PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

LOCH RAVEN VILLAGE
KNEWMK_APARTMENTS, INC.legal owner... of the property situate in Baltimore County and which is described in the description and plat attached ereto and made a part hereof,



County, to use the herein described property, for ... Non-Resident Doctor's 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 Baltimor

Ass Vicepresident legal Owner

Towson, Maryland 21204

Protestant's Attorney

9/30/74

IVED FOR HEIVE LOCH RAVEN VILLAGE APARTMENTS, INC.

Address 8403 Loch Raven Boulevard

Address Baltimore, Maryland 21202

., 197 4, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-AUS out 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 197 4 at 11:00 clock

day of September

Hour the Kensea-Zoning Commissioner of Baltimore County.

RE: PETITION FOR SPECIAL EXCEPTION S/S of Loch Raven Boulevard, 300.4' E of Aberdeen Road - 9th District Loch Raven Village Apts., Inc. -NO. 75-71-X (Item No. 31)

BEFORE THE DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

...

This Petition represents a request for a Special Exception for a nonresident doctor's office. The office would be located in the northernmost first floor apartment unit of apartment building number 8405. Said building is situated on the south side of Loch Raven Boulevard, 300.4 feet east of

Testimony established that the doctor leasing the office has an existing practice in the area and is being forced to relocate due to reasons beyond his control. His practice requires only one employee, and patients are seen by appointment only. Twelve hundred and eighty square feet of an existing parking area has been designated to accommodate the required four off-street parking spaces

Without reviewing the evidence in detail but based on all testimony and evidence presented, it is the opinion of the Deputy Zoning Commissioner that the use, as proposed, would meet the requirements of Section 502.1 of the County Zoning Regulations and would be of benefit to the residentia

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this $\frac{4^{th}}{t}$ day of October, 1974, that the herein reuested Special Exception for a doctor's office on the ground floor of an apart ment building, 8405 Loch Raven Village Apartments, should be and the same is h-reby GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning

> anua 1 Deputy Zoning Commissioner of Baltimore County

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted

S. ERIC DINENNA, Zoning Commissioner

Petitioner Lock Reven Village Spartments, Inc.

for filing this_

Reviewed by America B Byerres JUL hairman, Zoning Advisory Committee

BALTIMORE COUNTY ZONING PLANS . SORY COMMITTEE

August 26, 1974

Eugene P. Smith, Esq. 1035 Maryland National Bank Building Baltimore, Maryland 21202 RE: Special Exception recition

Special theory.

Item 31
Loch Raven Village exartments, Inc.Petitioners

Dear Mr. Smith:

The Zoning Advisory Committee has review the plans submitted with the above referenced petition and has made an on site field impaction of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the 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 preclems with recard 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 zening.

The subject property is located on the southeast side of Loch Ravon Blvd., approximately 300 feet northeast of Aberdeen Wood, in the 9th Elsetion District of Baltimore County. It is presently faproved with an apartment structure with the loch Ravon Village project. Various apartment units of the aforementioned project ourround the property on three sides with an existing rowiness development openite the site on Loch Ravon Blvd.

The petitioner is requesting a Special The potationer is requesting a special Exception for office use, as well as a Variance to permit 43 off street parking spaces instead of the required 84 spaces. One unit has a Pugene P. Smith, Esq. Re: Item 31 Page 2

August 26, 1974

doctor's office and an additional unit is progosed

This petition is accepted for filing on the date This petition is accepted for filing on the dat of the enclosed filing certificate. Notice of the bearing date and time, which will be held not less than 34, 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. BYRNES, III Chairman, Zoning Advisory Committee

JBB:JD

Enclosuro

cc: George William Stephenn, ar, and Associates, Inc. 303 Allegheny Avenue Towson, Maryland 21204

Baltimore County, Maryland Bepartment Of Bublic Borks COUNTY OFFICE BUILDING

Bareau of Engineering

TOWSON, MARYLAND 2120 August 21, 197h

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

Re: Item #31 (197/-1975) Item #31 (197k-1975)
Property Owner: Loch Raven Willage Apartments, Inc.
8/8 Loch Raven Blvd., and N/S of Greemay Rd.
Existing Coning: D.R. 15
Proposed Zoning: Special Exception for Non-Resident
Doctor's Office
No. of Acres: 0.05% District: 5th

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.

Baltimore County utilities and highway improvements are not involved. This office has no further commant in repart to the plan submitted for Zoning Advicery Committee review in connection with this Item #31 (1974-1975).

I lesworth 1. Juice part ELISWORTH N. DIVER, P.E. Chief, Bureau of Engineering

aND: EAM: FWR: ss

N-NW Key Sheet 3L NE 10 Pos. Sheet NE 9 C Topo 70 Tax Map



Harry R. Hughes Bernard M. Evans

August 9, 1974

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

Dear Sir:

The subject plan indicates no access proposed from Loch Raven Blvd., therefore, the State Highway Administration has no comment.

The 1973 average daily traffic count on this section of the State Pighway is 32,000 vehicles.

Very truly yours,

Charles Lee, Chief Burnau of Engineering Access Permits

CL: JEM: ba

by: J. E. Meyers

JEFFERSON BUILDING TOWSON, MARYLAND 2120 DONALD J. ROOP, M.D., M.P.H.

August 9, 1974

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

Comments on Item 31, Zoning Advisory Committee Meeting. August 6, 1974, are as follows:

> Property Owner: Loch Raven Village Apartments, Inc. Location: S/S Loch Raven Blvd., 6 N/S of Greenvay Rd. Location: S/S Loch saven blue, a M/S of recentary Rd.
> Existing Souling: DR 16
> Proposed Zoning: Special Exception for Non-Resident Doctor's
> Office
> No. of Acres. 0.054
> District: 9th

Comments: Metropolitan water and sever are available.

Very truly yours.

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

BHVB/nc

WILLIAM D. FROMS

S. ERIC DINENNA



August 8, 1974

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

Dear Mr. Di^Nenna

Comments on Item #31, Zoning Advisory Committee Meeting, August 6, 1974, are as follows:

Property Owner: Loch Raven Village Apartments, Inc. Location: S/S Loch Raven Blvd, and N/S of Greenway Road Location: 3/5 Local Roven Blvd, and N/S of Greenway Road Existing Zoning: D.R.16 Proposed Zoning: Special Exception for Non-Resident Docotrs Office No. of Acres: 0.054

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 bearing on this petition

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

John & Mentelly John L. Wimbley Planning Specialist II

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

FROM THE OFFICE OF
GEOR WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS P.O. BOX 6828, TONSON, ND. 21204

Description to accompany Zoning Petition for

May 15, 1974

Beginning for the same at the end of the two following courses viz: first commercing at the point where the center line of Aberdeen Road is intersected by the southerly side of Loch Raven Boulevard and running thence along said southerly side North 58° 52' 10" East 300.4 feet and second South 31° 07' 50" East 50.00 feet to said weginning point, running thence the eight following courses viz: first binding on the outside face of wall of part of building number 8405 North 58° 52' 10" East 36.42 feet, second along said face of wall South 31° 07' 50" East 30.00 feet. third along said face of wall South 58° 52' 10" West 32.00 feet, fourth leaving said wall South 31° 07' 50" East 64.00 feet, fifth South 58° 52' 10" West 20.00 feet, sixth North 31° 07' 50" West 64.00 feet to intersect the face of wall of said building number 8405, seventh binding along part of said face of wall North 58° 52' 10" East 15.58 feet to the party wall of said building and eighth along said party wall North 31° 07' 50" West 30.00 feet to the place of beginning.

Containing a gross area of 2372.60 square feet (0.054 Acres +) 1092.6 square feet of which is within said building number 8405 and 1280 square feet of which is the area designated to encompass four parking spaces as required.



BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

August 6, 1974

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

Z.A.C. Meeting of:

Property Owner: Loch Raven VIIIage Apartments, Inc.
Location: S/S Loch Raven Blvd., & N/S of Greenway Road Present Zoning: D.R. 16
Proposed Zoning:Special Exception for Non-Resident Doctor's Office

District:

Dear Mr. DiNenna

No adverse effect on student population.

Very truly yours. W. Nick Petrovich Field Representative

WNP/ml

October 4, 1974

Eugene P. Smith, Esquire 1035 Maryland National Bank Building Baltimore, Maryland 21202

> RE: Petition for Special Exception S/S of Loch Raven Boulevard, 300.4'
> E of Aberdeen Road - 9th District Loch Raven Village Apts., Inc. -Petitioner NO. 75-71-X (Item No. 31)

Dear Mr. Smith:

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

Very truly yours,

JAMES E. DYER Deputy Zoning Commissioner

JED/me

Attachmen

15-71-1

BALTIMORE COUNTY, MARYLAND FERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CLIFFORD. P.E. WM. T. MELZER

September 27, 1974

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

Re: Item 31 - ZAC - August 6, 1974 Property Owner: Loch Raven Village Apartments, Inc. Location: S/S Loch Raven Blvd., & N/S of Greenway Ri. Existing Zoning: DR 16 Proposed Zoning: Special Exception for Non-Resident Doctor's Office No. of Acres: 0.054 District: 9th

Dear Mr. DiNenna

The subject of petition seems to have no major traffic problems.

> Very truly yours, Brichael S. + lang Michael S. Planigan Traffic Engineer Asso.

MSF/1b

PETITION MAPPING PROGRESS SHEET Wall Map Original Duplicate Tracing FUNCTION Descriptions checked and outline plotted on man Petition number acded to autline Denied Granted by ZC, BA, CC, CA Reviewed by: NC Revised Plane Change in outline or description___Yes Previous case: Map #

Baltimore County Fire Department

J. Austin Deitz



Towson. Maryland 21204

Office of Planning and Zoning Baltimore County Office Building

Towson, liarvland 2120h

Attention: Kr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Lock Rayan Village Apartments, inc.

Location: S/S Loch Raven Blvd., & M/S of Greenway 34th Zoning Agenda America 6, 100 Item No. 31

Gentlemen: Fursuant to your request, the referenced property has been surveyed by this Eureau 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 read in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A secon' means of vehicle access is required for the site.
 () 3. The vehicle dead-end condition shown at
- EXCEEDS the maximum allowed by the Fire Department. () i. The state shall be made to comply with all applicable parts of the Fire Ferentian Code prior to occupancy or beginning of operations.

 (x) 5. The buildings and structures estating or proposed on the cits chealing comply with all applicable requirements of the Hatianal Fire Protection Association Standard No. 201 "The Life Safety Code", 1710 Eatition prior
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Planning Group Special Inspection Division

Faul H Remebe

Deputy Chief Fire Prevention Bureau

OFFICE OF

TOWSON, MD. 21204

PETITION FOR SPECIAL EXCEPTION Sch DISTRICT ZONING: Petition for

THIS IS TO CERTIFY, that the annexed advertisement of

S. Eric Dinenna, Zoning Commissioner of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One weeks before the 16thday of Sept., 1974 that is to say, the same was inserted in the issues of Sept. 13, 1974.

STROMBERG PUBLICATIONS, Inc.

B. Ruth Morgan

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 17th day of

197% Item # ULY

S.Eric DiNenna, Zoning Commissioner

Petitioner LOUN PRICE VILLAGE Submitted by MR SMITH Petitioner's Attorney Mr. E. SHITH Previewed by MBC

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

75-71-X

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., oneschecesch day of ____September _____, 19.74., the first publication appearing on the 12th day of Sentember 19. 74

Cost of Advertisement, \$_____

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

175-71-X

District. 9th.

Posted for: Holding Mon. Sept. 30. 1874 @ 11:10 R.M.

Prissioner Local Kossen. Willeger of the
Location of property. 5/5 of Local Research Blow Sept. 1. L. of Abrilden Rel

Location of Signe I Sept. Bookel & 8405 Soch Rasin Blow

Posted by Med 14 18cm Date of return 9-12-7"

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

No. 15144

DATE August 20, 1974 ACCOUNT 01-662

AMOUNT \$50.00

PINK - AGENCY Bugene P. Smith, Esq. 1035 Maryland National Lank Building

50.00 MG

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

No. 16926

DATE Out. 4, 1971 ACCOUNT 01-662

AMOUNT \$59.75

PINK - AGENCY WHITE - CASHIER VELLOW - CUSTOMER Loch Haven Village Apts. , Inc. 8403 Loch Raven Blvd.

Baltimore, Md. 21204 Advertising and posting of property-----#75-71-X 39 25W 4

59.75 60



