

73-311-X 73-311-X (2nd to set) **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Dr. J. Roedel Jaeger 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: a doctor's Office

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.

DATE June 21, 1973

Contract purchaser _____

Address 9604 Belair Road

Petitioner's Attorney _____

Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 _____ day of _____, 1973, at 11:00 o'clock.

(over)

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

DATE May 25, 1973 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER
DISTRIBUTION
FIVE - AGENCY
YELLOW - CUSTOMER

Marie E. Harbert
1209 E. Thirty Six St.
Baltimore, Md. 21212
Petition for Special Exception for Dr. J. Roedel Jaeger

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

DATE May 20, 1973 ACCOUNT 01-662

AMOUNT \$42.50

WHITE - CASHIER
DISTRIBUTION
FIVE - AGENCY
YELLOW - CUSTOMER

J. Roedel Jaeger, M.D.
9604 Belair Rd.
Baltimore, Md. 21236
Advertising and posting of property

L. H. Coonan 1899-1909
L. H. Coonan 1909-1919
L. H. Coonan 1919-1929

E. V. COONAN & CO.
SURVEYORS & CIVIL ENGINEERS
1209 E. THIRTY SIX STREET
Baltimore, Maryland, 21212

March 30, 1973

Description of Dr. J. Roedel Jaeger Property : 9604 Belair Road

Beginning for the same at a point on the westerly side of Belair Road at the distance of North 49 degrees 49 minutes East 125 ft from the intersection formed by the northerly side of Perry View Road and the westerly side of Belair Road and running thence at right angles to Belair Road North 40 degrees 11 minutes West 200 ft thence parallel to Belair Road North 49 degrees 49 minutes East 100 ft thence South 40 degrees 11 minutes East 200 ft to the Belair Road thence along said Road South 49 degrees 49 minutes West 100 ft to the place of beginning. Being recorded among the Land Records of Baltimore County in Liber D.T.G. 5010 folio 458. and known as 9604 Belair Road



Dr. J. Roedel Jaeger
9604 Belair Road
Baltimore, Maryland 21236

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

Date May 25 day of May 1973

S. Eric Dineen
Zoning Commissioner

Petitioner Dr. J. Roedel Jaeger

Petitioner's Attorney
c/o Edward V. Coonan & Co.
1209 E. 36th St. (21212)

Reviewed by [Signature]
Zoning Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 31, 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, _____ weeks before the _____ day of _____, 1973, the first publication appearing on the _____ day of _____, 1973.

S. Eric Dineen
Manager

Cost of Advertisement, \$_____

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>[Signature]</u>			Revised Plans: Change in outline or description _____ Yes _____ No							
Previous case: <u>[Signature]</u>			Map # _____							

PETITION FOR SPECIAL EXCEPTION
11th DISTRICT
Baltimore County, Maryland
The Board of Commissioners of Baltimore County, by authority of the Board of Commissioners of Baltimore County, do hereby certify that the following is a true and correct copy of the petition for a special exception filed with the Board of Commissioners of Baltimore County on the _____ day of _____, 1973.

ORIGINAL

OFFICE OF
THE ESSEX TIMES

ESSEX, MD. 21221 June 4 - 1973

THIS IS TO CERTIFY that the annexed advertisement of
S. Eric Dineen
Zoning Commissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 4th day of June 1973, that is to say, the same was inserted in the issue of May 31, 1973.

STROMBERG PUBLICATIONS, Inc.

[Signature]

First Floor Area
1200 sq. ft.
Office
Parking Rec 1200 sq. ft.
Second Floor Area
1200 sq. ft.
Parking Rec 1200 sq. ft.
Present Zoning D216

SCALE 1"=50'
PLAN TO ACCOMPANY
REQUEST FOR OCCUPANCY
OF J. ROEDER JAEGER
9604 BELAIR ROAD
DISTRICT 11th
JERRY HALL, MD.



EDWARD V. COONAN & CO.
CIVIL ENGINEERS & SURVEYORS
1209 E. 36TH ST.
BALTIMORE - MARYLAND

Dr. J. Roedel Jaeger
9604 Belair Road
Baltimore, Maryland 21236

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

Date May 25 day of May 1973

S. Eric Dineen
Zoning Commissioner

Petitioner Dr. J. Roedel Jaeger

Petitioner's Attorney
c/o Edward V. Coonan & Co.
1209 E. 36th St. (21212)

Reviewed by [Signature]
Zoning Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

H73-311-X

District 11th Date of Posting May 31, 1973
Posted for: Neighborhood of 9604 Belair Rd.
Petitioner: Dr. J. Roedel Jaeger
Location of property: 9604 Belair Rd. 1200 sq. ft. 11th Dist.
Location of Sign: 1 Sign posted @ 9604 Belair Rd.
Remarks: Met. H. News
Posted by: [Signature] Date of return: June 7-73

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 E. CHARLES ST.
TOWSON, MARYLAND 21204JOHN J. DILLON, JR.
Chairman

MEMBERS

BUREAU OF
ENGINEERINGDEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF
FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENTDr. J. Roedel Jaeger
9604 Belair Road
Baltimore, Maryland 21236RE: Special Exception Petition
Item 208
Dr. J. Roedel Jaeger -
Petitioner

Dear Dr. Jaeger:

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 west side of Belair Road, 125 feet north of Perry View Road, in the 11th District of Baltimore County. This property is currently improved with a two-story stucco dwelling and is proposed to be used for medical offices. The property on the north side is already improved with a dwelling and is used for offices, and the property to the south is used as a residence. The property on the east side of Belair Road is zoned BL and is improved with a bakery.

June 6, 1973

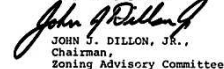
Dr. J. Roedel Jaeger
Item 208
June 6, 1973

Page 2

The petitioner is advised to pay particular attention to the State Highway Administration and Fire Department comments. Also, it is recommended that should this petition receive a favorable decision that it be restricted in such a way so as to retain the existing structure to maintain the character of the area.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,


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

JJDR:JJD

(Enclosure)

cc: Edward V. Coonan & Co.
1209 E. 36th Street
Baltimore, Maryland 21218Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204Bureau of Engineering
ELLENWORTH N. DIVER, P.E. CHIEF

May 11, 1973

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

Re: Item #208 (1972 - 1973)
Property Owner: Dr. J. Roedel Jaeger
9604 Belair Road
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for Doctor's Office
District: 11th
No. Acres: 20,000 sq. ft.

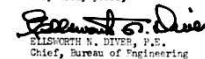
Dear Mr. DiNenna:

Comments were supplied for this property on September 15, 1969, Item #50 (1969 - 1970). Those comments remain valid and applicable, and are referred to for your consideration.

It appears that additional fire hydrant protection may be required in the vicinity.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #208 (1972 - 1973).

Very truly yours,


ELLENWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:FW:SS

Q-SW Key Sheet
1/2" x 29" Pos. Sheet
WB 11 H Topo
72 Tax Map

cc: John F. Loos, Jr.

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
DIRECTORWm. T. Melzer
DEPUTY TRAFFIC ENGINEER

May 30, 1973

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

Re: Item 208 - ZAC - April 24, 1973
Property Owner: Dr. J. Roedel Jaeger
9604 Belair Road
Special Exception for Doctors Office
District 11

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested special exception for doctors office.

Very truly yours,


Michael S. Flanagan
Traffic Engineer Associate

MSF/pk

Maryland Department of Transportation
State Highway AdministrationHarry R. Hughes
Assistant
Barbara M. Evans
Administrator

May 11, 1973

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

RE: ZAC Meeting April 24, 1973
Property Owner: Dr. J. Roedel Jaeger
Location: 9604 Belair Road (Site 1)
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for Doctors Office
District: 11
No. Acres: 20,000 Sq. ft.

Dear Mr. DiNenna:

A concrete curb must be constructed at some point between the right of way line at the subject site and the parking lot.

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

The 1972 average daily traffic count for this section of Belair Rd. is 30,000 vehicles.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

John Meyers
Asst. Development Engineer

CLJ:JMD

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

923-7310

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

Re: Property Owner: Dr. J. Roedel Jaeger

Location: 9604 Belair Road

Item No. 208

Zoning Agenda Tuesday, April 24, 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 300 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 _____ EXCEEDS the maximum allowed by the Fire Department.
- () 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", 1973 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed:  Noted and Approved: 
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/16/73BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTHJEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 25, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICERMr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 208, Zoning Advisory Committee Meeting April 24, 1973, are as follows:

Property Owner: Dr. J. Roedel Jaeger
Location: 9604 Belair Road
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for Doctors Office
District: 11
No. Acres: 20,000 sq. ft.

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

Very truly yours,


Thomas A. Levin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RUB:msb

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: May 1, 1973

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

Z.A.C. Meeting of: Tuesday April 24, 1973

Re: Item 208
Property Owner: Dr. J. Roedel Jaeger
Location: 9604 Belair Road
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for Doctors Office

District: 11
No. Acres: 20,000 square feet

Dear Mr. DiNenna:

No effect on student population.

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

WNP/nl

H. ENSLEY PARKS, President
EUGENE C. HESS, Vice-President
MRS. ROBERT L. BERNHE

MARCUS M. SOTSBARIS
JOSEPH N. MCGOWAN
ALVIN LORING
JOSHUA B. WHEELER, Superintendent

T. SAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.O.
MRS. RICHARD K. WUERFEL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: June 19, 1973

FROM: William D. Fromm, Director

SUBJECT: Petition #73-311-X. West side of Belair Road 125 feet North of Perry View Road.
Petition for Special Exception for an Office.
Petitioner - Dr. J. Roedel Jaeger

11th District

HEARING: Wednesday, June 20, 1973 (11:00 A.M.)

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

The utilization of this property for offices would be consistent with the policies of the County Master Plans.

William D. Fromm
William D. Fromm, Director

WDF:NEG:rw