

NECEIVED FOR FILING

ORBER

MEMORANIUM OF PETITION FOR ZONING RECLASSIFICATION
1935 Frederick Road

When the Zoning Hap was made up for Beltimore Dounty, a half a mile length of Old Frederick Rend from Hilton Avenue to Thisble Rend was made cathraly D.R. 5,5 rendermits arming in lieu of business local, which goes from this point to the city line, we therefore feel that this property should be rescond to business local or at locat D.R. 16.

The reason for this request is that the petitioner would like to put medical offices including an out petient clinic on this property marked on the plat ap hase No. T. We hope to taxto construction of this phase in late 1974. These No. 11 will be the building of a medical and office whithing containing approximately tentivalized offices, a wing store, and medical becomes the pure containing as the begin in 1980, or on burne than a pair before that the

To fast this moderal fashing runtle by of benefit to the orders residential deliberated arrenancing this trees or proving since the tenants rould include doctors of varying specialties, doctors, physichterplates, and other skills. The pracking lot is well back from the property line so that natural foliage could be used as errening between the edolating residential proporties.

Phase II of the facility would be approximately half way between St. Agnes Hospital and the proposed Howard County hospital, which would make it am ideal location for doctors practicing in these facilities end of great benefit to their patients. RE: PETITION FOR RECLASSIFICATION:
AND SPECIAL EXCEPTION
S/S of Frederick Road, 310' W of
Hilltop Place - 1st District
George H. Reiblich - Petitioner
NO. 75-41-RX (Item No. 35)

BEFORE THE
DEPUTY ZONING
COMMISSIONER

: BALTIMORE COUNTY

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This Petition represents a request for a Reclassification from a D. R. 5,5 Zone to a D. R. 16 Zone, together with a request for a Special Exc. ption offices and office building. The property in question is situated on the south side of Frederick Road, 310 feet west of Hilltop Place in the First Election District of Baltimore County.

Testimony by the contract purchaser and his architect described the proposed use of the property as that of a medical center that is to be developed in two stages. The first stage is to be an addition to and alteration of an existing dwelling on the property. The second stage is scheduled to take place in 1980, and would consist of a three story medical building with facilities for twenty-five doctors' offices, a lab, drug store and parking for 172 cars.

In attempting to establish error in the Comprehensive Zoning Map and/or change in the neighborhood, the Petitioner made reference to the fact that commercially zoned property exists within approximately one block of the subject site and that substantial areas along Prederick Road were retained in a residential classification when the Comprehensive Zoning Map was adopted. It was also pointed out that several commercial uses, which enjoy nonconforming status, exist in the area. The contract purchaser is of the opinion that the proposed use would be compatible with and would satisfy needs of the residential community within which it would be located.

Area residents were unequivocally opposed to any change in the Comprehensive Zoning Map. They felt that a three story office building, with a

OLUMBIA OFFICE WALTED PARK

FOR

TOWBON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Stichtlects
200 East Joha Road
Room 101. Briell Building
Townow, Martiana 21204

L GERALD WOLL Landscape Archite Prome 626-000 SHB

Amended June 5, 1974

DESCRIPTION FOR ZONING CHANGE:

Beginning for the same at a point distant 310 feet more or less westerly measured along the south side of Frederick Road from the centerline of Hilltop Place thence binding on the said south side of Frederick Road South 63 30 West 346.5 feet thence South 356.40 feet thence East 311.85 feet thence North 504.90 feet.

Containing 3.0 acres of land more or less.

Walled State of State

Malcolm E. Hudkins Registered Surveyor #5095

Item #35 explored?

parking area for 172 cars, would be out of character with the area and maintained that the area is, and has been, stable for many years with no substantial changes having taken place in the past eighteen years.

Without reviewing all the testimony in detail but based on all such testimony, it is the opinion of the Deputy Zoning Commissioner that the Petitioner
has not overcome the burden of proof necessary to establish error in the
Comprehensive Zoning Map as originally adopted by the Baltimore County
Council on March 24, 1971. Said testimony and evicence was also lacking an
substantial proof that there have been changes in the character of the neighborhood that would warrant changing the zoning classification of the Petitioner's property. There was absolutely no testimony offered to indicate that the
subject property could not be developed under its present zoning classification

- 2 -

Deputy Zoning Commissioner of Baltimore County

yer_

May 24, 1974

XXXXXXXXXXXX

Wildberger Associates 1101 N. Calvert Street Baltimore, Maryland 21202

> RE: Reclassification and Special Exception Petition Item 35 - 7th Cycle George Harvey Reiblick and Holen A. Reiblick, wife - Petitioners

Gentlemen

The enclosed comments for Project and Development Planning Division are to be included with the Zoning Advisory Committee comments sent you under date of April 30, 1974.

Very truly yours

JAMES B. BYPNES,III Chairman, Zoning Advisory Committee

JBB:JD

Enclosure

cc: Dr. Mario Vahos
Madical Arts Center of Glen Burnie
325 Hospital Drive
Glen Burnie, Maryland 21061

Hudkins Associates, Inc. 200East Joppa Road Room 101, Shell Building Towson, Maryland 21204 September 17, 1974

Mario Valos, M.D., F.A.C.S. 2104 Cedar Circle Drive Baltimore, Maryland 21228

> RE: Petition for Reclassification and Special Exception S/S of Frederick Road, 310' W of Hillion Place - 1st District George H. Reiblich - Petitioner NO. 75-41-RK (Bern No. 35)

Dear Dr. Vahous

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

Very truly yours,

/o/

JAMES E. DYER Deputy Zoning Commissions

JED/inc

Attachments

cc: Mr. George Reiblich Powder Road Sykesville, Maryland 21/

> Mr. John G. Kaufman 4 N. Rolling Road Baltimore, Maryland 21228

WILLIAM D. FROMN

S. ERIC DINENNA ZONING COMMISSIONER



May 22, 1974

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

Dear Mr. Di Nenn

Comments on Item #35, Zoning Cycle VII, April, 1974, to October, 1974, are as follows:

Property Owner: George Harvey and He len A. Reiblick Lacation: SE/S Frederick Road, 195' SW of Hilltop Road Existing Zoning: D. R.5.5 Proposed Zoning: D. R.16 and Special Exception for offices No. of Acres: 3.27 District: 1st

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 benefic on this restition.

The site plan must be revised to show the street on the north side of Frederick Road in the proper location, Four foot high compact screening must be provided where the parking areas are adjacent to or across the street from residential premisers.

Very truly yours,

John L. Wimbley
Planning Specialist II

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING SUITE 301 JEFFERSON BUILDING 105 WEST CHT CAKE AVENUE TOWSON, MARYLAND 21204

AREA CODE 301 PLANNING ++3211 ZONING 494-3381

April 30, 1974

XXXXXXXXXXXXXX

Wildherger Associates 1101 N. Calvert Street Baltimore, Maryland 21202

> RE: Reclassification and Special Exception Petition Stem 35 - 7th Cycle Gorrye Harvey Reiblick and Helen A. Reiblick, wife - Petitioners

Gentlemen:

The Zoniny Advisory Committee has reviewed the plants 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 we make according to the comment of the comm

The subject property is located on the southeautoff of Frederick Road, approximately 155 feet southwas the Place Road, in the First Election District of Baltimore County. It is presently improved by a 1-1/2 story residence.

Various one story brick and frame dwellings surround the property on all sides. There is no curb and gutter existing in the area.

The petitioner requests a Reclassification to Demnity Residential (0.R.16) and a Special Reception for office use, Two phases of development are proposed, phase one being a two story addition to the existing residence and conversion of the entire structure to medical offices, Off street

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E.

April 30, 1974

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

Re: Item 35 - Cycle Zoning 7 - April 1974 through October 1974 Property Owner: George Harvey and Helen Reiblick SE/S Frederick Road, 195 feets Wo of Hilltop Road d.r. 16 and special exception for offices District

The subject petition is requesting a change from 0.8, 5,5 to 0.8, 4 and special acception for offices of 3,2 acces. This will increase the trip density from 150 to 750 trips per day. This site in itself should not create any major traffic problems, however, if additional land surrounding this tract were to be converted into office space, problems could be created along Fredrick Road.

Very truly yours.

C. Richard Moore

CRH/pk

Wildberger Associates Item 35 - Cycle 7 April 30, 1974

Page 2

parking would be provided for 26 Vehicles. Phase two proposes a three-story office building containing 26,000 square feet and providing off street parking for 90 vehicles.

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 plata, as may have been requested by this Committee, shall be sabmitted to cais office prior to Monday, Juna 3, 1974, in order to allow time for final Committee review and advertising. Failure to for final Committee review and advertising. Failure to for a hearting with this petition not being scheduled for a hearting the between Sectember 2774. which will be between September 1, 1974 and October 15, 1974, will be forwarded to you well in advance of the

Very truly yours,

JAMES B. BYRNES, III Chairman, Zoning Advisory Committee

JBB:JD

Enclosure

cc: Dr. Mario Vahos Medical Arts Center of Glen Burnie 325 Hospital Drive Glen Burnie, Maryland 21061

Hudkins Associates, Inc. 200 East Micoa Riad Room 101, Shell Building Towson, Maryland 212

Maryland Department of Transportation

Bernard M Evans

April 25, 1974

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

Att: Mr. James Byrnes

Re: ITEM 35 Seventh Loning Cycle April, 1974 Property Owner: George Harvey & Helen A. Reiblick Location: SE/S Frederick Road, 195' SW of Hill top Road Existing Zoning: D.R.5.5
Proposed Zoning: D.R.16 6 Special
Exception for offices
No. of Acres: 3.27
District: 1st

Dear Sire

An inspection at the subject site revealed that the street opposite on the north side of Frederick Road is not correctly located on the plan.

The entire frontage of the site must be improved with curb and gutter. The roadside face of curb is to be 12' from and parallel to the existing edge of paving of the traveled way.

If a monumental entrance is to be used, the lanes must have a width of 20' and not 16' as indicated. The plan should be revised prior

The 1973 average daily traffic count on this section of Frederick Road is ... 9.700 vehicles.

Very truly yours,

Charles Lee, Chief

by: John E. Mevers

CL : JEN- N

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

Baltimore County, Margland Department Of Subite Borks

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Bareau of Engineering

April 30, 1974

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

Re: Item 835 (Oyale VII - April to Ostober 197h)
Property Guerr George Harwy & Hehan A. Reiblick
S785 Frederick Re., 1555 S74 of Hiller Hd.
Existing Zentng: D.R. 55
Proposed Zening: D.R. 15 & Special Exception for offices
No. of Acres: 3,27 District; lat

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.

The subject property is situated within the boundary of the Baltimore Count-Metropolitan District and is included within the limits of the Baltimore County Comprehensive Water and Sewerage Plan, amended July 1973.

Traderick Road is a State Road; therefore, all imprements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway, identifactation, 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 Baltione County.

The subject plan does not depict all the existing dwellings on the property and the house number shown as 2108 should read 1935. The street indicated on the north side of Frederick Boad is apparently Devere Lane and is located further to the east than shown. The plan should be revised to correct these deficiencies and to avoid confusion.

No existing or proposed County roads are involved in the proposed development of this property.

No provisions for accommodating storm water or drainage flows have been indicated on the subject plan. However, a storm draining study will be required in communities with the proposed development of this property to determine the extent of storm drainings facilities and easements that may be required, contingent upon and in conjunction with State Highway Administerion requirements.

Baltimore County Fire Department



Towson, Maryland 21204 825-7310

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

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: George Harvey & Helen A. Reiblick

Location: SE/S Frederick Rd, 195' SW of Hilltop Road

Item ilo. 35

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 by the survey of the survey of

(xx) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Morton and Department of Public Morton and Department of Published Pu

CCCC 3. The venacie usage-and condition shown at

CCCCC 4. The site shall be nade to comply with all applicable parts of the Fire Prevention Code priot to occupancy or beginning of operations.

CCCCC 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the site shall comply with all applicable requirements of the list closely of the provention Association Standard No. 101

() 6. Site plans are Proved 1970 Edition prior to occupancy.

(XXX) 8. Comply with requirement for interior Fire Protection.

(XXX) 9. On atte hydrauts may be and will be based on other Close descends.

(AXI) 0. Comply viain registrement for interior Fire Protection.

(XXX) 9. On of the hydrants may be and villable based on Serve flow demands.

Reviewed that No. Branch Approved:
Planning Group Protection Division Pire Prevention Bureau

Special Inspection Division

mls 4/16/73

Item #35 (Cycle VII - Ap., 1 to October 197h) Property Owner: George Harvey & Helen A. Reiblick Page 2 April 30, 197h

Storm Drains: (Cont'd)

The Developer must provide necessary drainage facilities (temporary or permanent) or provent creating any misances or damages to adjacent properties, especially by the concentration of murface waters. Correction of any problem which may result, due to responsibility of the Developer.

Water:

A public water main exists in Frederick Road along the frontage of this

Sanitary Sewer:

Public sanitary sewers exist along the north side of Frederick Road at Morerick Avenue (See Baltimore County Areau of Engineering Drawing #55-1311h, A-10) and at Tevere Lanc (See Baltimore County Bureau of Engineering Drawing #55-1527, A-10). Public sanitary sewer also exists along the south side of Frederick Road in an easement extending casterly from the easternmost outline of this property and is also shown on the latter drawing.

House number 1927 exists in the extreme northeastern corner of this property and currently is connected to the existing sanitary sewer. House maker 1935, which is proposed to be retained as part of Phase I cannot be served with public sewerage unless an extension of the sewer existing at Morerlok Avenue is constructed.

It appears that the Medical Center, Phase II, can be served by the existing sever connection; however, recent restrictions imposed by the Maryland State Department of Medical State Control of Medi

Very truly yours,

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

END: EAM: RMD: ss

H-SF Key Sheet 12 SW 28 Pos. Sheet SW 3 G Topo

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

April 9, 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 the following item, Zoning Advisory Committee Meeting April 2, 1974, are as follows:

Property Owner: George Harvey & Helen A. Reiblick Location: SE/S Frederick Road, 195' SW of Hilltop Rd. Existing Zoning: D.R.75 Proposed Zoning: D.R.16 & Special Exception for offices No. of Acres: 3.27 District: 3.27

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

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 Bygiene, Baltimore County Department of Health.

Very truly yours,

Thomas & Derling Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB/cae

Date: April 10, 1974

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

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

Item 35
Property Cener: George Harvey & Helen A. Reiblick
Location: SE/S Frederick Rd, 195' S.W. of Hilltop Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: D.R. 16 & Special Exception for offices

Districts No. Acres:

Dear Mr. DiNenna:

Would only result in a loss of some 5 elementary, 3 junior high and 2 senior high pupils. Medical Center would have no adverse effect on student population.

Very truly yours, W. Nick Petrovich Pield Representative

WHP/ml

MED HICHARD W. TRACTY, VM D

ORIGINAL

OFFICE OF G CATONSVILLE TIMES

CATONSVILLE, MD. 21228 August 26,

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna, Loning Commissioner of Baltimore County

was inserted in THE CATONSVILLE TIMES, a weekly newspaper pub-

lished in Baltimore County, Maryland, once a week for One

exertise week before the 26 day of Aug., 19 74 that is to say, the same was inserted in the issue of August 22, 1974.

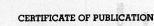
STROMBERG PUBLICATIONS, Inc.

15162 ALTIMORE COUNTY, MARYLAND OFFICE C:- PHANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE Sept. 10, 1974 ACCOUNT 01-662

AMOUNT \$128.70

MITS CAMES NO. FFA. LTS.

St. Agnes Medical Center
3155 Milkon Avenue
Battingre, Md. 2129
Advertising and pasting of property for capres Belblich



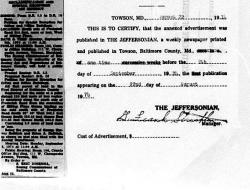
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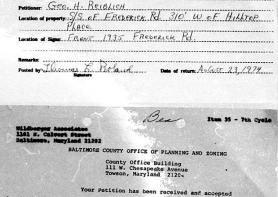
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DATE April 24,	1974 ACCOUNT 01	-662 IO
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	DISTRIBUTION PINK - AGENCY	
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Mario Vaho	PINN - AGENCY S. M.D. Medical Center	
Mario Vaho St. Agnes 3455 Wilke	B, M.D. Hedical Center ns Ave. MA. 21229	ARTTOM CRISTOMES
Mario Vaho St. Agnes 3455 Wilke	PINN - AGENCY S. M.D. Medical Center ns Ave.	ARTTOM CRISTOMES



PETITION FUNCTION	MAPPING			PROGRESS		SHEET				
	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	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:			C				or desc	riptic	on	



for filing this_

2-5,6NS

CERTIFICATE OF POSTERS

Posted for Pertitions FOR (1) Reclassification (2) SPECIAL EXCEPTION

75-41-RX

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING MAGNUR WILDBERGER JA orted as acceptance of the Patition for assi

180 E. Joppe nd. Chairman, Zoning Advisory Committee



