TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

William D. Berryman

/Personal Representative of the Estate of I, MKTMM, 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-class

to the Zoning Law of Baltimore County, from an ...

11-18-7

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

....zone; for the following reasons

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

JAMES T. SMITH, JR

FOR

NED

088

JEUNE B. KNIGHT, Personal Representative of the Estate of William D. Berryman ... 9 Waugh Avenue

Glyndon, Md. 21071

414 Jefferson Building Towson, Maryland 21204

... 197 L. that the subject matter of this petition be advertised, as ired 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

oner of Baltimore County ir Room 106, County Office Building in Towson. Baltim 17th day of June 1974 . a 200 o'clock Acui la Kenna ...P...M.

MAY 15 '74 PM

RE: PETITION FOR SPECIAL EXCEPTION : NW/S of Austin Road, 121'NE of Reisterstown Road - 4th District : Estate of William D. Berryman NO. 74-287-X (Item No. 171)

BEFORE THE DEPUTY ZONING

COMMISSIONER

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 Daltimore County Zoning Regulations.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 1970 day of June, 1974, that the herein request ed 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.
- 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.

June 19, 1974

James T. Smith, Jr., Esquire 414 Jefferson Building lowson, 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)

I have this date passed my Order in the above captioned matter in

Very truly yours.

JAMES D. DYER Deputy Zoning Commissioner

JED/me

E. F. RAPHEL & ASSOCIATES Registered Professional Land Surrey 201 COURTLAND AVENUE

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 121.2 from the intersection formed by the Northwest side of Austin Road extended and the northeest side of Reinterstown 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 S.L.B. 19. folio 109 running thence on the Northwest side of Austin Hoad 532\*4F 25.00° for a distance of 48.05° to the northeast side of Reisterston Road running thomas and binding on the northeast side of said road N37\*04\*00"W 46.25\* thence leaving the side or Reisterstown Road an binding on the outline of Lot 1 as shown on aforesoid plat N32\*02\*21 122.62° to the division line between Lot 1 and Lot 2 as shown on the aforesaid plat running thence and binding on said division line 537\*04.00"E 83.80. to the place of beginning.

Containing 0.211 Acres of land : ore or less.

Being all of the land which by deed 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.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Dat June 6, 1974

FROM William D. Fromm, Director of Planning

Petition #74-287-X. Northwest side of Austin Road 121 feet, more or Tess, northwest of Reisterstown Road. Petition for Special Exception for Office Building. 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 conversi to offices.

William D. From

WDF:NEG:rw

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 24, 1974

XXXXXXXXXXXX

FOR

# - + FT 73

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

0

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

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 intunded to indicate the appropriateness of the zoning action requested, but to assure that all parties made aware of plans or problems with regard to the second problems to the regard to the second problems of Planning and the second problems 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 Reistorstown Road
and the northeast side of Austin Road, in the 4th
Election District of Baltimore County. It is presently
a garage attached by a rancher type dwelling with
a garage attached by a rancher type dwelling with
Structure is presently vacant, and the "For Sale"
sign is prated on the property. Similar dwellings
exist to the northwest and southeast across Austin
Road, as well as to the southeast across Austin
Road, as well as to the southeast across Austin
opposite the site on Resistance Road.

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

James T. Smith, Jr., Esc. May 24, 1974

Page 2

6

The subject plans should be revised to reflect 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, w-hich 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,

Grand E. Brown JAMES B. BYRNES,III Zoning Advisory Committee

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

Baltimore County Fire Department

J. Austin Deitz



Towson. Maryland 21204

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

Estate of William D. Berrman Location: NW/S of Austin Road, 121' from the intersection of the

Zoning Agenda April 23, 1974

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Maltimore County Standards as published by the Department of Public Mortel as published by the Department of Public Mortel County Standards as published by the Department of Public Mortel County Standards as published by the Department of Public Mortel County Standards as published by the Department of Public Mortel County Standards as published to the Department of Published County Standards and Department of P

\$171 knigh

825-7310

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee Ra: Property Owner: Jeanne B. Knight, Personal Representative of the

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.

( ) 3. The vehicle dead-end condition shown at

ENCERDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning (D) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the Hational Fire Protection Association Ended No. 101.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevent on Bureau has no comments at this time.

Reviewer: Hanning Group Approved Deputy Chief Special Inspection Didision Pire Prevention Bureau

m1s 4/16/73

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Bareau of Engineering -----

May 13, 1974

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120h

> Item #171 (1973-1974) Hem 8171 (1973-1978).
> Froperty Guner: Jeanne B. Knight, Personal Perpresentative of the Estate of William D. Berryman R/SS of Austin Ed., 221 (front the intersection of the M/SS of Austin Ed., 2xt. 4 the S/SS of Feisterstown Ed. Existing Contage: DR. 16 (Feb. 2014).
> Proposed Toming: Special Exception for Office Building No. of Acress 0.211 District th

Dear Mr. DiNenna

The following comments are furn; shed in regard to the plat submitted to this office for review by the Zoning Advisory Cognittee in connection with the subject item.

### Highways:

Reisterstown Road (Md. No) is a State Road; therefore, all improvements, inter-sections, entrances and dreinage requirements as they affect the road come under the jurisdiction of the Maryland Highely Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Faitimers County.

Austin Road, an existing public road, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 10-foot right-of-way. Highway improvements including any necessary revertible essements for clopes will be required in connection with any grading or building permit application.

nstruction or reconstruction of sidewalks, curb and gutter, entrance, acron, etc. will be the full responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards.

### Sediment Control:

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

Item #171 (1973-1974)
Property Owner: Jeanne B. Knight, Personal
Representative of the Estate of William D. Berryman
Page 2 May 13, 1974

### Storm Drain:

The Petitioner sust provide necessary drainage ficilities (temporary or permanent) to prevent creating any mnisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which say result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

### Water:

Public water supply is serving this property. It appears that additional fire bydrant protection may be required in the vicinity.

### Sanitary Sewer:

This property is utilizing private orate sewage disposal. Public sanitary sewerage has been designed for over three years to serve this and other properties in the area (See Drawings 70-0957 thru 1095, Pile 1). Construction of this public sanitary sewerage cannot proceed until all necessary rights-of-way have been acquired. This property is tributary to the Owynna Falls sanitary sewerage system, subject to State Health Department imposed moratorium restrictions.

Very truly yours,

ELISWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: 55

oc: . Reier T-NW Key Sheet SL NW 37 Pos. Sheet NW 1L J Topo 57 Tax Map

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

HEFFERSON BUILDING

May 1, 1974

DONALD J ROOP, M.D., M.P.H

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

Dear Mr. DiNenna:

Comments on Item 171, Zoning Advisory Committee Meeting April 23, 1974, are as follows:

Property Owner: Jeanne B. Knight, Personal Representative of the Estate of Wilson D. Berrymon From the intersection of the NE/S of Austin Ext. 6 the SE/S of Reisterstown Rd. Existing Zoning: D.R.16
Proposed Zoning: Special Exception for office building District: 4

A revised plan showing the sewage disposal system is required.

Very truly yours,

6 homes 11 Why Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB/ca

WILLIAM D. FROMS

S. ERIC DINENNA



May 6, 1974

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

Dear Mr. DiNenna:

Comments on Item 171, Zoning Advisory Committee Meeting, April 23, 1974, are as follows:

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 NE/sof Austin Road ext and the SE's of Reisterstown Road Existing Zoning: D.R.16

Proposed Zoning: Special Exception for Office building No. of Acres: 0.211

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours, Joh. Levenbly John L. Wimbley

Planning Specialist II Project and Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 AREA CODE 301 PLANNING 494-3211 ZONING 494-3781

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

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

Re: Item 171 - ZAC - April 23, 1974 Property Owner: Jeanne B. Knight, Rep of the Estate of Wm. Berryman NM/S Austin Road, 121 feet from the intersection of NE/S Austin Road Ext., and the SE/S Reisterstown Road Special Exception for office building District &

The subject petition is requesting a special exception for an office building. This should increase the trip density from 25 to 50 trips per day. There are presently capacity problems in the Northwest Corridor and any increased trip density is undesirable.

> Very truly yours, Refar Man

DEPARTMENT OF TRAFFIC ENGINEERING

WM. T. MELIEN

EUGENE J. CLIFFORD. P.E.

May 2, 1974

C. Richard Moore Assistant Traffic Enginee

CRM/pk

# BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: April 29, 197h

Mr. S. Eric DiNenna Zoning Commissions Baltimore County Office Building Towson, Maryland 2120h

Re: Item

Z.A.C. Meeting of: April 23, 1974

Very truly yours,

Property Owner: Jeanne B. Knight, Personal Representative of the Estate of William D. Berryman

Location:

MM/S of Austin Rd., 121' from the intersection of the NE/S of Austin Rd. Ext., & the SE/S of Reisterstown Rd.

Present Zoning: D.R. 16

Proposed Zoning: Special Exception for Office Building

District

hth

No. Acres: 0.211

Dear Mr. Di Nenna:

No effect on student population

WNP/ml

H. EMSLIE PARKET .... EUGENE C. HESS, etc. PATRONS HUS ROSERF L. NERNEY

SEPH N. M.GOWAS ALSIN LOBBONE



Bernard M. Evans

May 1. 1974

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

Re: ITEM: 171
Z.A.C. Meeting, April 23, 1974
Property Owner: Jeanne B. Knight,
Personal representative of the
Estate of 4111iam B. Berryman
Location: NA/S of Austin Rd., 121:
from the Interaction of the
NE/S of Austin Rd. Ext. and the
SE/S of Austin Rd. Ext. and SE/S of Reisterstown Road (Route 140) Existing Zoning: D. R. 16 Proposed Zoning: Special Exception for Office Bldg. No. of Acres: 0.211

Dear Mr. DiNenna:

CI + JEM - NA

The subject plan indicates no access proposed from Reisterstown ad, therefore, there will be no requirement for highway improvements by a State Highway Administration.

The 1973 average daily traffic count on this section of Reisterstown Road is ... 25,000 vehicles.

Very truly yours.

Charles Lee, Chief Bureau of Engineering Access Permits

by: John E. Hevers

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

PETITION MAPPING PROGRESS SHEET Wall Map Original Duplicate Tracing 200 Sheet FUNCTION Descriptions checked and outline plotted on man Petition number added to outline Denied Granted by ZC, BA, CC, CA Reviewed by: Revised Plans Change in outline or description\_\_\_Yer Previous case: Map #

### CERTIFICATE OF PUBLICATION

TOWSON, MD May 30
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once circums
of one time surrous because the 17th
day of June 19 74, the first publication
appearing on the 30th day of May
n 7h

THE JEFFERSONIAN. Desert Structure -

Cost of Advertisement, \$ ...

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your	Petition	has	been	received	*	this	176	day	of
------	----------	-----	------	----------	---	------	-----	-----	----

april	197 4.	Item .
		1000
		18.10.11
		S.Eric DiNenna,
		Zoning Commissioner

Petitioner_	Knight		Submitted by	Sm	ulter
Petitioner's	Attorney	mille	Reviewed	by_	068
THE PERSON NAMED IN COLUMN TWO					

ORIGINAL

OFFICE OF

RANDALLSTOWN, MD. 21133

THIS IS TO CERTIFY, that the annexed advertisement of

S. Eric DiNemna Zoning Gemmissioner of Baltimore County

was inserted in THE COMMENTY TIMES, a weekly newspape; published

in Baltimore County, Maryland, once a week for

week/before the 3rd day of June 19 74 that is to say, the same was inserted in the issue of May 30 - 1974.

STROMBERG PUBLICATIONS, Inc.

By well Margan

BALTING & COUNTY OFFICE OF PLANNING & ZONING

Item 171

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

Your Petitica has been received and accepted

for filing this 15th

S. ERIC DINENNA Zoning Commissioner

Petitioner's Attorney

mies, so, Reviewed by Chames & Byrres, III Zoning Advisory Committee BALTIMORE COUNTY, MARYLAND

15029

1-5,600

ESTATE OF WM. D. BERRYAHN

Reisterstown Rd

Reisterstewn Rd

Location of property: NW/S OF AUSTIN Rd 121'NE OF

Location of Signa: NW/S OF AUSTIN Rd. 15 tag - NE OF

74-287-X

OFFICE OF FINANC REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE May 23, 1974 ACCOUNT 01-662

AMOUNT \$50.00

DISTRIBUTION

BALTIMORE COUNTY, MARYLAND 15069 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE June 17, 1974

\$59.75

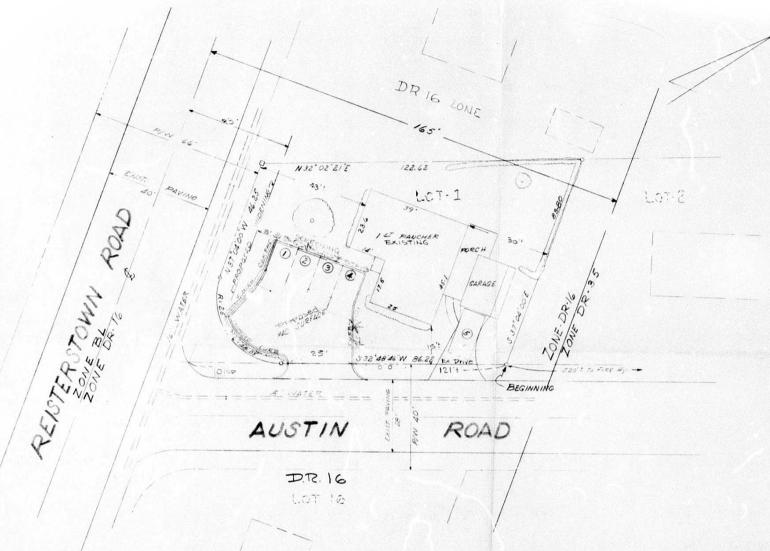
PINK - AGENCY VELLOW - CUSTOME

Martin J. Smith, Esq. 414 Jefferson Building D. Berryman - 274-267-X

59.75 mg

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

9191



## GENERAL NOTES

AREA OF PROPERTY EXISTING ZONE PROPOSED ZONE EXISTING USE PROPOSED USE

0.2// AC. \* DR- 16 DR- 16 SP.EX.-OFFICE

RESIDENTIAL

## PARKING DATA

AREA OF BUILDING 1358" 1
PARKING RATIO 15PACE / 300"
TOTAL REQUIRED 5 SPACES
TOTAL PROVIDED 5 SPACES
(PARKING SPACES 9' ×20')

NOTE: No EXTERIOR STRUCTIAL CHANGE TO BE MADE TO EXISTING BUILDING

PLAT REF. GLB 19/109

PLAT TO ACCOMPANY **ZONING** PETITION PROPERTY OF WILLIAM D. BERRYMAN

SCALE 1" 20

BALTO. CO. MD. MARCH 18,1974

PET EX 2

2 1576

E. F. RAPHEL & ASSOC REGISTERAL PROFESSICILAL LAND SURVEYORS 201 COURTLAND AVENUE 10W50N MARYLAND 21204