

September 8, 1994

John 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 "M" 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 meeting yesterday on the above referenced property concerning the question of 100% medical or dental office being permitted within the provisions of the original zoning hearing in case #74-137-X.

Based on the above information, the zoning office staff has been able to determine that since the R.O. zoned Class "B" office building was granted said use under the above referenced hearing and once the use was implemented within a period of two years of the granting of the zoning case (January 22, 1993), then Section 502.5.A of the Baltimore County Zoning Regulations applies. This regulation will allow the use of 100% of the R.O. office building for medical/dental office use as a matter-of-right if 4.0 off-street parking per 1,000 square feet of gross building area are provided on site. Compliance with this requirement was shown on the red-lined site plan provided for zoning review.

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 #74-137-X have occurred. Particularly in light of the access driveway and parking area shared between 456 and 458 Main Street, these changes will

John L. Hastings
Thomas F. Hastings
September 9, 1994
Page 2

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 final 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 887-3391 (FAX - 887-5708).

Very truly yours,

John L. Hastings
John L. Hastings
Planner II

JLL:scj

August 28, 1994

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

RE: Special Exception for Unrestricted Office Building and Offices
74-137-X granted January 22, 1994 to Property Now Owned By
Thomas F. Hastings with the Street Address of 458 Main Street,
Reisterstown, Maryland 21136

Dear Mr. Jablon,

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 lease the property for a period of 8 months with virtually no market interest. My husband, a CPA did utilize the office for business in that interim, but not in a paying capacity. Now he has received a letter of intent from a dentist to utilize this building for his dental practice, but will not issue a contract until the confirmation is received in writing that he can do 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 hearing during the past week that I spent at 111 West Chesapeake instead of sanding and sealing 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 the new requirements for medical use - 12 parking spaces based on the square footages have been met under the previous site plan approved as a part of 74-137-X. No exterior changes have been made or plan to be made to this property. And worth indication is the photograph of 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 cosmetic features.

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 74-137-X Special Exception should allow dental practice use of this property without additional zoning petitions. Again, even the intent of current restrictions related to parking were met 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 delay and cost that such a petition would create will probably cause this opportunity to sell this property to fall through. Numerous other similar zoned properties on Main Street, Reisterstown including 409 Main Street - Pediatric Practice of Dr. Peter Ferra, #409 Drs. Fields and Pick - Pediatric Dentistry, and #460 Physical Therapy, sometimes 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 practice doctors and dentists and should provide no negative impact to the community. Since time is so critical in real estate transactions, we would greatly appreciate your decision on this matter at your earliest convenience. This potential buyer 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 4-8 week processing time for financing that would allow for more time to clarify the zoning situation. It would additionally be appreciated if you could fax a copy of your response to Mrs. Rose Jaeger, O'Connor, Piper & Flynn 410-526-4444 so we could have the mail time.

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



John L. Hastings
John L. Hastings
30 West Pleasant Hill Road
Owings Mills, Maryland 21136
410 - 363-8171 (Correspondence to this address)

Thomas F. Hastings

10 Jill Court
Reisterstown, Maryland 21136

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

DATE: 8/30/94 AMOUNT: 001-6150

AMOUNT: \$ 40.00 (JLL)

RECEIVED FROM: Thomas & Shirley Hastings

771C - VERIFICATION
458 Main Street
#74-137-X

DIAGRAM/0099N1CIRC \$40.00

DATE: 8/30/94

Thomas F. Hastings

10 Jill Court
Reisterstown, Maryland 21136

"Suggested Letter"

Re Special Exception for a Office Building and Offices, District 4
74-137X granted January 22, 1994

Clarification of permitted utilization has been requested by Thomas F. Hastings regarding the above referenced Special Exception as it relates to 458 Main Street, Reisterstown.

Referenced Special Exception plot plan indicated *458 Main Street as two storefronts each showing six parking spaces within defined property boundary, and *458 Main Street as office use showing twelve parking spaces within property boundary as currently decided to Vincent Davis and Thomas F. Hastings respectively.

It is desired herein's responsibility to understand use granted by 74-137X and to ensure that current and proposed utilization conforms to applicable zoning regulations. Richard 74-137X site plan submitted to this office will be acceptable basis for zoning compliance review.

*Referenced -
fullage amount paid
plus zoning official fee
\$40.00*

*Called
for
more
info
on
8/29/94*

*The letter references your correspondence regarding a
young subdivision that is existing class B office bldg.
(supposedly under a zoning official exception in Jan.
22, 1993 for case office bldg. on a 26-16 zone)
may be used for 100% dental/hospital of use without
an additional zoning hearing.*

*Five six revised red lined (original zoning case) plan
with call dimensions & areas, parking spaces
also identify that a parking agreement with for parking
imagining corner between both lots will be signed & sealed (possibly signed)
city. Note: VDO permit to utilize a proposed for zoning permits
occupancy at which time a signed & sealed it will be filed with zoning*

*Call said without parking agreement
chances possible. If city lot
own medical use first with
the staff review & review & consent on
corner now access for after.*

*unmarked for parking
dimension.*

JLL
9/1/94
10:04

SEE
CARL
Hastings
363-8171

LLOYD HAMMOND ATTY.
333 7576
w: additional info.
for SPX
with info
Call atty.

8/31/94
10:31 AM

JOANN Hastings
363-8171

Returned your call
✓ I WFO on
way

KINKO'S OF OWINGS MILL ID:410363887 9/1/94 AUG 31/94 23:46 No.030 P.01

kinko's
copies®

FAX COVER SHEET

9616 Reisterstown Road • Suite 105 • Valley Centre
Owings Mills, Maryland 21117
(410) 363-8850 Fax (410) 363-8877

Date: August 31, 1994 Number of pages sent including this cover sheet:

To: Mr. Harkins - WFO From: John Hastings

Company: ZADAM Company:

Phone: Phone: 363-8171

Fax Ph: FAX Phone: NA

Additional Information: PLEASE AVE 100% DELIVERED COVERAGE AS
ATTACHED WAS ISSUED 8/24/94 - PLEASE ATTACH
DEED TO THAT LETTER. THANK YOU!

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.

August 31, 1994

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

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

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

Dear Mr. Jablon,

As requested this date please find attached the following:

Redline 174-137-X Plot Plan

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

As indicated in 8/29/94 correspondence, redlined plot plan shows no changes in Hastings property.

For information only, as requested and not to scale is the drive access to 458 Main Street. This is this property's exclusive legal access. As discussed, 458 and 456 are individually deeded & owned properties (current owner information per attached 10/25/93 Location/Boundary Survey). No deeded agreement, easement, or allowed use of any kind was provided to the current owner for parking or access on property contained within parcel of Thomas F. Hastings, 458 Main Street, Reisterstown, Maryland. This would have been apparent in the title search and survey as attached.

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

Expeditious response by telecon and FAX (VIA Mrs. R. Jaeger O'Connor... (410-526-6648) is greatly appreciated.

Sincerely,

Thomas F. Hastings
John Hastings
30 W. Pleasant Hill Road
Owings Mills, Maryland 21117
410-363-8171

DEED TO HARRY KNIGHT
LETTER PREVIOUSLY
SUBMITTED TO YOUR OFFICE

August 31, 1994

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

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

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Expeditious response by telecon and FAX (VIA Mrs. R. Jaeger O'Connor... (410-526-6648) is greatly appreciated.

Sincerely,

Thomas F. Hastings
John Hastings
30 W. Pleasant Hill Road
Owings Mills, Maryland 21117
410-363-8171

THIS DEED, MADE THIS 9th day of December

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

Larry E. Knight, party

of the first part, and

Thomas F. Hastings, party

of the second part.

WITNESSETH, That in consideration of the sum of Ninety-five thousand and no/100 (\$95,000.00) Dollars, the receipt of which is hereby acknowledged

the said party of the first part

does grant and convey to the said party of the second part, his

heirs

personal representatives, successors and assigns in fee simple, all

that lot of ground situate in Fourth Election District, Baltimore County and described as follows, that is to say:

BEING all that piece or lot No. eight (8) (in the original Deed), situate in Baltimore County, State of Maryland commencing for the same at a stone fixed in the ground on the north side of an avenue 33 feet wide opening on the Baltimore-Reisterstown Turnpike and running thence North 10 degrees West 4 perches to a stone fixed in the ground and thence North 88 degrees 30 minutes East 20 perches to the said Baltimore-Reisterstown Turnpike and thence South 10 degrees East 4 perches to the southeast corner of said lot and then bounding on said 33 foot avenue to the place of beginning. Containing and laid out of 1/2 acre of land more or less. The improvements thereon being known as 458 Main Street, also known as Reisterstown Road.

BEING the same lot of ground described in a Deed dated September 14, 1973 and recorded among the Land Records of Baltimore County in Liber EHKJR, No. 5395 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 easement described in a Deed and Agreement dated July 28, 1970 and recorded among the Land Records of Baltimore County in Liber OTG No. 5119 to 178 from Warren W. Goebert and Anna L. Goebert to Baltimore County Maryland. (The said Warren W. Goebert departed this life on or about January 15, 1975).

SUBJECT to easements and restrictions of record.

No PRESENT USE EASEMENT

STATE DEPARTMENT OF ASSESSMENTS & TAXATION

CLERK DATE

AGRICULTURAL TRANSFER TAX NOT APPLICABLE

DATE 12/14/93

8 805***152000a D142A

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining

To HAVE AND TO HOLD the said described lot of ground and premises to the said party of the second part, his

personal representatives, successors and assigns in fee simple.

And the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said grantor

Test:

Richard M. Kormanil
Larry E. Knight

STATE OF MARYLAND, Baltimore County, to wit:

I HEREBY CERTIFY, That on this 9th day of December, before me, in the year one thousand nine hundred and eighty-three, the subscriber, a Notary Public of the State aforesaid, personally appeared Larry E. Knight

known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

In WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:

July 1, 1986

see'd for record DEC 15 1983 at 11:42
For Elmer L. Kahlins, Jr., Clerk
Mail to Elmer L. Kahlins, Jr., Clerk
Receipt to

August 29, 1994

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

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

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

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Sincerely,

Thomas F. Hastings
John Hastings
30 W. Pleasant Hill Road
Owings Mills, Maryland 21117
410-363-8171

RECEIVED
SEP 1 1994
ZADAM

DEAN AVENUE (35)

W. VINCENT CLEYS 8528 - G35 JUNE 27, 1970

AREA 19,895 ± OR 0.457 AC ±

WOODLEY AVENUE

MAIN STREET (66) (REISTERSTOWN RD)

PLAT OF THE "KNIGHT PROPERTY" PLATBOOK 52 PAGE 79

LOCATION AND BOUNDARY SURVEY OF

HASTINGS PROPERTY

458 MAIN STREET, REISTERSTOWN

4TH ELECTION DISTRICT, BALTIMORE CO., MD.

28-174

REDEVELOPMENT PLAN PER ZONING REQUEST OF 8/29/94 SUBMITTED 8/31/94 APPROVED 10/15/94

PRESENT ZONING - DR-15-DR-35 (AS SHOWN)

AREA OF PROPERTY (WITHIN DE-16 AREA) 0.50 AC ±

PROPOSED PARKING AREA - 146 CARS

TYPICAL LOW LEVEL LIGHTING STANDARD - MAX 8 FT HIGH

PLANS APPROVED

OFFICE OF PLANNING & ZONING

DATE 2-14-94

74-137-X

RECEIVED

DATE NOV 20 1994

TIME 11:00 AM

FILED IN 10-11-94

156-458 MAIN STREET - REISTERSTOWN

151 ELECTRICITY DIST. BALTIMORE CO., MD.

W. GARDNER

TOWSON, MARYLAND

RECEIVED

DATE NOV 20 1994

TIME 11:00 AM

FILED IN 10-11-94

156-458 MAIN STREET - REISTERSTOWN

151 ELECTRICITY DIST. BALTIMORE CO., MD.

W. GARDNER

TOWSON, MARYLAND



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

September 20, 1994

JoAnn L. Hastings
Thomas F. Hastings
30 West Pleasant Hill Road
Owings 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 8, 1994 letter) **CASE #74-137-00** 4th Election District

Dear Mr. & Ms. Hastings:

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 #74-137-00. 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 owners is referenced on the plan and correspondence, the provided revised plan dated September 12, 1994 is determined to be within the spirit and intent with the original plan and order in 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 Baltimore County Zoning Regulations (BZCR) applies to 458 Main Street. This regulation allows the proposed 100% dental/medical office as of right subject to the required parking being provided as shown on the approved amended plan referenced above.

Ms. & Mr. Hastings
September 20, 1994
Page 2

Please be aware that this approval is for zoning issues only and does not constitute a use, occupancy, or building permit approval should any be required and (as with any administrative decision made by Baltimore County) may be challenged through the public hearing process by any party aggrieved by this decision.

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 887-3353 (FAX - 887-5706).

Very truly yours,

John L. Lewis
John L. Lewis
Planner II

JLL:sc

Enclosure

September 15, 1994

Re: **PLOT PLAN:**
Proposed Conversion Of An Existing R.O. Office To Medical/Dental Offices
Hastings Property
Higgins Lazarus 9/24/94

Subject Properties: 456 Main Street, Reisterstown, MD 21136
W. Vincent Clews Deed: 8528/635
458 Main Street, Reisterstown, MD 21136
Thomas F. Hastings Deed: 6639/138

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

We hereby mutually reciprocate approval of the above referenced Plot Plan to achieve Medical Office Use, if so desired and Petitioned to Baltimore County ZAM for the above referenced properties.

W. Vincent Clews

DATE: 9/14/94

Thomas F. Hastings

DATE: 9/14/94

SITE

point of beginning
N14°30'52"E



ZONING MAP TO ACCOMPANY
HASTINGS PROPERTY PETITION
Map NW 15-J
Higgins-Lazarus
1"=200'

HIGGINS-LAZARUS
LANDSCAPE ARCHITECTURE

Zoning Description for the Hastings Property
458 Main Street
Reisterstown, MD

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) 68.00 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.



Valerie Higgins
9.12.94

This is the information that you will receive present to your letter. I am providing the interested copies to allow the County to determine zoning or zoning. My Dad has to come back from vacation on Friday to 888. I am in agreement has been given to my Dad. This gives me several days before the zoning board. I will hand deliver Friday 6:45 up to 6:55.

MESSAGE CONFIRMATION				SEP-22-'94 THU 15:16			
TRANSMISSION				P-0000			
TECH ID: 2401		TEL NO: 410-897-5706					
NO.	DATE	TIME	TOTAL TIME	ABBR/SD	ID	DEPT CODE	#PGS
010	09-22	15:13	00'02"30		93636877		04 (16-0)

KINKO'S OF OWINGS MILL ID:4102638877 SEP 07'94 16:59 NO.028 P.01
kinko's copies®
9516 Reisterstown Road • Suite 105 • Valley Centre
Owings Mills, Maryland 21117
(410) 363-8850 Fax (410) 363-8877 4448-94

Date: 9/14/94 Number of pages sent including this cover sheet: _____
To: Mr. Bill Lewis From: Dan Hastings
Company: ZAM Company: _____
Phone: _____ Phone: 363-8877
Fax Phone: 887-5706 FAX Phone: 363-8877
Additional Information: _____

Please call us if you have 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.

September 8, 1994

Mr. Roger B. Hayden
Baltimore County Executive
400 Washington Ave.
Towson, Maryland 21204

Dear Mr. Hayden,

I recently attempted to help my father, a senior citizen in what developed into a confusing zoning situation that impeded the sale of his small place of business, a previously residential building on Main Street in Reisterstown. As you are aware, very slow office lease/sales throughout our county made a personal impact on my family, depending on the rental/sale of this property in their retirement income plan. The building remained on the market for a year with no lease/buy interest.

We needed to determine if a previously granted Special Exception would allow a dentist interested in buying the property to set up his practice as others have on Main Street that has transitioned to real estate/insurance agents. Without providing the tedious details (and with some serious reservations on the system's ability to allow layman to decipher and personally solve zoning issues), I want to commend the efforts of Jack Dillon of Planning and John Lewis and Carl Richards of ZAM 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.

For all the information and interpretation gained from these departments were ones that we wished to hear, but that does not diminish the appreciation that I feel in the quick execution of this matter. I am afraid I can not yet convey my parents' appreciation. Frankly, they feel a sense of powerlessness some of this information has evoked in them and admitted to me yesterday that they have not slept well during the two weeks feeling that a little too much power over their concerns rests in those Baltimore County government offices.

The second stage of my letter: constructive criticism now begins and the "buck stops in your office" for setting the leadership direction (older people) seem to have diminishing authority to solve the own personal zoning issues without resorting to a dizzying array of engineers, and attorneys. Yes, these are often necessary when a new drawing with new site information of a substantial nature is required, and others when this is not logically necessary and certainly is not as effective. This previous political science major, Senatorial intern, and altogether cynical 34 year old citizen is very unhappy that relatively simple matters do not have accompanying relatively simple procedures. Having recently played developer subdividing

KINKO'S OF OWINGS MILL ID:4103638877 SEP 07'94 17:00 NO.028 P.03

Handed
page 2 of 2

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 house), I have further insights from a worm's eye view. Bluntly, the development 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 caseworker answering mail by piecing together various standard paragraphs on every subject under the sun and signed by a mechanical pen bearing your signature. 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,

John Hastings
John Hastings
30 West Pleasant Hill Road
Owings Mills, Maryland 21117
410-363-8171

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



(410) 887-3353

September 8, 1994

John L. Hastings
Thomas F. Hastings
10 West Pricanant Hill Road
Jencks, MD 21156

RE: 150 Main Street
Proposed conversion of an existing
R.O. zoned Class "B" office
building to 100% medical or dental
office
Zoning Case #75-137-X
4th Election District

Dear Mr. & Mrs. Hastings:

This letter references your previous correspondence, plans, and meeting yesterday on the above referenced property concerning the question of 1200 medical or dental office being permitted within the provisions of the original zoning hearing in case #74-137-X.

Based on the above information, the zoning office staff has been able to determine that since the R-6, zoned Class "B" office building was granted single use under the above referenced hearing and once the use was represented within a period of one year of the granting of the zoning case (January 18, 1981), then Section 902.5.A of the Baltimore County Zoning Ordinance applies, then regulation will allow the use of 100% of the R-6 building for medical/dental office use as a matter-of-right if 4.0 off-street parking per 1,000 square feet of gross building area are provided on site. Compliance with this requirement was shown on the indicated site plan provided for zoning review.

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 #14-137-X have occurred. Particularly in light of the access driveway and parking area shared between 456 and 468 Main Street, those changes will

JoAnn L. Hastings
Thomas F. Hastings
September 8, 1994
Page 2

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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 807-3391 (FAX - 887-5700).

Very truly yours,


John L. Lewin
Planner II

Direct

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 doctors and dentists and should provide no negative impact to the community.

Since time is so critical in real estate transactions, we would greatly appreciate your decision on this matter at your earliest convenience. This potential buyer 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 60 week processing time for financing that would allow for more time to clarify the zoning situation.

It would additionally be appreciated if you could Fax a copy of your response to Mrs. Rose Jaeger, O'Connor, Piper & Flynn 410-526-4648 so we could save the mail time.

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 Chesapeake Ave.
Towson, Maryland 21204

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74-137-X granted January 22, 1974 to Property Now Owned by
Thomas F. Hastings with the Street Address of 458 Main Street,
Reisterstown, Maryland 21136

Dear Mr. Jablon,

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 towards 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 lease the property for a period of 8 months with virtually no market interest. My husband, a CPA did utilize the property for business in that interim, but not in a paying capacity. He has now received a letter of intent from a dentist to utilize this property for his dental practice, but will not issue a contract until the confirmation is received in writing that he can do 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 hearing during the past week that I spent at 111 West Chesapeake instead of sanding and sealing 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 the new requirements for medical use - 12 parking spaces based on the square footage have been met under the previous site plan approved as a part of 74-137-X. No exterior changes have been made or plan to be made to this property. And the indication is the photograph of the property that has been substantially upgraded (\$3,000. in improvements) from its previous deteriorated condition at time of sale by Larry Knight to my father, but strictly in cosmetic features.

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 74-137-X Special Exception should allow dental practise use of this property without additional zoning petitions. Again, even the intent of current restrictions related to parking were met 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 delay and cost that such a petition would create will probably cause this opportunity to sell this property to fall through. Numerous other similar zoned RD properties on Main Street, Reisterstown including # 405 Main Street - Pediatric Practise of Dr. Peter Ferra, #409 Drs. Fields and Pick - Pediatric Dentistry, and #460 Physical Therapy, sometimes with substantial additions



JoAnn L. Hastings
Thomas F. Hastings
September 8, 1994
Page 2

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 final zoning approvals of a use change to medical office.

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 887-3391 (FAX - 887-5708).

Very truly yours,

John L. Lewis
Planner II

JLL:sc

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 687-3353

September 8, 1924

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

RE: 456 Main Street
Proposed conversion of an existing
S.O. zoned Class "B" office
building to 100% medical or dental
office
Zoning Case #74-137-X
4th Election District

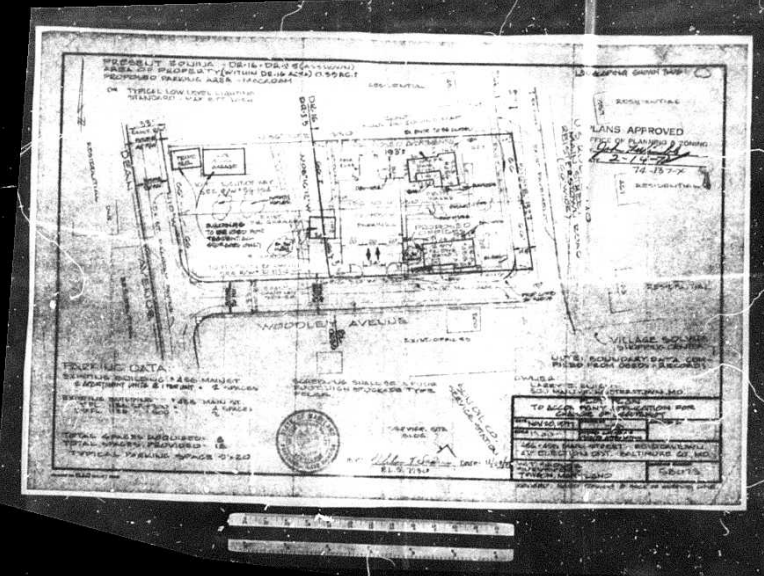
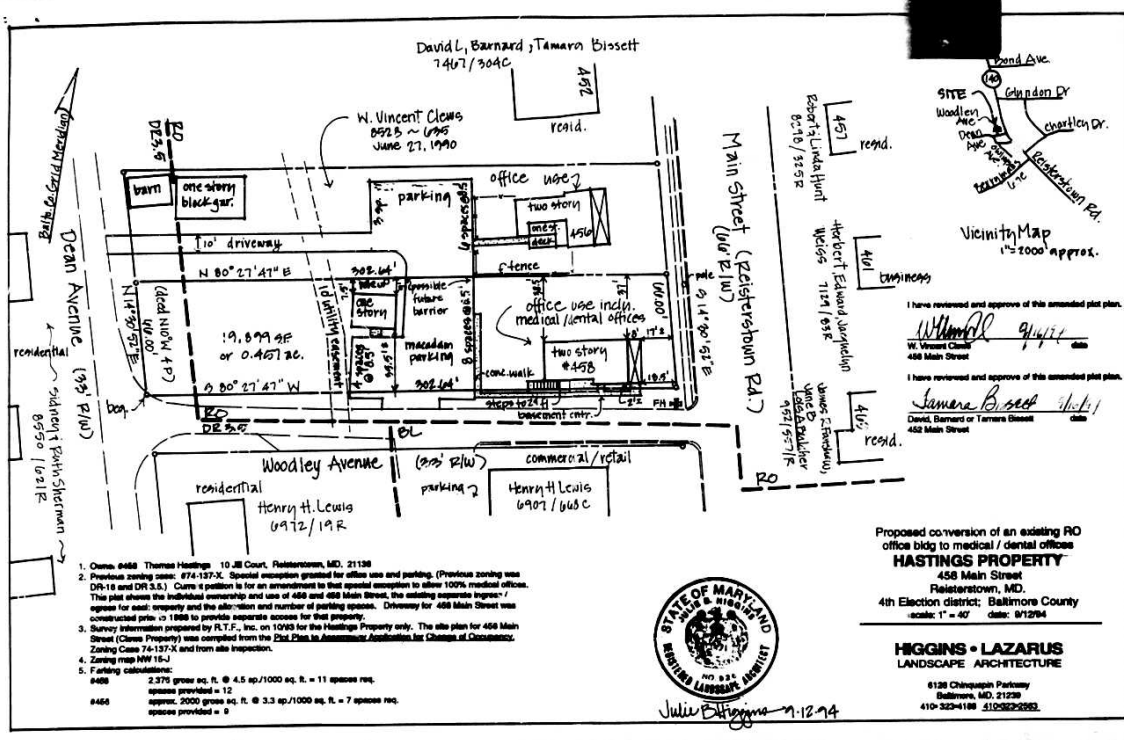
DEAR MR. & MRS. HASTINGS:

This letter references your previous correspondence, plans, and meeting yesterday on the above referenced property concerning the question of 100% medical or dental office being permitted within the provisions of the original zoning hearing in case #74-127-X.

Based on the above information, the zoning office staff has been able to determine that since the R.O. zoned "Class B" office building was granted said use under the above referenced hearing and once the use was implemented within a period of two years of the granting of the zoning case, the R.O. is in compliance with the provisions of the Baltimore County Zoning Regulations applicable. This regulation with respect to the use of the R.O. office building for medical/dental office use as a matter-of-right if 4.5 off-street parking per 1,000 square feet of gross building area are provided to the extent of the above requirement was shown on the red-lined site plan presented for said review.

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 #74-137-X have occurred. Particularly in light of the access driveway and parking area shared between 456 and 458 Main Street, these changes will

POSITIVE PERSON	1671	DATE	9-9-94	PAGE	2
TO	KING'S	FROM	JOHN LEWIS		
CONTAINS	TRAIN HASTING	CO	ZOOM		
PHONE #	263-8171	PHONE #	881-8391		
FAX #	363-8099	FAX #	881-7208		



PRESENT ZONING - DR-16, DR-3.5 (AS SHOWN)
 AREA OF PROPERTY (WITHIN DR-16 AREA) 0.59 AC.
 PROPOSED PARKING AREA - MACADAM

□ TYPICAL LOW-LEVEL LIGHTING
 STANDARD - MAX 8 FT. HIGH

LANDSCAPING SHOWN THIS: ☁

RESIDENTIAL

RESIDENTIAL

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: *John F. White*

DATE: 2-14-72

74-137-X

RESIDENTIAL

RESIDENTIAL

VILLAGE SQUARE
 SHOPPING CENTER

NOTE: BOUNDARY DATA COM-
 PILED FROM DEEDS & RECORDS.

PARKING DATA:

EXISTING BUILDING #456 MAIN ST.
 2 APARTMENT UNITS @ 1 PER UNIT = 2 SPACES

EXISTING BUILDING #453 MAIN ST.
 1ST FL. 1150 S.P. + 300 = 4 SPACES
 2ND FL. 1150 " " = 500 "

TOTAL SPACES REQUIRED = 8
 TOTAL SPACES PROVIDED = 18

TYPICAL PARKING SPACE 9'x20'

SCREENING SHALL BE A FOUR
 FOOT HIGH STOCKADE TYPE
 FENCE



SERVICE STA
 BLDG.

BY: *Phil T. S. 2* DATE: 11/29/71
 P.L.S. 7730

OWNER
 LARRY E. EIGHT
 500 MAIN ST. REISTERSTOWN, MD.

PLOT PLAN
 TO ACCOMPANY APPLICATION FOR
 CHANGE OF OCCUPANCY

DATE NOV 20, 1971	DRAWN BY <i>W.D.</i>	APPROVED BY
SCALE 1" = 20'	REVISED LIMITS OF <i>1/16</i> APPLICATION	
456 & 453 MAIN STREET - REISTERSTOWN, 17 TH ELECTION DIST. BALTIMORE CO., MD.		
VAT. S. ADLER SURVEYOR TOWSON, MARYLAND		DRAWING NUMBER 58073

REVISED: MAJOR PARKING & BLOCK OF VIEWING LINE.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: December 6, 1973

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition 471-137-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 #438 Reisterstown Road does not lie entirely within the D.R. 15 zone boundaries.

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

William D. Fromm
William D. Fromm, Director of
Planning

MDF:REG:rw

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing

this 29th day of September 1973.

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: Larry E. Knight
Petitioner's Attorney: Bernhardt L. Trout, Esq.
11410 Towson Drive
Towson, Md. 21204

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received this 5th day of

Oct. 1973 1973. Item #

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: Knight Submitted by: Trout

Petitioner's Attorney: Trout Reviewed by: *S. Eric DiNenna*

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

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: Nov. 24, 1973

Posted for: PETITION FOR SPECIAL EXCEPTION

Petitioner: LARRY E. KNIGHT

Location of property: NW COR. OF REISTERSTOWN RD. AND WOODLEY AVE.

Location of Signs: FRONT 456 AND 458 MAIN ST. (REISTERSTOWN RD.)

Remarks: *William D. Fromm*

Posted by: *William D. Fromm* Date of return: Nov. 30, 1973

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		GDS 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: <i>S. Eric DiNenna</i>										
Revised Plans: Change in outline or description										
Previous case:										
Map #										

MICROFILMED

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

No. 12735

DATE: Nov. 19, 1973 ACCOUNT: 01-662

AMOUNT: \$50.00

WHITE CASH - THIS AGENCY YELLOW CUSTOMER

DISTRIBUTION

Bernhardt L. Trout, Esq.
102 W. Penna. Ave.
Towson, Md. 21204
Petition for Special Exception for Larry E. Knight
#74-137-X

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

No. 13009

DATE: Dec. 7, 1973 ACCOUNT: 01-662

AMOUNT: \$118.00

WHITE CASH - THIS AGENCY YELLOW CUSTOMER

DISTRIBUTION

Kingfish Realty
500 Main Street
Baltimore, Md. 21136
Advertising and posting of property for Larry E. Knight
#74-137-X

OFFICE OF

THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 NOV. 26, 1973

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric DiNenna
Zoning Commissioner of Baltimore County
was inserted in THE COMMUNITY TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for One week
before the 26th day of Nov., 1973, that is to say the same
was inserted in the issue of November 22, 1973.

MICROFILMED

STROMBERG PUBLICATIONS, Inc.

By: *Burt Morgan*

CERTIFICATE OF PUBLICATION

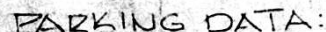
TOWSON, MD. November 22, 1973

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., one week
before the 26th day of Nov., 1973, that is to say the same
was inserted in the issue of November 22, 1973.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$

④ TYPICAL LOW-LEVEL LIGHTING
STANDARD - MAX. 3 FT. HIGH



EXISTING BUILDING # 456 MAINST.
1ST FL. 1218 S.F. + 300 = 5 SPACES
2ND FL. 994 " + 500 = 2 "

EXISTING BUILDING #458 MAIN ST.
1st FL. 1188 S.F. + 300 = 4 SPACES
2nd FL. 1188 " ÷ 500 = 3 "

TOTAL SPACES REQUIRED = 14
TOTAL SPACES PROVIDED = 18

TYPICAL PARKING SPACE 9'x20'

SCREENING SHALL BE A FOUR
FOOT HIGH STOCKADE TYPE
FENCE.



SERVICE STA
BLDG.)

REV. 10-8-73
MISS. ITEMS ADDED

BY:

P.L.S. 773C

DATE: 9/26/73

REV. 12/6/73

OWNER:

LARRY E. KNIGHT
500 MAIN ST. REISTERSTOWN, MO.

PLOT PLAN
 TO ACCOMPANY APPLICATION FOR
 SPECIAL EXCEPTIONS FOR OFFICES; PARKING

DATE SEPT. 27. 1973

DRAWN BY *WTC*

APPROVED BY

SCALE 1" = 40'

REVISED LIMITS OF RESEARCH APPLICATION

456-458 MAIN STREET - REISTERSTOWN
4TH ELECTION DIST. BALTIMORE CO., MD.

W. T. SADLER
SURVEYORS
REISTERSTOWN, MD.

DRAWING NUMBER
58073

74-137-X 100-11 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, LARRY E. KNIGHT, legal owner, of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

See attached description

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

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 of Baltimore County.

Contract purchaser
LARRY E. KNIGHT, Legal Owner
Address: 500 S. Main Street
Reisterstown, Maryland 21136

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

ORDER: By the Zoning Commissioner of Baltimore County, this _____ day of October, 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 held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1973, at _____ o'clock

Zoning Commissioner of Baltimore County

100-11
100-11
100-11

MICROFILMED

WILLIAM T. SADLER
PROFESSIONAL LAND SURVEYOR
11610 TERRYTOWN DRIVE
REISTERSTOWN, MARYLAND 21136

PROPERTY DESCRIPTION TO ACCOMPANY AN APPLICATION FOR SPECIAL EXCEPTION FOR OFFICES IN A RESIDENTIAL AREA.

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

DESCRIPTION:

All that tract or parcel of ground situated, lying and being in the Fourth Election District, Baltimore County, Maryland, located at the intersection of the west side of Main Street (U. S. Route 140), also known as Reisterstown Road, and the north side of Woodley Avenue 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 east side of Dean Avenue (33 feet wide) said point also being the beginning point of a lot described in a deed dated September 14, 1973 from Anna L. Geobert to Larry E. Knight recorded among the Land Records of Baltimore County in Liber 28 H.J.K. 3395, page 624 and running thence northerly along the east side of said Dean Avenue and with the first line of the Above-referenced deed

North 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 Evelyn B. Vonderamith to Larry E. Knight recorded among the Land Records of Baltimore County in Liber 28 H.J.K. 3395, page 622, thence continuing the same course along the east side of Dean Avenue and with the first line of said deed from Vonderamith to Knight

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

North 86 degrees 30 minutes East 330 feet to a point in Main Street (U.S. Route 140), 66 feet wide, formerly known as the Baltimore-Reisterstown Turnpike, thence running southerly in said road and with the third line of the above-referenced deed from Vonderamith to Knight

South 10 degrees East 66 feet to a point at the end of said line and at the end of the second line of the aforementioned deed from Anna L. Geobert to Larry E. Knight, thence continuing the same course and running with the third and fourth lines of the last-mentioned deed

South 10 degrees East 66 feet to a point and thence leaving Main Street and running along the north side of Woodley Avenue

South 86 degrees 30 minutes East 330 feet to the place of beginning. Containing approximately one acre, more or less.

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

MICROFILMED

WILLIAM T. SADLER
PROFESSIONAL LAND SURVEYOR
11610 TERRYTOWN DRIVE
REISTERSTOWN, MARYLAND 21136

The Land Records of Baltimore County in Liber 28 H.J.K. 3395, page 624 and known as 458 Main Street, and from Evelyn B. Vonderamith by deed dated September 14, 1973 and recorded among the Land Records of Baltimore County in Liber 28 H.J.K. 3395, 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 140), and to the following rights of way or easements conveyed to Baltimore County, Maryland:

456 Main Street- Sewer easement described in a deed from William M. Vonderamith, et al, to Baltimore County, Maryland, recorded among the Land Records of Baltimore County in Liber G.L.B. 3262, folio 133, dated November 6, 1957 and shown on Baltimore County Right of Way Plat R/W 56-154.

458 Main Street- Sewer easement described in a deed from Charles R. Fane to Baltimore County, Maryland, recorded among the Land Records of Baltimore County in Liber 3171, folio 325, dated May 29, 1957 and shown on Baltimore County Right of Way Plat R/W 56-154.

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 G.L.B. 3119, folio 378 and shown on Baltimore County Right of Way Plat R/W 56-173-2.

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

By William T. Sadler Date: 10/3/73
William T. Sadler P.L.S. 7730



October 26, 1973

Mr. S. Eric Di Nenna
Zoning Commissioner
County Office Building
Towson, Maryland

Attn: Mr. John J. Dillon

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 11,306 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits
By: J. Meyers

P.O. Box 717 / 300 West Preston Street Baltimore, Maryland 21213

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 23, 1973

John J. Dillon
XXXXXXXXXXXX

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

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

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

The petitioner 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 to apply to an existing one-story frame garage which is located behind the two dwellings. This garage is bisected by the D.R. 16 and the D.R. 2.3 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,

Bernhardt L. Trout, Esq.
Re: Item 77
November 23, 1973

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.

Very truly yours,

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

JJDjr:ud

Enclosure

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

MICROFILMED

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

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

November 6, 1973

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

Re: Item 77 (1973-1974)
Property Owner: Larry E. Knight
Intersection of the W/S of U.S. Route 140 (Reisterstown Road) & the W/S of Woodley Ave.
Existing Zoning: D.R. 16 & D.R. 2.3
Proposed Zoning: Special Exception for office & office bldg.
No. of acres: 1 District: 4th

Dear Mr. DiNenna:

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

Highways:

Reisterstown Road (U.S. 140) is a State Road; therefore, all improvements, intersections, entrance and drainage requirements on them affect the road and under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Woodley and Dean Avenues, existing, public roads, are proposed to be improved in the future as 30-foot closed-type roadway cross-sections on minimum 40-foot rights-of-way. Highway improvements in the future will require right-of-way widening, fill-in areas for sight distance at the intersections, and any necessary reversible easements 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 Baltimore County Standards.

Storm Drainage:

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

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

MICROFILMED

Item 77 (1973-1974)
Property Owner: Larry E. Knight
November 6, 1973

Water and Sanitary Sewers:

Public water supply and sanitary sewers are shown on the existing drawings.

Very truly yours,

Ellsworth N. Diver
Chief, Bureau of Engineering

ENCLOSURE:
cc: J. Somers
2" x 10" Map Sheet
30' x 10" Map Sheet
1" x 10" Map Sheet
1" x 10" Map Sheet