

ARNOLD JACON
ZONING COMMISSIONER

October 25, 1984

Stephen J. Nolan, Esquire
Nolan, Plumhoff & Williams
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Zoning Requirements for a
Modification to
Case No. 74-168-X
N/Side of Paper Mill Road,
608.65 feet W of Jarrettsville Road
10th Election District

Dear Mr. Nolan:

I have reviewed your letter of October 11, 1984 in which you
have asked for advice concerning a proposed addition to an office
building which enjoys a special exception for offices in a D.R.16
Zone, granted on February 22, 1984, Case No. 74-168-X.

There are several options possible which are outlined as follows:

1. File a special hearing to amend the previous
special exception and remove Restriction No. 1
from the Order and a variance for zero (0)
parking spaces on the site.
2. File a special exception for a Class B office
building in an R-O Zone due to the size of the
addition which is 100% of the existing building
and a variance for zero (0) parking spaces on
the site.
3. File both hearings simultaneously; the special
hearing would be heard first and if it were denied,
the special exception for a Class B office building
would then be heard.

I would recommend that option No. 3 be followed; however, it will
be left to your judgment. Whatever option you select, it will be
necessary to provide a copy of the lease agreement for the parking
space since it is being provided on the adjacent site. The lease agreement
should state how many spaces are being leased and for how long. An
overall plan should be provided as was provided with the previous
special exception.

Case File

75-262
0.2

NOLAN, PLUMHOFF & WILLIAMS
CHARACTERED

204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

October 11, 1984

Mr. James E. Dyer
Zoning Administrator
for Baltimore County
County Office Building
Towson, Maryland 21204

HAND DELIVERED

Re: Our Clients: Jacksonville Properties
(Richard A. Moore, Partner, et al.)
0.54 Acre, N/S of Paper Mill Road,
608.65' W. of Jarrettsville Road
(Front Parcel)
Proposed Modification of Special
Exception Case No. 74-168-X to
Permit Office Addition

Dear Mr. Dyer:

This office represents Jacksonville Properties, a Maryland
General Partnership including Mr. Richard A. Moore and others,
with regard to its property fronting approximately 200 feet along
the north side of Paper Mill Road with a rectangular depth of 380
feet. As noted in the Memorandum and Order which you signed on
February 22, 1974 in special exception case No. 74-168-X (a copy
of which Order is enclosed herewith), the R.O. portion (then D.R.
16) of the subject property has been divided into two nearly equal
parcels. The front parcel which is the subject of this letter and
of your February 22, 1974 Order contains .34 acres and is improved
by a converted two story dwelling which serves as the corporate
offices of Gaylord Brooks Realty Company and Gaylord Brooks Invest-
ment Company, Inc. The rear part of the R.O. zoned portion of the
property also enjoys a special exception for offices which was
granted together with a side yard variance pursuant to an Order
dated July 14, 1971 (copy enclosed) in case number 72-2-XA.

Due to the growth and expansion of the Gaylord Brooks com-
panies, additional office space is seriously needed in order for
Gaylord Brooks to continue to serve its clients from this well
established location. To this end, the owner of the property,
Jacksonville Properties, and Mr. Richard A. Moore, President of
the Gaylord Brooks Companies, desire to construct an addition
onto the existing office building on the front parcel which would

double the office space of the existing building and would be con-
sistent in all respects with the aesthetics of the existing offices
on the subject front parcel.

The purpose of this letter is to request your assistance
and recommendation concerning the most appropriate relief which
we should seek in order to most effectively obtain the necessary
zoning approvals. On Monday, October 8, 1984, Mr. Moore, Mr.
Gudeman and I met with Ms. Diane Iiter of your office in order
to review the proposed addition in light of the prior zoning cases
involving this property. Mr. Iiter agreed that some guidance or
recommendation needed to be sought from you as regards the most
appropriate approach to be taken. Specifically, the primary
questions are:

1.) Should we petition on behalf of the owners for a
special hearing to amend the site plan and permit a modification
of the 1974 special exception on the front parcel to permit the
proposed addition to the extent of 100% of added office space
and thereby remove restriction #1 of the 1974 Order? or

2.) Should a petition for special exception be filed
requesting approval of a Class B Office Building in the existing
R.O. zone?

3.) May we include as part of the special hearing peti-
tion, a request for permission to use in common with the occupants
of the rear parcel, a portion of the parking lot covered by case
no. 72-2-XA?

Although we would prefer to pursue the special hearing/
modification course because of the reduced likelihood of the need
to fulfill C.R.G. requirements (according to preliminary informa-
tion given by Sue Carroll), we will promptly follow whatever
approach you deem most appropriate in accordance with the Baltimore
County Zoning Regulations.

In the event you have any questions or need additional
information, we will be happy to respond to the same. We greatly
appreciate your kind assistance and look forward to receiving
your advice.

Very truly yours,

Stephen J. Nolan

SJN/em
encl.

cc: Ms. Diane Iiter
Mr. Richard A. Moore
Mr. Stephen Gudeman

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for a Special Exception for the use and
addition to an existing office building located on the north side of Paper
Mill Road, 608.65 feet more or less, west of Jarrettsville Road in the 10th
Election District of Baltimore County.

Petitioner indicated that the subject property is part and parcel of an
overall tract of land that has approximately 700 feet of frontage on Paper Mill
Road with a rectangular depth of 380 feet more or less. The parcel is zoned
D.R. 16 to a depth of 250 feet, beyond which depth is zoned R.O. 16 (Rural
Residential - Planning). The D.R. 16 portion of the subject property has been
divided into two equal parcels. The front parcel, subject of this Petition, con-
tains .34 acres and is improved with an existing dwelling. The rear
parcel contains .20 acres, and is improved with an existing office building
that consists of an existing two story frame building which has been converted
and added to with a larger building of the same design. This parcel is also
improved with a 24 space manufactured parking lot with access by way of a
33 foot concrete driveway from Paper Mill Road along the westward side of
the property.

Both the dwelling and the existing office building are in excellent repair
and are a credit to the surrounding area. The property to the east and north
is zoned R.O. 16. The property adjoining the west is zoned R.L. (Residential).
Local use is presently undeveloped.

COLLEEN R. BROTHERS
Deputy Zoning Commissioner
Baltimore County
November 9, 1977

Zoning Description
all that piece or pieces of land situate, lying and being in
the 10th Election District of Baltimore County, State of Maryland and
described as follows:

Beginning for the same at a point in the NW 1/4 of the Paper
Mill Road at the distance of 608.65 feet measured westerly along the
center of Paper Mill Road from the center of Jarrettsville Road and
running thence and lying in the center of Paper Mill Road the four
following courses and distances: viz North 82 degrees 32 minutes east
171.75 feet, North 80 degrees 30 minutes east 171.75 feet, North 78 degrees
30 minutes east 171.75 feet, North 76 degrees 30 minutes east 171.75 feet,
thence leaving said road and lying on the outline of the land of
the petitioner herein, north 22 degrees 29 minutes east 127 feet,
thence leaving said outline and running the above following courses
and distances: viz South 87 degrees 21 minutes east 171.75 feet, South
85 degrees 21 minutes east 171.75 feet and South 83 degrees 21 minutes
east 171.75 feet.

Containing 0.34 of an acre of land more or less,
lying and existing therefrom that area lying within the
right of way of the Paper Mill Road.

On a plat filed in the office of the zoning commissioners of Baltimore
County.



PETITION FOR ZONING RECLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONERS OF BALTIMORE COUNTY
I, the undersigned, owner of the above described property in Baltimore
County and within its boundaries and plat attached hereto and made a part hereof,
do hereby petition you that the zoning map of the same described property be amended, pursuant
to the Zoning Law of Baltimore County, from its present zoning to the following:
and for the following reasons:

The attached description
and the attached plat
and the attached plat
and the attached plat

and for the following reasons:
I am able to pay the cost of the proposed change in zoning and the cost of the proposed change in zoning
and the cost of the proposed change in zoning and the cost of the proposed change in zoning

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Stephen J. Noles, Esquire
Page 2
October 25, 1984

If you have any further questions concerning this matter or need additional information, please feel free to contact this office.

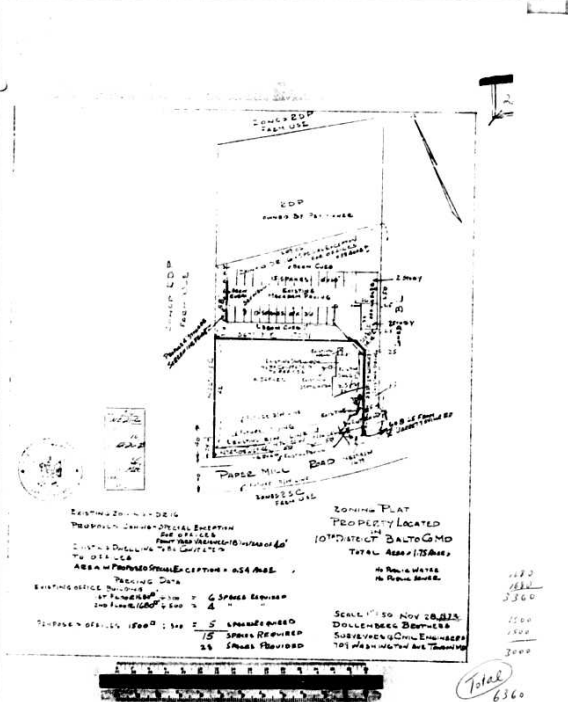
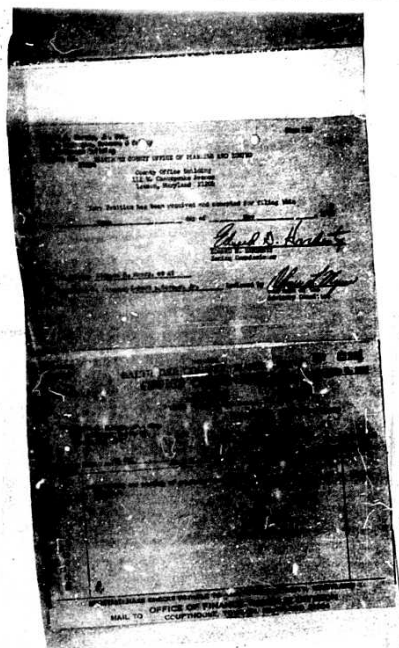
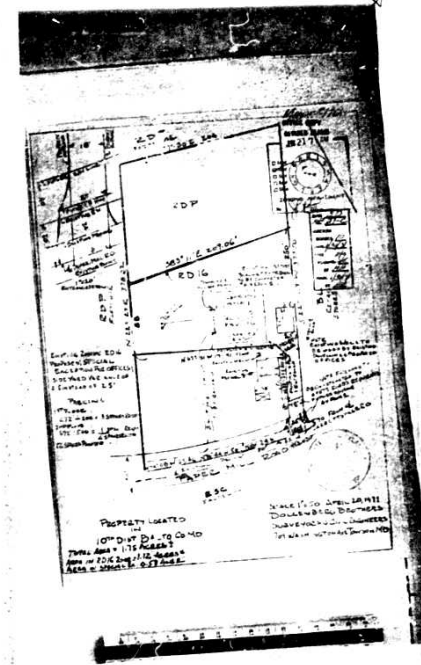
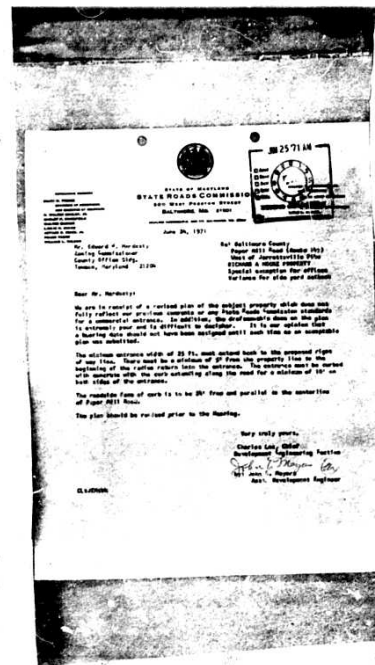
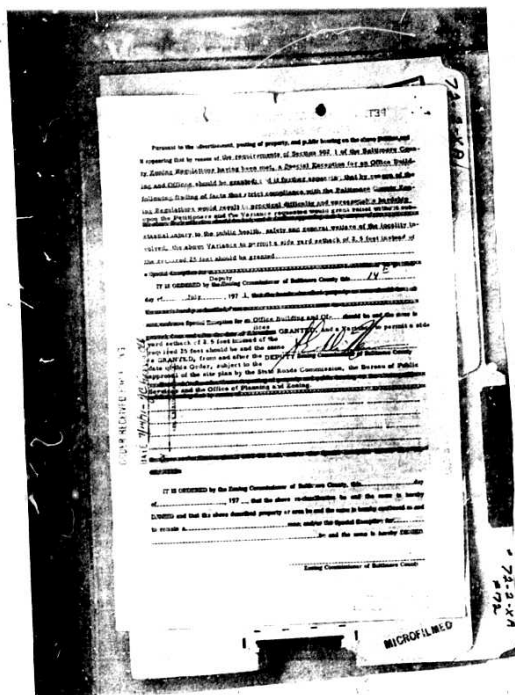
Sincerely,

Arnold Carlson
ARNOLD CARLSON
Zoning Commissioner

AJ:JED:DI:mr

cc: Mr. James E. Dye,
Zoning Supervisor

Ms. Diana Itter
Zoning Associate III



74-168-X PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Richard A. Moore, Revelley A. Moore,
I, or we, the undersigned, being the owner, or owners, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

See attached description

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

Consent:
JAMES E. MATTHEWS
NANCY K. MATTHEWS
Address: 406 Jefferson Building
Towson, Maryland 21204
Robert E. Carney, Jr.
Petitioner's Attorney
Address: 406 Jefferson Building
Towson, Maryland 21204
Protestant's Attorney

Address: 406 Jefferson Building
Towson, Maryland 21204
ORDERED By The Zoning Commissioner of Baltimore County, this 8th _____ day of January, 1974, 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 the property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th _____ day of February, 1974, at 10:00 o'clock.

Eric D. DiMenna
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
N/S of Paper Mill Road, 608.65' W of : DEPUTY ZONING
Jarrettsville Road - 10th District : COMMISSIONER
Richard A. Moore, et al - Petitioners :
NO. 74-168-X (Item No. 118) : OF
: BALTIMORE COUNTY

This Petition represents a request for a Special Exception for office and office building, on a .54 acre tract of land located on the north side of Paper Mill Road, 608 feet, more or less, west of Jarrettsville Road, in the Tenth Election District of Baltimore County.

Testimony indicated that the subject property is part and parcel of an overall tract of land that has approximately 200 feet of frontage on Paper Mill Road with a rectangular depth of 380 feet, more or less. The parcel is zoned D.R.16 to a depth of 250 feet, beyond which point it is zoned R.D.P. (Rural, Deferred - Planning). The D.R.16 portion of the subject property has been divided into two equal parcels. The front parcel, subject of this Petition, contains .54 acres and is improved with an existing dwelling, the dimensions of which measure 33 feet across the front with a depth of 50 feet. The rear parcel contains .58 acres, and is improved with an existing office building that consists of an existing barn type farm building which has been remodeled and added to with a larger building of the same design. This parcel is also improved with a 28 space macadamized parking lot with access by way of a 25 foot driveway leading from Paper Mill Road along the easternmost side of the property.

Both the dwelling and the existing office building are in excellent repair and are a credit to the surrounding area. The property to the west and north is zoned R.D.P. The property adjoining on the east is zoned B.L. (Business, Local) and is presently undeveloped.

The Petitioners do not plan any additions to the existing dwelling, but would simply convert or remodel the interior of the dwelling for office use. With the exception of the closing of one entrance on the side of the building, the exterior would remain in its present state. There will be no additional entrances or parking areas installed since the parking area at the rear is owned and controlled by the Petitioners and has sufficient spaces to meet the parking requirements for both the existing or proposed buildings.

With the exception of marginal site distance at the entrance to the existing parking lot, which can be corrected by the grading or cutting back of the bank along the front of the property, the County and State agencies, who reviewed the Petitioners' development plans, had no adverse comment.

The Health Department indicated that the existing water well is in good physical condition, and that the sewage disposal system was functioning satisfactorily.

After reviewing the testimony and evidence submitted in this case, it is the opinion of the Deputy Zoning Commissioner that the proposed use will meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 22nd day of February, 1974, that the herein described property or area should be and the same is hereby GRANTED a Special Exception for the conversion of an existing dwelling to office use.

Said granting is subject, however, to the following restrictions:

1. With the exception of possibly closing in the front porch and the closing of the side entrance the exterior of the existing dwelling shall be maintained in its present state.
2. Site access for vehicles entering and leaving the existing parking lot shall be improved by the grading or cutting back of the bank along the front of the property.

- 2 -

3. Subject to the approval of a site plan by the Department of Public Works, State Highway Administration and the Office of Planning and Zoning.

Eric D. DiMenna
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE: February 22, 1974

BY: [Signature]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna, Zoning Commissioner Date: February 7, 1974
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #74-168-X, North side of Paper Mill Road 608.65 feet west of Jarrettsville Road.
Petition for Special Exception for Offices and Office Building
Petitioner - Richard A. Moore, et al.

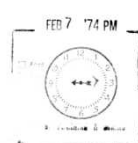
10th District

HEARING: Monday, February 11, 1974 (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.
The granting of this request would be consistent with the objectives of the Comprehensive Zoning Map adopted by the County Council, March 24, 1971. If the proofs of Section 502.1 are met any additional construction or conversions should be conditioned to conformance with an approved site plan.

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

WDF:NEG:rw



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 6, 1974

Robert E. Carney, Jr., Esq.
406 Jefferson Building
Towson, Maryland 21204

RE: Item 118
Richard A. & Revelley A. Moore, James E. & Nancy K. Matthews

Dear Mr. Carney:

I am in receipt of additional or revised comments from the enclosed Zoning Advisory Committee member(s) with regard to your petition. Please read and add these comments to those previously sent to you. Should revised site plans be required as a result of these comments, please endeavor to have them filed prior to the hearing.

Very truly yours,

John J. Dillon, Jr.
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJDjr.:JD

(Enclosure(s))

cc: Dollenberg Brothers
709 Washington Avenue
Towson, Maryland 21204

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

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

January 25, 1974

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

Re: Item #118 (1973-1974)
Property Owner: Richard A. & Revelley A. Moore, James E. & Nancy K. Matthews
N/S of Paper Mill Road, 608.65' W. of Jarrettsville Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices & office building
No. of Acres: 0.54 acre District: 10th

Dear Mr. DiMenna:

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.

General:

The comments submitted on this property in connection with Item #172 (1970-1971) remain valid and applicable to this Item #118 (1973-1974). Those comments are referred to for your consideration.

Very truly yours,

Ellsworth N. Dierk
ELLSWORTH N. DIERK, P.E.
Chief, Bureau of Engineering

ENCLOSURE(S):

25-08 Key Sheet
21 NE 11 Fee Sheet
NE 21 C Topo
35 Tax Map

DOLLENBERG BROTHERS

Registered Professional Engineers & Land Surveyors
709 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

December 6, 1973

Zoning Description

All that piece or parcel of land situate, lying and being in the Tenth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point in the center of the Paper Mill Road at the distance of 608.65 feet measured westerly along the center of Paper Mill Road from the center of Jarrettsville Road and running thence and binding in the center of Paper Mill Road the four following courses and distances viz: North 82 degrees 42 minutes West 16.79 feet, North 60 degrees 24 minutes West 50 feet, North 76 degrees 44 minutes West 50 feet and North 74 degrees 06 minutes West 69.46 feet, thence leaving said road and binding on the outline of the land of the petitioners herein, North 22 degrees 29 minutes East 142 feet, thence leaving said outline and running the three following courses and distances viz: South 67 degrees 31 minutes East 172.91 feet, South 22 degrees 31 minutes East 14.14 feet and South 22 degrees 29 minutes West 100.43 feet to the place of beginning.

Containing 0.54 of an Acre of land more or less.

Saving and excepting therefrom that area lying within the right of way of the Paper Mill Road.

Being a part of the land of the petitioners herein as shown on a plat filed in the office of the Zoning Commissioners of Baltimore County.



S. ERIC DINENNA
Zoning Commissioner
JAMES E. DYER
Deputy Zoning Commissioner



494 - 2351
494 - 2351

January 5, 1974

Robert E. Carney, Jr., Esq.
406 Jefferson Building
Towson, Md. 21204

Re: Petition for Special Exception for Richard A. Moore
774-165-X

Dear Sir:

This is to advise you that \$21.50 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Md. and remit to Mrs. Anderson, Room 122, County Office Building, before the hearing.

Very truly yours,

S. Eric Dinenna
S. ERIC DINENNA
ZONING COMMISSIONER

SED/ba

111 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 25, 1974

Robert E. Carney, Jr., Esq.
406 Jefferson Building
Towson, Maryland 21204

RE: Special Exception Petition
Item 118
Richard A. & Revey A. Moore,
James E. & Nancy K. Matthews -
Petitioners

Dear Mr. Carney:

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 Paper Mill Road, 608.65 feet west of Jarrettsville Road, in the 10th District of Baltimore County. This property is zoned O.R. 16 as a result of a previously zoned Reclassification petition, Case #72-2-XA. The previous Reclassification also included a Special Exception for offices that was subsequently constructed and used as an office building for Gaylord Brooks. The petition currently pending is to convert an existing three-story frame dwelling to offices.

Our site inspection revealed that no screening is existing on the present parking lot and this must

Robert E. Carney, Jr., Esq.
Re: Item 118
Page 2
January 25, 1974

be erected immediately. Also, the plat should be revised to reflect the comments of the State Highway Administration prior to the hearing.

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

JJDjr.:JJD

Enclosure

cc: Dollenberg Brothers
709 Washington Avenue
Towson, Maryland 21204

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 30, 1974

Robert E. Carney, Jr., Esq.
406 Jefferson Building
Towson, Maryland 21204

RE: Special Exception Petition
Item 118
Richard A. & Revey A. Moore, James
E. & Nancy K. Matthews

Dear Mr. Carney,

I am in receipt of additional or revised comments from the enclosed Zoning Advisory Committee member(s) with regard to your petition. Please read and add these comments to those previously sent to you. Should revised site plans be required as a result of these comments, please endeavor to have them filed prior to the hearing.

Very truly yours,

John J. Dillon, Jr.
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJDjr.:JJD

(Enclosure(s))

cc: Dollenberg Brothers
709 Washington Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. WIL T. MELSER
DIRECTOR DEPUTY DIRECTOR

January 28, 1974

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

Re: Item 118 - ZAC - January 8, 1974
Property Owner: Richard and Revey Moore, James and Nancy Matthews
NS of Paper Mill Road, 608.65 feet W of Jarrettsville Road
Special Exception for offices and office building
District 10

Dear Mr. Dinenna:

The subject petition is a request for a special exception for offices. We have reviewed this site and have the following comments:

The driveway to the site is very narrow and must be widened.

The sight distance along the frontage of the site is poor and any increase in the use of this site would increase the problem.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/pk



Maryland Department of Transportation

State Highway Administration

Harry R. Hughes
Director
Bernard M. Evans
Assistant Director

Jan. 10, 1974

Mr. S. Eric Dinenna
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

ATTN: Mr. John J. Dillon

Re: Z.A.C. meeting, Jan. 8, 1974
Property Owners: Richard A. & Revey A. Moore, James E. & Nancy K. Matthews
Location: N/S of Paper Mill Rd. (Sta 11/5)
608.65 feet W of Jarrettsville Rd.
Existing zoning: O.R. 16
Proposed zoning: Special exception for offices & office building
No. of Acres: 0.54 acres
District: 10 th

Dear Mr. Dinenna:

The curbing and paving at the entrance into the subject site must be extended along the entire frontage. The plan should be revised accordingly prior to the hearing.

The highway improvements will be subject to approval and permit from the State Highway Administration.

The 1972 average daily traffic count on this section of Paper Mill Rd. is 3,200 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits

By: J. L. Meyers

CL:JEM:ag

Baltimore County Fire Department



Towson, Maryland 21204
873-7210

J. Austin Deitz
Chief

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

Re: Property Owner: Richard A. & Revey A. Moore, James E. & Nancy K. Matthews

Location: N/S of Paper Mill Rd., 608.65 feet W of Jarrettsville Rd.

Item No. 118 Zoning Agenda January 8, 1974

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____

- () 4. EXCEPT the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1973 Edition prior to occupancy. Site plans are approved as drawn.
- () 6. The Fire Prevention Bureau has no comments at this time.
- () 7.

Reviewed by: *William Brady* Noted and Approved: *Paul H. Reinke*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

nlc
4/16/73



ZONED RDP
FARM USE

RDP

OWNED BY PETITIONER

ZONED RDP
FARM USE

PROPOSE 4' STRAIGHT
SCREENING FENCE

209.06
209.06 SPECIAL EXCEPTION
FOR OFFICES
0.58 ACRES
FORM CURB

15 SPACES 10' X 20'

EXISTING
MACADAM PAVING

13 SPACES 10' X 20'

FORM CURB

567°-31'E 172.91

EXISTING DWELLING
TO BE CONVERTED
TO OFFICES
0.54 ACRES

EXISTING
SEPTIC TANK

EXISTING
DWLG

EXISTING
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MAP
NO. 10
DATE 12-20-73
BY SE
SCALE 1"=50'
TOWN 17
RANGE 17
COUNTY 17



EXISTING ZONING - DZ16

PROPOSED ZONING - SPECIAL EXCEPTION
FOR OFFICES
FRONT YARD VARIANCE - 18' INSTEAD OF 40'

EXISTING DWELLING TO BE CONVERTED
TO OFFICES

AREA IN PROPOSED SPECIAL EXCEPTION = 0.54 ACRES

PARKING DATA

EXISTING OFFICE BUILDING

1ST FLOOR 21680' ± 300 = 6 SPACES REQUIRED

2ND FLOOR 1680' ± 500 = 4 " "

PROPOSED OFFICES 1500' ± 300 = 5 SPACES REQUIRED
15 SPACES REQUIRED
28 SPACES PROVIDED

ZONING PLAT
PROPERTY LOCATED
IN
10TH DISTRICT BALTO COMD
TOTAL AREA = 1.75 ACRES

NO PUBLIC WATER
NO PUBLIC SEWER

SCALE 1"=50 NOV 28, 1973
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE TOWSON MD

