

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Lloyd Realty, Inc., 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 D.R. 5.5 zone to an R-1 zone; for the following reasons:

Surrounding land use has become increasingly commercial. The subject property is abutted by R-1 and MLE and ML-M property.

The major streets and highways which pass through the area have been widened or completely redesigned to handle the change in character of the neighborhood. To wit: Rossville Boulevard and Stemmers Run Road.

The subject property of approximately one acre has presently thereon a vacant private home of approximately thirty years of age in a rundown condition which your Petitioner will remodel and update for office use only, all to the betterment of the neighborhood.

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 use.

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.

Thomas A. Lloyd, President
Lloyd Realty, Inc.

Legal Owner

Address: 1014 North Avenue
Baltimore, MD 21221

Petitioner's Attorney

Suit: 200 15 Charles Plaza
Baltimore, MD 21201

Protestant's Attorney

Address: 1014 North Avenue
Baltimore, MD 21221

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Baltimore, MD 21221

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Baltimore, MD 21221

RE: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 5.5 to D.R. 16, and a : COUNTY BOARD OF APPEALS
SPECIAL EXCEPTION for Offices : OF
SE corner of Stemmers Run Road : BALTIMORE COUNTY
and Margaret Avenue :
15th District :
Lloyd Realty, Incorporated : No. 75-223-RX
Petitioner :

OPINION

This case comes before the Baltimore County Board of Appeals on an appeal from the Baltimore County People's Counsel protesting the granting of this petition by the Baltimore County Zoning Commissioner. It is noted that this case was first scheduled for March 16, 1976 and was postponed by the Board, and rescheduled for May 25, 1976. A change in this date was requested by Mr. Robert G. Carr, counsel for the Petitioner, and when the April 1st, 1976 date became available, was so rescheduled. Proper and due notice to all interested parties of this change was instituted on March 11, 1976. On the hearing date, no local protestants were in attendance, and extensive efforts by the People's Counsel to locate any during the entire day of this hearing were unsuccessful.

The Petitioners presented their case through two witnesses: Mr. Thomas Lloyd, owner, and Mr. Paul Lee, a qualified engineer. Testimony presented indicated that there were six acres in this tract zoned D.R. 5.5 but only the one acre, where the house is located, is in question. The house is of some thirty to forty years vintage, and is now and has been unoccupied for some time, and is in a very rundown condition. An on site inspection by a Board member confirmed this evidence. Mr. Lloyd stated he does not intend to alter this existing building but merely to renovate it and convert it for his personal office use, where at most two people will be employed at any one time. No trucks, trailers or other commercial vehicles will be stored at this site at any time.

Mr. Paul Lee then testified for the Petitioner. He stated that this was a reasonable use for this stated parcel, and under normal setback requirements, any other use would be unrealistic. He noted the home in bad condition, and the fact that the road frontage has been improved with curbs and sidewalks. He also noted at length the

Lloyd Realty, Inc. - #75-223-RX

2.

existence of M.L.R. and M.L.-I.M. zoning directly across the street, and B.L. zoning directly to the west. All of these, he states, indicate a change in this neighborhood from strictly residential to a more commercial use.

Mr. James Hoswell, Baltimore County Planning Department, then presented the People's Counsel's case. He noted no changes in this neighborhood since the adoption of the 1971 maps, and presented photographs of all nearby and abutting homes to this property. He also noted that no public sewer was available to this site. He stated the Office of Planning fears that a density change to D.R. 16 may well open up the rest of the area to this same type zoning. He also noted that there were ample areas already zoned to accommodate office use, that were presently available, and felt that there was no need for office use on this particular site.

In considering this appeal, the Board evaluated several factors. It is without question that over the years commercial type zoning has encroached upon this small group of established homes until it now just about surrounds the subject site. To substantiate this, an inspection of the County zoning maps shows that all lands north, east and west of this area and abutting it are all of some commercial and/or industrial type zoning. To the Board of Appeals this indicates at least some error in the designated zoning, some evidence of change in the area, or more likely a compilation of both.

The reclassification petitioned before the Board, as mentioned above, is for the residential zone D.R. 16, and while the Board recognizes and wishes to maintain the overall residential character of the south side of Stemmers Run Road, after carefully reviewing all the testimony and evidence presented in this case, it is the judgment of this Board that there is sufficient basis of error and/or change to reclassify the subject property to the residential D.R. 16 zone. This reclassification is recognition of error and/or change in the immediate environs of the subject property and also recognition of the general overall residential character of the south side of Stemmers Run Road. The Board feels that a D.R. 16 classification here also buffers the nearby commercial and industrial zoning, and prevents the encroachment of such commercial and industrial zoning south of Stemmers Run Road between the Kenwood Senior High School and the east side of Mace Avenue.

Lloyd Realty, Inc. - #75-223-RX

3.

The home, in its present condition, is definitely a detriment to any neighborhood. The Board is well aware that granting the D.R. 16 zoning is one way an office type use for this site can be achieved, and feels that granting this use for this stated small parcel through a special exception would not, in fact, create the feared "domino effect". It further appears that all the requirements of Section 502.1 of the Baltimore County Zoning Regulations have been met and, therefore, this special exception should be granted.

ORDER

For the reasons set forth in the foregoing Opinion, the Board affirms the Order of the Zoning Commissioner dated March 26, 1975, and ORDERS this 15th day of June, 1976, that the reclassification petitioned for from D.R. 5.5 to D.R. 16 be and the same is hereby GRANTED; and it is

FURTHER ORDERED, that the special exception for offices petitioned for be and the same is hereby GRANTED, subject to the following restrictions:

1. The outside structural shape of the existing home is to remain as it now is. This will allow the existing porch to be replaced only in its present size, but to be enclosed to facilitate an office use.
2. No commercial vehicles are to be stored on this property.
3. Issuance of all necessary and proper County approvals and permits.

Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Robert L. Gilland, Vice Chairman

John A. Miller

William T. Hockett

August 27, 1976

Mr. George E. Franges
1 Wayburn Court
Baltimore, Md. 21237

Re: Case No. 75-223-RX
Lloyd Realty, Inc.

Dear Mr. Franges:

The People's Counsel has requested the Board to send you a copy of its Order passed in the above entitled case.

Very truly yours

Robert L. Gilland, Vice Chairman

FRAMM & ASSOCIATES
ENGINEERS-PLANNERS-SURVEYORS
3210 Southgreen Road
Baltimore, Maryland 21207
Telephone: (301) 922-4457

DESCRIPTION TO ACCOMPANY PETITION FOR RECLASSIFICATION WITH SPECIAL EXCEPTION IN THE USE OF THE PROPERTY KNOWN AS 617 STEMERS RUN ROAD, SITUATED IN THE 15TH ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND.

BEGINNING for the same at the point formed by the intersection of the southeast side of Stemmers Run Road, as now laid out 60 feet wide, and the eastmost side of Margaret Avenue, as laid out 10 feet wide on the "Flat of Grimsdale", which Flat is recorded among the Land Records of Baltimore County, Maryland in Plat Book W.S.D. No. 8 Folio 48, said point of beginning has the coordinates of NORTH 11,006.44 feet and EAST 46,104.83 feet in accordance with the Meridian and Coordinate Grid System adopted by the Baltimore County Metropolitan Districts;
THENCE running and binding along the said eastmost side of Margaret Avenue, and referring the bearings of this description to the aforesaid Meridian, SOUTH 17241427° WEST 243.64 feet to intersect the northmost side of Penta Avenue, as laid out 20 feet wide on said "Flat of Grimsdale";
THENCE running and binding on said northmost side of Penta Avenue SOUTH 75°18433' EAST 190.00 feet;
THENCE leaving said northmost side of Penta Avenue, and running at right angles therefrom, NORTH 17°41427° EAST 224.76 feet to intersect the aforesaid southeast side of Stemmers Run Road;
THENCE running and binding on said southeast side of Stemmers Run Road NORTH 63°40403' WEST 196.19 feet to the point of beginning.

CONTAINING 43,548.00 Square Feet of land, or 1.0 Acre, more or less.

The above description is for petition purposes only, and is not intended for use in any conveyance of title thereto.

Being and comprising a portion of all the land conveyed to LLOYD REALTY, INC. from Gerard J. McNeil and Lela McNeil, his wife, by a deed dated, July 9, 1974 and recorded among the Land Records of Baltimore County, Maryland in Lit. R.D.M.E., Jr. No. 5460 Folio 726, etc., and more particularly known as Part of Lot 6;
All of Lots 7 thru 10;
Part of Lot 16;
All of Lots 17 thru 20 of the "Flat of Grimsdale."



Samuel P. Framm
SAMUEL P. FRAMM
MD. REG. L.S. N° 5817

WD 5817-74023
SHEET 1 of 1

March 26, 1975

Robert G. Carr, Esquire
Suite 200, 15 Charles Plaza
Baltimore, Maryland 21201

RE: Petition for Reclassification and Special Exception
SE corner of Stemmers Run Road and Margaret Avenue - 15th Election District
Lloyd Realty, Incorporated - Petitioner
NO. 75-223-RX (Item No. 31)

Dear Mr. Carr:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DI MENNA
Zoning Commissioner

SED/acw

Attachments

cc: John W. Hession, III, Esquire
People's Counsel
Jefferson Building

Mr. Clyde L. Lew
Field Engineer
C & P Telephone
305 West Chesapeake Avenue
Towson, Maryland 21204



C&P Telephone

February 21, 1975

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

Re: Item 32-75-223 Lloyd Realty

In order to anticipate future changes in service requirements, I would appreciate the result of the scheduled zoning Reclassification Hearing for the October, 1974 - April, 1975 zoning Reclassification Cycle. Please forward the decision when it becomes available to Mr. Clyde L. Lew, Field Engineer, 305 W. Chesapeake Avenue, Towson, Maryland, 21204.

Very truly yours,
Carr
Field Engineer

CLW

Retain this letter
in the file when
stripping

DATE March 26, 1975
BY John W. Hessian, III

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of substantial changes in the character of the neighborhood and the health, safety, and general welfare of the community not being adversely affected,

the above Reclassification should be had, and it further appearing that by reason of the requirements of Section 522, 1 of the Baltimore County Zoning Regulations having been met,

a Special Exception for Offices should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26 day of March, 1975, that the herein described property or area should be and the same is hereby reclassified from a D.R. 5.5 zone to a D.R. 16 zone and a Special Exception for Offices should be and the same is 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.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26 day of March, 1975, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a D.R. 5.5 zone, and/or the Special Exception for Offices be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

LLOYD REALTY INC.
1014 North Avenue
Baltimore, MD 21221

Petitioner

MEMORANDUM IN SUPPORT OF PETITION FOR ZONING RECLASSIFICATION AND SPECIAL EXCEPTION

Now comes Lloyd Realty Inc. by Robert G. Carr, its attorney, and submits to the Zoning Commissioner of Baltimore County this Memorandum in Support of Zoning Reclassification and Special Exception.

STATEMENT OF CASE

Petitioner in this matter is requesting a zoning reclassification from D.R. 5.5 zone to a D.R. 16 zone with special exception for office use.

ARGUMENT

The subject property encompasses approximately one acre of land on which there is presently a vacant private dwelling in excess of thirty years of age. Your Petitioner desires to remodel this building to convert its primary use to that of an office building. The area surrounding the subject property is essentially vacant and although a D.R. 5.5 area, it has never experienced residential development. In recent years the area has seen a change in character from vacant and residential use to that of industrial park. Roseville Boulevard which will pass to the rear of the subject property has completely changed the character of the area. This boulevard has been widened and redesigned to limited access to handle the increasing commercial use of the area for industrial park use. Stemmers Run Road which passes directly in front of the subject property has also been redesigned and widened to handle the increasing traffic and the changing character of the area.

RE: PETITION FOR RECLASSIFICATION FROM D.R. 5.5 to D.R. 16
PETITION FOR SPECIAL EXCEPTION FOR OFFICES
Southeast corner of Stemmers Run Road and Margaret Avenue, 15th District
BALTIMORE COUNTY
LLOYD REALTY, INC.
Case No. 75-23-RX

WITNESS MY HAND AND SEAL

By, Commissioner:

Pursuant to the authority contained in Section 522.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr.
CHARLES E. KOUNTZ, JR.
Deputy People's Counsel

John W. Hessian, III
JOHN W. HESSIAN, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-3211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 26 day of March, 1975, to Robert G. Carr, Esquire, Suite 200 15 Charles Plaza, Baltimore, Maryland, 21201, Attorney for Petitioner.

John W. Hessian, III
JOHN W. HESSIAN, III

I WILL NOT ATTEND.



The subject property at the present time is abutted on two sides by BL and MLR and ML-RM zoning and your Petitioner's request for reclassification and special exception will in no way hamper the light residential use of this neighborhood. The remodeling of the subject building will in fact improve the appearance of the neighborhood as the present structure is old and rundown and in dire need of repairs. The remodeling will be attractive and a betterment to the neighborhood.

It is therefore respectfully submitted that your Petitioner has shown the necessary change in character of the neighborhood in order to justify the zoning reclassification with special exception as requested.

POINTS AND AUTHORITIES

Reasoning to conform with surrounding areas. Council v. Board of County Comm's of Prince George's County, 1961, 171 A.2d. 472, 225 Md. 335.

Reclassification based on proposed new highways. Muhl v. County Council for Montgomery County, 1959, 147 A.2d. 735, 218 Md. 543

RESPECTFULLY SUBMITTED,

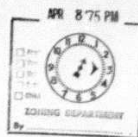
Robert G. Carr
ROBERT G. CARR
Attorney at Law
Suite 200
15 Charles Plaza
Baltimore, MD 21201
752-4728
Attorney for Petitioner
Lloyd Realty Inc.

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
Southeast corner of Stemmers Run Road and Margaret Avenue, 15th District
Lloyd Realty, Inc., Petitioner
Case No. 75-23-RX
Item No. 32.

ORDER FOR APPEAL

Mr. Commissioner:

Please note an Appeal from your decision in the case of Lloyd Realty, incorporated to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.



John W. Hessian, III
JOHN W. HESSIAN, III
People's Counsel

Charles E. Kountz, Jr.
CHARLES E. KOUNTZ, JR.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-3212

I HEREBY CERTIFY That a copy of the foregoing Order for Appeal was mailed this 8 day of April, 1975 to Robert G. Carr, Esquire, Suite 200 15 Charles Plaza, Baltimore, Maryland 21201, Attorney for Petitioner.

John W. Hessian, III
JOHN W. HESSIAN, III

Case No. 75-223-RX (Item No. 32) - Lloyd Realty, Incorporated

SE/corner of Stemmers Run Road and Margaret Avenue - 15th Election District

Petition for Reclassification and Special Exception with the Order of the Zoning Commissioner, dated March 26, 1975 - GRANTED

Memorandum in Support of Petition for Reclassification from Robert G. Carr, Esquire

Description of Property

Plat of Subject Property, revised September 30, 1974

Zoning Plans Advisory Committee Comments, dated October 25, 1974

Two (2) Photographs

Baltimore County Planning Board Recommendations and Accompanying Map

Certificates of Publication

Certificate of Posting (One (1) Sign)

Petitioner's Exhibit 1 - Official Zoning Map - Sheet N.E. 3-H

Order for Appeal from John W. Hessian, III, Esquire, People's Counsel, received April 8, 1975

Robert G. Carr, Esquire
Suite 200, 15 Charles Plaza
Baltimore, Maryland 21201
Counsel for Petitioner

John W. Hessian, III, Esquire
People's Counsel
Jefferson Building
Towson, Maryland 21204
People's Counsel

Mr. Clyde L. Lew, Field Engineer
The C & P Telephone Company
of Maryland
305 West Chesapeake Avenue
Towson, Maryland 21204
Requests Notification

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item 32 - 8th Zoning Cycle

Robert G. Carr, Esq.
Suite 200, 15 Charles Plaza
Baltimore, BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
Maryland 21201
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 25th day of October, 1974.

Robert G. Carr
ROBERT G. CARR
Selling Counsel

Petitioner Lloyd Realty, Inc.

Petitioner's Attorney Robert G. Carr
cc: Framm & Associates
3210 Southgreen Road
Baltimore, Md. 21237

Reviewed by James B. Gorman
Chairman,
Zoning Advisory
Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 25, 1974

Robert G. Carr, Esq.
Suite 200, 15 Charles Plaza
Baltimore, Maryland 21201

RE: Reclassification and Special
Exception Petition
Item 32 - 8th Zoning Cycle
Lloyd Realty, Inc. - Petitioners

Dear Mr. Carr:

The Zoning Plans 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 south side of Stemmers Run Road, approximately 100 feet west of John Avenue, in the 15th Election District of Baltimore County, and is presently improved with a 1-1/2 story frame and stucco dwelling, now abandoned. Similar uses abut the entire property.

The petitioner is requesting a Reclassification from the existing DR 5.5 zone to a DR 16 zone, with a Special Exception for office use. The plans indicate utilization of the existing structure with vehicular access from Stemmers Run Road. Off street parking is provided for 9 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 plats, as may have been requested by this Committee, shall be submitted

Robert G. Carr, Esq.
Re: Item 32 - 8th Zoning Cycle
October 25, 1974

Page 2

to this office prior to December 1, 1975, 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 March 1, 1975 and April 1, 1975, will be forwarded to you well in advance of the date and time.

Very truly yours,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Plans Advisory Committee

JBB:JD

Enclosure

cc: Framm & Associates
3210 Southgreen Road
Baltimore, Maryland 21207

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

Division of Engineering
ELLsworth M. GIVER, P. E. CHIEF

October 25, 1974

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

Re: Item #32 (Cycle VIII - October 1974 - April 1975)
Property Owner: Lloyd Realty, Inc.
S/E corner of Stemmers Run Rd. & Margaret Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: D.R. 16 w/ Special Exception for offices
No. of Acres: 1.0 District: 15th

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:

Stemmers Run Road is an existing 40-foot curb and gutter street on a 30-foot right-of-way.

Margaret Avenue and Potts Avenue are recorded streets only and will ultimately be improved as 30-foot curb and gutter streets on 50-foot rights-of-way.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance 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, draining private and public buildings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Water:

Public water exists within Stemmers Run Road.

Item #32 (Cycle VIII - October 1974 - April 1975)
Property Owner: Lloyd Realty, Inc.
Page 2
October 25, 1974

Sanitary Sewer:

Public sanitary sewer is not available to serve this site. The private disposal system is subject to the Health Department's approval.

Very truly yours,

Ellsworth M. Giver, P.E.
ELLSWORTH M. GIVER, P.E.
Chief, Bureau of Engineering

ENCLOSURE(S)

2-000 Key Sheet
11 XN 28 Pos. Sheet
10 3 R Type
30 Tab Map

Baltimore County Fire Department

J. Austin Deitz

Chief



Towson, Maryland 21204

822-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Lloyd Realty, Inc.

Location: S/S of Stemmers Run Rd. E/S of Margaret Ave.

Item No. 32 Zoning Agenda Cycle #8 - October 1, 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 plan for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 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. EXCEEDS the maximum allowed by the Fire Department.
- () 5. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations. 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", 1970 Edition prior to occupancy.

- () 6. Site plans are approved as drawn.

- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *At J. Deitz* Noted and Approved: *Paul H. Reinke*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



November 6, 1974

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

Dear Mr. DiNenna:

Comments on Item #32, Zoning Cycle VIII, October, 1974, are as follows:

Property Owner: Lloyd Realty, Inc.
Location: S/S of Stemmers Run Road E/S of Margaret Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: D.R. 16 Special Exception for offices
No. of Acres: 1.0
District: 15th

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.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WILLIAM T. MILLER
DEPUTY TRAFFIC ENGINEER

October 28, 1974

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

Re: Item 32 - Cycle Zoning 8 - October 1974 - April 1975
Property Owner - Lloyd Realty, Inc.
SE corner of Stemmers Run Road & Margaret Avenue
D.R. 16 with special exception for offices
District 15

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 5.5 to D.R. 16 with a special exception for offices. This change by itself should not create any major change in trip density, however, should it be the desire to change this area for office uses, a more detailed study is required.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/rmg

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. MOOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

October 11, 1974

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

Dear Mr. DiNenna:

Comments on Item 32, Zoning Reclassification, Cycle #8, are as follows:

Property Owner: Lloyd Realty, Inc.
Location: S/S of Stemmers Run Rd. E/S of Margaret Ave.
Existing Zoning: DR 5.5
Proposed Zoning: DR 16 SPECIAL EXCEPTION for offices.
No. of Acres: 1.0
District: 15th

Comments: Water and sewer must be extended to site; dug well and septic tank to be backfilled.

Very truly yours,

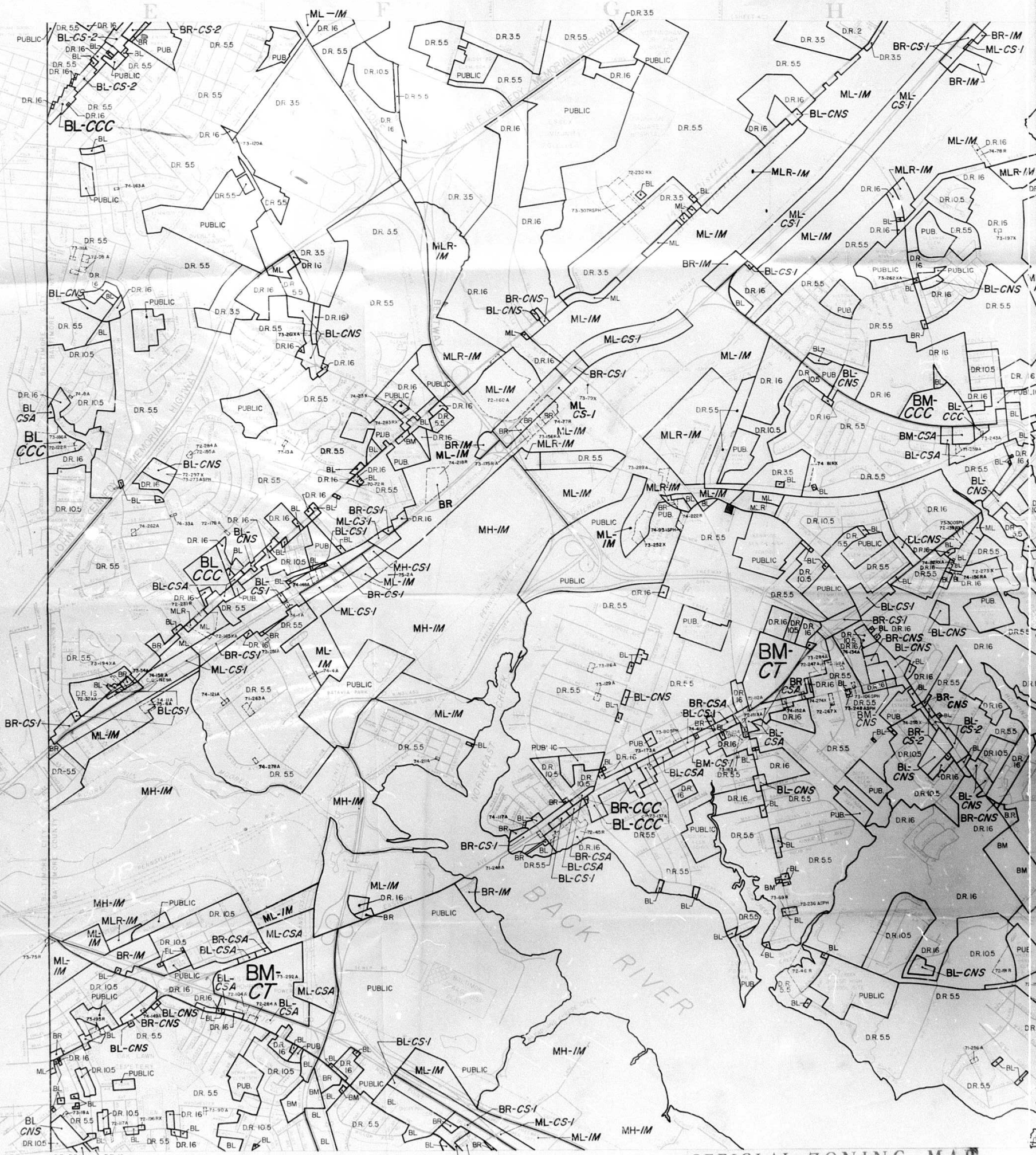
Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/wsc

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
PINK - AGENCY

The Thomas A. Lloyd Construction Co.
1014 North Ave.
Essex, Md. 21221
Petition for Reclassification and Special Exception
for Thomas A. Lloyd

5000



OFFICIAL ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
MARCH 24, 1971
BY BILLS NOS. 28, 29, 30, 31, and 32



OFFICIAL ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
MARCH 24, 1971
BY BILLS NOS. 28, 29, 30, 31, and 32

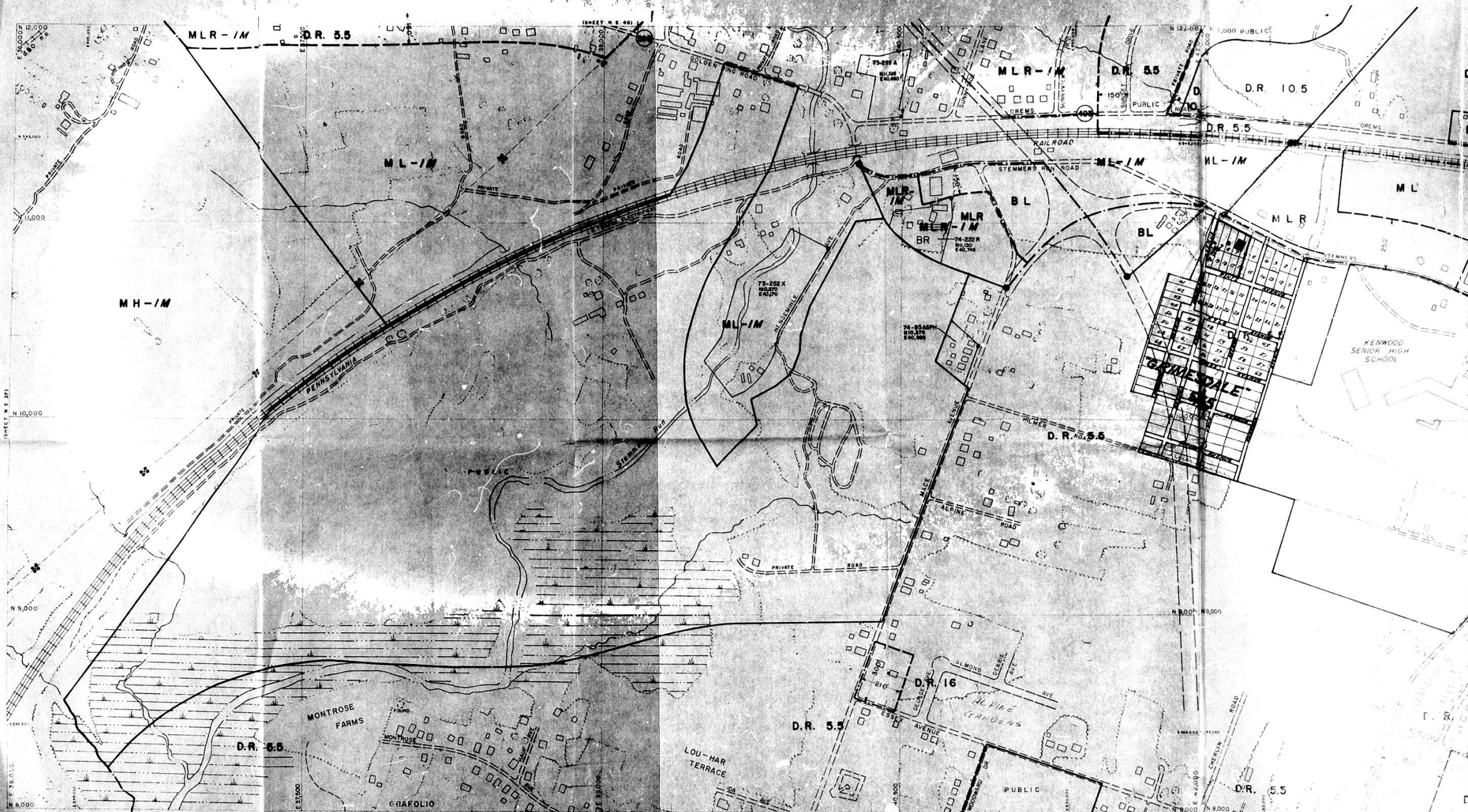
ESSEX-MIDDLE RIVER

4B

JAN. 74

WLO





1 - SW
1 - NW

Pet's Ex. 1
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
MARCH 24, 1971
BY BILLS NOS. 28, 29, 30, 31, and 32

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA OFFICIAL ZONING MAP

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
		1" = 200'	STEMMERS RUN	N.E. 3-6
		DATE OF PHOTOGRAPHY DEC. 1954		

Topography Compiled By Photogrammetric Methods
ABRAMS AERIAL SURVEY CORP. LANSING, MICH.



1 - SW 1 - SE
1 - NW 1 - NE

ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
MARCH 24, 1971
BY BILLS NOS. 28, 29, 30, 31, and 32

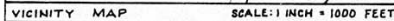


LOCATION = PART OF LOT 6 AND 16
ALL OF LOTS 7 THRU 10 AND 17 THRU 20
AREA = 49,548.00 SQ. FT. (OR) 1.0 ACRE ±
EXISTING ZONING = D.R. 5.5
PROPOSED ZONING = D.R. 16 WITH SPECIAL EXCEPTION

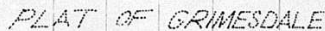


REVISIONS		OWNER - PETITIONER	PLAT TO ACCOMPANY PETITION FOR RECLASSIFICATION WITH SPECIAL EXCEPTION IN THE USE OF THE SUBJECT PROPERTY KNOWN AS 617 STEMMERS RUN ROAD LOCATED IN THE FIFTEENTH ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND	FRAMM & ASSOCIATES ENGINEERS • PLANNERS • SURVEYORS 3210 Southgreen Road Baltimore, Maryland 21207 Telephone: (301) 912-4457	SCALE: 1" HIGH = 50 FEET DATE: SEPTEMBER 27, 1974 JOB No: 5817-74015-1 FILE No: 0315-090-19-1 SHEET 1 OF 1
NO.	DATE	BY	LLOYD REALTY, INC. 1104 NORTH AVENUE ESSEX, MD. 21221		





75-223RX



NOTE:
THE PROPOSED RECLASSIFICATION AND
SPECIAL EXCEPTION FOR USE AS OFFICE
HAS BEEN APPROVED AS PER :
CASE N^o 75-223-RX

SCALE: 1 INCH = 50 FEET
DATE: SEPTEMBER 27, 1974
JOB No: 587-74023-1
FILE No: JIS-090-14-1
SHEET 1 OF 1