

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

September 8, 1994

Johnn L. Hastings Thomas F. Hastings 30 West Pleasant Hill Road Owings Mills, MD 21136

RE: 458 Main Street
Proposed conversion of an existing
R.O. zoned Class "B" office
building to 100% medical or dental office Zoning Case #74-137-X 4th Election District

Dear Mr. & Ms. Hastings:

This letter references your previous correspondence, plans, and enting yesterday on the above referenced property concerning the question foot medical or dental office being persuited within the provisions of the original zoning hearing in case \$74-137-X.

Baned on the above information, the zoning office staff has been able to determine that since the R.O. zored Class "B" office building was granted said use under the above referenced hearing and once the use was implemented within a precise of the years of the granting of the zoning case (Jamusra, 2, 1973). Then Section 502.5.A of the Baltimore County Zoning Month of the Section 502.5.A of the Baltimore County Zoning Month of the Section 502.5.A of the Baltimore County Zoning Month of the Section 502.5.A of the Baltimore County Zoning Month of the Section 502.5.A of the Baltimore County Zoning Account of the Section 502.5.A of the Baltimore County Zoning Month of the Section 502.5.A of the Baltimore County Zoning Account County Zoning Zoning Account County Zoning Zoning Account County Zoning Zonin

However, please be aware that upon review of the above information the staff has determined that changes to the approved site plan in zoning case 874-137-X have occurred. Particularly in light of the access driveway and parking area shared between 456 and 450 Main Street, these changes will

require further zoning office review (copies of engineer or surveyor sealed plans) and resolution of some outstanding issues. Zoning special hearings to amend the approved plan may be required before any <u>final</u> zoning approvals of a use change to medical office can be given.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 897-3391 (${\rm FWA} - 807-5708$).

Very truly yours,

Ohn L. Lewis Planner II

Proceed with Saybean Int

Softed Fetter

le Spread Erection for a Office Building and officer, District 4 74-137% genter January 22, 1974

Observation of permitted atelegation has been requested by Thomas F Sections regarding the obone experienced special consistion as it related to 450 othern Sect, neutralion.

Referenced Special Exception plot plan indicated "452 Main Street as two openhant use sowing set parking spaces within defend property toundring and +488 Man Start as offer use Shawing turber parking space within property toundring a convently deaded to Morest Claus and Thomas F Aketings respectively.

It is decid somes responsibility to underlived use quantity by 74-137X and to answer that current and proposed itelegation configures to approach zooning regulation. Redland 74-137Y set sidem submitted to their office will be acceptable some for & zoning configuration.

This tales repurse you correspondence requesting as a soung editionment of that an experience class to office tally, (replaced surface that are provided as soung special exception on law say 1973, for easy first latting in the 18 years) and be seed to 100% chief from time of fice will not an early the surface of fice will not an early thinking the surface of fice will not easy to early the surface of fice will not easy to early the surface of the surfa The sie revised red linied (alford Tang come) plan the call sursions + iren sorking cales. ale Alerty that as poster capear to the for pasting a comment of for pasting a comment of the fact of pasting a comment of the fact of pasting and the comment of the comme August 28, 1994

Mr. Arnold J. Jablon Director of Zoning Administratio

AUG 29 1994 To: 701- F5A? AUG 29 1991 uca 8/30 ZADM

Special Exception For Unrestricted Office Building and Offices 74-137-X granted January 22, 1974 to Property Now Owned By Thomes F. Mastings with the Street Address of 458 Main Street, Reisterstown, Maryland 21136

I have received some hope conveyed by a very nice individual, Mr. Jack Dillon who tried to help unravel an increasingly inconsistent approach on my part to assist my father, a retired senior citizen in the following endeavor.

My father operated a small business from the above property granted by the above Special Exception until his recent retirement. He attempted to sell or lesse the property for a period of 8 months with virtually no market interest. My humband, a CPA did utilized the office for business in that interis, but not in a paying capacity. Now he has received a letter of intent from a dentist to utilize this building for his dental practise, but will not issue a contract until the confirmation is received in virting that he cand so within the provisions provided for in the unrestricted Office use of the previously granted 74-137-X.

I have received various responses from various ZADAM personnel ranging from need for a variance, special exception, and special herring during the past week that I spent at 111 West Chesapeake instead of sanding and scaling my wood floors in preparation for selling my own house, as I had hoped to spend my time.

I explored all of these options and feel it is very relevant to declare that even I explored all of these options and feel it is very relevant to declare that even the new requirements for medical use - 12 parking spaces based on the square footner or changes have been made or plan to be made to this property. And worth indication is the photograph or the property that has been substantially upgraded (\$53,000, in improvements) from its previous deteriorated condition at time of sale by Larry Knight to my father, but strictly in comment for time of sale by Larry

A phone call Mr.Dillon made to Mr. Carl Richards on our behalf to try to clarify this issue seemed to indicate that the Unrestricted use of the Tw-I3T-K Special Exception should allow dental practise use of this property without additional zoning pt. titions. Again, even the intent of current restrictions related to parking were set with the approved site plan, so at best it would be adding some now notes per the new petition format but no site changes. and at very high cost.

I have included this long winded background because there is a human dimension to the situation in that the delay and cost that such a petition would create will probably cause this opportunity to sell this property to fall through, Bumerous other similar zound 80 properties on Main Street, Reisterstown includings 405 Main Street - Pediatric Precise of Dr. Peter Perra, 8409 Drs. Fields and Pick - Pediatric Dentistry, and 8460 Physical Therapy cometimes with substantial additions

have been allowed, and reinforces the small town character of this area of residences giving way to antique shops, attorneys, insurance agents, photographers and small practise doctors and dentists and should provide no negative impact to the community.

Since time is no critical in real estate transactions, we would greatly appreciate your decision on this matter at your earliest convenience. This potential tuyer will pay in cash without financing, so settlement could take place within ten days of the resolution of this matter. Another reason this potential buyer is so concerned with the time lag of this issue. There is no h - 8 week processing time for financing that would allow for more time to charify the zoning situation.

It would additionally be appreciated if you could Fax a copy of your reposes to Mrs. Rose Jaeger, O'Conor, Piper & Flynn #10-526-4648 so we could save the mail

A check for the sum of \$40.00 is enclosed as required.



ce to this address

homas of Hartings

10 Jill Court Reisterstown, Maryland 21136

150431 40.00 (JLL) Thomas & Shirley Hastings

LLOYD HAMMOND ATTY.

10: additional info.) for SPX

JOANN Hastings 363-8171 returned your call 1 WEO ON

INKO'S OF OWINGS MILL ID:4	
	103638877 9/1/44 AUG 31:94 .23:48 No.030 F.01
kinko'	S FAX COVER SHEET
copies	- 0414 Delstanta - Desert O. H. 100
Date: Axust 31,1994	Number of pages sent including this cover shee:
10: Me Hentro Jacon	From: LANN WESTINGS
Company: ZADM	Company:
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Please call us if you any problems receiving or if there are any pages missing. We can receive and transmit FAX messages 24 hours a day, 7 days a week.

AUG 31194 23:49 No.030 P.02 FINED'S OF OWINGS MILL ID:4107638877

31 العربية, 1994

DEASE AMEN THIS DEED TO HAND CHERED LETTER PREVIOUSLY SUBMITTED TO YOUR OFFICE

Mr. Arnold J. Jablon Director of Zoning Administration 121 West Chesapeake Ave. Towson, Maryland 21204

Special Exception For Unrestricted Office Building and Offices 74-137-X granted January 22, 1974 to Property New Owned By Thomas F. Hastings with the Street Address of 498 Main Street, Relateratory, Maryland 21136

DOCUMENTATION PER TELECON REQUEST BY J. LEWIS/ SADAM 8/29/94

Dear Mr. Jabon.

As requested this date please find attached the following:

19/25/93 Location and Boundary Survey of Thomas F. Hastings Property

As indicated in 8/28/94 correspondence, redlined plot plan shows no changes in

For information only, as requested and not to scale is the drive access to \$456.

Main Preest. This is this property's exclusive legal access. As discussed 459 and

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200 and This would have been apparent in the title seath and survey as attached.

we resterate our aim to medure written assurance from your office that the papertive buyer, a dentist, can use 400 Main Street for this Medical/Dental/ ordites response by tulecon and FAX (VIA Mrs. R. Jaegor O'Conor...
Stratty appreciated.

Them Hesting Joann Hastings 30 M. Fleemant Hill Road Owings Mills, Maryland 21117 410-363-8171 This Deed. Many Tons ----- day of December---

FAX ATTIL

3638171

CINFO'S OF OWINGS MILL ID:4103638877

DEED - FEE BINDED - INDIVIDUE JANABOH LONG FORM

of the first part, and Thomas F. Hastings, partyers. That is consideration of the sum of Ninety-five thousand and no/100 (\$95,000.00) Dollars, the receipt of which is hereby ac nowledgedb RC/F 12.00 D.T. IX 475.00 # HOES 475.00 DEED CHX JR 1 REED 0 W CHE JR 1 962.00 492790 COO2 ROZ 111137 12/15/83 grant and convey to the said party of the second part, hisheirs of ground situate in Fourth Election District, Reltimore County and described as follows, that is to say MRING all that piece or lot the eight (8) (in the original Beed), situate in Baltimore County, State of Haryland commencing for the same at a stone fixed in the Baltimore County, State of Haryland commencing for the same at a stone fixed in the ground on the north side of an avenue 33 feet vide opening on the Baltimore-Reizerstown Turnpike and running thence North 10 degrees Mest 4 perches to a stone fixed in the ground and thence North 80 degrees 30 minutes East 20 perches to the addletione-Reizerstown Turnpike and thence South 10 degrees Leat 4 perches to the acuthesat corporer of said to that the bounding on said 31 foct avenue to the place of beginning. Centaining and laid out of 1/2 acre of land more or loss. The improvements thereon being known as 438 faim Street, also known as Baltierstown Load. BEING the same lot of ground described in a Deed dated September 14,1973 and recorded among the Land R ecords of Baltimore County in Liber EMCHR. No. 395 folio 624 was granted and conveyed by Anna L. Goebert, unto Larry E. Knight. SUBJECT to the legal operation and effect of a 10 utility essement described in a beed and Agreement dated July 28,1970 and recorded among the Land Records of Maltimore County in Liber 076 No. 5119 "%16 V36 From Warten N. Goebert and Anna L. Goebert to Baltimore County Maryland. (The said Warren W. Goebert departed this life on or ahout January 15, 1975), SUBJECT to coverants and restrictions of record

AGRICULTURAL TRANSPER TAX

B 8005---- 152000-a 2142A

FOR DATE 12/14/53

in the year one thousand nine hundred and cighty-three------by and between

PIPE W. VINCENT CLEWS 8528 ~ 635 JUNE 27, 1990 302.64 N 80 27 47 E Z AREA SG C STOWN RP) AVENUE 5 80* 27:47" WOODLEY AVENUE PLAT OF THE PLATBOOK 52 PAGE 75 LOCATION AND BOUNDARY SURVEY R.T.F., INC. TITLE REFERENCE HASTINGS PROPERTY LARRY E. KNIGHT 142 EAST MAIN STREET

WESTRINGTER, MARYLAND 21157

CHECKETO BY GA-5. DATE 10-21-23

ORANN BY JEL DATE 10-21-23

SCALE 11-40' THOMAS F. HASTINGS E.H.K. JR. G687~ 138 DECEMBER 9, 1983 #458 MAIN STREET, REISTERSTOWN ELECTION DISTRICT; BALTIMORE, CO., MD. A.T.F. JOB # 23-174 COUNTY FILE # N/A

NO PREXIME USE EASEMENT

STATE DEPARTMENT OF

ASSESSMENTS & TAXATION

DATE

Toorries with the buildings thereupon, and the rights, alleys, ways, waters, privileges, inces and advantages thereto belonging, or in anywise appertaining To HAVE AND To Holf the said described lot ----- of ground and premises to the said party of the second part, his----Ann the said part y of the first part hereby covenant that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; will warrant specially the property hereby granted; and that he ances of the same as may be requisite. Witness the hand and scal of said granter STATE OF MARYLAND, Baltimore County , to wit: I HEREBY CERTIFY, That on this ------9th------day of December in the year one thousand nine hundred and eighty-three-, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Larry E. Knight known to me (or satisfactorily proven) to be the person the within instrument, and acknowledged that executed the same for the purposes therein contained, and in my presence aigned and sealed the same In Witness Whereor, I hereunto set my hand and official me My Commission expires: July 1,1986 see'd for record DEC 15 1963 at AP For Finer L. Kahling, Ir. Blank Co. Boosipt Fa

. . LIEER 6 635 6139

KINKO'S OF OWINGS MILL ID:4103638877

August 29, 1004

Mr. Arnold J. Jablon Director of Zoning Administration and Development
111 West Chesapeake Ave.
Towson, Maryland 21204

Special Exception For Unrestricted Office Building and Offices 14-137-X granted January 22, 1974 to Property Nov Owned By Thomas F, Hastings with the Street Address of 456 Main Street, Reisterstown, Maryland 2135

DOCUMENTATION PER TELECON REQUEST BY J. LEWIS/ ZADAM 8/29/94

As requested this date please find attached the following:

Redline (74-137-x)Plot Pion

10/25/93 Location and Boundary Survey of Thomas F. Hastings Property

indicated in 8/28/94 correspondence, redlined plot plan shows no changes in

For information only, as requested and not to scale is the drive access to \$456. Main Street. This is this property's exclusive logal access. As discussed, 458 and 456 are individually deeded a sound properties (cure conner information per attached 10/22/93) Location/Boundary Survey). No deeded agreement casesed to allowed use of any kind was provided to the current counterful present property contained within parcel of Thomas F, Hastings, 458 Main Street, Weistraton Paryland. This would have been apparent in the title seach and survey as attached

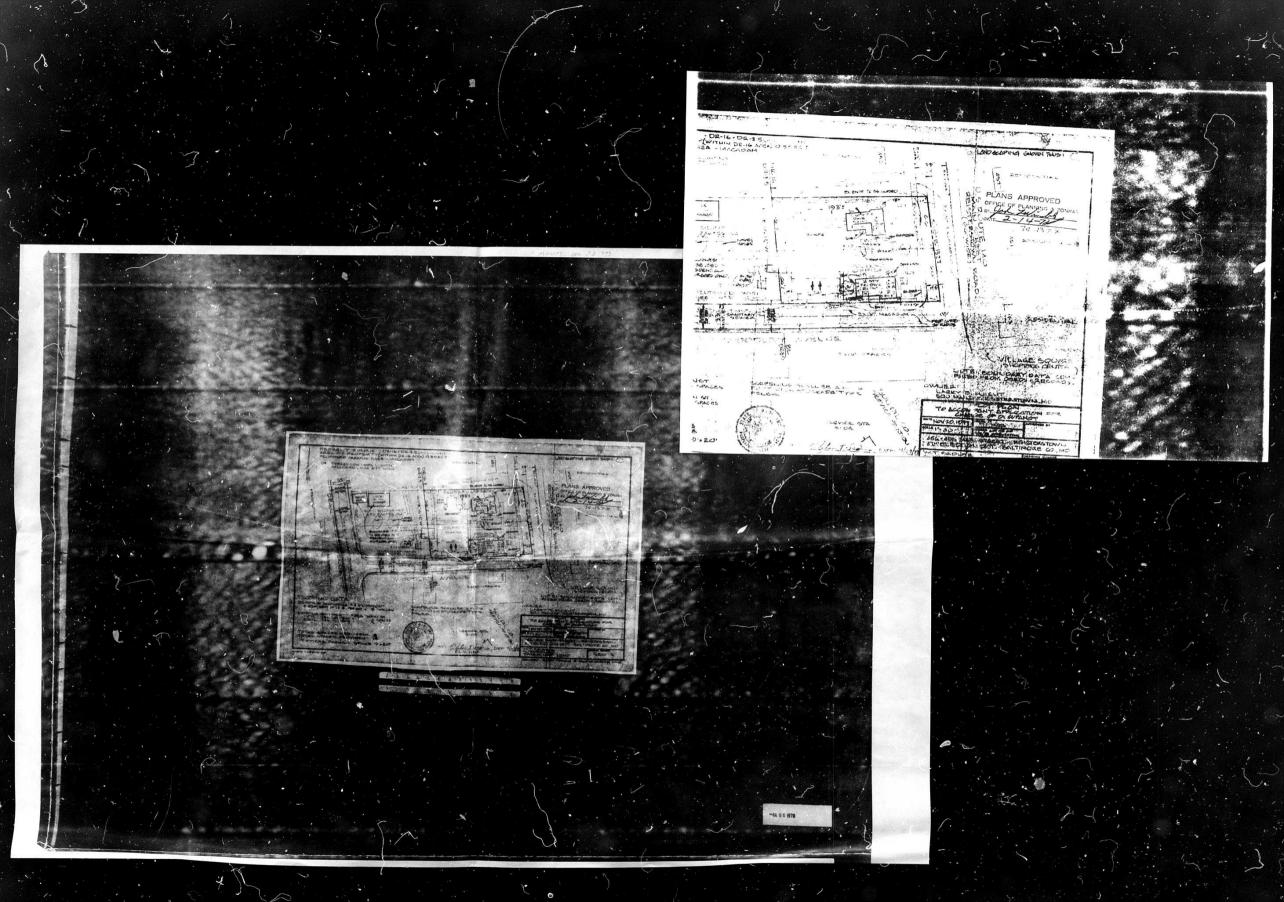
Lastly, we reiterate our aim to secure written assurance from your office that the the propagetive buyer, a dentiat, can use 458 Main Street for this Medical/Dental

Use. Expedited response by telecon and FAX (VIA Mrs. R. Jaeger O'Conor... [410-526-4648] is greatly approxiated.

Han Hestings JoAph Hastings 30 W. Pleasant Hill Road Owings Mills, Maryland 21117 410-363-8171

ZADM

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111 West Chesapeake Avenue Tow-son, MD 21204

(410) 887-3353

September 20, 1994

JoAnn L. Hastings Thomas F. Pastings 30 West Pleasant Hill Road ngs Mills, MD 21136

> RE: Zoning review for 458/456 Main Street: Determination for spirit and intent concerning zoning plan changes and 458 Main Street permissible 100% dental/medical office in a R.O. zone (revised from September B, 1994 letter) Case #74-137-X

This letter references our prior contacts, correspondence, and most recently a sealed revised site plan review by this office concerning the above referenced site.

The zoning staff, in conjunction with Lawrence Schmidt (zoning commissioner), has reviewed the plan changes from the original approved site plan in case \$74-137-X. In light of the fact that the changes have been existing as shown for a number of years and the parking for each address is now shown as self-sufficient and the consent of certain adjacent counters is referenced on the plan and correspondence that he spirit and intent with the original pyles is determined by the prior zoning case and a zoning hearing to amend said plan will not be required.

The staff also reaffirms the previous decision made in the letter dated September 8, 1994 which stated that Section 502.5. A of the <u>Baltimore County Zonipa Regulations</u> [200 see to 458 Main Street. This regulation allows the graded 1004 dental/sedical office as of right subject to the required parking being provided as shown on the approved amended plan referenced above.

Provided with Soybean In on Recycled Paper

HIGGINS-LAZARUS

Zoning Description for the Hastings Property 458 Main Street

Beginning at a point on the north side of Woodley Avenue (33' wide) and on the east side of Dean Avenue (33' wide). Thence the following courses and distances:

N. 14'30' 52" E (deed N 10 W 4P) 65.00 feet; N 80'27' 47" E 302.64 feet; S 14'30' 52" E 66.00 feet; S 80'27' 47" W 302.64 feet to the place of beginning as recorded in Deed Liber EHK Jr. 6639, Folio 138.



does not constitute a use, occupancy, or building permit approval should any be required and (as with any administrative decline made by building but any be challenged through the public hearing process by any party aggrieved by this declino.

Please reference this letter on any future plans or correspondence for which a zoning approval may be required. A copy of the approved plan is being returned to you for your records.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 887-3/31 (FMK - 887-5706).

JLL:sc)

20

September 15, 1994

PLOT PLAN:

Proposed Conversion Of An Existing R.O. Office To Medical/Dental Offices

Hastings Property Biggins Lazarus 9/24/94

456 Main Street, Reisterstown, MD 21136 W. Vincent Clews Deed: 8528/635 Subject Properties

458 Main Street, Reisterstown, MD 21136 Thomas F. Hastings Dead: 6639/138

It is mutually beneficial that the current separate ownership vs. previous joint ownership be acknowledged by Baltimore County 2ADM. The referenced Plot Plan Clarifies bilding use, parking ingress/egress, and allocation of parking spaces within each deeded meter and bounds descriptions for the two 'dnividual properties.

We hereby mutually reciprocate approval of the above referenced Plot Plan to onlieve Medical Office Use, if so desired and Petitioned to Baltimore Councy 200M for the above referenced properties.

whend W. Vincent Clews

DATE: 9/16/84

Ama 2. Harry

1/16/14

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ZONING MAP TO ACCOMPANY HASTINGS PROPERTY PETITION

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MESSAGE CONFIRMATION

SEP-22-194 THU 15:16

TERM ID: ZADM TEL NO.: 410-897-5706

KINKO'S OF OWINGS MILL ID:410763887

kinko's copies®

9616 Reisterstown Road • Sulte 105 • Valley Centre Owings Mills, Maryland 21117 (410) 363-8850 Fqx (410) 363-8872 4448-94

Date: 9/9/94	Number of pages sent inc	ciuding this cover sheet:
TO: MR DIN LEWIS	From:	AND HASTINGS
Company: ZADM	Company:	363-8171 363-800
Phone:	Phone:	363.8171
Fax Phone: 887-5708	FAX Phone:	363-8377
Additional Information:		

Please collus if you any problems receiving or If there are any pages missing. We can receive and transmit FAX messages 24 hours a day, 7 days a week.

Suptember 8, 1994 Mr. Roger B. Haydon Baltimore County Executive 400 Washington, Ave. Towson, Maryland 21204

I recontly attempted to help my father, a senior citizen in what developed into a confusing zoning situation that impeded the sale previously residential huilding on Main Street in Rollburgons, a previously residential huilding on Main Street in Rollburgons, and the senior street in Rollburgons of the senior street in Rollburgons of the senior street in Rollburgons of the property in their retirement income plan. The building remained on the market for a year with me lease/buy interest. We needed to determine if a previously granted Spurial Exception would allow a dentist interested in buying the property to set up his practice as others have on Main Stroot that has transitioned to predominately individual practise/service businesses - doctors dentist, real estate/insurance agents. Without providing the tedjous details and estate/insurance agents. Without providing the tedjous details are reservations on the system's ability to allow layman to deciphor and reservations on the system's ability to allow layman to deciphor and John Lowis and Carl Richards of ZADM to assist us.

Once on the right track, rather than the frustrating feeling of "taking a number in a bureaucratic shuffle", I felt that these individuals understood and empathized with the critical nature a timely response meant with a contract for the property on the table waiting for this zoning clarification.

Not all the information and interpretation gained from these departments were ones that we vished to hear, but that does not diminish the appreciation that I feel in the quick.

I as sfraid I can not yet convey my parents support the state. I they feel a sense of powerlessness some of this information that they have not slept well in them and admitted to me yeaters that they have not slept well along the two weeks feeling that a little on much power over their concerns rests in those Baltimore County government offices.

Concerns rosts in those Baltimore County government offices.

The secoid stage of my lutter: constructive criticism now begins and the "buck stops in your office" for setting the leadership d'rection in the lands of the second stage of the second

KINKO'S OF OWINGS MILL ID:410363887

By 1.02 AC lot (so we can sell our 100 year old/8 years in restoration Victorian and build on its original site a reproduction carriage Louse), I have forther inaujoths from a worm's eye vice. Bluntly, the develop-ment system for us "little people" needs fixing.

But I am not going to detail problems and solutions if they are read by the typical constituent commercer answaring mail by pleeding together various standard paragraphs on every subject under the sum and signed by a mechanical pen bearing your mignature. I have been there.

If your office is interested, I would be pleased to discuss these issues and have pages upon pages of documentation.

Sincerely yours,

Joann Vastings

July Hullings

3/ West Pleasant Hill Road
owings Mills, Maryland 21117
410-363-8171

Mr. John Lewis Mr. Carl Richards Mr. Jack Dillon

6126 CHINQUAPIN PARKWAY, BALTIMORE, MD 21239 410.323.4188 410.323.2563

SEP 07'94 17:00 No.028 P.02

... J'- of G-INGS PILL 10:410363887 SEP 09'94 2:42 No.006 P.02

August 9, 1994

Baltimore County ZADM

West Chesapeake Towson No 21204

SE: TADM Letter 9 8/94

Receiving the fax from Kinkon at 10 am this morning, I met with attorney, Sloyd Hamsond and Julie Higgins, Landscape Architect at 10:20.

I remem with MCT Hamsend that less than final medical/denta) approval is of no absidance in this property sales settlement, and certainly is not the language that I clearly understood was going to be entailed in your letter.

Ri. Carl R chards stated that final Medical/Dontal approval would be contained in the letter, but that ancillary issues of parking/access would medically the state of the sale could see that the sale could be sale to the sale could be sale to the sale could provide it in the parking issues either by providing required indicated siteplan to the new owner for his processing of continue opinity, at our convergence. This cannot take place and provide the sale of the sale of

I ar floatrates, and inhuing out of time. It is not your problem, but unfortunately? As relying on the 48 hour stated by Mr. Richards and now Mr. Bargeren 1-aces to vacation this date, Mr. Higgins next Friday and the dominat is impatient for a resolution. My appointment if a hearing to required it on Konday and obviously she cannot prepare the revised plot plan indees than one day, but she has signed on to submittal by next Thirmiay.

Marine received the FINA. medical use certification by today, our next step was as follows to resolve all open issues. The ascilling issues we here prepared to substitute a revised plot plan with information compiles and stanged by Julie Higgins. I not with the adjoining owner, which is a substitute of the substitute

In closing I request the following:

A written final approval of medical dental use for 458

A approved "game plan" to resolve the other issues - in house or mearing resolution 1; your office and target dates that this can be achieved.

I am samply running out of time and can not have a months of REW's and clarification. This situation, unfortunately does not allow it, and i am hoping your office can work with me on this. Ny father is going to have a problem paying this county government property taxes an a monacome producing property, while someone else would be happy at this point to take up the yoke, and provide a new service to the Main Street corridor.

John Thetings (FAX 363-8877

JOHN COULD VOU PLEASE STRAMD YHERE OFF SO ENCH PRODUCED CONTRE WILL HAVE AN COLUMAL TO BASELINE THE AMY THEMOR STUFF"
THE SOMEONET IS NOT FOR 10 DAYS SO NO PUSH.

> HANKS FOR ALL YOUR HOLD BEST WISKES

> > Mon 18.0

kinko's * FAX COVER SHEET Polis Relateration Road • Suite 105 • Valley Centre Owings Mills, Manyland 21117
(410) 363-8850 Fax (410) 363-8877

WET ON 9/12/ Marke Mills over the Fram Number of pages sent including this cover sheet.

From: DANN 1457 N.65 Company: Phone: 343-517 PLEASE DEUVER AT

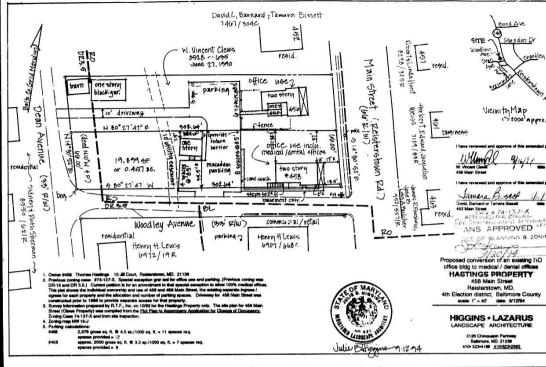
Pease call us If you any problems receiving or if there are any pages missing. We can receive and transmit FAX messages 24 hours a day, 7 days a week.

HIGGERS

2:34

FOR MTG

FR 9/12 MZ HOLDING FOR PLAN 12:36 Wast from 363-8171 Nords Qual apploval altra CARL ASKED Home questions 20 L/S OFFICE FRI 1:35 V NO PAS. MON 11.05 MISE ON MACH L



3126 Chinquapin Parkway Baltimore, MD. 21239 410-323-4188 410-023-2563

my name. Kan



SEP 18'94 17:19 No.008 P.01 KINKO'S OF QUINGS MILL ID:4103638877 1 Sunday #6.32-94

September 19,1994

Balinnore County Executive 400 Washington Ave Towson, Maryland 21204 Aun: Mr. Lou Wandner Executive Assistant

It this office has an efficient fifting system, you will be able to find my letter to the County Executive that was fairly complementary and seeds over, using the handling of a curied matter for my father; a retiree attempting to clarify the county issues search modify its sound RC batching. Main Street, Reisserstown.

Alt. 12 year of attempts to kear or will fits be idding be has a hayer.

Tragically, the ponderous system entrenched in the ZADM office seems very likely to doom this sale, an

Interesting things were said by Mr. Hip-den abost his effects for sensor elittern during this election your. I tell you plantly that the emb-fit-diments of sensor context are integers and if this county powerment early latfill for goal-particulary under context. Dr. O. D. Histell. No, more the criticates and volume to the context of the county power societal files but as the least DO NOT THIS COUNTY THIS MATERIAL CARE OF OURSELVES BY REGULATIONS AND PROCEDURES THAT SINFALY DO NOT PASS THE LOGIC TEST. CASE IN POINT;

Read the attacked term. It has taken a full four needs (with more than 66 heurs on my part meeting with vasies; county personnel, an atterny, real extate a posts, a hardwaye architect, adjacent property county county officials beared dollers. Normally discussion of the saren of money recroses a mere thing with county officials, but this, about it. What does that expresent to your facilities, but this, about it. What does that expresent to your facilities compare system that a record in Compose this fetter at kinds on the 3210 per hour. My bloom all Danker of people to engage in attention, and other properties of the second o

I was a political science major some time ago, did my public service internabin stirt, and do not have uncasciable expectation of government at any level, but this attempt to help my now parties in the current on that has beened in exhibitive poper tail has befure to write to inclinationally; you will use get the carried of smiles and good will that I bestieved during the early part of this process. Simply an unwinded them,

new artificide threat.

Before resigning as: Marketing Manager of a 1611 M. Acrosque firm. I put topether some effective marketing catagogies and I am easily for my firm topather one. I have the time. Though I had pleaned to vote on 2000 the put of the

SEP 20 1994 ZADM

Bond Ave

VicinityMap

Jamera Bissel 1/1

ANS APPROVED

ACE OF PLANNING & ZONING

Divid, Barnard or Tamera Bissett
452 Main Street
CAS # 74-137-X
APPLIANED FOR ZONING

458 Main Street

Glyndon Dr

1"= 2000 appres.

SME -

It is obtained relevant portes, that would be understandable, but we have already secured writtin approval of all pains indentified by ZADM of hoving an interest in the inatter. Automog. of it were not so ead to began plewing that one of yould are mitted agreements already trached, at a time post the contrast expiration including all these street restally most.

It is truly sold that the cynical feelings my parsus have concerning this county's ability for produce a minely positive resolution and this matter have mandest themselves by loss of appetite, insonnia and a general sense of helplessores and loss of autoromy. Shate on the system that does this, particularly when the one at the helm of the system is a Republician.

This matter is being kicked up to the Zennig Commissioner level, this date, and if you do not want me writing the sort of letters to the cluber that do not effect well on fine administration, you will promptly contact the underspired and forth Leens. While this decision affecting my family bowns, so does the general electron. And it it is not resolved by this week, I will be taking my place in the Face to Face time at the local fibrary this Standay and more public learning.

Sincerely yours.

John Holling
to Hostings
to Hostings Mills, Maryland



111 West Chesapeake scenue Towson, MD, 21201

Scutember 8, 1994

Johns L. Hestings Thomas F. Pastings Wo West Picanan Will Road Daings Mills, MD 21736

BF: 158 Main Street
Proposed momeration of an existing
B.O. would Class "B" office
building to 100% medical or destal
office
Zoning Case 475-137-X
th Wheelion District.

Coat Mr. & Mo. Hastings:

This iction references your involves correspondence, plans, and beeting yesterday on the above referenced property concerning the question of 100 necked or dental office being peritted within the provisions of the crainful coming hearing in case 774-137-X.

Based on the above interestion, the zoning office staff has been all to determine that water the 8.0, zoned Chaus "B" office building was a read and of the staff of the staff

Museurr, please be aware that upon review of the above information the staff has determined that changes to the approved site plan in zoning case #14-187-% have conversed. Particularly in light of the access driveway and purking area chared between 456 and 408 Main Street, those changes will

(410) 887-3353

Joann L. Hastings Thrusas F. Hastings September B, 1994 Page 2

require further coming office review (copies of engineer or surveyor scaled plans) and resolution of sees cutstanding issues. Zoning special hearings to assed the approved plan say be required before any final zoning approvals of a use change to sedical office can be given.

I trust that the information set forth in this letter is unfficiently d-tailed and responsive to the request. If you need further information or have any questions, plense do not heeltate to contact set at 867-3392 (FMA - 867-5705).

Very truly yours,

John L. Lewis

HI. sect

Process and Seyboan in ou Recyclint Paper

> have been allowed, and reinforces the small town character of this area of residences giving way to antique shops, attorneys, insurance agents, photographers and small practice dectors and dentites and should provide on negative impact to the community.

Since time is so critical in real state transactions, we would greatly appreciate your decision on this matter at your serilate coveraince. This potential buyer of the resolution of this matter, and actilement could take place within ten days of the resolution of this matter. Another reason this potential buyer is 50 to the resolution of the matter. Another reason this potential buyer is 50 to the processing time for financing that would allow for more time to clarify the soning situation.

It would additionally be appreciated if you could Fax a copy of your response to Mrs. Rose Jaeger, O'Conor, Piper & Flynn %10-526-4688 so we could save the mail

A check for the sum of \$40.00 is enclosed as required.



August 28, 1994

Mr. Arnold J. Jablon Director of Zoning Administration and Development 111 West Chesspeake Ave.

RE: Special Exception For Unrestricted Office Building and Offices 78-137-X granted January 22, 1974 to Property New Owned by Thomas F. Hastings with the Street Address of 458 Main Street, Reisterstown, Maryland 2135

Dear Mr. Jablos

I have received some hope conveyed by a very nice individuel, Mr. Jack Dillon who tried to help unrawel rn increasingly inconsistent approach on my part to assist my father, a retired senior citizen in the following endeavor.

My father operated a small business from the above property granted by the above Special Exception until his recent retirement. We attempted to sell or lesse the property for a period of S monthly an analysis market interest. My husband, a CPA did utilised the officed a letter of intent from a denist to utilize this building for his hall practise, but will not issue a contract until the confirmation is received in vetting that he can do so within the provisions provided for in the unrestricted Office use of the previously granted 78-137-X.

I have received various responses from various ZADAM personnel ranging from need for a variance, special exception, and special bearing during the past week that I spent at 111 West Chesspeake Instead of sanding and sealing sy wood floors in preparation for selling my own house, as I had hoped to spend my time.

I explored all of these options and feel it is very relevant to declare that even the new requirements for medical use - 12 parking spaces based on the square footage that the property of the parking space have the property of the property. And control of the property that has the photograph of the property that has been in the property of the prop

A phone call Mr.Jillon made to Mr. Carl Richards on our behalf to try to clarify this issue seemed to indicate that the Unrestricted use of the Tw-137-X Special Exception should all carled practice use of this property without additional coming petitions. Again, even the intent of current restrictions related to parking were use with the approved site plan, so at best it would be adding some new notes per the new petition format but no site changes, and at very high cost.

I have included this long winded background because there is a human dimension to the situation in that the dalay and cost that such a petition would create will probably cause that good the situation of the property of all this property for fall through. Ruserous other similar, Podiatric Properties on Main Street, Reisterstwom includings 40% main Street - Podiatric Practise of Pr. Feter Ferra, Ayo Pre. Fleids and Pick Pediatric Dentistry, and \$460 Physical Therapy sometimes with substantial acditions

Dear Mr Schmidt,

The 1s like Storling in a min line for 5 weeks & ther told they cam't help me, go Stand it the Gock of another line.

I am typing to help my Sonia cetzer fother.

Sells on a Small property for his returnent.

Selle on a Small property for his determent whom because the is taking so long the had taken to contract is shortly going to explire. They won't make a closurer in ZASM & have instead Called up into the selection.

Thus help he by scheduling this meeting this week is a world toke to extend.

Thonk ya very much Jelan History 363-8111

III Weit Chrospeake Avenue Tokson, MD 21204

require further zoning office review (copies of engineer or surveyor sealed plans) and resolution of some substanding issue. Zoning special hearings to assent the approved plan may be required before any final zuning approvals of a use change to medical office are before any final zuning

I frust that the information set worth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not healtalw to contact me at 887-3391 (FAX - 887-5708).

Very truly yours,

John L. Lewis
Planner II

JLL:scj

Baltimore County Government Office of Zoning Administration



September 8, 1994

John L. Hastings Thomas F. Hastings 30 West Pleasant .111 Road Owings Hills, Mr. 21136

> PE: 456 Main Street ropoxed conversion of an existing 3.0. comed Class "B" office building to 100% needed or dental office Zoning Case #24-137-X th Bicetion District

(410) 887-3353

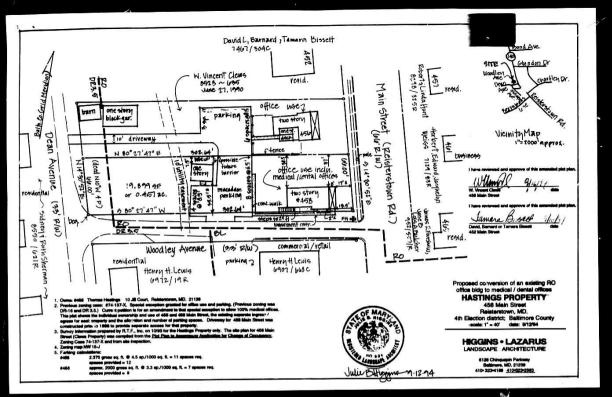
Dear Mr. & Ms. Hastings:

This letter references your previous correspondence, plane, and meeting yeuterday on the above referenced property concerning the question of 100% medical or dental office being parentied within the provisions of the original zoning hearing in case #74-137-x.

Based on the above information, the soming office skeff has been able to determine that since the R.O. comed those TP office building was granted said use under the above retorned hearing and once the use was repaired by the state of the same carried by the same car

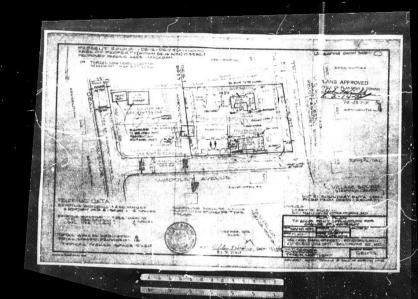
Movever, please to aware that upon review of the above information the staff has determined that changes to the approved site plan in scening case #71-137-8 have occurred. Particularly in light of the access driveway and parking area shared butween 456 and 458 Nain Street, these changes will

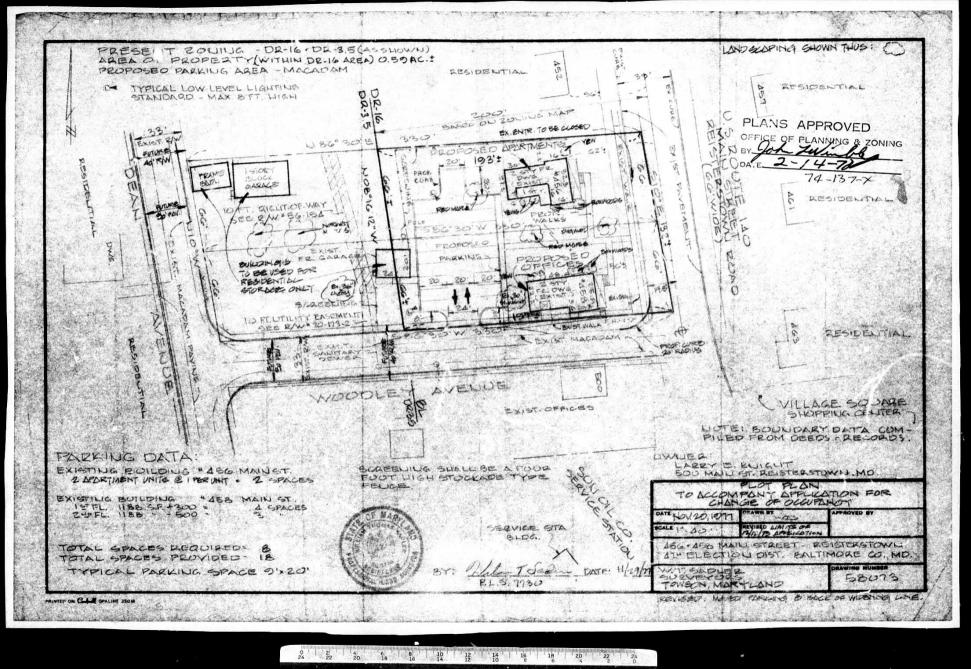
Portage and September 1999



MR SCHMIDT,

PLEASE
HELP 1





 \sim

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING

EMENE J. CLUPPORD. P.E.

WM. T. MELEEN

Movember 8, 1973

Mr. S. Eric DiNenna County Office Building Towson, Maryland 2120's

Re: Item 77 - 2AC - October 23, 1973
Property Owner: Larry E. Knight
Intersection of 45 of 10.5. Novice 140 (Reisterstown Road) and the
upecial Exception for office and office building
District 8.

Dear Mr. DiNenna

Although this site is not expected to add greatly to the existing traffic, the continued expansion of offices in this area can only aggrevate the serious traffic problems already existing on Reisterstuwn Road.

Very truly yours.

Hichael S. Flaninan

MSF/pk

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



October 29, 1973

DONALD J. ROOP, M.D., M.P.H.

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

Dear Mr. DiNenna:

Comments on Item 77, Zoning Advisory Committee Meeting October 23, 1973, are as follows:

Property Owner: Larry E. Knight Location: Intersection of WE U.S. Reido-Reisterstown Rd., and M.S Woodley Avenue Present Zoning: D.R. 16 and D.R. 3.5 Proposed Zoning: Special exception for office and office building

Metropolitan water and sewer are available.

A moratorium was placed on new sever connections in the Gwynns Falls Drainage Sasin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene on Sept.13, 1973; therefore, approval may be withheld for this connection.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVR: nn6

C. W.



October 25, 1973

Mr. S. Eric DiNenno, Zoning Co Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Comments on Item #77, Zoning Advisory Committee Meeting, October 23, 1973, are as follows:

Property Owner: Larry E. Knight
Location: Intersection of the W/S of U.S. route 140 (Reisterstown Road) and the N/S of Woodley Avenue

Existing Zening: D.R. 16 and D.R. 3.5

Proposed Zoning: Special Exception for office and office building
No. of Acres: 1

Curbing must be provided around the perimeter of the parking aren.

It is also suggested that the special exception be limited to the use of the existing front building.

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE
AREA CODE 301 PLANNING 494-3211 JONING 494-3251 TOWSON, MARYLAND 21204

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 2, 1973

Mr. S. Eric Dillenna Zoning Commissioner County Office Building

Z.A.C. Meeting of: October 23, 1973

Re: item 77 Item //
Property Owner: Larry E. Enight
Location: Intersection of the N/S of U.S. Route 140 (Reisterstown Load) &
Present Zoning: Sing N(S of Boodley Avenue
Resent Zoning: Sing N(S of Boodley Avenue) Proposed Zoning: Special exception for office & office building

Districts

Dear Mr. DiNenna

No adverse effect on student population.

Very truly yours, W. Rick Letrouch

WIP/m1

RICHARD W. TRACEY, V.M.D.

WILLIAM T. SADLER PHI PESSIONAL LAND BURYEYOR

PROCEET: Description TO ACC. ... IN AN A'F. ICATION FOR SPECIAL AND TION FOR OFFICES IN A FESTIVATIAL AR-A. AFILICANT: LARLY ... NT PT

DATE:

DESCRIPTION:

All that tract a proved of ground situate, lying and being in the South Alection intract, withhore South, Service, located at the South Alection intract, withhore South, Service, located at the South Alection intract, withhore South, Service, and the norm and some particularly described as follows:

September of the same at a boint in want treet, W. S. Houte 140, also known as a stateration House, at the one of the third or South 10 agree sate peron line of a meed from all Roboert to South 10 agree sate peron line of a meed from all Roboert of South 10 agree sate peron line of a meed from all Roboert of And Funcing there also served and allow the large County and allowing the large same at a south 36 and solve the loren also as the first line of and funcing there also form also dead 19, fort, two or less, to applie in tenders have a large and services the South 36 segrees a shallow deat 19, fort, two or less, to applie in tenders have a fact that the service has 18 and 19. It is a shall seed from large and line of the same and same and the s

and vaniling along sain line,

North 36 terrees 50 minutes East 195 feet, zero or less,
to a point in Main Street, U. 5. Houte 140, at the end of said line,
thence running and blinding in said road and with the third line of
said deed from Venderswith to fully the said less with the third line of
the deed from Goobert to knight,

South 10 degrees East 132 feet, more or less, to the place of beginning, Containing approximately 0.59 acres of ind, more or less, This description intended to include all those purious of the above-referenced lits lying within the area presently designated as DR-16 on the Saltiure County Souths (Apple.

WILLIAM T SAILER

The first operation of the lots of train conveyer to only an information of the lots of train conveyer to only an information of the lots of the lots

The above-dear and its subject to whatever portion of each may lie within the existing right of way of this affect, I. J. Coute 140. The main contained in this secretion has seen compiled from seeds and records,

#11.100 T. mailer P.L.S. -7730



MICKOPILLIEU

BALTIMORE COUNTY, MARYLAND

.....

. S. Eric Dil	enna, Zoning Commissioner	_ December 6, 1973
0	•••••	Date

SUBJECT. Petition #71-137-X. Northwest corner of Reisterstown Road and Woodley Ave-Petition for Special Exception for Office and Office Building. Petitioner - Larry E. Knight

4th District

HEARING: Monday, December 10, 1973 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer.

Office uses are consistent with the intent of the Comprehensive Zoning Map as recommended by the Planning Board and subsequently adopted by the County Council on March 25, 1971.

It should be noted that the frame garage to the rear of #458 Reisterstown Road Goes not lie entirely within the D.R. % cone boundaries.

If the proofs of Section 502.4 are met, any development should be conditioned to an approved site plan.

William D. Fromm Director of Planning

WDF:NEG:TH

...............ED

Jagranda L. Toron, 101 V. Paner Strain Torono, Novy and 2		eke Avenus
	Your Patition has been	n received and accepted for filling
this 2900		1973.
		10021
	4	S. ERIC DINEMA,
		Zoning Commissioner
Patitioner_Law	v.B. Dilet	11.19.1
on: Milliam 7. Sed	ericy Bernhards, L. Trent	Reviewed by
11610 Torrybon		Zoning Advisory Committee

THE CONTRACT OF THE PARTY OF TH	
MALTIMORE COUNTY OFFICE	OF PLANNING AND ZONING

County Office Building III W. Chasaprake Avenue

a state has been received this	5th)	day o

Your Polition has been received this

		S. Eric DiNenno Zoning Commissioner
Patitioner_	KNIGHT	Submitted by TRACT
Patitioner_	KNIGHT	Submitted by TRANT

* This is not to be interpreted as acceptance of the Patition for assignment of a hearing

MICROFILMED

6	2-5,6Ns	•	74-137-×
	RTIFICATE OF POST	ING TE COUNTY	
District 4th			
Posted for: POTITION FOR			Nov. 24,1973
Petitioner: LARRY E. KN	GHT.	THEN.	
Petitioner: LARRY E. KN Location of property: NW/COR. AVE.	OF REISTERST	eau l	d. AND Woosley
Rd.) Reisterstown	6 AND 458 M	AW ST.	Reisrensrown

PETITION	M	APPI	NG	PRO	GRE	SS	SHE	ET		
FUNCTION		Мар	Orig	inol	Dupl	icate	Tro	cing	200	Sheet
FUNCTION	date	by	date	ь	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:							Jr des	cripti	on	Yes No

Posted by Alleneas A. Balancel Date of return: News. 34/823

BALTIMORE COUNTY, MARYLAND OFFICE OF PIN . 2. REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. 12735
DATE BOY. 19, 1973 ACCOUNT 01	-662
AMOUNT_\$5	.00
WHITE - CASH 4 PINK - AGENCY	VELLOW CUSTOMER
Bernhardt L. Trout, Esq. 102 V. Penna. Ave. Towson, Md. 2120h Petition for Special Exception for	Larry E. Knight
#74-137-X 20 3 9 Pm. 19	5 0.0 CHS

Ma. 13009

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

DGG. 7, 1973 ACCOUNT 01-662

AMOUNT \$118.00

OFFICE OF

COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 NOV. 26, 1973

THIS IS TO CEHTIFY, that the annexed afvertisement of S. Eric Dinenna.

Zoning Commissioner of Baltimore County

was inserted in THE COMMUNITY TRIES, a weekly newspaper published in Baltimore County, Maryland, once a week for One SCHOOLING

weekly before the 26th day of Nove, 1973, that is to say the same was inserted in the issue/ of November 22, 1973.

STROMBERG PUBLICATIONS, Inc.

By Rive Morgan

CERTIFICATE OF PUBLICATION

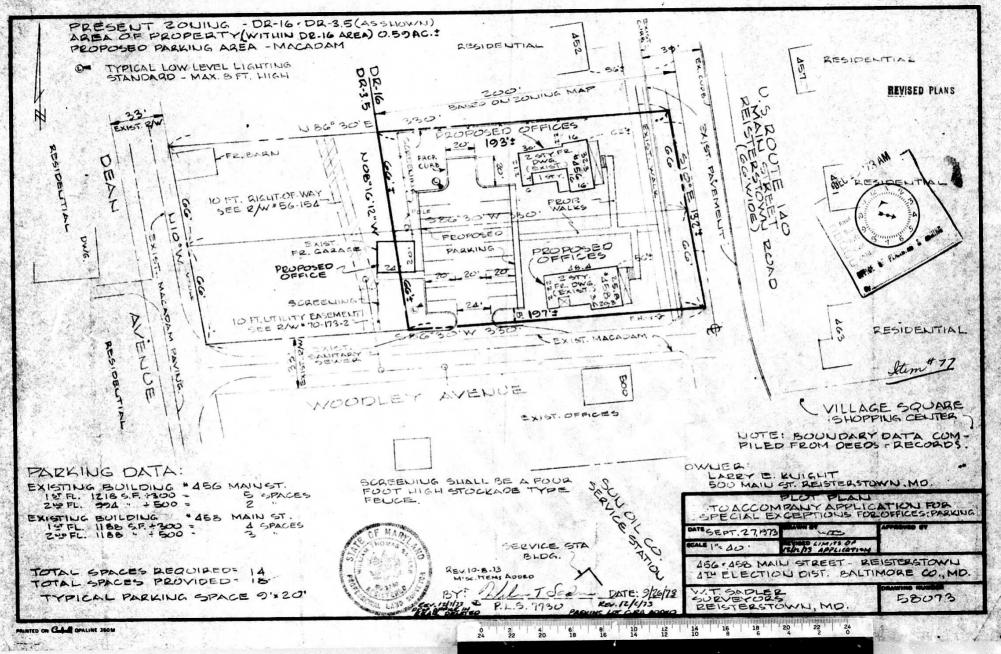
THE JEFFERSONIAN

Cost of Advertisement, \$

at a 2. 130

When the control of the

Control of Section 19 (1997) and the control of Section 1997 a



Parland material material in the standard

74-137 X I, et-we, Larry B. Enight legal owner... of the property situate in Bel unty and which is described in the description and plat attached hereto and made a part horest hereby petition (1) that the zoning status of the herein described property -: re-classified, purment

to the Zoning Law of Baltimore County, from an

1-D NW-15-23674

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Balti County, to use the herein described property, for. Office and office building.....

Property is to be posted and advertised as prescribed by Zoning Regulations I, or we, agree to pay expense 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 soming regulations and restrictions of isaltimore County adopted pursuant to the Zoning Law for Baltimore

RECEIVED FOR FRING

ORDER /

Address 500 S. Main Street Reisterstown, Maryland 21136

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out 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 day of December 197 3 at 1:00 e'clock

County, on the 10th - P. M.

102 W. Pennsylvania Avenue Towson, Maryland 21204

(over) VICROFILIMED

121:473

EALTIMORE COUNTY ZONING ADVISORY COMMITTEE

John J. Dillon

SCHOOL DEPARTMENT

Bernhardt L. Trout, Esq., 102 W. Pennsylvania Avenue Towson, Maryland 21204

RE: Special Exception Petition Item 77 Larry E. Knight - Petitioner

Dear Hr. Trout:

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 coning 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 northwest corner of Reisterstown Road and Woodley Avenue, in the 4th District of Baltimore County.

The positioner is requesting a Special Exception for office and office buildings for two houses which are situated on this site. The site plan indicates he is also requesting this Special Exception is located behind the two develings. This grange is bisected by the D.R. 16 and the D.R. 2.5 zone line. I have explained this problem to the attorney, and he desires to proceed in trying this case with the office as shown.

There is one further problem the petitioner is advised,in that a possible Zoning Violation may currently exist at the rear of the property, since the existing barn, which is located on Dean Avenue,

MICROFILMED

APPLICANT: LARRY E. KNIGHT DATE: October 3, 1973

Bernhardt L. Trout, Esq

cc: William T. Sadler 11610 Terrytown Drive Reisterstown, Md. 21136

appears to be used as a contractor's equipment storage area. Several articles that are used in connection with construction work were observed at the rear of the barn as well as an area where trucks appear to be parked on a regular basis.

Additionally, the petitioner is advised to familiarize himself with the comments of this Committee in this report and revise his site plans accordingly.

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.

John of Tillon

JOHN J DILLON, JR., Chairman Zoning Advisory Committee

MICROFILMED

Re: Item 77 November 23, 1973

All that tract or parcel of ground situate, lying and being in the Fourth Election District, Baltimore County, Karyland, Located at the interesting of the west said of Main Street (U. S. Moutel 40), also known as Reinterstown Road, and the north sade of Moodley Aven-ue and more particularly described as follows:

ue and more particularly described as follows:

Beginning for the same at a point at the intersection of the north side of woodley Avenue 33 feet wide) and the sast side of Dean avenue die of woodley Avenue 33 feet wide) and the sast side of Dean avenue die of woodley Avenue 33 feet wide) and the sast side of Dean Avenue and the sast side of Dean Avenue and with the first line of the Above-referenced deed

Morth 10 degrees West 66 feet to a point at the end of said first line and at the beginning point of a deed dated September 14, 1973 from Svelyn B, Vondermath to Larry E, Knight recorded among the Land secords of Baltimore County in Liber 2E H.J.K. 5305 page 522, thence continuing the same course along the east side of Dean Avenue and which the first line of said deed from Vondermath to Knight worth 10 degrees West 66 feet to a point at the and at the bland secords of Baltimore County in Liber 2E H.J.K. 5305 page 522, thence continuing the same course along the east side of Dean Avenue and with the first line of said deed from Vondermath to Knight

North 10 degrees West 66 feet to a point at the end of sai: line, thence running and binding along the second line of said deed and with the south line of a lot owned by Hazel Robertson

ease warn the south line of a lot owned by Hazel Robertson North 86 degrees 30 minutes seet 330 feet to a point in Main Street (U.S. Route 140), 66 feet wide, formerly known as the Baltisore-Reisterstown Turnpike, thence running southerly in said road and with the third line of the above-referenced deed from Vondersmith to Knight

South 10 degrees heat 06 feet to a point at the end of said line end at the end of the second line of the aforementioned deed from Anna L. Coobert to Larry E. Mnight, thence continuing the same course and running with the third and fourth lines of the last-sentioned deed

South 10 degrees East 66 feet to a point and thence leaving Main street and running along the north side of Woodley Avonue South 86 degrees 30 minutes west 530 feet to the place of beginning. Containing approximately one acre, more or less.

Being the same lots of ground conveyed to Larry 2. Knight from Anna L. Geobert by deed dated September 14, 1973 and recorded among

WILLIAM T. SADLER

the Land Records of Baltimore County in Liber 2E H.J.K. 5355, page 624 and known as 458 Main Street, and from Evelyn B. Vonderemith by deed dated September 14, 1973 and recorded among the Land Records of Baltimore County in Liber 2E H.J.K. 5395, page 622 and known as 456 Main Street.

The above-described lots subject to whatever portion of each may lie within the existing right of way of Main Street (U.S. Route 180), and to the following rights of way or easements conveyed to Baltimore County, Maryland:

Self-index county, maryiano. See casesent described in a deed from Filliam M. Vondersmith, et al, to Baltimore County, Maryland, recorded manage the land Rescorde of Baltimore County in Liber 3 L.B., 2562, folio 135, dated November 6, 1957 and shown on Baltimore County Might of Way Plat NV 56-154.

ty Hight of May Plat R/W 50-154.

458 Main Street- Sewer easewent described in a deed from Charles R. Fuss to Baltimore County, Maryland, recorded among the Land Records of Baltimore County in Liber 3/17, foils 255, dated May 29, 1997 and shown on Baltimore County Right of Way Flat R/W 56-154.

Ten (10) foot wide utility easement described in a deed from Warren W. Geobert and Anna L. Geobert to Baltimore County, Maryland, dated July 28, 1970 and recorded among the Land Records of Baltimore County in Liber O.T.G. 519, foils 378 and shown on Baltimore County Wight of Way Platt R/W 70-173-2.

The data contained in these descriptions has been compiled from deeds and records.

By . 7 . Sadler F.L.S. 7730



October 2h. 1973

Mr. S. Eric Di Nenni Zoning Commissioner County Office Building

Att: Mr. John J. Dillion

NY: Z. A. C. Meeting, Oct. 23, 1973 Property Owner: Larry E. Knieht Locations: Intersection of the W/S of U. S. route lib (Meisterstown Road Kriting Toding: Disk. 16 & Di. 1, 5-Proposed Zoning: Special exception fo office & office building No. of Across 1 Uscrict: ith

Dear Mr. Di Nenna:

At present, there is an entrance at the north property line of the subject site. Since this entrance is not planned to be utilized, it must be closed with a standard curb section.

Woodley Ave. is only 18' in width with 5' radius returns. This condition is inadequate to accommodate commercial traffic. It is our opinion that the street should be widened and a greater radius return be provided.

The plan should be revised prior to the hearing.

The 1972 average daily traffic count on this section of Reisterstown Road is 11,300 vehicles.

Very truly yours,

CL:JM:Ar

Charles Lee, Chief Bureau of Engineering Access Powers J Mayes By: J. Mayers

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21, 73

Baltimore County, Maruland Bepartment Of Bublic Works

COUNTY OFFICE BUILDING

Bareau of Engineering

Movember 6, 1973

Mr. S. Frie DiMenna Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item #77 (1973-197h)
Property Owner: Lerry E. Enight
Interaction of the W/S of U.S. Soute In? (Relateration
Food) & the W/N of Woodley No.
Entiting Zoning: D.R. 10 & D.N. 3.5
Proposed Zoning: Special Exception for office & office bldg.
No. of Acres: I District; lith

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

Noisterstown Road (V.S. 12.0) is a State Road; therefore, all improvements, intersections, entenses and drainage requirements as they affect the road come under the jurisdiction of the Naryland Highey Administration. Age utility construction within the State Road right-to-funy will be amajest to the standards, specifications and agreemed of the State in addition to those of Sultimore Country.

Noodley and Dean Avenues, existing public roads, are proposed to be improved in the future as 30-foot closed-type roadway envis-sections on minimum ho-foot right Elphany improvements in disch highway introd-tway widening, filled transa for sighthe-future of the first roads for sighthe-future of the first roads for sight distance at the intersections, and any necessary revertible oscenents for slopes will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Saltimore County Standards.

Frovisions for accommodating storm water or drainage have not been indicated on the authitted plan.

The Politicer must provide monoscary drainage facilities (temporary or permanent) to present creating any mutaneous or designs to adjacent projectics, especially by the concentration of surface vaters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full respectability of the Politicens.

Item #77 (1973-1976) Property Cymer: Larry E. Enight

Public vater supply and sanitary sewers e are proven the eviating declines.

Very touly yours,

END: PAN : TAR : 55

cc: J. Somera

T-NY Key Theet 59 MW LO Pos. Shoot NV 15J Toro LB Tax Map