

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the undersigned, 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... zone to 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... Office Use.

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 County.

Morris Shor	Alma Fuller
Contract purchaser	Legal Owner
22 Walker Avenue	Address 19 Old Court Road
Baltimore Co., Md.	Baltimore County, Md.
Fuller's Attorney	Protestant's Attorney
Address	Address

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of March, 1973, 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 10th day of May, 1973, at 10:00 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 2, 1973

Mr. Morris Shor
22 Walker Avenue
Baltimore, Maryland 21204

Mr. Morris Shor

Dear Mr. Fuller:

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.

These 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 of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the south side of Old Court Road, 350 feet west of Walker Avenue, in the 3rd District of Baltimore County. This residential (R-16) zoned property is currently improved with a two story frame dwelling. The property is to be improved with single family dwellings. The property to the rear is improved with two story dwellings. The property to the east is improved with two story dwellings. The property to the west is improved with two story dwellings. The property to the south is improved with two story dwellings. The property to the north is improved with two story dwellings. There is no curb and gutter existing at this location.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time will be held not less than 30, nor more than 60 days after the date of the filing certificate, will be forwarded to you in the near future.

Enclosure

[Signature]
Eric DiNenna, Jr.
Zoning Commissioner

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

March 11, 1973

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

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

Re: Item #151 (1972-1973)
Property Owner: Alma Fuller
19 Old Court Road
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for office use
District: 3rd No. acres: 0.36 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 easements for slopes will be required in connection with any grading or building permit application. Further information in this regard may be obtained from the Baltimore County Bureau of Engineering.

Any construction or reconstruction of sidewalk, curb and gutter, entrance, apron, etc. in connection with the further development of this property will be the full responsibility of the Petitioner.

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.

Item #151 (1972-1973)
Property Owner: Alma Fuller
Page 2
March 14, 1973

Water and Sanitary Sewers

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,

[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:FRAN:PM:mas

cc: John Loos

1-35 Key Sheet
30 NW 21 Position Sheet
NW 8 P Topo
78 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. DIRECTOR
WILLIAM T. NELSON DEPUTY TRAFFIC ENGINEER

April 10, 1973

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

Re: Item 154 - ZAC - February 27, 1973
Property Owner: Alma Fuller
19 Old Court Road
Special Exception for office use - District 3

Dear Mr. DiNenna:

The petition is part of a trend in this area for offices. The entire area should be studied for future road needs.

Very truly yours,

[Signature]
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

March 14, 1973

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 Item 154, Zoning Advisory Committee Meeting March 6, 1973, are as follows:

Property Owner: Alma Fuller
Location: 19 Old Court Road
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for office use
District: 3
No. Acres: 0.36

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

Very truly yours,

[Signature]
THOMAS M. DEVLIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mdc

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

W. D. Frann
Director
County Office Building
111 N. Chesapeake Ave.
Towson, Md. 21204
494-3211

March 6, 1973

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 #154, Zoning Advisory Committee Meeting, February 27, 1973, are as follows:

Property Owner: Alma Fuller
Location: 19 Old Court Road
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for office use
District: 3
No. Acres: 0.36 acres

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

Very truly yours,

[Signature]
Richard B. Williams
Planner II
Project Planning Division
Office of Planning and Zoning

The above recommendations should be sent, and in further opposing that an ~~exception~~ exception be granted.
 A Special Exception for Office Use should be granted.
 IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16 day of July, 1973, ~~that this heretofore described property be exempted from the provisions of the Ordinance~~
 that ~~the above described property be exempted from the provisions of the Ordinance~~
 that a Special Exception for a Office Use should be and the same is
 ordered, from and after the date of this order, subject to the approval of a site plan by
 the Department of Public Works and
 the Office of Planning and Zoning.
 Zoning Commissioner of Baltimore County

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

Zoning Commissioner of Baltimore County

TOWSON, MARYLAND - 21204

Date: February 21, 1973

Z.A.C. Meeting of: 2/27/73

District: 3
No. Acres: 0.36 acres

Dear Mr. DiNenna:

No effect on student population

Very truly yours,
W. Nick Petrovich
 W. Nick Petrovich
 Field Representative

H. EMBLIE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. BERNEY

MARCUS M. GUTSARIS
JOSEPH N. MIDDOWAN
ALVIN LOPECK
JOSHUA B. WHEELER, *supra* note 1

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD K. ZURECK

DESCRIPTION TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION:

Beginning at a point on the south side of Old Court Road said point being $330^{\circ} \frac{1}{2}$ West of the North side of Walker Avenue thence leaving Old Court Road South $22^{\circ} 30' 00''$ East 33.00 feet, South $69^{\circ} 05' 00''$ East 106.00 feet; North $27^{\circ} 15' 00''$ East, 55.00 feet; North $68^{\circ} 20' 00''$ East 28.00 feet; North $07^{\circ} 55' 00''$ West 56.00 feet to the south side of Old Court Road thence along said south side East 75.00 feet to the place of beginning.

Containing 0.36 Acres of land more or less.

Malcolm L. Hudkins
Malcolm L. Hudkins
Registered Surveyor #5095

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date May 9, 1973

FROM William D. Fromm, Director

SUBJECT.....Petition #73-27.....South side of Old Court Road, 330 feet west of Walker Ave
Petition for Special Exception for Office Use.
Petitioner - Anna Fuller

3rd District

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

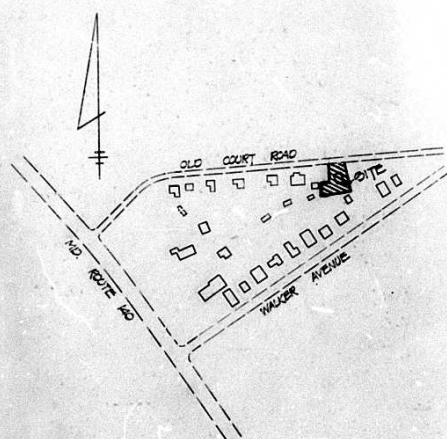
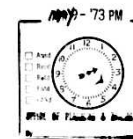
The staff of the Office of Planning and Zoning has reviewed the above petition and has the following comments to make.

Use of this property for an office would be consistent with the goals and policies of the 1980 Guideplan adopted by the Planning Board, June 15, 1972 and the Comprehensive Zoning Map adopted March 24, 1971 by the County Council.

If the proofs of Sec. 502.1 are met, any use should be conditioned to conformance to an approved site plan.

William D. Fromm, Director

WDF:NEG:FW



"LOCATION PLAN"
TO ACCOMPANY

APPLICATION FOR SPECIAL EXCEPTION
ELECTION DISTRICT NO. 6 BALTIMORE CO. MARYLAND
SCALE 1"=200' FEBRUARY 6, 1978

ORIGINAL

OFFICE OF
THE COMMUNITY **TIMES**

RANDALLSTOWN, MD. 21133 Apr 11 23 - 19 73

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric Dinenna
Zoning Commissioner of Baltimore County
was inserted in THE COMMUNITY TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one week
before the 23 day of April 19 73 that is to say, the same
was inserted in the issue of April 19, 1973.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD.....Apr 11 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~~ at one time ~~several weeks~~ before the 10th day of May, 1873, the first publication appearing on the 10th day of April.

THE JEFFERSONIAN
and *Street*
Manager

Cost of Advertisement \$ 15⁰⁰

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd
 Posted for: SPECIAL EXCEPTION
 Petitioner: ANNA FILLER
 Location of property: 35 OF OLD COURT RD. 330 FT. W. OF WILSON AVE
 Location of signs: 19 OLD COURT RD.
 Remarks:
 Made by: Deborah T. Hall
 Date of return: APRIL 26, 1973

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Index		900 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>JSB</u>	Revised Plans: Change in outline or description <u>Yes</u> Map # <u> </u>									
Previous case: <u> </u>										

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this Feb 1973 day of Feb 1973.

S. Eric Dymenna
Zoning Commissioner

Petitioner Fulmer Submitted by Kennel
Petitioner's Attorney Reviewed by JSB

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

Item 196

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 19th day of March 1973.

S. Eric Dymenna
Zoning Commissioner

Petitioner Alma Puller
Petitioner's Attorney Reviewed by JSB
Zoning Advisory Committee

BALTIMORE COUNTY, MARYLAND No. 8281
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE April 13, 1973 ACCOUNT 01-662

AMOUNT \$50.00

DISTRIBUTION
WHITE - CASHIER
MM Realty Co.
22 Walker Ave.
Pikesville, Md. 21208
Petition for Special Exception for Alma Puller
#73-274-X

YELLOW - CUSTOMER

50,000

BALTIMORE COUNTY, MARYLAND No. 8378
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE May 11, 1973 ACCOUNT 01-662

AMOUNT \$37.25

DISTRIBUTION
WHITE - CASHIER
MM Realty Co.
22 Walker Ave.
Pikesville, Md. 21208
Advertising and posting of property for
Alma Puller - #73-274-X

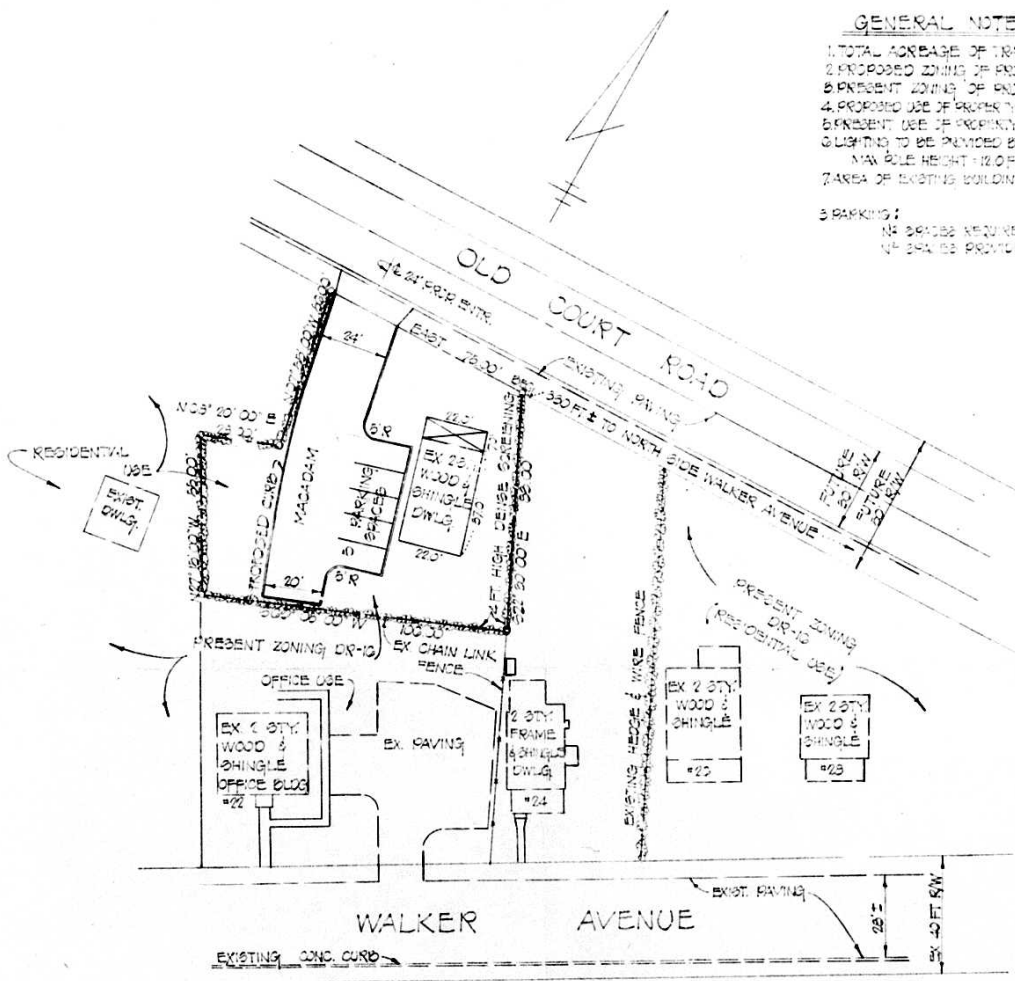
YELLOW - CUSTOMER

37,250

GENERAL NOTES

1. TOTAL ACREAGE OF TRACT - 0.0436 ±
2. PROPOSED ZONING OF PROPERTY - DR-10
3. PRESENT ZONING OF PROPERTY - DR-10
4. PROPOSED USE OF PROPERTY - OFFICE
5. PRESENT USE OF PROPERTY - RESIDENTIAL
6. LIGHTING TO BE PROVIDED BY OWNER
7. MAX. POLE HEIGHT - 12.0 FT.
8. AREA OF EXISTING BUILDING - 101 FL. 101 FT.
9. FL. 101 FT.

3. PARKING:
 1. 30' x 60' REQUIRED 10
 2. 30' x 60' PROVIDED 10, 10, 10



PLAT TO ACCOMPANY APPLICATION
 FOR

"SPECIAL EXCEPTION"

PROPERTY OF

ALMA FULLER

MALCOLM E. HOOKING ASSOCIATES
 CIVIL ENGINEERS & LAND SURVEYORS
 305 WEST CHESAPEAKE AVENUE
 TOWSON MARYLAND 21204

3RD ELECTION DISTRICT BALTIMORE COUNTY MARYLAND
 SCALE 1"=20' FEBRUARY 9, 1978

MAP	NO. 7
SECTION	9
DATE	2-13-78
TITLE	
REVISION	
BY	ALL
FINAL	2-13-78
BY	ALL



A Memorandum from

73-274-y

S. Eric DiNenna

To

Paul J. [unclear]

*OK to process prints
for office accordj to plan.
utilized prop for office -
did not lose JE.*

SLD

SHOR & SHOR, CHARTERED
CERTIFIED PUBLIC ACCOUNTANTS
22 WALKER AVENUE
PIKEVILLE, MD. 21208
PHONE 484-2111

MORRIS SHOR, C.P.A.
JOSEPH L. SHOR, C.P.A.

ARTHUR J. PASQUANTONIO, C.P.A.

MEMBERS OF
MARYLAND ASSOCIATION OF
CERTIFIED PUBLIC ACCOUNTANTS
AMERICAN INSTITUTE OF
CERTIFIED PUBLIC ACCOUNTANTS

November 6, 1975

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

In re: 19 Old Court Road
Baltimore County, Md. 21208

73-274-y

Dear Mr. DiNenna:

Between July, 1973 and this date, this firm has used portions of 19 Old Court Road for office purposes. Our use has included the maintaining of a filing area for active as well as inactive files, a portion of our professional library, material relating to our data processing services and the storage of office supplies.

The building is frequented by members of this firm on a regular basis.

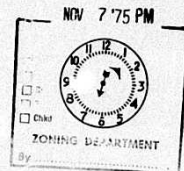
Should additional information be required, please contact the undersigned.

Very truly yours,

SHOR & SHOR, CHARTERED

Morris Shor
Morris Shor

MS:ec



Factory Representative
MANNIE SHOR
3501 CLARKS LANE
BALTIMORE, MD. 21215
484-2151

November 6, 1975

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

In re: 19 Old Court Road
Baltimore County, Md. 21208

Dear Mr. DiNenna:

Please be advised that I have utilized the above captioned property for office purposes intermittently from July, 1973 to the present time.

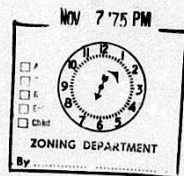
Although I employ no personnel to staff this or any other office, I do keep files, samples, selling materials and other work related items at this address. While I am not at this address on a daily basis, I am there at regular and frequent intervals.

Very truly yours,

MANNIE SHOR ASSOCIATES

Manuel Shor
Manuel Shor

MS:ec



GENERAL NOTES

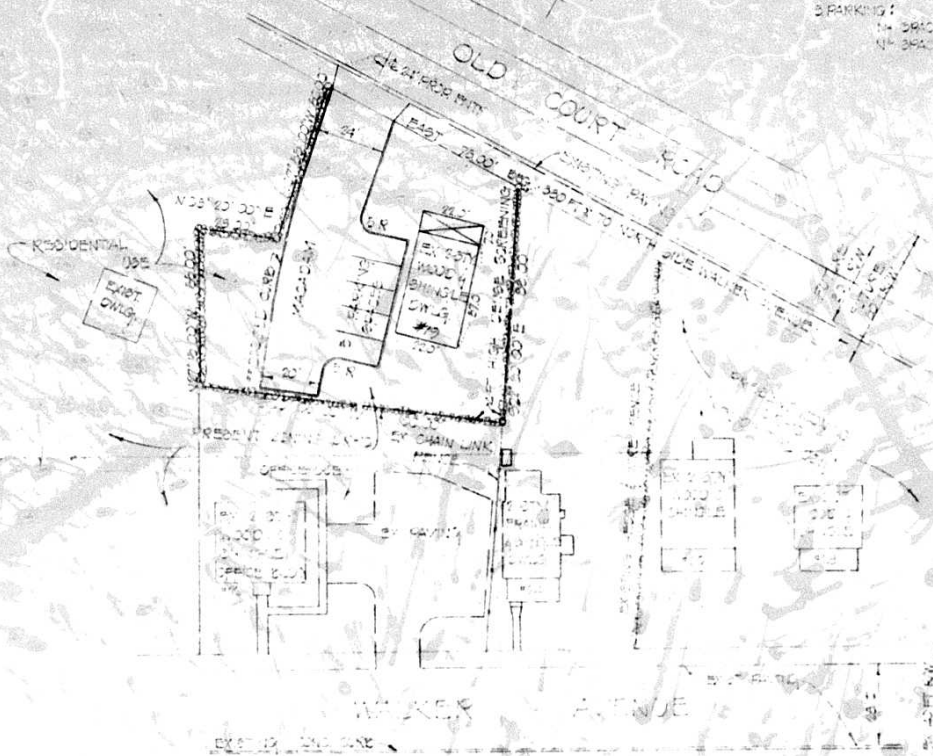
1. TOTAL ACREAGE OF TRACT - 0.89 AC ±
2. PROPOSED ZONING OF PROPERTY - ~~DR-10~~ ^{OFF-10}
3. PRESENT ZONING OF PROPERTY - DR-10
4. PROPOSED USE OF PROPERTY - OFFICE
5. PRESENT USE OF PROPERTY - RESIDENTIAL
6. LIGHTING TO BE PROVIDED BY OWNER

7. AREA OF EXISTING BUILDING - 111 FL. 110 SQ. FT.
29' H. 134' 4" D.

PARKING:

14 SPACES REQUIRED ± 6

14 SPACES PROVIDED ± 6 (OK)



PLANS APPROVED

DATE OF PLAN, ZONING & ZONING

BY John L. Winbly

DATE 1-19-76

73-274-X

MALCOLM E. HUNTING ASSOCIATES
CIVIL ENGINEERS & SURVEYORS
806 WEST CHESAPEAKE AVENUE
TOWSON MARYLAND 21204

DATE OF DOCUMENT: APPLICATION

OFFICIAL EXPOSITION

PROPERTY OF

ALMA FULLER

BY ELECTRONIC METHOD
SCALE 1"=20'

BAULMORE COUNTY, MARYLAND
FEBRUARY 10, 1976
REVISED JAN. 9, 1976.