

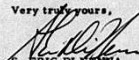
February 18, 1977

Mr. Melvyn T. Pugatch
Suite 207, 1101 St. Paul Street
Baltimore, Maryland 21202

RE: Extension of Special Exception
NW/S of Old Court Road, 1030'
SW of Liberty Road - 2nd Elec-
tion District
Leonard H. Golombek, et al -
Petitioners
NO. 74-191-R (Item No. 37)

Dear Mr. Pugatch:

I have this date passed my Order in the above referenced matter.
Copy of said Order is attached.

Very truly yours,

S. ERIC D. NENNA
Zoning Commissioner

SED:sl

Attachment

cc: Mr. Thornton M. Mouring, Director
Department of Public Works

Mr. Robert A. Morton, Chief
Bureau of Public Services

MELVYN T. PUGATCH ORGANIZATION
REAL ESTATE DEVELOPERS AND CONSULTANTS
SUITE 207
1101 ST. PAUL STREET
BALTIMORE, MARYLAND 21202
301-539-0757

February 14, 1977

The Honorable Eric S. DiNenna
Zoning Commissioner of Baltimore County
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Professional Office Building
Old Court Road, West of Liberty Road
Zoning Petition No. 74-191-R
Leonard H. Golombek, et al

Dear Mr. DiNenna:

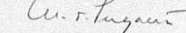
In response to an inquiry by my engineer concerning the building application (No. 87223, C-083-77) for the above captioned site, he was informed by Mr. Ogle of the Planning Department that the approval was being withheld because it was felt the Special Exception granted May 22, 1974 by your office had expired.

In speaking with both my engineer and attorney, it was felt that Section 502.3 (Paragraph 3) of the Baltimore County Zoning Regulations applied. I applied for sewer approval on November 26, 1974 (see attached enclosures) and was denied by the State Department of Health & Mental Hygiene on December 18, 1974. Until recently, I was not allowed to apply for a building permit and only by signing a "Hold Harmless Agreement" with the Baltimore County Department of Public Works have I been allowed to proceed.

As the Special Exception could not be utilized because of the unavailability of Public Sewer, I am hereby requesting that the Special Exception be extended and my building permit approved.

Thanking you for your prompt attention, I remain,

Sincerely yours,


Melvyn T. Pugatch

MTP:prg



DEPARTMENT OF HEALTH AND MENTAL HYGIENE
Neil Solomon, M.D., Ph.D., Secretary
ENVIRONMENTAL HEALTH ADMINISTRATION
410 N. HOWARD STREET • BALTIMORE, MARYLAND 21201 • Area Code 301 • 383-2737

December 18, 1974

Refer to:
ENCLOSURE

Mr. Melvyn T. Pugatch
Suite 207
1101 St. Paul Street
Baltimore, Maryland 21202

Dear Mr. Pugatch:

Your letter of November 26, 1974 to Dr. Neil Solomon requesting an exception to the Department's Order of May 1974 pertaining to the Gwynns Falls Drainage Basin has been referred to the Environmental Health Administration for initial administrative review.

I regret to inform you that no exceptions are being made to the Gwynns Falls Order. Until the overflows of raw sewage into that stream have been eliminated, those Orders will remain in effect.

Therefore, your request is denied. In accordance with Article 41, Section 205B of the Annotated Code of Maryland, you are entitled to a reconsideration of this decision by writing directly to Dr. Neil Solomon, Secretary of Health and Mental Hygiene, 301 West Preston Street, Baltimore, Maryland 21201.

Respectfully,


James D. Clise, Director
Bureau of Community Health Protection

JDC:GPR

cc: Donald J. Roop, M.D.

MELVYN T. PUGATCH ORGANIZATION
REAL ESTATE DEVELOPERS AND CONSULTANTS
SUITE 207
1101 ST. PAUL STREET
BALTIMORE, MARYLAND 21202
301-539-0757
November 26, 1974

Neil Solomon, M.D., Ph.D.
Secretary
Department of Health & Mental Hygiene
Maryland State Health Department
301 West Preston Street
Baltimore, Maryland 21201

Re: Office Building
Old Court Road
District 2

This letter is to formally request that we be permitted to connect to the "Y" connection in the existing 8" sanitary sewer connection on our property a 6" sanitary sewer connection also on our property to serve the proposed office complex.

We enclose copy of letter dated June 26, 1974, from Baltimore County Bureau of Public Services with copies of attachments sent with this letter. You will note that this project is ready for processing, leading toward issuance of appropriate permits except for the order relative to the Gwynns Falls sewer system. We call your special attention to page 3 of the Subdivision Review Comments (dated June 14, 1974) from Ellisworth M. Myers, P.E., Chief, Bureau of Engineering, captioned "Sanitary Sewer Comments". You will note the second paragraph states that "all additional sewerage is to be constructed onsite". The reference to connection to the public sanitary sewerage is the connection to the 8" sewer connection on our property.

The development of our property was designed and engineered as a single overall plan with the construction to be done in two phases. The first phase being the construction of the structure which is used by Baltimore County General Hospital as its West Wing for hospital beds and ancillary and support services. The second phase being the construction of the proposed professional and office complex. The original engineering design of the sewer system called for an 8" sewer connection to the Bens Run 21" interceptor sewer with a "Y" connection in the 8" line located on our property. This "Y" connection on our property provided for the tie in of a 6" connection to service the second phase of our development program. The 8" sewer connection to Bens Run interceptor and the "Y" connection located on our property were installed as designed.

We enclose two copies of site plan which have been marked in "red" to show the existing sanitary sewer connection and marked in "green" to show the proposed sanitary sewer connection.

Based on information provided by our consulting engineers as shown on the site plan, the anticipated sewage flows for an office building of general uses are as follows:

Neil Solomon, M.D., Ph.D.
Department of Health & Mental Hygiene

November 26, 1974

- 2 -

Average Daily Flow	1,116 gpd
Peak Flow	4,464 gpd
Infiltration	2,480 gpd
Design Flow	0.007 mgs

By comparison, the 1.5 acres as presently zoned "DR 5.5" and "DR-16" could yield a total of nine dwelling units. Considering that the average household has an occupancy of four persons each using approximately 90 gpd per person, our sewage flows would be:

Average Daily Flow	3,240 gpd
Peak Flow	12,960 gpd
Infiltration	2,480 gpd
Design Flow	0.015 mgs

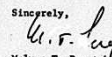
Therefore, an office building occupied with various types of general office users can be expected to be less than the flow which would be derived from full residential development of the site. Medical offices are not always occupied every day and for a full day, but generally 4 to 6 hours a day, 2 to 3 days a week.

There is a positive need for the proposed professional and office complex. The availability of the proposed facility is of prime importance to Baltimore County General Hospital in its efforts to deliver health care to the northwest section of Baltimore. We consulted with Mr. Alton E. Pickert, Executive Vice President of the hospital and asked if he would address a communication to you in this regard. We are enclosing his letter.

If we are able to proceed with the processing of a building permit now, it will probably be at least a year, late 1975 or early 1976 before the building can be completed and be ready for use.

We ask that you consider the special conditions with regard to our proposed development and that you permit the issuance of the building and appropriate permits.

If there is any further information we can provide please do not hesitate to contact the writer.

Sincerely,

Melvyn T. Pugatch

MTP:prg
Enc.

BALTIMORE COUNTY GENERAL HOSPITAL

Alton E. Pickert
Executive Vice President

November 18, 1974

Dear Dr. Solomon:

I am writing this letter to endorse the plans for the development of a professional office complex on Old Court Road directly across from our hospital property. As you know, the location of physicians' office facilities adjacent to a community hospital has proven itself to be a very desirable working relationship between the hospital and its attending staff located in such facilities. Further, the convenience to the patient of such a relationship of facilities markedly improves the convenience in procuring health care services by the ambulatory or in-patient.

At one time, we at Baltimore County General had contemplated the development of such a facility on our property. However, when we learned that the above was imminent, we decided to shelve that particular project as there was no need to duplicate this type of facility.

We consider a professional office complex in the location mentioned above to be of prime importance to our hospital and our efforts in the delivery of health care to the northwest sector of metropolitan Baltimore. Therefore, we would encourage your office to permit the construction of these facilities.

Sincerely,

Alton E. Pickert
Executive Vice President

Neil Solomon, M.D., Ph.D.
Secretary
Department of Health & Mental Hygiene
Maryland State Health Department
301 West Preston Street
Baltimore, MD 21201

AEP:sh

Old Court Road/Randallstown, Maryland 21133

RE: EXTENSION OF SPECIAL EXCEPTION
NW/S of Old Court Road,
1030' SW of Liberty Road -
2nd Election District
Leonard H. Golombek, et al -
Petitioners
NO. 74-191-R (Item No. 37)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

EXTENSION ORDER

It is hereby ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of February, 1977, that the Special Exception for offices is hereby extended, in accordance with Section 502.3 of the Baltimore County Zoning Regulations, to a date 18 months after certification is obtained from the Department of Public Works, indicating that the sewer moratorium has been lifted and that such facilities are now available and adequate to the public.


Neil Solomon, M.D., Ph.D.
Secretary
Department of Health & Mental Hygiene
Maryland State Health Department
301 West Preston Street
Baltimore, Maryland 21201

RECEIVED FOR FILING

DATE February 1977
BY Neil Solomon
ENCLOSURE

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Leonard H. Golombek, Betty Golombek, Charles E. Loveman, Betty G. Loveman, I or we, Melvyn T. Pugatch and Lorraine F. Pugatch, do hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an DR 5.5 zone to an R-1 zone, for the following reasons:

Error in original zoning and a genuine change in conditions.

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:

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification 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.

Contract purchaser

Address

Address 306 W. Joppa Road

Towson, Maryland (823-1200)

ORDERED By The Zoning Commissioner of Baltimore County

October 1, 1974, that the subject matter

required by the Zoning Law of Baltimore County, in two new

out Baltimore County, that property be posted, and that the

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 8th day of March, 1974, at 11:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

May 22, 1974

W. Lee Harrison, Esquire
306 West Joppa Road
Towson, Maryland 21204

RE: Petition for Reclassification
NW/4 of Old Court Road, 1030'
SW of Liberty Road - 2nd District
Leonard H. Golombek, et al -
Petitioners
NO. 74-191-R (Item No. 37)

Dear Mr. Harrison:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/sw

Attachments

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
CATION : ZONING COMMISSIONER
NW/4 of Old Court Road, 1030'
SW of Liberty Road : OF
2nd District :
Leonard H. Golombek, et al -
Petitioners : BALTIMORE COUNTY
NO. 74-191-R (Item No. 37) :

The Petitioners request a Reclassification from: a D. R. 5.5 Zone to a B. L. Zone for a parcel of property containing 1.5 acres of land, more or less, located on the northwest side of Old Court Road, 1030 feet southwest of Liberty Road, in the Second Election District of Baltimore County.

Evidence presented on behalf of the Petitioners indicated that the Baltimore County General Hospital is located directly across from the subject property. It was stated and is a well known fact that the Baltimore County General Hospital has plans to expand its facilities. According to Mr. Greg Willis, a representative of the hospital, the construction of the addition is eminent. It was indicated that there is a need for additional office facilities in this area to house doctors.

The Petitioner wished the property to be zoned B. L. because he anticipated a gift shop and possibly a cafeteria type operation on the first floor of the one building, as shown on the plat submitted herein, which is Zoning Commissioner's Exhibit No. 1. The purpose for this commercial request is for the convenience of the tenants of the offices and the visitors to the Baltimore County General Hospital.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the eminent construction of the addition to the Baltimore County General Hospital and the need for additional office space necessitates the granting of this

RE: Petition for Reclassification : BEFORE THE ZONING
From the northwest side of Old Court Road, : COMMISSIONER OF
Southwest of Liberty Road, :
Second Election District, Baltimore County. : BALTIMORE COUNTY
Maryland from D.R. 5.5 to B. L.

MEMORANDUM

Now come Leonard H. Golombek, Betty Golombek, Charles E. Loveman, Betty G. Loveman, Melvyn T. Pugatch and Lorraine F. Pugatch, legal owners of the above captioned property, by W. Lee Harrison, their attorney, and in accordance with Bill 72, Sections 22, (22b), state that the reclassification should be granted and for reasons allege:

1. Error in that the County Council failed to recognize that the population increased in the area 200 percent from 1960 to 1970 and is projected to increase an additional 100 percent by 1980, as per Population Report dated 1973 Baltimore County Planning Office.

2. Error in that the County Council failed to recognize that the land as presently zoned creates an isolated area of a single unit development directly adjacent to apartments on one side and an institutional unit along the other side.

3. Error in that the County Council failed to recognize the impact of the mass transit system planned for the Reisterstown and Liberty Road corridors.

4. That one Petition for Reclassification and Special Exception has been granted in the area, namely:

72-74RX N/S Old Court Road off Southgreen Road, Petition for Reclassification from D. R. 5.5 to D. R. 16 with Special Exception for offices

Petition in part. The granting of the full subject Petition to a B. L. Zone would have a detrimental affect upon the health, safety, and general welfare of the community; but, the granting of the full subject Petition to a D. R. 16 Zone, with a Special Exception for offices, would effectuate the Petitioners' desires.

Therefore, the portion of property, containing 0.3099 of an acre of land, more or less, as shown in red on the Zoning Commissioner's Exhibit No. 1, should be reclassified to a B. L. Zone. The intention of this Opinion is that only the first level of said building would enjoy the B. L. Zone and the remaining property should be reclassified to a D. R. 16 Zone.

By reason of the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for offices should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of May, 1974, that the herein described property or area should be and the same is hereby reclassified from a D. R. 5.5 Zone to a D. R. 16 Zone and a Special Exception for offices should be and the same is hereby GRANTED, from and after the date of this Order, saving and excepting the below described property:

"Beginning for the same at a point distant S 71° 49' 30" W 37.00 feet from a point on the twelfth line of the land described in the deed from Gerald Freedman and wife to Leonard H. Golombek and others, dated February 8, 1968 and recorded among the Land Records of Baltimore County in Liber O. T. G. 4848, page 378, said last mentioned point being distant N 18° 10' 30" W 21.67 feet as measured along said twelfth line from the northwest side of Old Court Road, 70 feet wide, as shown on Baltimore County Bureau of Land Acquisition Plat No. HRW-56-060-7A, running thence from said point of beginning and for new lines of division four courses: (1) S 71° 49' 30" W 150.00 feet, (2) N 18° 10' 30" W 90.00 feet, (3) N 71° 49' 30" E 150.00 feet, and (4) S 18° 10' 30" E 90.00 feet to the place of beginning.

Containing 0.3099 acres of land."

-2-

-2-

for Albert Kermisch granted 1/10/72.

W. Lee Harrison
306 West Joppa Road
Towson, Maryland 21204
823-1200

MCA
MCA ENGINEERING CORPORATION
ENGINEERS
SURVEYORS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 607-0900

DESCRIPTION

0.3099 ACRE PARCEL NORTHWEST OF OLD COURT ROAD AND NORTHWEST OF CARLSON LANE, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point distant S 71° 49' 30" W 37.00 feet from a point on the twelfth line of the land described in the deed from Gerald Freedman and wife to Leonard H. Golombek and others, dated February 8, 1968 and recorded among the Land Records of Baltimore County in Liber O. T. G. 4848, page 378, said last mentioned point being distant N 18° 10' 30" W 21.67 feet as measured along said twelfth line from the northwest side of Old Court Road, 70 feet wide, as shown on Baltimore County Bureau of Land Acquisition Plat No. HRW-56-060-7A, running thence from said point of beginning and for new lines of division four courses: (1) S 71° 49' 30" W 150.00 feet, (2) N 18° 10' 30" W 90.00 feet, (3) N 71° 49' 30" E 150.00 feet, and (4) S 18° 10' 30" E 90.00 feet to the place of beginning.

Containing 0.3099 acres of land.

MDier

J.O. # 162055

March 18, 1974

DESCRIPTION

1.5 ACRE PARCEL, LAND OF LEONARD H. GOLOBEK AND OTHERS,
NORTHWEST SIDE OF OLD COURT ROAD, SOUTHWEST OF LIBERTY
ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "B1" ZONING.

Beginning for the same at a point on the northwest side of Old Court Road, as relocated and widened to seventy feet, and as shown on Baltimore County, Bureau of Land Acquisition Plats HRW-56-060-7A and 7B, at the distance of 1030 feet, more or less, as measured southwesterly along the northwest side of said Old Court Road from its intersection with the center line of Liberty Road, said beginning point being in the last line of the 3.0802 acre parcel described in the deed to Leonard H. Golobek and others, recorded among the Land Records of Baltimore County in Liber O. T. G. 4846, page 378, running thence binding on the northwest side of said Old Court Road three courses: (1) S 57° 39' 07" W 64 feet, more or less, (2) southwesterly, by a curve to the right with the radius of 1397.40 feet, the distance of 220.06 feet, and (3) S 56° 40' 29" W 93 feet, more or less, to a point in line with the eighth line of the 1.7184 acre parcel described in a deed recorded or intended to be recorded among the aforementioned Land Records, thence (4) N 19° 02' 40" W 34 feet, more or less, to the end of said eighth line, thence

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

2.

binding reversely thereon, (5) N 19° 02' 40" W 137.58 feet, thence binding on the southwest side of the ten foot drainage and utility easement secondly described in the aforementioned deed to Golobek and others, (6) N 23° 52' 50" W 18.13 feet, thence binding on a part of the eighth line of the 3.0802 acre parcel herein referred to, and continuing to bind on the outlines of said parcel five courses: (7) Northeasterly, by a curve to the right with the radius of 1319.00 feet, the distance of 55.79 feet, (8) N 71° 19' 30" E 109.50 feet, (9) northeasterly, by a curve to the left with the radius of 431.00 feet, the distance of 67.20 feet, (10) N 62° 23' 30" E 143.94 feet, and (11) S 18° 10' 30" E 158 feet, more or less, to the place of beginning.

Containing 1.5 acres of land, more or less.

RLS:mp1

J.C. 62066

10/1/73



BALTIMORE COUNTY
ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 27, 1973

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

John J. Dillon, Jr.
Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

W. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, Maryland 21204

RE: Reclassification Petition
Item 37 - 6th Zoning Cycle
Leonard H. Golobek, Betty Golobek,
Charles E. Loveman, Betty G. Loveman,
Melvyn T. Pugatch and Lorraine S. Pugatch -
Petitioners

Dear Mr. Harrison:

The attached comments indicate revised site plans are to be filed by December 17, 1973. Since I have been unable to forward comments as early as I would have liked, I am revising this date to January 17, 1974.

Very truly yours,

John J. Dillon, Jr.
John J. Dillon, Jr., Chairman
Zoning Advisory Committee

JJDjr:JD

Enclosures

cc: MCA
1020 Cromwell Bridge Road
Towson, Md. 21204

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 5, 1973

W. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, Maryland 21204

RE: Reclassification Petition
Item 37 - 6th Zoning Cycle
Leonard H. Golobek, Betty Golobek,
Charles E. Loveman, Betty G. Loveman,
Melvyn T. Pugatch and Lorraine S. Pugatch - Petitioners

Dear Mr. Harrison:

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 side of Old Court Road, 1030 feet southwest of Liberty Road, in the 2nd District of Baltimore County. This property which contains 1.5 acres of land is currently zoned B.R. 3.5. The petitioner is requesting a Reclassification to B.L. for a proposed two professional office buildings.

This property is currently unimproved and is directly west of an existing residential dwelling and east of an existing two-story structure that has a Special Exception for a nursing home. It should be noted, however, that it appears to be being used as an extension of the Baltimore County General Hospital. This

W. Lee Harrison, Esq.
Item 37 - 6th Zoning Cycle
December 5, 1973

should be investigated to determine if this is a permitted use. To date, I have not been able to determine if any Change of Occupancy permits have been issued for this use.

To the rear of the subject property there is an existing apartment project.

Curb and gutter exists along Old Court Road at this location.

Since this property lies within the Gwynns Falls drainage area, I am requiring that the estimated maximum day and peak hour water use with its corresponding sewerage conversion factors be indicated on the revised site plan.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Monday, December 17, 1973 in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between March 1, 1974 and April 15, 1974 will be forwarded to you well in advance of the date and time.

Very truly yours,

John J. Dillon, Jr., Chairman
Zoning Advisory Committee

JJDjr:JD

Enclosure

cc: MCA
1020 Cromwell Bridge Road (21204)

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

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

October 11, 1973

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

Re: Item 537 (October 1973-April 1974 - Cycle VI)
Property Owner: Leonard H. & Betty Golobek, Charles E. & Betty G. Loveman, Melvyn T. & Lorraine S. Pugatch
Existing Zoning: B.R. 3.5
Proposed Zoning: B.L.
No. of Acres: 1.5 Acres District: 2nd

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:

Old Court Road is an existing improved curb and gutter street of which no additional improvements are required.

Storm Drainage:

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 a new grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, degrading private and public holdings downstream of the property. A grading plan is, therefore, necessary for all grading, including the stripping of top soil.

Water and Sanitary Sewer:

Public water and sewer services exist in Old Court Road.

Very truly yours,

Ellsworth N. Dyer, P.E.
Chief, Bureau of Engineering

Enclosure
1020 Cromwell Bridge Road

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MELZER
DIRECTOR ASSISTANT TRAFFIC ENGINEER

October 25, 1973

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

Re: Item 37 - October 1973 to April 1974 - Cycle Zoning VI
Property Owner: Leonard H. Golobek, et al
Northwest side of Old Court Road, 1030 feet southwest of Liberty Road
B.L.
District 2

Dear Mr. DiNenna:

Due to a study conducted in the Northwest area earlier this year, it was determined that the existing and proposed road system is adequate only for existing zoning, assuming the entire road system can be built along with the mass transit and any traffic density increases, and there also be a downgrading of some other properties to offset this increase. Therefore, the increasing of the density proposed can only continue to aggravate an already serious traffic problem.

Very truly yours,

William T. Melzer
Assistant Traffic Engineer

CRN/pk

TOWSON, MD., February 14, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. ~~on each~~ at one time ~~successive weeks~~ before the 8th day of March, 1974, the first publication appearing on the 11th day of February 1974.

THE JEFFERSONIAN,

Cost of Advertisement, \$.....

[illegible]

CERTIFICATE OF PUBLICATION

P. O. L 7756 C 2966

Pikesville, Md. Feb. 14 , 19 74

THIS IS TO CERTIFY, that the annexed advertise-
ment was published in the NORTHWEST STAR, a
weekly newspaper printed and published in Pikes-
ville, Baltimore County, Maryland, once in each
of _____ one time _____ before the _____ 8th _____
day of _____ March _____, 19 _____ 74
the first publication appearing on the _____ 14th _____
day of _____ February _____, 19 _____ 74

THE NORTHWEST STAR

Cost of Advertisement, \$ 26.25

Item 37
6th Landing Cycle

W. Lee Harrison, Esq
306 W. Joppa Road
Tucson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing
day of October 1973

S. ERIC DINENNA,
Zoning Commissioner

Petitioner Leonard H. Colompek, et al

Petitioner's Attorney W. Lee Harrison
cc: AEA, 1020 Crowell Bridge Road (21204)

Reviewed by John J. Billings
Chairman,
Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 1st day of

OCTOBER 1973 1972 Item #


S. Eric DiNenna
Zoning Commissioner

Petitioner GOLANPEK ET AL Submitted by C. GRAHAM

Petitioner's Attorney HARRISON Reviewed by OPB

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

BALTIMORE COUNTY, MARYLAND No. 13135

MISCELLANEOUS CASH RECEIPT

DATE March 8, 1974 ACCOUNT 01-662

AMOUNT \$431.25

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

306 W. Joppa Rd.

Tovson, Md. 21204 3 5 74 11 131.25 MS

Advertising and posting of property for Leonard H. Colombeck 871 202 8



1. Total area of property 3.05 Acres
2. Existing Zoning of property DR-5.5 & DR-6 with Special Exception (For Nursing Home Use)
3. Area of Site requesting Reclassification 1.9 Acres
4. Existing use of Site Nursing Facility & Vacant Land
5. Proposed Zoning of property requesting Reclassification B-1
6. Proposed Use of parcel Requesting Reclassification Professional Office Building
7. Off Street Parking Data
 - A. Total ground floor area: 8000 Sq. ft. Requiring 27 Spaces
 - B. Total Upper floor area: 12,000 Sq. ft. Requiring 24 Spaces
 - C. Total Spaces Required = 51
 - D. Total Spaces Proposed = 27

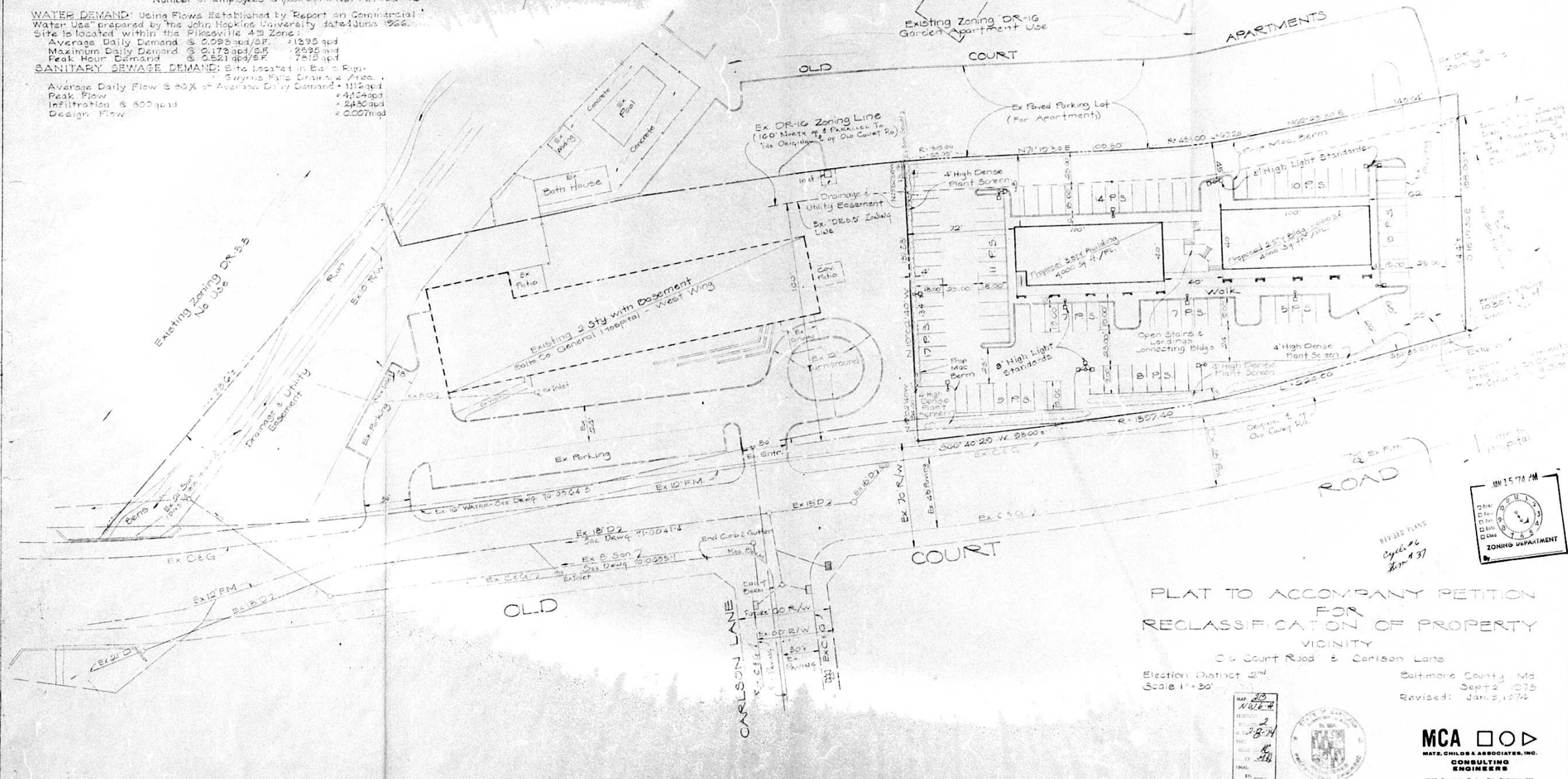
Total Area = 3.1 Ac.; Total Sq. Footage of Bldg's = 20,000 Sq. Ft. Gross Area
Net Office Area (Assume 25% Public Space) = 15,000 Sq. Ft.
Number of Employees @ 1/200 Sq. Ft. Net Fl. Area = 75

WATER DEMAND: Using Flows Established by "Report on Commercial Water Use" prepared by the John Hopkins University date: June 1966. Site is located within the Pikeville 4th Zone:

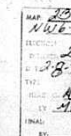
Average Daily Demand	④ 0.093 gpd/S.F.	= 1395 gpd
Maximum Daily Demand	④ 0.173 gpd/S.F.	= 2695 gpd
Peak Hour Demand	④ 0.521 gpd/S.F.	= 7815 gpd

SANITARY SEWAGE DEMAND: Site located in Bar's Run-

Average Daily Flow @ 80% of Average Daily Demand = 112,000 gpd
Peak Flow = 412,000 gpd
Infiltration @ 600 gpd = 24,600 gpd
Design Flow = 600,700 gpd



Baltimore County, Md.
Sept 2, 1973
Revised: Jan. 2, 1974



MCA □ ○ ▷
MATZ, CHILDS & ASSOCIATES, INC.
**CONSULTING
ENGINEERS**

1020 Cromwell Bridge Rd. Baltimore, Md.

Leonard & Betty Solombeck, Charles E. & Betty J. Loreman,
Milyn J. & Lorraine J. Augatch

1. Total area of property = 3.00 Acres:
2. Existing Zoning of property "DR-5.5 & DR-10 with Special Exception" (For Nursing Home Use)
3. Area of Site requesting Reclassification = 1.0 Acres:
4. Existing use of Site "Nursing Facility & Vacant Land,"
5. Proposed Zoning of property requesting Reclassification is "D1."
6. Proposed use of parcel Requesting Reclassification "Professional Office Building."
7. Off-Street Parking Data:
 - A. Total ground floor area = 8000 Sq. ft. Requiring 27 Spaces
 - B. Total Upper floor area = 12,000 Sq. ft. Requiring 24 Spaces
 - C. Total Spaces Required = 51
 - D. Total Spaces Proposed = 27



JUL 03 1974

GENERAL NOTES

1. Total area of property 1.30 Acres
2. Existing Zoning of property DR-5.5 & DR-16 with Special Exception (For Nursing Home Use)
3. Area of Site requesting Reclassification 1.5 Acres
4. Existing use of Site Nursing Facility & Vacant Land
5. Proposed Zoning of property requesting Reclassification B-1
6. Proposed Use of parcel Requesting Reclassification Professional Office Building
7. Off-Street Parking Data
 - A. Total ground floor area 8000 Sq. Ft. Requiring 27 Spaces
 - B. Total Open floor area 12,000 Sq. Ft. Requiring 24 Spaces
 - C. Total Spaces Required 51
 - D. Total Spaces Proposed 57

PRELIMINARY DESIGN DATA FOR WATER & SEWER

Total Area 1.30 Acres; Total Sq. Footage of Lot 28,000 Sq. Ft. Gross Area.
Net Office Area (Assuming 20% Public Space) 16,200 Sq. Ft.
Number of Employees 1/200 Sq. Ft. Net Fl. Area = 76

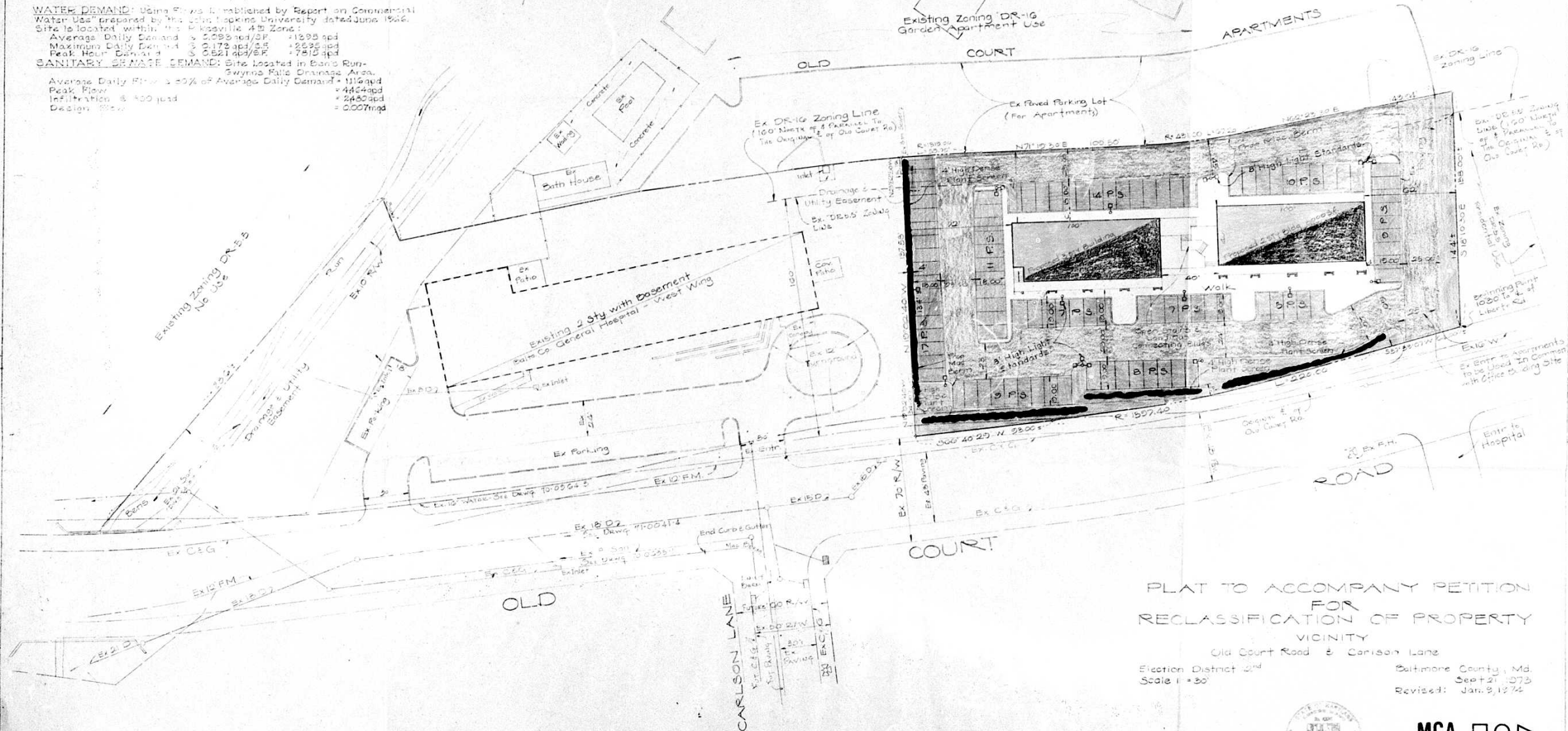
WATER DEMAND: Using Flows established by Report on Commercial Water Use prepared by the Johns Hopkins University dated June 1946.
Site is located within the Baltimore 4th Zone.

Average Daily Demand 3.29 gpd/SF 1295 gpd
Maximum Daily Demand 3.2172 gpd/SF 12695 gpd
Peak Hour Demand 3.0521 gpd/SF 7815 gpd

SANITARY SEWAGE DEMAND: Site located in Baltimore Run-Swynne Falls Drainage Area.

Average Daily Flow 50% of Average Daily Demand 1116 gpd
Peak Flow 4454 gpd
Infiltration 3 400 gpd
Design Flow 1007 mgd

PETITIONER'S EXHIBIT No 1



PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY

Old Court Road & Carlson Lane

Election District 2nd
Scale 1" = 30'

Baltimore County, Md.
Sept 21, 1973
Revised: Jan. 9, 1974



MCA 
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd. Baltimore, Md.



JUL 03 1974

PETITIONERS EXHIBIT No 2

063

3-28-72



Scale: 1"=200'



7-13 NW

4