

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Robert E. Diegel, legal 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an Public B, B, 16 zone to an D R 16 zone, for the following reasons:

Such description on the Zoning Maps was an error as it affected petitioners property.

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.

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.

Contract purchaser Robert E. Diegel
Legal Owner Robert E. Diegel
Address 8606 Philadelphia Road
Baltimore, Maryland 21237
Petitioner's Attorney John J. Schuchman
Address 2611 E. Fayette Street 21224
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day

of June, 1974, that the subject matter of this petition to 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 petitioner appearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of June, 1974, at 10:30 clock

Zoning Commissioner of Baltimore County

(over)

June 17, 1974

John J. Schuchman, Esquire
2611 East Fayette Street
Baltimore, Maryland 21224

RE: Petition for Reclassification and Special Exception
N/S of Golden Ring Road, 245' NW of Philadelphia Road - 14th Election District
Robert E. Diegel - Petitioner
NO. 74-283-RX (Item No. 5)

Dear Mr. Schuchman:

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/wrl

Attachments

JOHN J. SCHUCHMAN
ATTORNEY AND COUNSELLOR AT LAW

ASSOCIATE
ARTHUR J. NOVOTNY, JR.

LEGAL BUILDING
2611 E. FAYETTE STREET
BALTIMORE, MARYLAND 21224

PETITIONER'S BRIEF

RE: Reclassification Petition
Proposed Diegel Office Building

The reason Petitioner desires a reclassification from Public to its original classification of DR16, is that there was either a clerical error or an error by the Drafting Department of Baltimore County, which included a portion of the Petitioner's property shown on the zoning maps to be public. This was an error and it should have been shown as the Petitioner's property classification, DR16.

JOHN E. WOLF AND ASSOCIATES, INC.

Consulting Engineers

500 Capital Bldg., Towson, Md. 21204
301-925-2141

PROPERTY DESCRIPTION

RECLASSIFICATION FROM PUBLIC TO D.R. 16

Being a parcel of land presently shown on the Zoning Maps as public, but in fact owned privately by Robert Diegel, where the south corner is 339 feet more or less Northwestly from the centerline of Philadelphia Road (as scaled from the Zoning Map) along the present right-of-way line of Golden Ring Road, and running from this corner, as a place of beginning, North 49 degrees 11 minutes 13 seconds East 245.39 feet, then North 53 degrees 11 minutes 26 seconds West 40 feet more or less (as scaled from the Zoning Map), then South 49 degrees 11 minutes 13 seconds West 245.39 feet, and then South 53 degrees 11 minutes 26 seconds East 40 feet more or less (as scaled from the Zoning Map) along the northerly side of Golden Ring Road to the place of beginning, containing .218 acres of land, more or less.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 28, 1973

M's. Robert E. Diegel
8606 Philadelphia Road
Baltimore, Maryland 21237

RE: Special Exception Petition
Item 51
Robert E. Diegel - Petitioner

Dear M's. Diegel:

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 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 northeast side of Golden Ring Road, 145 feet northwest of Philadelphia Road, in the 14th District of Baltimore County.

This property, which is zoned DR 16, is requesting a Special Exception for an office and office building and is proposing the erection of a three-story office structure, 60'x140'. The property is directly adjacent to the Baltimore County Fire Department on the northwest side of other residential properties along Philadelphia Road and is directly across from residences on Golden Ring Road.

The site plan as submitted is basically acceptable except that specific reference is made to the State Highway Administration comments with regard to the easternmost point of access to

M's. Robert E. Diegel
Item 51
September 28, 1973

the property. This must be revised prior to the hearing. Furthermore, the petitioner is advised to pay particular attention to the comments of the Bureau of Engineering and the Department of Traffic Engineering.

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.:JD

Enclosure

cc: John E. Wolf & Associates, Inc.
401 Washington Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MELSER
DIRECTOR DEPUTY TRAFFIC ENGINEER

September 27, 1973

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

Re: Item 51 - ZAC - September 4, 1973
Property Owner: Robert E. Diegel
NE/S Golden Ring Road, 145' NW of Philadelphia Road
Special Exception for Professional Building
District 14

Dear Mr. DiNenna:

As presently zoned, this site can be expected to generate approximately 155 trips per day. With the proposed zoning, this site can be expected to generate approximately 305 trips per day. Should this special exception be granted, we are requesting that this site be restricted to one entrance and that entrance is to be on the north side of the site. This restriction is necessary due to the poor sight distance on Golden Ring Road.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF/pk

BALTIMORE COUNTY

ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map

the above Reclassification should be had; and it further appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been

the above Reclassification should be had; and it further appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above reclassification should NOT be HAD, and or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 197 that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone, and or the Special Exception for be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

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

Division of Engineering
ELLSWORTH N. GIVENS, P.E. CHIEF

September 26, 1973

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

Re: Item #51 (1973-1974)
Property Owner: Robert L. Diegel
Location: N/S Golden Ring Rd., 145' NW of Philadelphia Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for Professional Building
District: 14th No. Acres: 1.28

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

Golden Ring Road (Md. 588) and Philadelphia Road (Md. 7) are State Roads; therefore, all improvements, intersections, entrances and drainage requirements as they affect these roads come under the jurisdiction of the Maryland Highway Administration. Any utility construction with 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.

Sediment Control

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

Storm Drains

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.

Water

Public water exists in Philadelphia Road and Golden Ring Road. It appears that additional fire hydrant protection may be required in the vicinity.

Item #51 (1973-1974)
Property Owner: Robert L. Diegel
Page 2
September 26, 1973

Sanitary Sewer

Public sanitary sewerage can be extended by construction of a public sanitary sewer, approximately 550 feet in length, from the existing sanitary sewer in Haverbrook Road, see Drawing #60-146, File 1.

Very truly yours,

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

ENCLOSURES

cc: J. A. Baker

1-4M Key Sheet
14 MS 23 Pos. Sheet
1/4 L F Topo
59 Tax Map



Harry R. Hughes
Secretary
Barnard M. Evans
Administrator

September 10, 1973

Mr. S. Eric DiNenna
Zoning Commission
County Office Bldg.
Towson, Md. 21204

RE: ZAC Meeting, September 4, 1973
Property Owner: NE/S Golden Ring Road/145' NW of Philadelphia Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for Professional Bldg.
No. of Acres: 1.28
District: 14th
Item: 51

Dear Mr. DiNenna:

The subject plan indicates two one-way entrances. This situation is undesirable for the type of facility proposed. One way operation is difficult to control on a non-divided highway.

The westerly point of access is in an area of inadequate stopping sight distance due to the vertical alignment of Golden Ring Road; therefore, this point of access must be eliminated. The westerly entrance must be widened to a minimum of 25' and must be made two-way. The plan should be revised prior to the Hearing.

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

The 1972 average daily count on this section of Golden Ring Road is 8,100 vehicles.

Very truly yours,

CLJ:mdg

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

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
923-7110

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Robert L. Diegel

Location: NE/S Golden Ring Road, 145' NW of Philadelphia Road

Item No. 51 Zoning Agenda Tuesday, September 4, 1973

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

- (X) 4. 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", 1970 Edition prior to occupancy.

- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.
- (XXX) 8. Fire hydrant for proposed site shall be spaced at intervals of 300 ft. from existing hydrant located at the intersection Route 7 & Golden Ring Road

Reviewer: [Signature] Approved: [Signature]
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

September 13, 1973

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

Dear Mr. DiNenna:

Comments on Item 51, Zoning Advisory Committee Meeting September 4, 1973, are as follows:

Property Owner: Robert L. Diegel
Location: NE/S Golden Ring Rd., 145' NW of Phila. Rd.
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for Professional Building
District: 14
No. Acres: 1.28

Metropolitan water and sewer are available, with the utilization of an ejection system with the latter.

Sanitary sewage ejection system must be at minimum a dual unit with an alarm system. No overflow will be permitted with this ejection system.

Property must be connected to gravity sewer when it is made available.

Very truly yours,

William H. Givens, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mn6

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: Sept. 5, 1973

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

Z.A.C. Meeting of: Sept. 4, 1973

Re: Item 51
Property Owner: Robert L. Diegel
Location: see agenda
Present Zoning: D.R. 16
Proposed Zoning: SE for a professional Building

District: 14
No. Acres: 1.28

Dear Mr. DiNenna:

No adverse effect on student population.

WNP/ml

Very truly yours,
W. Nick Petruvich
Field Representative

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Eric DiNenna, Zoning Commissioner Date: May 16, 1974

FROM: Baltimore County Planning Board

SUBJECT: Zoning Reclassification Petition #74-283-RX

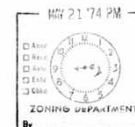
Property Owner: Mrs. Roberta Diegel
Location: N/E corner of Golden Ring and Philadelphia Roads
Existing Zoning: Public
Requested Zoning: D.R. 16
District: 14

After reviewing the letter from the petitioner's attorney and a copy of the zoning map, the Planning Board concluded that a drafting error had apparently been made by incorrectly locating the zoning boundary line between Mrs. Diegel's property and a tract owned by Baltimore County, thus designating a portion of her property as "Public".

It is therefore recommended that the petitioner's request for D.R. 16 zoning be granted.

William D. From, Secretary
Baltimore County Planning Board

WDF:JCH:rw



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 30, 1974

XXXXXXXXXXXX

John J. Schuchman, Esq.
2611 E. Fayette Street
Baltimore, Maryland 21224

Re: Reclassification Petition
Item 5 - 7th Zoning Cycle
Roberta E. Diegel - Petitioner

Dear Mr. Schuchman:

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 northeast side of Golden Ring Road, approximately 145 feet northwest of Philadelphia Road, in the 14th Election District of Baltimore County. The Baltimore County Essex Fire Station is adjacent to the site on the northwest. Adjacent and to the southeast between this site and Philadelphia Road is a two-story street and two residences. Various residences exist opposite the site on Golden Ring Road.

The petitioner is requesting a Reclassification to D.R. 16 and a Special Exception for an office building. He proposes to erect a three-story 27,000 square foot structure with off street parking provided for 79 cars.

This petition for Reclassification is accepted for filing on the date of the enclosed filing

John J. Schuchman, Esq.
Item 5 - 7th Zoning Cycle
April 30, 1974

Page 2

certificate. However, any revisions or corrections to petitions, descriptions, or plans, as may have been requested by this Committee, shall be submitted to this office prior to Monday, June 3, 1974, 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 September 1, 1974, and October 15, 1974, will be forwarded to you well in advance of the date and time.

Very truly yours,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: John E. Wolf & Associates, Inc.
401 Washington Avenue
Towson, Maryland 21204

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

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

April 26, 1974

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

Re: Item #5 (Cycle VII - April to October 1974)
Property Owner: Roberta E. Diegel
N/S of Golden Ring Rd., 145' W. of the centerline of Philadelphia Rd.
Existing Zoning: Public
Proposed Zoning: D.R. 16 and Special Exception for offices
No. of Acres: 1.28 District: 14th

Dear Mr. DiNenna:

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

General:

Comments as previously written covering this site under Zoning Item #51 (1973-1975) are still valid. Attached is a copy of the comments, dated September 26, 1973. In addition to these comments, we are furnishing the following supplementary sanitary sewer comment:

Public sanitary sewer can be extended 500 feet through offsite property to this site from the existing 8-inch sanitary in Havenock Road, shown on Drawing #65-141-1, or approval may be requested to install a ejector pump as shown on the zoning plan to connect to the existing 8-inch sanitary sewer in Golden Ring Road, shown on Drawing #65-075B-1.

Very truly yours,

Ellenworth N. Diver, P.E.
ELLENWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END/ENH:CDM:es

1-W Key Sheet
11 of 23 Pos. Sheet
NE & F Topo
89 Tax Map

Attachment

Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204 September 26, 1973

Bureau of Engineering
ELLENWORTH N. DIVER, P. E. CHIEF
Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #51 (1973-1975)
Property Owner: Roberta L. Diegel
N/S of Golden Ring Rd., 145' W. of Philadelphia Rd.
Existing Zoning: R-1, 25
Proposed Zoning: Special Exception for Professional Building
District: 14th No. Acres: 1.28

Dear Mr. DiNenna:

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

Highways

Golden Ring Road (Md. 680) and Philadelphia Road (Md. 7) are State Roads; therefore, all improvements, intersections, entrances and drainage requirements as they affect these roads come under the jurisdiction of the Maryland Highway Administration. Any utility construction with 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.

Sediment Controls

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

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. Connection of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Utilities

Public water exists in Philadelphia Road and Golden Ring Road. It appears that additional fire hydrant protection may be required in the vicinity.

Item #51 (1973-1975)
Property Owner: Roberta L. Diegel
Page 2
September 26, 1973

Sanitary Sewer

Public sanitary sewer can be extended by construction of a public sanitary sewer, approximately 500 feet in length, from the existing sanitary sewer in Havenock Road, see Drawing #65-141-1, 110 1.

Very truly yours,

Ellenworth N. Diver, P.E.
ELLENWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END/ENH:CDM:es

cc: G. A. Rader

1-W Key Sheet
11 of 23 Pos. Sheet
NE & F Topo
89 Tax Map

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

ELISE J. CLIFFORD, P.E. Wm. T. NELSON
DIRECTOR DEPUTY TRAFFIC ENGINEER

April 30, 1974

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

Re: Item 5 - Cycle Zoning 7 - April 1974 through October 1974
Property Owner: Roberta E. Diegel
N/S Golden Ring Road, 145 feet W of the centerline of Philadelphia Road
D.R. 16 and Special Exception for offices

Dear Mr. DiNenna:

The subject petition can be expected to generate 300 trips per day. Some traffic congestion is anticipated at the intersection of Philadelphia Road and Golden Ring Road with the completion of the Golden Ring Mall. This site in itself is of insufficient size to create any major traffic problems. The easternmost entrance should serve two way traffic and the parking should be at 90° instead of angle parking.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRN/pk

Maryland Department of Transportation State Highway Administration April 1, 1974

Harry B. Hughes
Chief
Bernard M. Evans
Assistant

Mr. S. Eric DiNenna
Zoning Commissioner
Attn: Mr. James Byrnes

Re: L.A.C. Meeting, March 28, 1974 with participation
Property Owner: Roberta E. Diegel Location: N/S of Golden Ring Rd. (Ave 588) 145' W. of the centerline of Philadelphia Rd. Existing Zoning: Public Proposed Zoning: Reclass. to D.R. 16 and Special Exception for offices. No. of Acres: 1.28 District: 14th

Dear Mr. DiNenna,

Entrance channelization as indicated on the subject plan is acceptable to the State Highway Administration.

The 1972 average traffic count for this section of Golden Ring Road is 6,100 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits

By: John E. Meyers

CLJ:EHes

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
813-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Roberta E. Diegel

Location: N/S of Golden Ring Rd. 145' W. of the centerline of Philadelphia Rd.

Item No. Zoning Agenda March 26, 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 100 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. The site shall be sited 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.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

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

mls
4/16/73

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 27, 1974

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

Z.A.C. Meeting of: March 26, 1974

Re: Item

Property Owner: Roberta E. Diegel
Location: N/S of Golden Ring Rd. 145' W. of the centerline of Philadelphia Rd.
Present Zoning: Public
Proposed Zoning: Reclass to D.R. 16 and Special Exception for offices

District: 14th
No. Acres: 1.28

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/vl

W. ERIC DINENNA
ZONING COMMISSIONER

ALFRED W. HESTER
JOSUEPH W. WILSON
ALVIN L. LORAN
JOSHUA W. MARSHALL

W. D. FROMM
DIRECTOR

JOHN J. SCHUCHMAN
ATTORNEY AND COUNSELLOR AT LAW

AREA CODE 3011
840-4341 - 840-4342

LEGAL BUILDING
2611 E. FAYETTE STREET
BALTIMORE, MARYLAND 21224

February 7, 1974

Charles B. Hayman, Esquire,

Chairman, Planning Board
County Office Building
Towson, Maryland 21204

RE: Special Exception DR 16 Zone
Known as Diegel Office Building

Dear Mr. Hayman:

I represent Mrs. Roberta Diegel, 8606 Philadelphia Road, who had filed a Petition for Special Exception in the property located on the northeast corner of Golden Ring Road and Philadelphia Road, however, upon the matter being processed by the Zoning Commissioners Office, it was found that due to an error at the time the comprehensive zoning maps were drafted, fifty feet of my client's property as shown on the attached Plat, is marked "Public" in error.

It is requested that in accordance with the regulations of the Zoning Commissioner of Baltimore County, and to rectify this error, that the matter be presented to the Baltimore County Council by your office in a form of a resolution to remove from its present cycle of zoning period and have it placed for an immediate hearing before the Zoning Commissioner to rectify this error of zoning from "Public" to DR16.

Very truly yours,

John J. Schuchman
John J. Schuchman

JJS:w
Enc.

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER

March 29, 1974

The Honorable Mary J. Bartenfelder, Chairman
County Council of Baltimore County
County Office Building
Towson, Maryland 21204

Dear Mr. Bartenfelder:

At its special meeting on Thursday, March 28, 1974, the Baltimore County Planning Board, under the provisions of Subsection 22-22 of the Baltimore County Code 1968, as amended, unanimously approved a motion to certify to the County Council that early action is manifestly required in the public interest on the petition of Mrs. Roberta Diegel to restore the D.R. 16 zoning classification to a portion of her property at the northeast corner of the intersection of Golden Ring and Philadelphia Roads.

After reviewing the letter from the petitioner's attorney and a copy of the zoning map, the Planning Board concluded that a drafting error had apparently been made by incorrectly locating the zoning boundary line between Mrs. Diegel's property and a tract owned by Baltimore County, thus designating a portion of her property as "Public".

Copies of the petition and the attorney's letter are attached; further information will be provided on request. Notification to the Zoning Commissioner of the County's action is necessary so that timely actions can be taken by him in accordance therewith.

Sincerely,

William D. Fromm
William D. Fromm, Secretary
Baltimore County Planning Board

WDF:FS:tos
Attachments

cc: The Honorable Francis X. Bosile
The Honorable Gary Huddles
The Honorable G. Walter Tyrrie, Jr.
The Honorable Webster C. Dove
The Honorable Francis C. Barrett
The Honorable Wallace A. Williams

Mr. Herbert E. Hohenberger
Mr. S. Eric DiNenna
Mr. Thomas Toporovich
Mr. John J. Schuchman

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING AND ZONING DIVISION

County Council of Baltimore County County Office Building, Towson, Maryland 21204

May 7, 1974



COUNCILMEN

First District
FRANCIS X. BOSILE
Second District
GARY HUDDLES
Third District
G. WALTER TYRRIE, JR.
Fourth District
WEBSTER C. DOVE
Fifth District
HERBERT E. HOHENBERGER
Sixth District
FRANCIS C. BARRETT
Seventh District
WALLACE A. WILLIAMS

Secretary

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

Dear Mr. DiNenna:

Attached herewith please find Planning Board Resolution certifying to the County Council that early action is manifestly required in the public interest on the petition of Mrs. Roberta Diegel to restore the D.R. 16 zoning classification to a portion of her property at the northeast corner of the intersection of Golden Ring and Philadelphia Roads which the County Council passed at their meeting on Monday, May 6, 1974.

Very truly yours,

Herbert E. Hohenberger
Herbert E. Hohenberger
Secretary

HEM:bl

Attachment

CC: Mr. William D. Fromm

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



October 12, 1973

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

Dear Mr. DiNenna:

Comments on Item #51, Zoning Advisory Committee Meeting, September 4, 1973, are as follows:

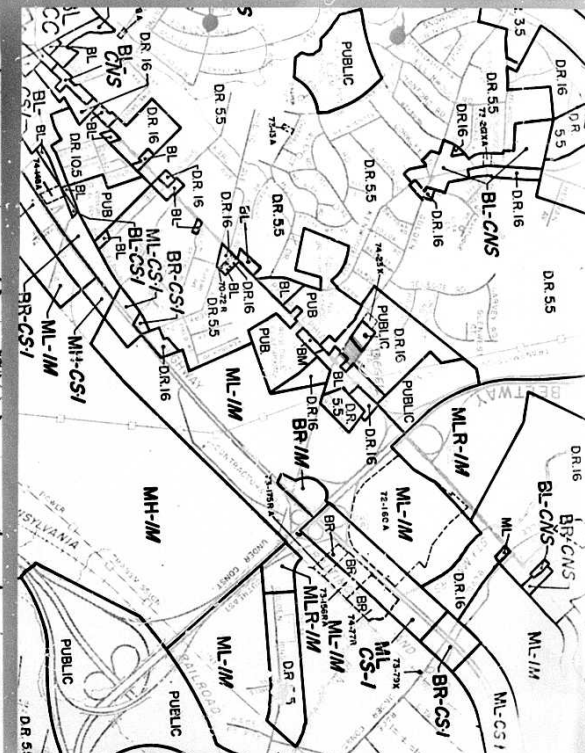
Property Owner: Roberta L. Diegel
Location: NE/4 Golden Ring Road, 145' NW of Philadelphia Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for Professional Building
No. of Acres: 1.28
District: 14

The site plan must be shown to show the following:

1. One driveway located at the western portion of the site.
2. The minimum driveway width must be 25 feet.
3. Since this site is part of a larger tract of land an overall site plan must be submitted.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planning Specialist II
Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING AND ZONING DIVISION



PETITION FOR RECLASSIFICATION AND SPECIAL EXEMPTION 10% EXEMPTION

ZONING: From unimproved land to
D.R. 16 Zone, Petition for Special
Exemption for Office.

LOCATION: North side of
Golden Ring Road 140 feet, more
or less, Northwest of
Philadelphia Road.

DATE & TIME: MONDAY
JUNE 10, 1974 at 10:30 A.M.

PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and
Regulations of Baltimore County,
will hold a public hearing.

Present Zoning:
Unimproved and D.R. 16
Proposed Zoning:
D.R. 16
Petition for Special
Exemption for Office.

All that parcel of land in the
Fourteenth District of Baltimore
County

PROPOSED RECLASSIFICATION OFFICE BUILDING

Being a parcel of land
fronting on Golden Ring Road
where the south corner is 140
feet more or less Northwest
from the centerline of
Philadelphia Road, and running
from this corner as a place of
beginning North 89 degrees 11
minutes 13 seconds East 243.30
feet, then North 89 degrees 11
minutes 20 seconds West 238 feet
more or less, then South 89
degrees 11 minutes 13 seconds
West 243.30 feet, and then South
89 degrees 11 minutes 13 seconds
East 238 feet more or less along
the north side of Golden Ring
Road to the shore of beginning,
containing 1.28 acres of land,
more or less.

Being a parcel of land
presently shown on the Zoning
Map as public, but in fact owned
privately by Roberta E. Diegel,
where the south corner is 300
feet more or less Northwest
from the centerline of
Philadelphia Road (as scaled
from the Zoning Map) along the
present right-of-way line of
Golden Ring Road, and running
from this corner, as a place of
beginning, North 89 degrees 11
minutes 13 seconds East 243.30
feet, then North 89 degrees 11
minutes 20 seconds West 238 feet
more or less (as scaled from the
Zoning Map), then South 89
degrees 11 minutes 13 seconds
West 243.30 feet, and then South
89 degrees 11 minutes 20 seconds
East 40 feet more or less (as
scaled from the Zoning Map)
along the north side of
Golden Ring Road to the place of
beginning, containing 218 acres
of land, more or less.

Being the property of
Roberta E. Diegel, as shown on
plot plan filed with the Zoning
Department.

Hearing Date: Monday, June
10, 1974 at 10:30 A.M.
Public Hearing Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Md.

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

ROSEDALE, MD., May 30 1974

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE OBSERVER, a weekly newspaper published
in Rosedale, Baltimore County, Md., one time before the
10th day of June 1974, the publication
appearing on the 23rd day of May 1974.

THE OBSERVER.

Robert E. Diegel
Advertising Mgr.

Cost of Advertisement \$32.76

PETITION FOR RECLASSIFICATION AND SPECIAL EXEMPTION 10% EXEMPTION

ZONING: From unimproved land to
D.R. 16 Zone, Petition for Special
Exemption for Office.

LOCATION: North side of
Golden Ring Road 140 feet, more
or less, Northwest of
Philadelphia Road.

DATE & TIME: MONDAY
JUNE 10, 1974 at 10:30 A.M.

PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of Baltimore
County, by authority of the Zoning Act and
Regulations of Baltimore County,
will hold a public hearing.

Present Zoning:
Unimproved and D.R. 16
Proposed Zoning:
D.R. 16
Petition for Special
Exemption for Office.

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Being a parcel of land
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West 243.30 feet, and then South
89 degrees 11 minutes 13 seconds
East 238 feet more or less along
the north side of Golden Ring
Road to the shore of beginning,
containing 1.28 acres of land,
more or less.

Being a parcel of land
presently shown on the Zoning
Map as public, but in fact owned
privately by Roberta Diegel,
where the south corner is 300
feet more or less Northwest
from the centerline of
Philadelphia Road (as scaled
from the Zoning Map) along the
present right-of-way line of
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89 degrees 11 minutes 20 seconds
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scaled from the Zoning Map)
along the north side of
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beginning, containing 218 acres
of land, more or less.

Being the property of
Roberta E. Diegel, as shown on
plot plan filed with the Zoning
Department.

Hearing Date: Monday, June
10, 1974 at 10:30 A.M.
Public Hearing Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Md.

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 23 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., one time
at one time one time before the 10th
day of June 1974, the publication
appearing on the 23rd day of May

THE JEFFERSONIAN.

H. Leach
Manager

Cost of Advertisement \$

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#74-283-RX

District 14th Date of Posting 5-23-74

Posted for: Planning, Monday, June 10th, 1974, 10:30 A.M.

Petitioner: Roberta E.

Location of property: N/S of Golden Ring Rd. 245' N.W. of

Ches. Rd.

Location of Signs: 1 Sign, Road sign 245' N.W. of Ches. Rd.

on Golden Ring.

Remarks: None

Posted by: David H. Keen Date of return: June 10

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

No. 15022

DATE May 21, 1974 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

John V. Diegel
1224 Rustic Ave.
Baltimore, Md. 21237
Petition for Reclassification and Special Exemption
#74-283-RX

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

No. 15059

DATE June 10, 1974 ACCOUNT 01-662

AMOUNT \$79.26

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

John V. Diegel
1224 Rustic Ave.
Baltimore, Md. 21237
Advertising and posting of property
#74-283-RX

Item 5 - 7th Zoning Cycle BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

John J. Schuchman, Esq.,
2611 N. Washington Avenue
Baltimore, Maryland 21204

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

Your Petition has been received and accepted
for filing this day of 1974.

S. Eric Dinenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner Roberta E. Diegel

Petitioner's Attorney John J. Schuchman Reviewed by James B. Byrnes, III
Chairman,
Zoning Advisory Committee

cc: John E. Wolf & Associates, Inc.
401 Washington Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Item 51

Mrs. Roberta E. Diegel
8606 Philadelphia Road
Baltimore, Maryland 21237

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

Your Petition has been received and accepted for filing
this 26th day of September 1974.

S. Eric Dinenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner Roberta E. Diegel

Petitioner's Attorney John J. Schuchman Reviewed by James B. Byrnes, III
Chairman,
Zoning Advisory Committee

cc: John E. Wolf & Associates, Inc.
401 Washington Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 29th day of

August 1974, 1974. Item #

S. Eric Dinenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner Diegel Submitted by Diegel

Petitioner's Attorney John J. Schuchman Reviewed by James B. Byrnes, III

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

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	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>[Signature]</i>									
Previous case: <i>[Signature]</i>									
Revised Plans: Change in outline or description									Yes
Map #									No



Item 5 - 7th Zoning Cycle BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

John J. Schuchman, Esq.,
2611 N. Washington Avenue
Baltimore, Maryland 21204

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

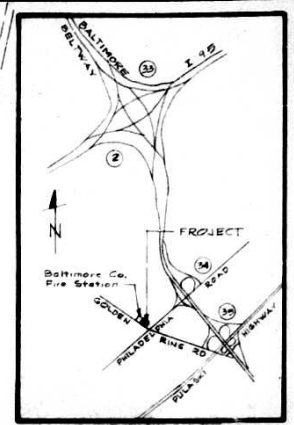
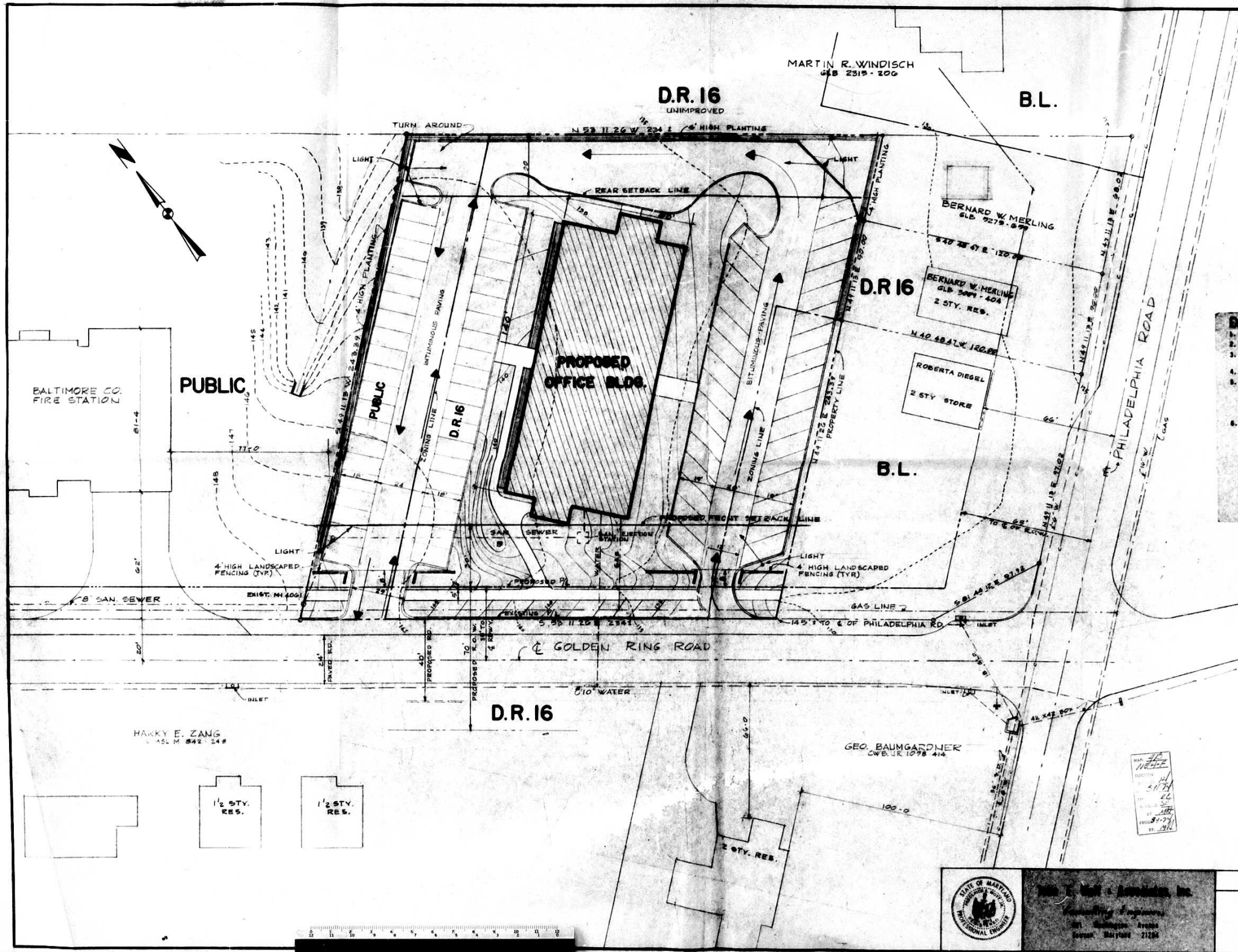
Your Petition has been received and accepted
for filing this day of 1974.

S. Eric Dinenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner Roberta E. Diegel

Petitioner's Attorney John J. Schuchman Reviewed by James B. Byrnes, III
Chairman,
Zoning Advisory Committee

cc: John E. Wolf & Associates, Inc.
401 Washington Avenue
Towson, Maryland 21204



VICINITY MAP

DATA

1. Map Section: Baltimore, Baltimore County, Maryland
2. Existing Zoning: D.R. 16 - Public
3. Proposed Zoning: Office Building, Special Exception: D.R. 16
4. Area of Property: 15,600 sq. ft.
5. Floor Area of Proposed Building

1st Floor	9,000 s.f.
2nd Floor	5,000 s.f.
3rd Floor	1,600 s.f.
Total	15,600 s.f.
6. Parking Requirements

1st 9,000 s.f.	200 + 30
2nd 5,000 s.f.	100 + 10
3rd 1,600 s.f.	50 + 10
Spaces Required	350
Spaces Provided	70



John E. Hoff & Associates, Inc.
 Consulting Engineers
 201 Washington Avenue
 Towson, Maryland 21204

SITE PLAN		JOB NO. 14-24
DIEGEL OFFICE BLDG.		DATE 7-11-73
ROSEDALE MD.		SCALE 1"=20'
		DWG. NO. 1

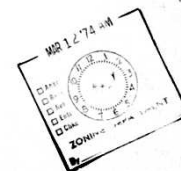
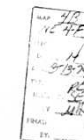
REVISED 11-12-73



DATA

- 4.** 1st Election District, Baltimore County, Maryland
- 5.** Existing Zoning: D.R. 16 & C Public
- 6.** Proposed Zoning: Office Building, Special
Exception: D.R. 16
- 7.** Area of Property: 55,692 sq. ft.
- 8.** Floor Area of Proposed Building
- | | |
|-----------|-------------|
| 1st Floor | 9,000 s.f. |
| 2nd Floor | 9,000 s.f. |
| 3rd Floor | 9,000 s.f. |
| Total | 27,000 s.f. |
- 9.** Parking Requirements
- | |
|----------------------|
| 1st 9,000 / 180 = 30 |
| 2nd 9,000 / 180 = 30 |
| 3rd 9,000 / 180 = 30 |
| Spaces Required 90 |
| Spaces Provided 70 |

REVISED PLANS



REVISED 3-12-74

SITE PLAN

DIE GEL
OFFICE BLDG.
ROSEDALE MD.

JOB NO.	14-24
DATE	7-11-7
SCALE	1"=20'
DWG. NO.	1



John E. Wolf & Associates, Inc.
Consulting Engineers
401 Washington Avenue
Towson, Maryland 21204