

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Lloyd J. Hammond, Esq.
204 Courtland Avenue
Towson, Maryland 21204

Item 159

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for
filing this 30th day of March 1975

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Edward H. & Lillian E. Brown

Petitioner's Attorney Lloyd J. Hammond Reviewed by Franklin T. Hogans, Jr.
cc: E. F. Raphael & Associates Chairman,
201 Courtland Avenue Zoning Advisory
Towson, Md. 21204 Committee

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

XXXXXXXXXXXXX
Franklin T. Hogans,
Jr.

PLANNING
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF
FIELD INSPECTION
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE REGIONAL
ADMINISTRATION
BUREAU OF
ENGINEERING
PROJECT AND
DEVELOPMENT PLANNING
INDUSTRIAL
DEVELOPMENT
COMMISSION
BOARD OF EDUCATION
OFFICE OF THE
SCHOOL SUPERINTENDENT

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 21, 1975

Lloyd J. Hammond, Esq.
204 Courtland Avenue
Towson, Maryland 21204

RE: Special Exception for offices
Petition
Item 159
Edward H. & Lillian E. Brown -
Petitioners

Dear Mr. Hammond:

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 Old Court Road, 490 feet west of Walker Avenue.

The petitioner is requesting a Special Exception for offices in an existing DR 16 zone and the properties in all the immediate environs of this site are zoned DR 16. This area of Pikesville was once primarily single family development, but is now seeing a gradual metamorphosis into quasi-commercial and commercial utilizations.

Directly to the east of the subject site is an existing office converted from a dwelling by Special Exception, Case 473-168-X, and properties to the south and west are improved with single family dwellings. Old Court Road, to which this property proposes access, is one-way traffic at this point.

Lloyd J. Hammond, Esq.
Re: Item 159
March 21, 1975

Page 2

Please note the comments of Department of Traffic Engineering and those of Project and Development Planning concerning the disposition of Old Court Road.

Field inspection reveals the adjacent office building to have a paved area directly in front of the building on which vehicles were parked in apparent violation of that site's approved plan, and also in an apparent hazardous manner. This Committee feels that this situation must be avoided on any future improved properties on Old Court Road.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which 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,

Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: E. F. Raphael & Associates
201 Courtland Avenue
Towson, Maryland 21204

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

Item #159 (1974-1975)
Property Owner: Edward H. & Lillian E. Brown
Page 2
March 5, 1975

Storm Drains: (Cont'd)

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.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage exist in Old Court Road and serve this property.

It appears that additional fire hydrant protection may be required in the vicinity.

Very truly yours,

Ellsworth N. Diven, P.E.
ELLSWORTH N. DIVEN, P.E.
Chief, Bureau of Engineering

END:RAV:PMH:ee

cc: J. Tremmer
J. Somers
W. Munchel

P-SE Key Sheet
30 NW 21 Pos. Sheet
NW 8 P Topo
75 Topo Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELZEN
DEPUTY TRAFFIC ENGINEER

March 3, 1975

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

Re: Item 159 - ZAC - February 18, 1975
Property Owner: Edward H. & Lillian E. Brown
Location: S/S of Old Court Rd. 490' W. of Walker Ave.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices.
No. of Acres: 0.18 Acres
District: 3rd

Dear Mr. DiNenna:

This site is too small to cause any major traffic problems, but the continued development of offices in this area can be expected to cause traffic problems in the future.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc.

HSF/bza



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY HEALTH COMMISSIONER

February 11, 1975

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

Dear Mr. DiNenna:

Comments on Item 159, Zoning Advisory Committee Meeting, February 18, 1975, are as follows:

Property Owner: Edward H. & Lillian E. Brown
Location: S/S of Old Court Rd. 490' W. of Walker Ave.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices.
No. of Acres: 0.18 Acres
District: 3rd

Metropolitan water and sewer are available.

Jones Falls Moratorium: A moratorium was placed on new sewer connections in the Jones Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on November 13, 1973, therefore approval may be withheld for this connection.

Very truly yours,

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

CHVB:ncp

Bureau of Engineering
ELLSWORTH N. DIVEN, P.E., CHIEF

March 5, 1975

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

Re: Item #159 (1974-1975)
Property Owner: Edward H. & Lillian E. Brown
S/S of Old Court Rd. 490' W. of Walker Ave.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices.
No. of Acres: 0.18 Acres District: 3rd

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Old Court Road, an existing public road, is proposed to be improved in the future as a minimum 36-ft. closed section roadway on a 50-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening, including any necessary reversible easements for slopes will be required in connection with any grading or building permit applications.

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

Sediment Control:

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

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

PETITION FOR SPECIAL EXCEPTION
FOR OFFICES.
South side of Old Court Road
490 feet West of Walker Avenue
3rd District

EDWARD H. BROWN

BEFORE THE
ZONING COMMISSIONER OF
BALTIMORE COUNTY
Case No. 75-241-X

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 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.

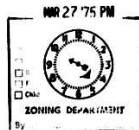
Charles E. Heston, Jr.
CHARLES E. HESTON, JR.
Deputy People's Counsel

John W. Hesstan, III
JOHN W. HESSTAN, III
People's Counsel
County Office Building
Towson, Maryland 21204
496-3211

I HEREBY CERTIFY that a copy of the foregoing Order was mailed this 22nd day of March, 1975 to Lloyd J. Hammond, Esquire, 204 Courtland Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hesstan, III
JOHN W. HESSTAN, III

I WILL NOT APPEAR.



WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



February 26, 1975

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 #159, Zoning Advisory Committee Meeting, February 18, 1975, are as follows:

Property Owner: Edward H. & Lillian E. Brown
Location: S/S of Old Court Road 490' W. of Walker Avenue
Existing Zoning: D.R.16
Proposed Zoning: Special Exception for offices
No. of Acres: 0.18
District: 3rd

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.

The site plan should show the possible future widening of Old Court Road. The screening must be continued along the paved area adjacent to the rear property line.

Very truly yours,

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3211 ZONING 484-3081

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 18, 1975

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

Z.A.C. Meeting of: February 18, 1975

Re: Item 159
Property Owner: Edward H. & Lillian E. Brown
Location: S/S of Old Court Road; 490' W. of Walker Avenue
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices

District: 3rd
No. Acres: 0.18 acres

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WDP/ml

H. EMBLE PARKS, President
EUGENE C. HESS, Vice President
WILLIAM L. BERRY

MARCUS M. ROTBART
JOSEPH N. MCGOWAN
ALVIN LOBECK
JOSHUA B. WHEELER

T. BAYARD WILLIAMS, III
RICHARD W. TRACEY, VMD
WES. RICHARD K. HUGHES

PETITION MAPPING PROGRESS SHEET

FUNCTION	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										
Revised										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>J. H.</i>			Revised Plans: Change in outline or description Yes _____ No _____							
Previous case:			Map # _____							

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 5th day of

February 1975. Item # _____.

Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner *Edward H. Brown* Submitted by *Hammond*

Petitioner's Attorney *Hammond* Reviewed by *F. Rogers*

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



BALTIMORE COUNTY, MARYLAND No. 17986

OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE April 9, 1975 ACCOUNT 01-662

AMOUNT \$21.75

WHITE CASHIER DISTRIBUTION PINK AGENCY YELLOW CUSTOMER

Lloyd J. Hammond, Esq.
215 Homevale Rd.
Beltsville, Md. 21136
Petition for Special Exception for Edward Brown
75-241-X

BALTIMORE COUNTY, MARYLAND No. 17950

OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE March 17, 1975 ACCOUNT 01-662

AMOUNT \$50.00

WHITE CASHIER DISTRIBUTION PINK AGENCY YELLOW CUSTOMER

Lloyd J. Hammond, Esq.
215 Homevale Rd.
Beltsville, Md. 21136
Petition for Special Exception for Edward Brown
75-241-X

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 20, 1975

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. case no. 75-241-X, commencing on March 19, 1975, the first publication day of April, 1975, the first publication appearing on the 20th day of March, 1975.

L. L. Smith
L. L. Smith
Manager

Cost of Advertisement, \$ _____

THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 March 19 19 75

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION- SOUTH SIDE OF OLD COURT ROAD 490 FEET.

was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one XXXXXXXX

week before the 19th day of APRIL 1975 that is to say, the same

was inserted in the issues of March 19, 1975

STROMBERG PUBLICATIONS, Inc.

C. Curran

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: MARCH 21, 1975

Posted for: PETITION FOR SPECIAL EXCEPTION

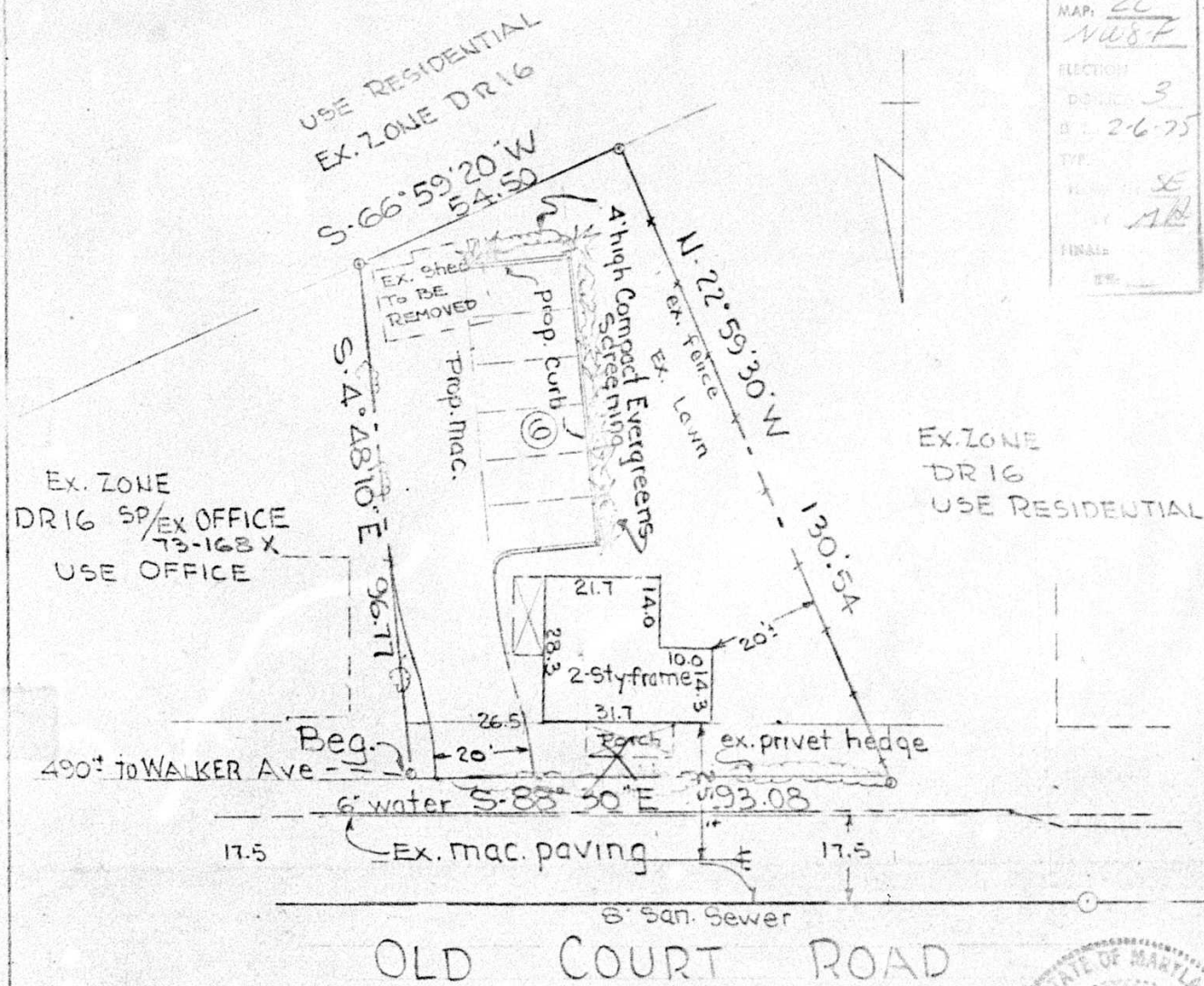
Petitioner: EDWARD H. BROWN

Location of property: S/S of Old Court Rd. 490' W. of Walker Ave.

Location of signs: FRONT E.S. OLD COURT RD.

Remarks: *Fluorid & Polaris*

Posted by: *Fluorid & Polaris* Date of return: MARCH 21, 1975



MAP: 20
V. 87

ELECTION: 3

D. 2-6-75

TYP: SE

FINAL: ME

GENERAL DATA

AREA OF TRACT 0.18 Ac±
EXISTING ZONE DR16
EXISTING USE RESIDENTIAL
PROPOSED ZONE DR16 SP. EX. FOR OFFICES
PROPOSED USE OFFICES

PARKING DATA

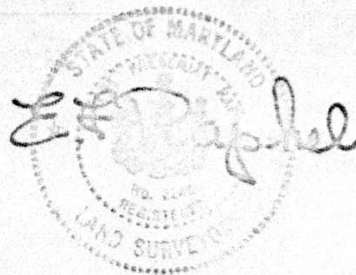
AREA OF BUILDING 757 sq'
PARKING RATIO: 1st FL: $\frac{1}{300}$ sq' = 3 SPACES
2nd FL: $\frac{1}{500}$ sq' = 2 SPACES
TOTAL SPACES REQUIRED: 5
TOTAL SPACES PROVIDED: 6

PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION
#15 OLD COURT RD.
3rd EL. DIST. BALTO CO.
SCALE 1" = 30' JAN. 20 1975

NOTE:

Outline Compiled From Deeds
Plats & Other Sources and
not a Survey

EX. ZONE DR16
USE VACANT



E. F. RAPHAEL & ASSOCIATES
REG. LAND SURVEYORS
COURTLAND AVE
TOYCON, MARYLAND

