

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: William D. Berryman
/Personal Representative of the Estate of/
I, JEANNE B. KNIGHT, 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 _____ zone to an _____ zone; for the following reasons:

See attached description

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

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 _____
JEANNE B. KNIGHT, Personal Representative of the Estate of William D. Berryman
Address: 9 Waugh Avenue
Glyndon, Md. 21071

Protestant's Attorney _____
JAMES T. SMITH, JR.
414 Jefferson Building
Towson, Maryland 21204
ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1974, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that 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 _____ day of _____, 1974, at _____ o'clock _____ P. M.



Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: June 6, 1974
FROM: William D. From, Director of Planning
SUBJECT: Petition #74-287-X, Northwest side of Austin Road 121 feet, more or less, northeast of Reisterstown Road.
Petitioner - Estate of William D. Berryman

4th District

Hearing: Monday, June 17, 1974 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.

The D.R. 16 zoning classification was recommended by the Planning Board in anticipation that the property would be used for conversion to offices.

William D. From
Director of Planning

WD:NEC:W

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
NW/S of Austin Road, 121' NE of : DEPUTY ZONING
Reisterstown Road - 4th District :
Estate of William D. Berryman - : COMMISSIONER
Petitioner :
NO. 74-287-X (Item No. 171) : OF
: BALTIMORE COUNTY

This Petition represents a request for a Special Exception to convert a single family dwelling (one-story rancher) to office use. The subject property is located on the northwest corner of Reisterstown and Austin Roads, in the Fourth Election District of Baltimore County.

Testimony and evidence presented at the hearing with regard to existing surrounding land uses, traffic that would be generated by the proposed use, and the availability of the utilities was sufficient to meet the requirements of the granting of the Special Exception as set forth under Section 502.1 of the Baltimore County Zoning Regulations.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this _____ day of June, 1974, that the herein requested Special Exception should be and the same is hereby GRANTED from and after the date of this Order, subject, however, to the following restrictions:

1. No changes or additions to the exterior of the building other than those necessary for maintenance.
2. Subject to approval of a site plan by the Department of Public Works, State Highway Administration, Health Department and the Office of Planning and Zoning.

James E. Dyer
Deputy Zoning Commissioner of Baltimore County

June 19, 1974

James T. Smith, Jr., Esquire
414 Jefferson Building
Towson, Maryland 21204

RE: Petition for Special Exception
NW/S of Austin Road, 121' NE of
Reisterstown Road - 4th District
Estate of William D. Berryman -
Petitioner
NO. 74-287-X (Item No. 171)

Dear Mr. Smith:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JAMES B. DYER
Deputy Zoning Commissioner

JED/mc

Attachment

E. F. RAPHAEL & ASSOCIATES
Registered Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

March 19, 1974

DESCRIPTION TO ACCOMPANY SPECIAL EXCEPTION FOR OFFICES IN A DR-16 ZONE

Beginning for the same at a point on the Northwest side of Austin Road at a distance of 121'± from the intersection formed by the Northwest side of Austin Road extended and the northeast side of Reisterstown Road said point being the division line between Lot 1 and Lot 2 as shown on the Plat entitled SLADE PROPERTY and recorded among the Land Records of Baltimore County in Liber G.L.B. 19, folio 109 running thence on the Northwest side of Austin Road S32°48'46"W 86.22' running thence by a curve to the right with a radius of 25.00' for a distance of 48.05' to the northeast side of Reisterstown Road running thence and binding on the northeast side of said road N37°04'00"W 46.25' thence leaving the side of Reisterstown Road and binding on the outline of Lot 1 as shown on aforesaid plat N32°02'21"E 122.62' to the division line between Lot 1 and Lot 2 as shown on the aforesaid plat running thence and binding on said division line S37°04'00"E 83.80' to the place of beginning.

Containing 0.211 Acres of land more or less.
Being all of the land which by deeds dated October 8, 1969 and recorded among the Land Records of Baltimore County in Liber 3609, folio 294 was conveyed by V. A. DePaula and wife to William D. Berryman and wife.



E. F. Raphael
Registered Prof. Land Surveyor
No. 2246

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 24, 1974

James T. Smith, Jr., Esq.
414 Jefferson Building
Towson, Maryland 21204

RE: Special Exception Petition
Item 171
Jeanne B. Knight, Personal
Representative of the Estate of
William D. Berryman - Petitioner

Dear Mr. Smith:

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 at the intersection of the northeast side of Reisterstown Road and the northwest side of Austin Road, in the 4th Election District of Baltimore County. It is presently improved by a one-story rancher type dwelling with a garage attached by an open breezeway. The Structure is presently vacant, and the "For Sale" sign is posted on the property. Similar dwellings exist to the northwest and southeast across Austin Road, as well as to the southeast across Austin Road. The Tail Gate Diner and Ranch Motel exist opposite the site on Reisterstown Road.

The petitioner is requesting a Special Exception for office use and proposes to utilize the existing structure. Off street parking is proposed for five vehicles.

James T. Smith, Jr., Esq.
Item 171
May 24, 1974

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The subject plans should be revised to reflect the comments of the Health Department prior to the hearing.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

James B. Dyer, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: E. F. Raphael & Assoc.
201 Courtland Avenue
Towson, Maryland 21204

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
871-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Jeanne B. Knight, Personal Representative of the Estate of William D. Berryman
Location: NW/S of Austin Road, 121' from the intersection of the
Item No. 171 Zoning Agenda April 23, 1974

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 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: _____ Noted and Approved: _____
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

als
4/16/73

† BAYARD WILLIAMS, JR.
RICHARD M. TRACEY, VMD
M.D. RICHMOND, VIRGINIA

REISTERSTOWN ROAD
ZONE BL
ZONE DR-16



GENERAL NOTES

AREA OF PROPERTY	0.211 AC.
EXISTING ZONE	DR-16
PROPOSED ZONE	DR-16 S.PEX.-OFFICE
EXISTING USE	RESIDENTIAL
PROPOSED USE	OFFICE

PARKING DATA

AREA OF BUILDING	1358 SQ. FT.
PARKING RATIO	1 SPACE / 300 SQ. FT.
TOTAL REQUIRED	5 SPACES
TOTAL PROVIDED	5 SPACES
(PARKING SPACES 9' x 20')	

NOTE: NO EXTERIOR STRUCTURAL CHANGE
TO BE MADE TO EXISTING BUILDING

PLAT REF GLB 19/09

PLAT TO ACCOMPANY ZONING PETITION

PROPERTY OF
WILLIAM D. BERRYMAN

4TH ELEC DIST.
SCALE 1" = 20'

BALTO. CO. MD.
MARCH 18, 1974

PET EX #
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1576

E. F. RAPHEL & ASSOC.
REGISTERED PROFESSIONAL LAND SURVEYORS
201 COURTLAND AVENUE
BOWEN, MARYLAND 21204

