

PETITION FOR ZONING SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Thomas G. Bodie, Trustee and for Robert F. and Esther H. Euler
I, or we, Barbara L. Goldberg, Trustee, owner of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof,
herby petition for a Special Exception under the said Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property, for offices.

See attached description

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

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.

Thomas G. Bodie, Trustee
Barbara L. Goldberg, Trustee
Barbara L. Goldberg, Trustee for Robert F. and Esther H. Euler
Address: 319 Judy Way
TOWSON, MARYLAND 21204

Richard C. Murray, Esquire
409 Washington Avenue
TOWSON, MARYLAND 21204
ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of April, 1974.

of April, 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 throught-
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the 22nd day of May, 1974, at 1:00 o'clock.

at 1:00 o'clock, P.M.
Zoning Commissioner of Baltimore County.

(over)

FRED H. DOLLENBERG
PAUL H. DOLLENBERG
CARL L. DOLLENBERG
JOHN F. STEEL
PHILIP H. CROSS

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

March 7, 1974

Zoning Description

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

Beginning for the same in the center line of Kurtz Avenue at
a point distant South 27 degrees 35 minutes west 162.59 feet measured
along the center line of Kurtz Avenue from the southeast side of Ridgely
Road and running thence and binding in the center of Kurtz Avenue South
27 degrees 35 minutes west 82.58 feet, thence leaving said ave. and
binding on the boundary line of the property of the petitioners herein
North 61 degrees 05 minutes west 131.75 feet and thence binding on
the line between Zone DR 16 and Zone DR 3.5, North 76 degrees 36 minutes
East 176.47 feet to the place of beginning.

Containing 0.12 of an acre of land more or less.

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



PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Thomas G. Bodie, Trustee for Robert F. and Esther H. Euler
I, or we, Barbara L. Goldberg, Trustee, owner of the property
situate in Baltimore County and which is described in the description and
plat attached hereto and made a part hereof, hereby petition for a Special
Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County,
to determine whether or not the Zoning Commissioner and/or Deputy Zoning
Commissioner should approve business parking in a residential zone.
Pursuant to Sec. 409.6 of the Baltimore County Zoning Regulations.

See attached description

Property is to be posted and advertised as prescribed by Zoning
Regulations.
I, or we, agree to pay expenses of above Special Hearing 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.

Thomas G. Bodie, Trustee
Barbara L. Goldberg, Trustee
Barbara L. Goldberg, Trustee for Robert F. and Esther H. Euler
Address: 319 Judy Way
TOWSON, MARYLAND 21204
Richard C. Murray, Esquire
409 Washington Avenue
TOWSON, MARYLAND 21204

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Commissioner of Baltimore County in Room 106, County Office Building in
Towson, Baltimore County, on the 22nd day of May, 1974, at
1:00 o'clock, P.M.

at 1:00 o'clock, P.M.
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 10, 1974

COUNTY OF BALTIMORE
111 N. CALVERT ST.
TOWSON, MARYLAND 21204

XXXXXXXXXXXXX

MEMBERS

BUREAU OF
ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF
HIGHWAY CONSTRUCTION
HEALTH DEPARTMENT
PARKS AND RECREATION
PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

Richard C. Murray, Esq.
409 Washington Avenue
Towson, Maryland 21204

RE: Special Hearing Petition
Item 164
Thomas G. Bodie and Barbara L.
Goldberg - Trustees -
Petitioners

Dear Mr. Murray:

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 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 at the
intersection of the southeast side of Ridgely Road
and the west side of Kurtz Avenue, in the 8th Election
District of Baltimore County. The property is presently
improved by an existing one-story frame dwelling,
an in ground pool, and a bathroom.

Various residences exist to the south of the
subject site along both sides of Kurtz Avenue.
The Yorkridge Shopping Center exists to the north
across Ridgely Road. Curb and gutter exists along
Ridgely Road but not Kurtz Avenue.

The petitioner is requesting a Special Exception
for an office building within the existing D.R. 16 portion
of the tract and a Special Hearing to permit off street
parking in the D.R. 3.5 portion of the tract. A three-

May 23, 1974

Richard C. Murray, Esquire
409 Washington Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
and Special Hearing
SW corner of Ridgely Road and
Kurtz Avenue - 8th District
Thomas G. Bodie and Barbara
L. Goldberg, Trustees for Robert
F. Euler, et ux - Petitioners
NO. 74-267-XSPH (Item No. 164)

Dear Mr. Murray:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/aw

Attachments

cc: Mrs. Anne Kay Kramer
Willowood Road
Stevenson, Maryland 21153

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
DIRECTOR
WILLIAM T. MELZER
DEPUTY TRAFFIC ENGINEER

April 11, 1974

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

Re: Item 164 - March 26, 1974 - ZAC
Property owner: Thomas Bodie, Barbara Goldberg, Trustees
SE/5 Ridgely Road and the W/5 Kurtz Avenue
Special Exception for offices, and special hearing for business
parking in a residential zone
District 8

Dear Mr. DiNenna:

The subject petition will increase the trip density from 120 to
240 trips per day. This change can only compound the existing capacity
problems which exist at the intersection of Ridgely and York Roads.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

May 1997

Bla
Richard C. Murray, Esq.
409 Washington Avenue
Towson, Maryland 21204

Item 164

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 15th day of April 1974.

S. Eric DiNenna

S. ERIC DINENNA,
Zoning Commissioner

Petitioner Thomas G. Bodie and Barbara L. Goldberg - Trustees

Petitioner's Attorney Richard C. Murray Reviewed by James B. Byrnes, Jr.
cc: Dollenberg Brothers Chairman,
709 Washington Avenue (21204) Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 14th day of

March 1974. Item # _____

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner Bodie et al Submitted by _____

Petitioner's Attorney Trukroy Reviewed by JPB

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

BALTIMORE COUNTY, MARYLAND

No. 14782

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE April 30, 1974 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Messrs. Cook, Mudd, Murray & Howard
409 Washington Ave.

Towson, Md. 21204

Petition for Special Hearing & Special Exception for
Robert H. Buler
#74-267-XSPH

BALTIMORE COUNTY, MARYLAND

No. 15025

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

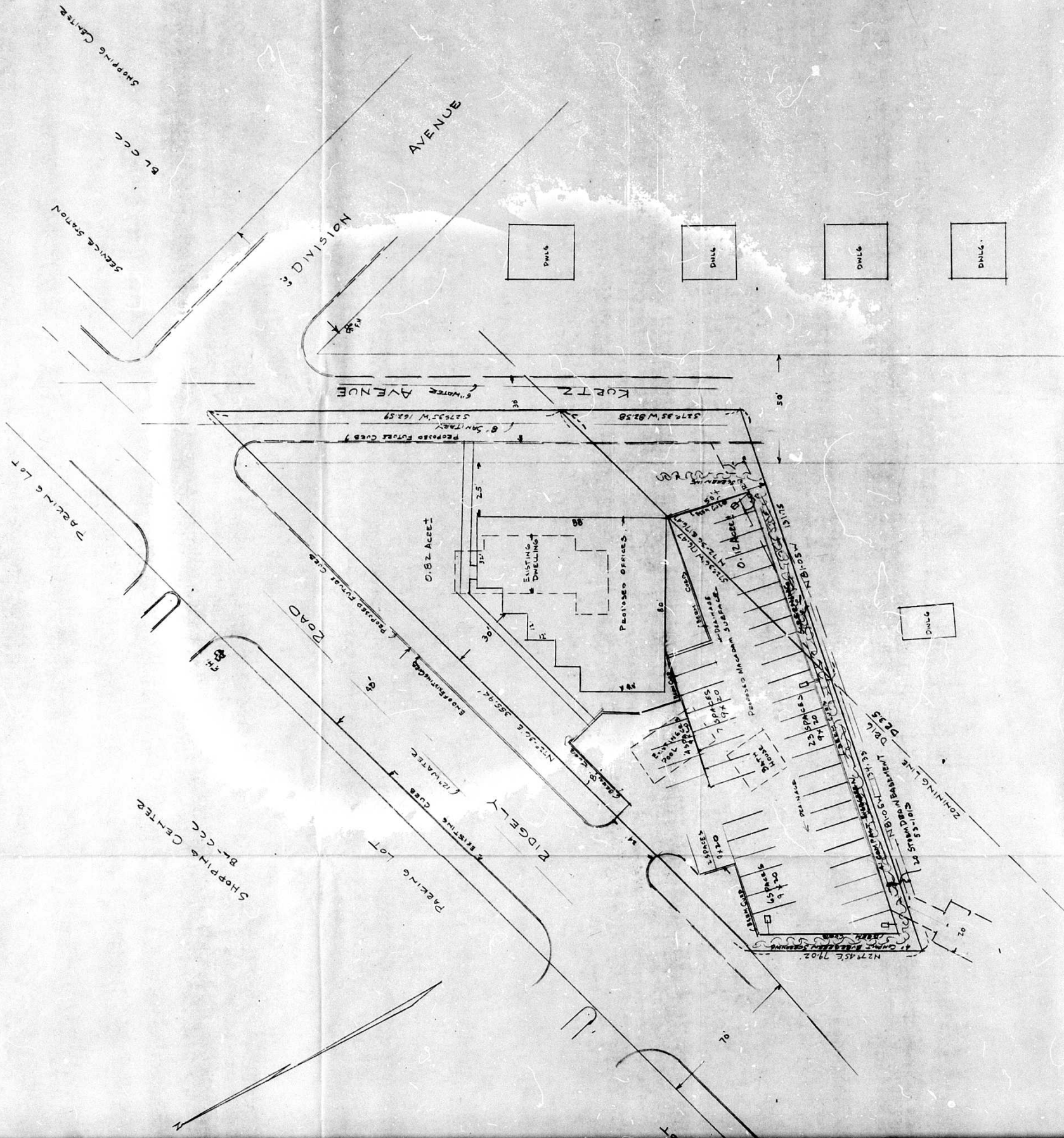
DATE May 22, 1974 ACCOUNT 01-662

AMOUNT \$74.50

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Mihirilal Jain
319 Joly Way
Timonium, Md. 21093

Advertising and posting of property for
Trustees for Robert Buler - #74-267-XSPH



ZONING PLAT
PROPERTY LOCATED
IN
8TH DISTRICT-BALTO. CO MD

DE 16 & DE 3.5
SPECIAL EXCEPTION FOR OFFICE BUILDING
IN DE 16 ZONE (215.5) 0.82 ACRES
SPECIAL HEARING FOR PARKING IN A
RESIDENTIAL ZONE (401.4) 0.12 ACRES

PARKING DATA
FIRST FLOOR 5600' x 300' = 19 SPACES
SECOND FLOOR 5600' x 300' = 11 SPACES
THIRD FLOOR 5600' x 300' = 11 SPACES
TOTAL SPACES REQUIRED 41
SPACES PROVIDED 42

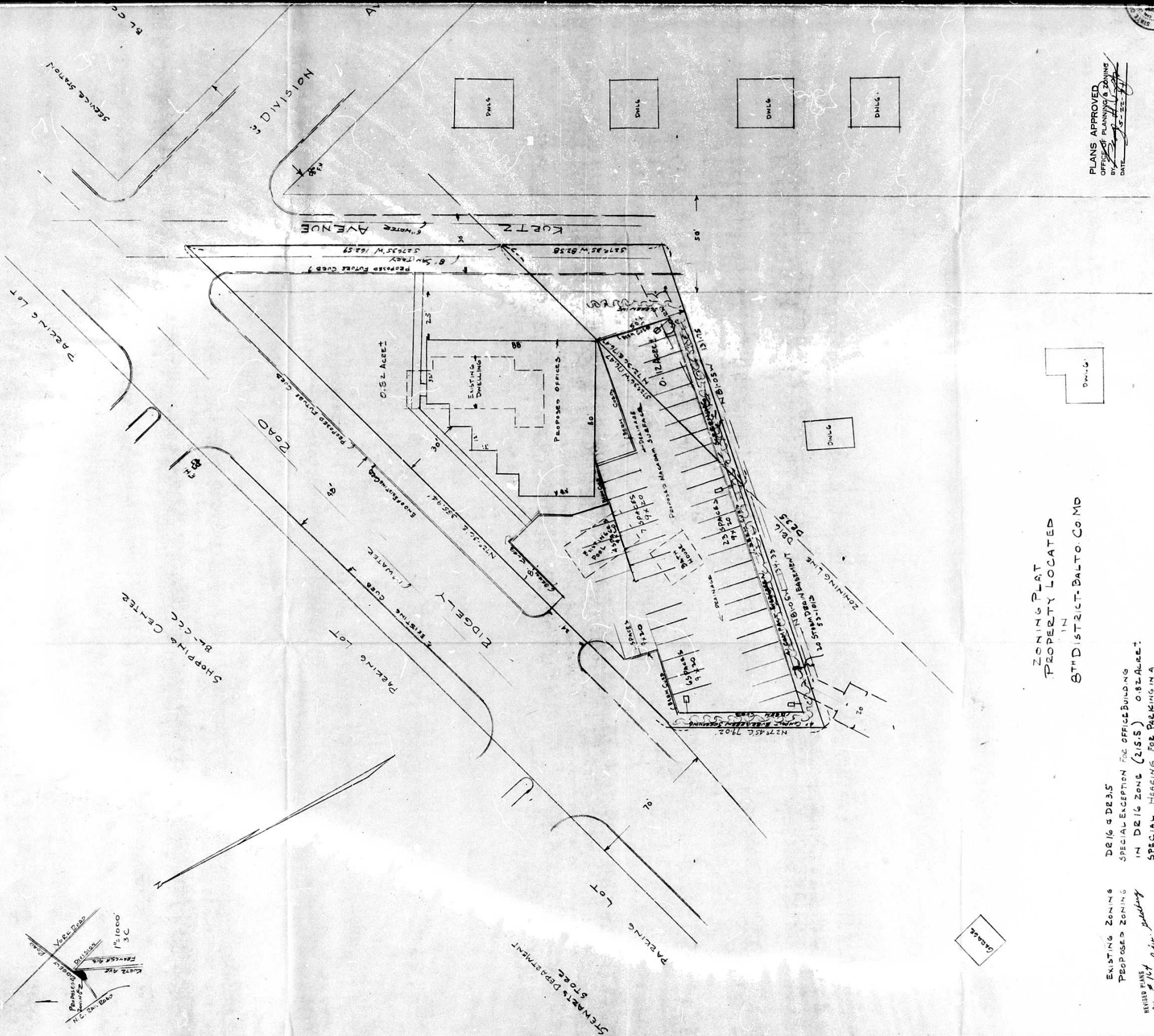
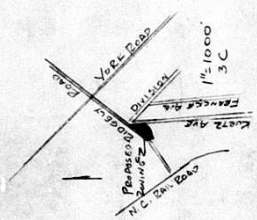
PARKING IN RESIDENTIAL ZONE
PASSENGER VEHICLES ONLY IN RESIDENTIAL ZONE
NO LOADING OR ANY SERVICE OTHER THAN PARKING
PARKING DURING OFFICE HOURS ONLY (ANTILOPA)
LIGHT BEAMS TO BE LOCATED AWAY FROM ADJACENT RESIDENCE
LIGHT STANDARDS LIMITED TO 8' IN HEIGHT

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE 5-22-74

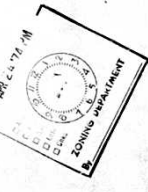


REVISED APRIL 22, 1974
SCALE 1" = 20' MARCH 5, 1974
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE. TOWSON MD





EXISTING ZONING
PROPOSED ZONING
REVISIONS
DATE 1/14/74
BY [Signature]



DR16 & DR23.5
SPECIAL EXCEPTION FOR OFFICE BUILDING
IN DR16 ZONE (215.5) 0.82 ACRES
SPECIAL HEARING FOR PARKING IN A
RESIDENTIAL ZONE (401.4) 0.12 ACRES

PARKING DATA

FIRST FLOOR	5000' ± 300' ±	19 SPACES
SECOND FLOOR	5000' ± 500' ±	11 SPACES
THIRD FLOOR	5000' ± 500' ±	11 SPACES
TOTAL SPACES REQUIRED		41
SPACES PROVIDED		42

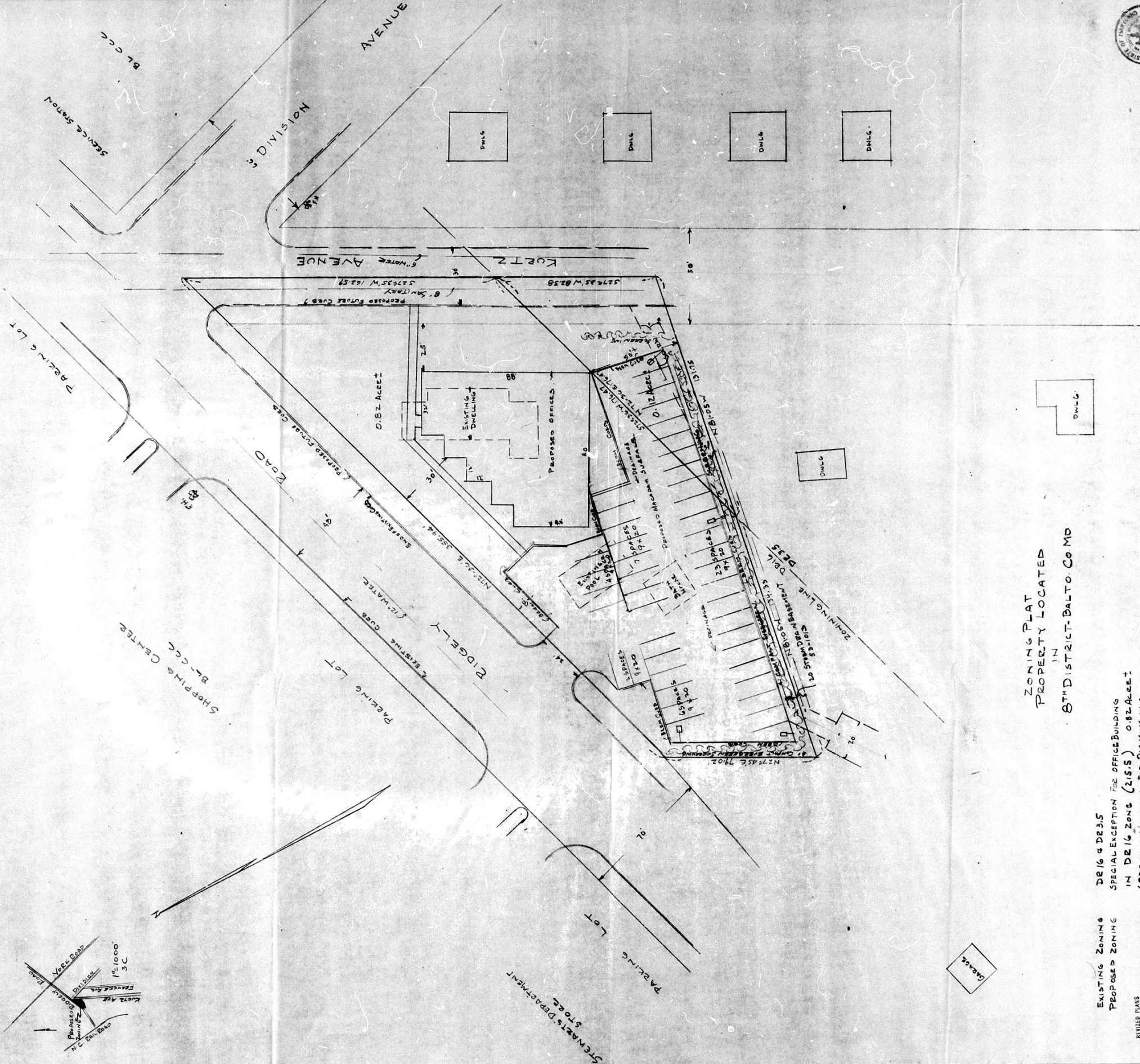
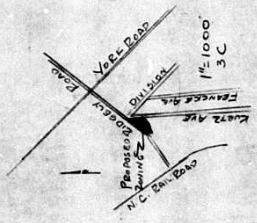
ZONING PLAT PROPERTY LOCATED IN 8TH DISTRICT BALTO CO MD

PARKING IN RESIDENTIAL ZONE
PASSENGER VEHICLES ONLY IN RESIDENTIAL ZONE
NO LOADING OR ANY SERVICE OTHER THAN PARKING
PARKING DURING OFFICE HOURS ONLY (8:00 AM - 5:00 PM)
LIGHT BEAMS TO BE FOCUSED AWAY FROM ADJACENT RESIDENCE
LIGHT STANDARDS LIMITED TO 8' IN HEIGHT

PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE 1/14/74
BY [Signature]

SCALE
DOL
SURV
TOWN





**ZONING PLAT
PROPERTY LOCATED
IN
8TH DISTRICT-BALTO. CO MD**

EXISTING ZONING DE 16 & DE 23.5
PROPOSED ZONING SPECIAL EXCEPTION FOR OFFICE BUILDING IN DE 16 ZONE (215.5) 0.82 ACRES
SPECIAL HEARING FOR PARKING IN A RESIDENTIAL ZONE (401.4) 0.12 ACRES

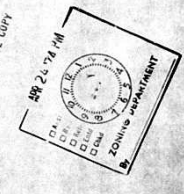
PARKING DATA

FIRST FLOOR - 56000+300 =	19 SPACES
SECOND FLOOR 56000+500 =	11 SPACES
THIRD FLOOR 56000+500 =	11 SPACES
TOTAL SPACES REQUIRED=41	
SPACES PROVIDED 42	

PARKING IN RESIDENTIAL ZONE
PASSENGER VEHICLES ONLY IN RESIDENTIAL ZONE
NO LOADING OR ANY SERVICE OTHER THAN PARKING
PARKING DURING OFFICE HOURS ONLY (ANTILOPH)
LIGHT STANDARDS TO BE LOCATED AWAY FROM ADJACENT RESIDENCE
LIGHT STANDARDS LIMITED TO 8' IN HEIGHT



REVISED
SCALE 1" = 20'
DOLLENB
SURVEYORS
109 WASHINGTON



DE 16 & DE 23.5

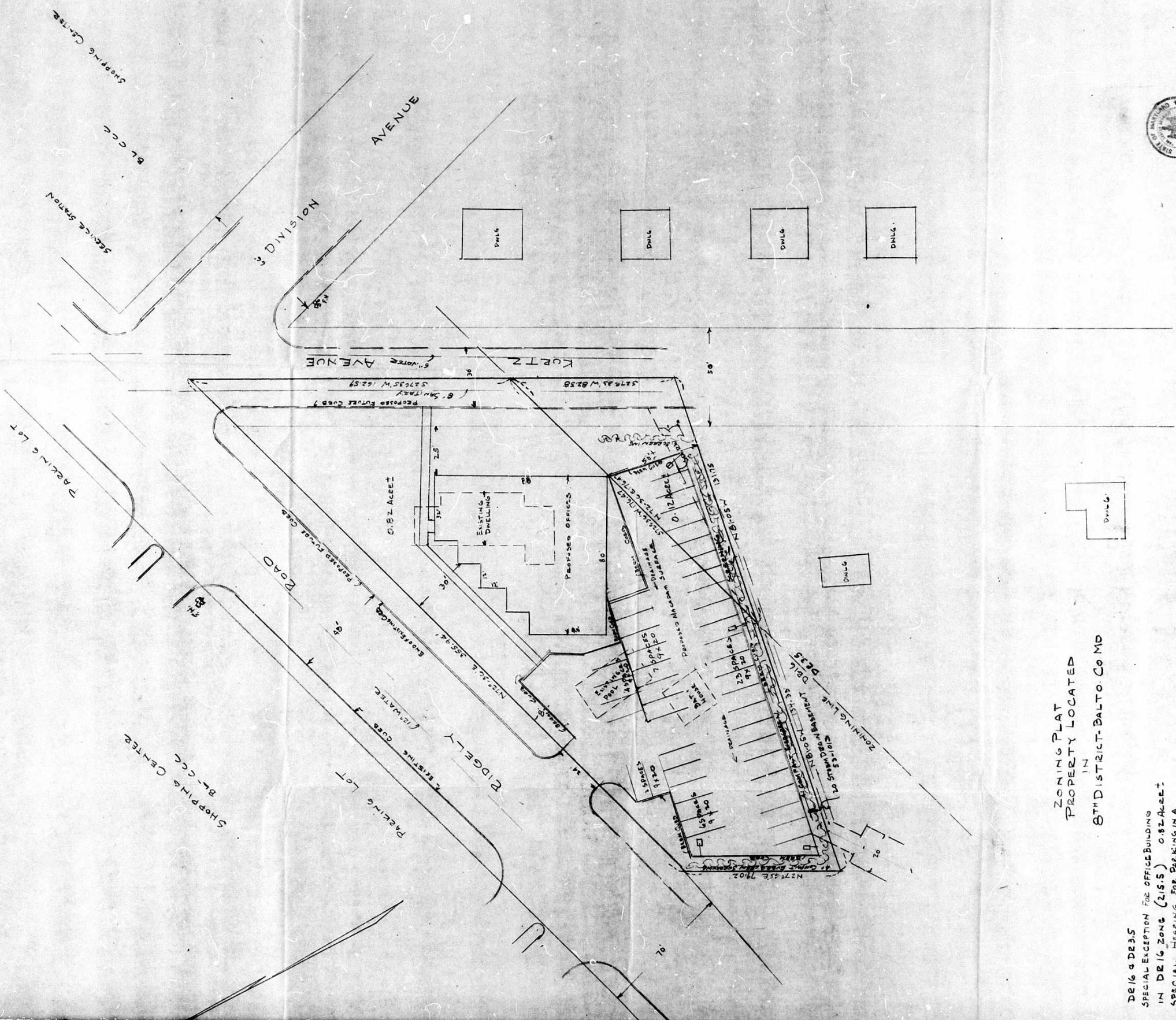
SPECIAL EXCEPTION FOR OFFICE BUILDING
IN DE 16 ZONE (215.5) 0.82 ACRE ±
SPECIAL HEARING FOR PARKING IN A
RESIDENTIAL ZONE (401.4) 0.12 ACRE ±

PARKING DATA

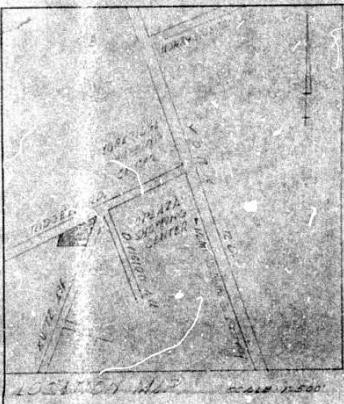
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NO LOADING OR ANY SERVICE OTHER THAN PARKING
PARKING DURING OFFICE HOURS ONLY (9:00 AM - 5:00 PM)
LIGHT BEAMS TO BE FOCUSED AWAY FROM ADJACENT RESIDENCE
LIGHT STANDARDS LIMITED TO 8' IN HEIGHT

ZONING PLAT
PROPERTY LOCATED
IN
8TH DISTRICT - BALTO. CO MD

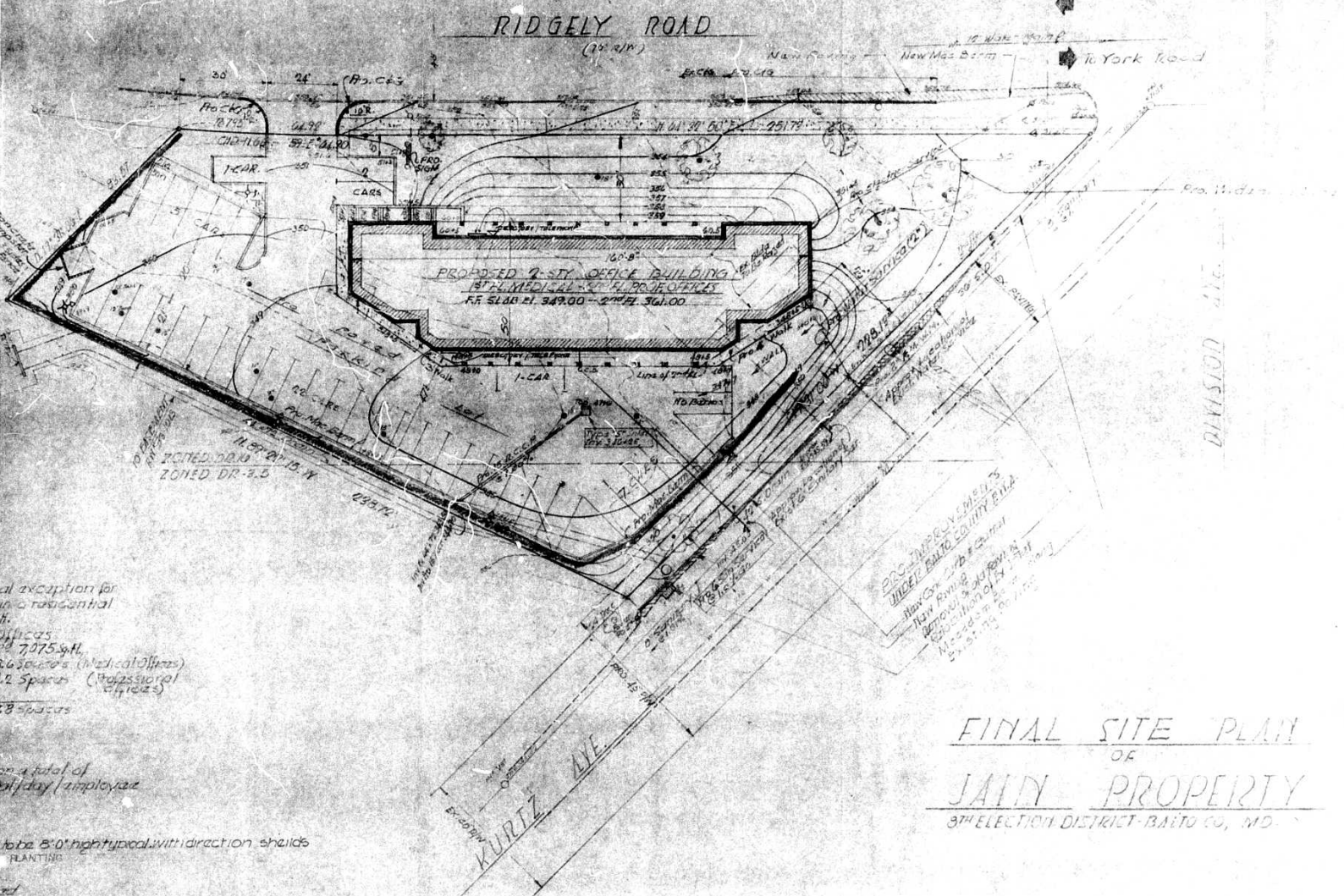


REVISED APRIL 22, 1974
SCALE 1" = 20' MARCH 5, 1974
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE. TOWSON MD



EXIST. SHOPPING CENTER PARKING LOT
ZONED DR-3.5

EXIST. SHOPPING CENTER PARKING LOT
ZONED DR-3.5



GENERAL NOTES

- Area: 0.840 Acres
- Zoned: DR-3.5 with special exception for office building parking in a residential zone - parking 1st with 1st fl.
- Proposed: Medical & Professional Offices
- Area of Building: 1st Floor: 7,075 Sq. Ft. 2nd: 7,075 Sq. Ft.
- Parking: 1st Floor: 7,075 Sq. Ft. 234 Spaces (Medical Offices)
- 2nd Floor: 7,075 Sq. Ft. 142 Spaces (Professional Offices)
- Total: 376 Spaces
- Parking: Medical: 38 Spaces
- Landscaping Area: Trees, Shrubbery
- Ex. St. Sign: 1st fl. only
- 1st fl. Sign: 1st fl. only (Based on a total of 85 employees & 1st fl. only)

LEGEND

- Designates Pro. Lights (Standard to be 5'0" high typical with direction shields)
- Designates Pro. 4' High Screening
- Designates Existing Trees
- Designates Existing Trees to be saved
- Designates Pro. Conc. Curb & Buffer
- Designates Pro. Bituminous Curb

- 1. PASSENGER VEHICLES ONLY IN RESIDENTIAL ZONE
- 2. NO LOADING OR UNLOADING SERVICE OTHER THAN PARKING
- 3. PARKING DURING OFFICE HOURS ONLY FROM 9 AM TO 5 PM
- 4. LIGHT BEAMS TO BE DIRECTED AWAY FROM ADJACENT RESIDENTS

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 7-5-75

FINAL SITE PLAN
OF
JAIN PROPERTY
3RD ELECTION DISTRICT BALTO CO, MD.



EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
8017 BELAIR ROAD, BALTIMORE, MD. 21234
DATE: 7/10/75 SCALE: 1" = 30'

PORTER BROS., INC.
CONTRACTORS & DEVELOPERS
140 BACK RIVER NICE RD.
BALTIMORE, MARYLAND 21221