

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 30, 1974

Joseph P. McCurdy, Esq.
1100 One Charles Center
Baltimore, Maryland 21201

RE: Reclassification Petition
Item 33 - 7th Cycle
Helen G. Snyder - Petitioner

Dear Mr. McCurdy:

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 north side of Frederick Road, approximately 108 feet east of Briarwood Road, in the First Election District of Baltimore County. It is presently improved by a large three-story frame structure now being used as apartments.

The property is surrounded on three sides by row homes and opposite the site, on Frederick Road, are various two-story brick and frame dwellings.

The petitioner is requesting a Reclassification to D.R. 16 as well as a Special Exception for office use. The existing structure is proposed to be utilized with off street parking provided for 25 vehicles.

Joseph P. McCurdy, Esq.
Item 33 - 7th Cycle
April 30, 1974

Page 2

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, 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
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: Spellman, Larson & Associates, Inc.
Suite 303, Investment Building
Towson, Maryland 21204

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

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

April 29, 1974

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

Re: Item #33 (Cycle VII - April to October 1974)
Property Owner: Helen G. Snyder
N/S Frederick Rd., 108' E. of Briarwood Road
Existing Zoning: D.R. 10.5
Proposed Zoning: D.R. 16 and Special Exception for offices
No. of Acres: 1.30 District: 1st

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:

Frederick Road is a State Road (St. 146); therefore, all improvements, entrances and storm drainage will be subject to State Highway Administration requirements.

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 improper 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, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Water and Sanitary Sewer:

Public water and sewer exist adjacent to this site.

Very truly yours,

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

END/FAM/HND/MS

SW 2 2 Topo

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

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

April 30, 1974

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

Re: Item 33 - Cycle Zoning 7 - April 1974 through October 1974
Property Owner: Helen G. Snyder
N/S Frederick Road, 108 feet E of Briarwood Road
D.R. 16 and special exception for offices
District 1

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 10.5 to D.R. 16 and special exception for offices. This will increase the trip density from 100 to 300 trips per day. This increase in itself should not create any major traffic problems.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRM/gk

BALTIMORE COUNTY FIRE DEPARTMENT



Towson, Maryland 21204

823-7310

J. Austin Deitz
Chief

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Helen G. Snyder

Location: N/S Frederick, 108' E of Briarwood Road

Item No. 33 Zoning Agenda April 2, 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.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an (3" minimum size.)
- (x) 2. A second means of vehicle access is required for the site.
- (x) 3. The vehicle dead-end condition shown at _____
- (x) 4. _____ the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations. (Comply and provide with all requirements on interior fire of the equipment.)
- (x) 5. The buildings and structures existing or proposed on the protection 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.
- (x) 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed by: *John H. Brady Jr.* Noted and Approved: *Paul H. Reinhardt*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

ms
4/16/73

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 9, 1974

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

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

Dear Mr. DiNenna:

Comments on the following item, Zoning Advisory Committee Meeting April 2, 1974, are as follows:

Property Owner: Helen G. Snyder
Location: N/S Frederick Rd., 108' E of Briarwood Rd.
Existing Zoning: D.R. 10.5
Proposed Zoning: D.R. 16, Special Exception for offices
No. of Acres: 1.30
District: 1

Metropolitan water and sewer are available, therefore, no health hazards are anticipated.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/cad

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 16, 1974

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

Re: Item 33

Property Owner: Helen G. Snyder
Location: N/S Frederick Rd., 108' E. of Briarwood Road
Present Zoning: D.R. 10.5
Proposed Zoning: D.R. 16 & Special Exception for offices

Z.A.C. Meeting of: April 2, 1974 - Cycle VII

District: 1st
No. Acres: 1.30

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

W. Nick Petrovich
Field Representative

WNP/ml

Maryland Department of Transportation
State Highway Administration

April 25, 1974

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

Att: Mr. James Byrnes

ITEM 33
Re: Seventh Zoning Cycle,
April, 1974
Property Owner: Helen G. Snyder
Location: N/S Frederick Road
(Route 146) 108' East of Briarwood
Road - Existing Zoning: D.R. 10.5
Proposed Zoning: D.R. 16 & Special
Exception for offices
No. of Acres: 1.30
District: 1st

Dear Sir:

The subject plan must be revised to indicate traffic circulation before we can complete our review. The plan does not indicate how the easterly point of access is to be used.

The 1973 average daily traffic count on this section of Frederick Road 1st 18,100 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CLJ:JEM/bk

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION IN DISTRICT 10
From D.R. 18 to D.R. 18
LOCATION: North side of Frederick Road 148' W. of Symington Avenue, Towson, Maryland.
DATE & TIME: MONDAY, OCTOBER 2, 1974 at 10:00 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 and Subdivision Act of Baltimore County, will hold a public hearing on the Petition for Special Exception for Office Building, as shown on plat filed with the Zoning Department, dated October 2, 1974 at 1:00 P.M.
BY ORDER OF
S. ERIC DINENBAUM
Zoning Commissioner of Baltimore County
Sept. 12

OFFICE OF
THE
CATONSVILLE TIMES
CATONSVILLE, MD 21228 Sept. 16, 1974

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna, Zoning Commissioner of Baltimore County was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One week before the 16 day of Sept., 1974, that is to say, the same was inserted in the issue of Sept. 12, 1974.

STROMBERG PUBLICATIONS, Inc.

In *Rich Morgan*

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION IN DISTRICT 10
From D.R. 18 to D.R. 18
LOCATION: North side of Frederick Road 148' W. of Symington Avenue, Towson, Maryland.
DATE & TIME: FRIDAY, SEPTEMBER 13, 1974 at 10:00 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 and Subdivision Act of Baltimore County, will hold a public hearing on the Petition for Special Exception for Office Building, as shown on plat filed with the Zoning Department, dated September 13, 1974 at 1:00 P.M.
BY ORDER OF
S. ERIC DINENBAUM
Zoning Commissioner of Baltimore County
Sept. 12

OFFICE OF
THE
CATONSVILLE TIMES
CATONSVILLE, MD. 21228 August 19, 1974

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna, Zoning Commissioner for Baltimore County was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One week before the 19 day of Aug. 1974, that is to say, the same was inserted in the issue of August 14, 1974.

STROMBERG PUBLICATIONS, Inc.

In *Rich Morgan*

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION IN DISTRICT 10
From D.R. 18 to D.R. 18
LOCATION: North side of Frederick Road 148' W. of Symington Avenue, Towson, Maryland.
DATE & TIME: FRIDAY, SEPTEMBER 13, 1974 at 10:00 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 and Subdivision Act of Baltimore County, will hold a public hearing on the Petition for Special Exception for Office Building, as shown on plat filed with the Zoning Department, dated September 13, 1974 at 1:00 P.M.
BY ORDER OF
S. ERIC DINENBAUM
Zoning Commissioner of Baltimore County
Sept. 12

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 22, 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. once a week for One week before the 22nd day of August, 1974, the first publication appearing on the 20th day of August, 1974.

THE JEFFERSONIAN
H. Leach Hunter
Manager

Cost of Advertisement, \$

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION IN DISTRICT 10
From D.R. 18 to D.R. 18
LOCATION: North side of Frederick Road 148' W. of Symington Avenue, Towson, Maryland.
DATE & TIME: FRIDAY, SEPTEMBER 13, 1974 at 10:00 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 and Subdivision Act of Baltimore County, will hold a public hearing on the Petition for Special Exception for Office Building, as shown on plat filed with the Zoning Department, dated September 13, 1974 at 1:00 P.M.
BY ORDER OF
S. ERIC DINENBAUM
Zoning Commissioner of Baltimore County
Sept. 12

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 12, 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. once a week for One week before the 12th day of September, 1974, the first publication appearing on the 10th day of September, 1974.

THE JEFFERSONIAN
H. Leach Hunter
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: OCT. 19, 1974
Posted for: PETITION FOR (1) RECLASSIFICATION (2) SPECIAL EXCEPTION
Petitioner: HELEN G. SNYDER
Location of property: N/S. of FREDERICK RD. 148' W. of SYMINGTON AVE.
Location of Signs: FRONT 6348 FREDERICK RD.
Remarks: Thomas R. Roland
Posted by: Thomas R. Roland Date of return: OCT. 25, 1974

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: August 24, 1974
Posted for: PETITION FOR (1) RECLASSIFICATION (2) SPECIAL EXCEPTION
Petitioner: HELEN G. SNYDER
Location of property: N/S. of FREDERICK RD. 148' W. of SYMINGTON AVE.
Location of Signs: FRONT 6348 FREDERICK RD.
Remarks: Thomas R. Roland
Posted by: Thomas R. Roland Date of return: August 30, 1974

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: AUG. 15, 1974
Posted for: PETITION FOR (1) RECLASSIFICATION (2) SPECIAL EXCEPTION
Petitioner: HELEN G. SNYDER
Location of property: N/S. of FREDERICK RD. 148' W. of SYMINGTON AVE.
Location of Signs: FRONT 6348 FREDERICK RD.
Remarks: Thomas R. Roland
Posted by: Thomas R. Roland Date of return: Aug. 16, 1974

Item 33 - 7th Cycle
Joseph P. McCurdy, Esq.
1180 One Charles Center
Baltimore, Maryland 21201
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 day of 1974.
Eric Dinenna
S. ERIC DINENBAUM
Zoning Commissioner
Petitioner: Helen G. Snyder
Petitioner's Attorney: Joseph P. McCurdy
cc: Spellman, Larson & Associates, Inc.
Suite 303, Investment Building
Towson, Md - 21201
Reviewed by: James S. Dwyer, Jr.
Chairman
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 1st day of

October, 1974. Item #

H. G. Snyder
S. Eric Dinenna
Zoning Commissioner

Petitioner: Snyder Submitted by

Petitioner's Attorney: J.P. McCurdy Reviewed by: J.P. McCurdy

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

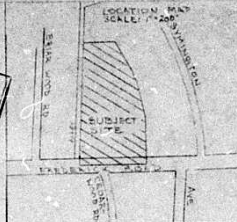
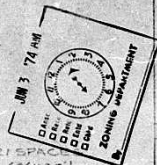
BALTIMORE COUNTY, MARYLAND No. 17959
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: March 20, 1976 ACCOUNT: 01-662
AMOUNT: \$110.70
DISTRIBUTION: WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER
Friends Medical Science Research Center, Inc.
22 Bloomsbury Ave.
Baltimore, Md. 21202
Advertising and posting of property for Helen Snyder - #75-36-B

BALTIMORE COUNTY, MARYLAND No. 14765
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: April 24, 1974 ACCOUNT: 01-662
AMOUNT: \$50.00
DISTRIBUTION: WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER
Messrs. Gallagher, Brevius & Jones
One Charles Center
Baltimore, Md. 21201
Petition for Reclassification for Helen G. Snyder





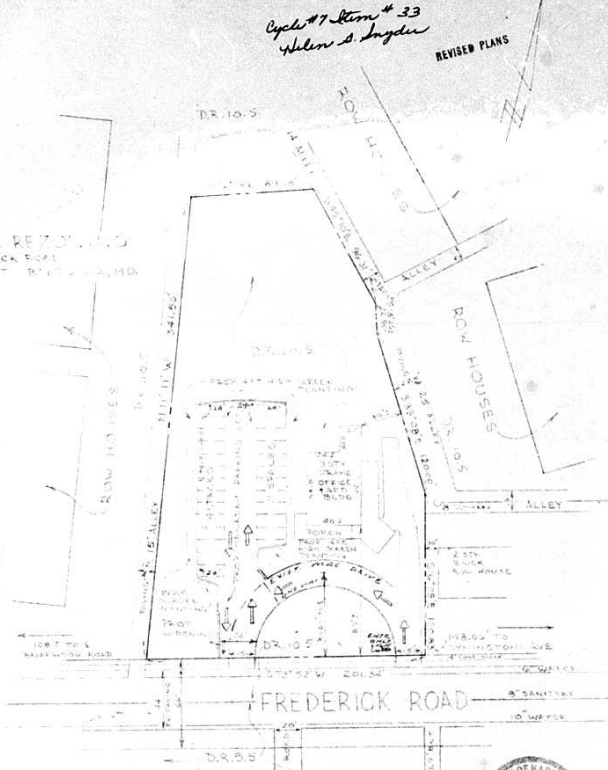
NOTES:
EXISTING ZONING: D.R. 10.5
PROPOSED ZONING: D.R. 16 WITH
SPECIAL EXCEPTION FOR OFFICE
BUILDING.
AREA OF TRACT: 1.3 ACRES ±
AREA OF STRUCTURE:
1ST FLOOR: 2491 SQ. FT.
2ND FLOOR: 2114 SQ. FT.
3RD FLOOR: 1471 SQ. FT.
TOTAL: 6076 SQ. FT.
PARKING REQUIRED: 6076/300 = 21 SPACES
PARKING PROVIDED: 25 SPACES (9'x20')



Cycle #7 Item #33
Helen S. Snyder

REVISED PLANS

PLAT FOR REZONING
634B FREDERICK ROAD
ELECT DIST. BALTO. CO., MD.



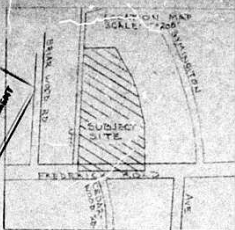
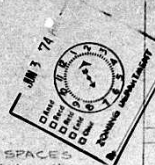
REVISED MAY 31, 1974
WILLIAM LARSON & ASSOCIATES, INC.
Suite 303 Investment Bldg.
Towson, Maryland 21204
825-1535



Robert S. Helms



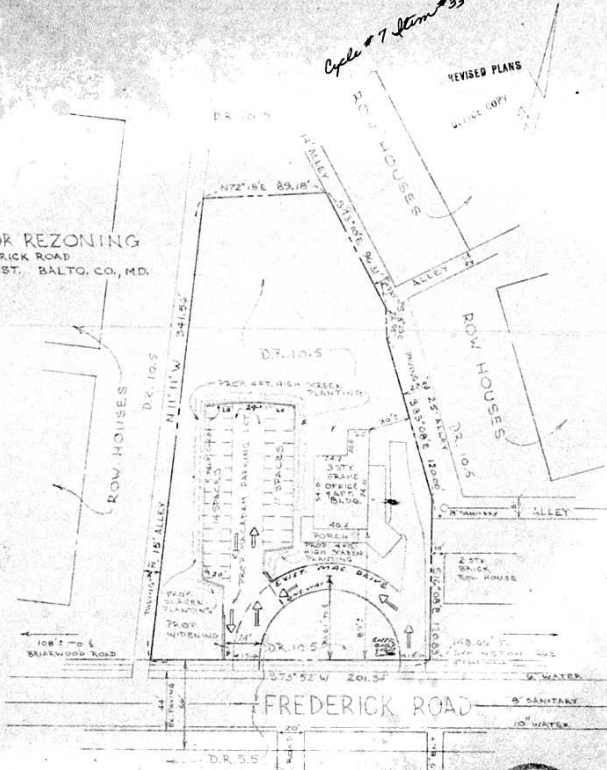
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AREA OF TRACT: 1.3 ACRES ±
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1ST FLOOR: 2491 SQ. FT.
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TOTAL: 6076 SQ. FT.
PARKING REQUIRED: 6076/300 = 21 SPACES
PARKING PROVIDED: 25 SPACES (9'x20')



Cycle #7 Item #33

REVISED PLANS

PLAT FOR REZONING
634B FREDERICK ROAD
ELECT DIST. BALTO. CO., MD.



REVISED MAY 31, 1974
WILLIAM LARSON & ASSOCIATES, INC.
Suite 303 Investment Bldg.
Towson, Maryland 21204
825-1535
MAY 20, 1974 SCALE: 1" = 50'



Robert S. Helms

27042