73-276-X51) PETITION FOR ZONING RE-CLAS FICATION AND/OR SPECIAL EXCEPTION

SAMUEL D. PORPORAlegal owner ... of the property situate in Balti unty and which is described in the description and plat attached hereto and made a part bereof, tion (1) that the zoning status of the herein described property be re-classified, pursuant

One of the contract purchasers, Albert Folgueras, is a practicing orthopedic surgeon and desires to erect a medical office building on the premises so that health nervices may be more accessible to the community.

See attached description

nd (2) for a Special Parenties, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for ... a medical and professional office building

Property is to be posted and advertised as prescribed by Zoning Regula

I, or we, agree to pay expenses of above re-classification and/or Special Exception ad osting, etc., upon filing of this petition, and further agree to and are to be bound by the soning

delipe Falguera upe Folgueras Contra i purhaser

Samuel D. Porpora Legal Owner 3118 Edgewood Road, Ellicott City Address 200 North Beechwood Avenue, 21228

21043 George Zavadil David J. Stilloser's Attorne Prefler

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5/10/

Suite 200 - 15 Charles Plaza, 21201

..., 197 .3, that the subject matter of this petition be advertised, as secuired by the Zoning Law of Baltimore County, in two newspapers of general circulation through ore County, that property be posted, and that the public hearing be had before the Zoning stocks of Baltimore County in Room 106, County Office Building in Towson, Baltim

County, on the____lùth__ _____day of _Nav ________1973 _ at 11:00o'clock 4

1 71 Zoning Commissioner of Baltimore County. 11:00 1

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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE EVALUATION COMMENTS

April 2, 1973

Meases, George Zevodil and David J. Prelie Suite 200, 15 Charles Plaza Baltimore, Maryland 21201

RE: Smerial Exception Petition liam 151 Samuel G. Perpora - Petitioner

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition end has made on oits field inspection of the property. The following comments are a result of this review and inspection.

The subject property as formed on the first side of Community research, as formed on the first side of Community research, as formed on the subject of the s

This petition is accepted for filing, however, revised pl. as must be forwarded to this office prior to the herring of that critical the community of the State Highest Administration and Surgeu of Engineering.

calls partition is accounted for filling on the drie of the unclose filling cartificate. Notice of the buring size and time, while will be note on less than 20, now more than 20 days after the drie on the filling cartificate, will be forwarded to you in the nower future.

Judur.:GAE:JO (Enclosure)

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Baltimore County, Maryland Bepartment Of Public Borks

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

March 11, 1973

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120h

Re: Item #151 (1972-1973)
Froperty Owner: Samuel D. Porpora
5/F3 Commonwealth Are., 285 N/S Old Frederick Rd.
Prosent Zoning: D.R. 16
Proposed Coning: Special Exception for a modical and
professional office building
Statrict: 1st No. Ares: 0.53 acre

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat retriited to this office for review by the Zoning Advisory Condities in connection with the abject item.

Baltimore National Pike (U.S. h0) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Commonwealth and Gaither Avenues are partially improved portions of residential public streets shown on the recorded plat of McDonough Heights (N.P.C. 5 Folio 69). These roads were severed by the Baltimore National Pike (U.S. 10), apparently without improved access thereto or improved terminations.

Commonwealth Avenue is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 50-foot right-of-way.

Guither Avenue is proposed to be improved in the future as a 30-foot closed-type ay cross-section on a 40-foot right-of-way with a tes-turnaround as its terminus.

Highway improvements, including necessary highway right-of-way and widening and a filled area for sight distance at Comnomosath Avenue and U.S. MO, and any necessary revertible easemnts for alopes will be required for these atreets in connection with any grading or building permit application.

It is suggested that any proposed building be located so as to preclude access via Gatther Avenue. A two-way entrance should be located as far south slong Commenwealth Avenue as presticable. Any entrance in proximity to U. S. Mo is undestrable. However, he carried locations are subject to the approval of the impartment of Traffic Engineering and shall be constructed in accordance with Schizince County Standards.

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Item #151 (1972-1973)
Property Owner: Samuel D. Porpora
Page 2
March 14, 1973

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 coil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Baltimore National Pike (U.S. hD) is a State Road. Therefore, drainage requirements as they affect the road occe under the jurisdiction of the State Highway Administration. The Petitioner must provide mecessary drainage facilities (temporary or permanent) to prevent creating any misances or damages to adjacent properties, especially by the concentration of surface waters, Correction of any probles which say result, due to improper grading or improper instal ation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers

Public water supply and sanitary sewerage are available to serve this property.

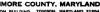
Someto Die ELISMORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FAR: SS

oo: John J. Trenner

H-NE Key Sheet 5 SW 2L Position Sheet SW 2 G Topo 9L and 95 Tax Map

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204





April 10, 1973

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

Re: Item 151 - ZAC - February 20, 1973
Property Owner: Samuei D, Porpora
Commonwealth Ave, M/S old Frederick Road
S,E, for a medical und professional office bldg,
District I

Baltimore National Pike has capacity problems at this time and this department recommends against connecting Commonwealth Avenue to it, Commonwealth Avenue is a very narrow, poorly surfaced, street. Should it be connected to U.5. 40, drivers will be encouraged to use it.

Should this special exception be granted, this site should be restricted to one entrance, when Commonwealth Avenue and that entrance should be located on the south s.de of the site. It must be noted that should this site have entrances on both Commonwealth Avenue and Galther Avenue, it will encourage drivers to use this site as a short cut.

Michaels. Planger. Michael S. Flanigan Traffic Engineer Associate

MSF:nc



Herry R. Hughes Secretary James J. O'Donnel

February 22, 1973

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

Att: Mr. John J. Dillon

The subject plan indicates a proposal to extend Commonwealth Ave. to intersect with Baltimore National Pike.

This intersection would be less than the minimum standard distance from an existing street intersection, therefore, it will not be permitted. The plan should be revised eliminating the street intersection.

Very truly yours,

Charles Lee, Chief Development unineering Section Toler heyers by: John E. Meyers Asst. Development Engineer

CL: JEN: bk

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-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



February 23, 1973

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

Comments on Item 151, Zoning Advisory Committee Meeting February 20, 1973, are as follows:

Property Owner: Samuel D. Porpora Location: SE/S Commonwealth Avenue, M/S Old Prederick Rd. Present Zoning: D.R. 16 Proposed Zoning: Special Exception for a medical and professional office building. District: 1 No.Acres: 0.33

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

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Júvision of Air Pollution and Industrial Buygiene, Baltisoce County Department of Health.

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

cc: W.L. Phillips

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HVB:mp

AUG 16 1973

PETITIONERS

THE LIDERS SIGNATURES ARE PETITIONING SCAINST THE SECTION SONING IN THE AND BLOCK OF COMMONWEALTH AVENUE OF SAITHER AT MUE, CATONSVILLE, MARYLAND.

JUD restivit 114

4. Lewis matthems

6. Ocar PChristop

Mr. & Mes James W. Brown

. 405 commonwealth are

404 Commanwealth for. 21228

Goes Old Frederick Rd - 21228 7. Mr and Mrs Deorge H. Lane 407 Naither are 6. mu + mes walter & E 402 Maithe 9. My Mrs Freet John

6018 of a Frei KRS 21228 M. Mr. Hattie Phillips 11. 409 Gaither alue

12. mr + mrs Remus & Lena Baras

e. 407 commonweath ave.

14. Johnnie Jackson.

1. Clavosto + Matter T. typ home 408 Common este hu. 21228

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 22, 1973

Re: Item 151 2 1. C. MEETING OF FEB. 20, 1973

Them 'Troperty Omer: Samuel D. Porpora
Location: SE/S Commonwealth Avenue, 288' M/S Olf Frederick Road
Present Zoning. D.R. 16
Proposed Zoning: Special Exception for a medical and professional office building.

0.53 acres

No effect on student population

Very truly yours, W. Nick Petrovich Field Representati

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WNP/m1

RICHARD W. TRACEY, V.M.D.

DAVID J. PRELLER

May 22, 1973

S. Eric Di'Nenna, Zoning Commissioner III West Chesapeake Aven Towson, Maryland 21204

Re: Petition for Special Exception for Samuel D. Porpora - #73-276-X

Dear Mr. Di'Nenna

I have been advised by Mr. Ellsworth Langhorne of 408 Commonwealth Avenue that he and the protestors have withdrawn their objection and "will welcome the proposed medical building".

Although I have not received a copy of the letter referred to I assume your file will reflect receipt of the same. If not, would you please have someone contact me so that I r.ay more carefully pursue this matter.

Very truly yours,

Sand Mille

cc: Doctor Albert W. Folguers



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JOSEPH D. THOMPSON, P.S.AL.S.

CIVIL ENGINEERS & LAND SURVEYORS 101 SHELL BUILDING - 200 EAST JOPPA ROAD TOWSON, MARYLAND 21204 . VAlley 3-8820

DESCRIPTION FOR SPECIAL EXCEPTION TO ZONING, COMMONWEALTH AVENUE, FIRST DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the Southeast side of Commonwealth Avenue 40 feet wide, at the distance of 288,70 feet measured Northecsterly along the Southeast side olth Avenue from the North side of Old Frederick Road, 40 feet from the South side of the Baltimore National Pike (US Route No. 40), 150 feet wide 106,31 feet, South 16 Degrees 58 Minutes 30 Seconds West 20,00 feet and nds West 100,00 feet thence leaving Gaither Avenue and running North 72 Degree 08 Minutes 30 Seconds West 104,46 feet and North 73 Degrees 54 Minutes 30 Seconds West 104,46 feet to the place of beginning.

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PETITIONERS

THE FOLLOWING SIGNATURES ARE PETITIONING AGAINST THE SPECIAL EXCEPTION ZONING IN THE 400 BLOCK OF COLUMBNITHEALTH AVENUE AND THE 400 BLOCK OF GAITER AVENUE, CATONSVILLE, MARLLAND.

16. Mr. Mrs. Jough & Leon 3019 Halach Ave. Fatimore, Md. 21216 17. Mr. 4 m. Charle Joffey 1100 Relandy Rive. Byttimor NO. 98118 18. (Mrs.) belang the order 194 21228 19. Mand mrs Charles a Reduly boxoded Frederick fig - 28 20. N. Delman E. Alavis Best Sel 21217 21. Mr 4 mrs Howard Whithy BIBN Kenwred an

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Baltimore County Zening Commissioner 111 Cheapseake Avenue County Office Building Towson, Maryland 21204

I, Elisworth Langhorne have contacted all land owners of McDonough Heights, Catonsville Maryland Lots 19, 20, 21, 22, 23, and 24 inclusive of the 400 Block of Commonwealth Avenue; Also Lots 76, 77, 78, 78, and 80 of Gaither Avenue found in District #1. Block C. Polio 422. This was done either by telephone or in

All petitioners agree and welcome the Medical Office Building thus voiding the petition presented to you that day of the



CERTIFICATE OF POSTING ENT OF BALTIMORE COUNT

73-276- X

Date of Posting APRIL 23. 23
UNESLIH AVE: 288 FT. N K. Rd.
WESTER AVE. 300 FT.A. N. OF Old AVE. 300 FT.+ NOF OU FRESTRICK RU
Date of return: APRIL 24 1973

MICROFILMED

MICROFILMED

CRIGINAL CATONSVILLE, MD. 21228 THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna Zening Commissioner of Baltimore County was inserted in THE CATONSVILLE 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.



CERTIFICATE OF PUBLICATION

MICROFILMED

BALTIMO COUNTY OFFICE OF PLANNING OID ZONING
County Office Building III W. Champester Arents Tousen, Maryland 20204
Your Potition has been received " this 6th by of Feb 173. Iron
R.W.
Partitioner Section D. Partitioner D. Partitioner Section D. Partitioner D. Partitioner D.
Politicon's Attemp David J. Proller Restored by Q. Elking
* This is not to be interpreted as acceptance of the Patrion for assignment of a having date.
MICROFILMEQ

	BALTIMORE COUNTY OFFICE OF PI	LAKNING & ZONING
# *	County Office Bul 111 V. Chesaneak Towson, Heryland	e Avenue
	Your Patition has been re	eceived and accepted for filing
ihfa	day of	1973
	d de Pargare	, ERIC DIMENNA, onling Commissioner
	Comp Small and Smild	
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	MICROFILMED	Zoning Advisory Co

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FUNCTION	Wall Map				Duplicate		Trocing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outling plotted on map										
Petition number added to outline		Val								
Denied	8									
Granted by				-				15.3-10		
ZC, BA, CC, CA										
Reviewed by:			c		d Plan		or desc	riptic	on	Yes No

ALTIMORE COUNT MARYLAND IN 8283	EALTIMORE COUNTY, MARYLAN OFFICE OF FRANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT
April 13, 1973 ACCOUNT 01-662	DATE Neg 10, 1973ACCOUNT
AMOUNT \$50.00	AMOU
INTERIOUS PROPERTY VELOW - COPENSE PROPERTY - C	One August State S

B 8377

