.

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