### PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Edward H. Brown and

| Kop we Lillian E. Brown | legal owners of the property situate in Baltin 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 ..... \_\_\_\_zone; for the following reasons

See attached brief and 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 SILICES....

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 nd restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

alla Becker

Towner, Maryland 21204

Edward V Brown 4301 Edro Avenue

Baltimore, Md. 21236

DATE

ORDERED By The Zoning Comm

EXECUTED 1975., 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 out Baltimore County, that property be posted, and that the public hearing be had before the Zoning missioner of Baltimore County in Room 106, County Office Pullding in Towson, Baltimore County, on the 9th day of April 137 5, at 10100 clock

...A..M.

505

ONDER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. S. Eric DiNenna, Zoning Commissioner Date April 8, 1975

FROM William D. Fromm, Director of Planning

SUBJECT Petition #75-241-x. Petition for Special Exception for Offices. South side of Old Court Road 490 feet West of Walker Avenue. Petitioner - Edward H. Brown and Lilliam E. Brown

3rd District

HEARING: Wednesday, April 9, 1975 (10:00 A.H.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.

This proposed office is in accordance with the proposed comprehensing lan for the Morthest Area. The Planning Board recommended 0.R. if for area around the community center between Old Court Road and Soddrook Land for aparteent or office use. Council adopted it in

WDF:NEG: rw

RE: PETITION FOR SPECIAL EXCEPTION S/S of Old Court Road, 490' W of Walker Avenue - 3rd District Edward H. Brown - Petitioner NO. 75-241-X (Item No. 159)

BEFORE THE DEPUTY ZONING COMMISSIONER

FOR

: BALTIMORE COUNTY

This Petition represents a request for a Special Exception for the conversion of an existing dwelling for an office use. The property in question is presently zoned D. R. 16, contains . 18 acres of land, more or less, is improved with an existing two story dwelling, is situated on the south side of Old Court Road, 490 feet west of Walker Avenue, and lies in the Third Election District of Baltimore County.

Testimony and evidence presented during the course of the hearing established that the subject property was situated in a changing neighborhood with many dwellings situated on both Old Court Road and Walker Avenue havin been converted to office use.

The plans, submitted with the Petitioner's request, provided for adequat purking with access to said parking being by way of Old Court Road. The traffic engineer, who reviewed the site with respect to the request, indicated that no major traffic problems were expected with regard to the proposed use of the subject property. There were no adverse comments from other member

Without reviewing the testimony and evidence in detail, but based on all such testimony and evidence presented, it is the opinion of the Deputy Zoning ioner, that the requested use would be compatible with other existing uses in the area and would, with certain restrictions, comply with the prerequisites of Section 502.1 necessary for the granting of the Special Except

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Ballimore County, this 217 day of April, 1975, that the herein re-

quested Special Exception for an office use should be and the same is nereby GRANTED. Said granting is subject to the following restrictions:

- 1. The office use shall be restricted to the existing two story frame dwelling with no major changes being per-mitted to the exterior of the structure.
- 2. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

April 21, 1975

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

RE: Petition for Special Exception S/S of Old Court Road, 450' W of Walker Avenue - 3rd District Edward H. Brown - Petitioner NO. 75-241-X (Item No. 159)

Dear Mr. Hammond:

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/m

cc: John W. Hessian, III, Esquire People's Counsei

#### MEMORANDUM

The Petitioners' property comprises approximately 0.18 of an acre of land, more or less, located on the south side of Old Court Road approximately 490 feet west of Walker Avenue. Located in the Third Election District of Baltimore County, Maryland. The property is presently zoned DR 16.

- A. That the property is too small for economic development ander the present zoning classification of DR 16.
- B. That the property contiguous to Petitioner's property has been granted a special exception for office use and that other properties in the immediate area have also received a special exception for office use in addition to other commercial
- C. That by reason of the foregoing and other reasons to be tated at the hearing hereon, the DR 16 zoning was confiscatory and clearly erron-ous.

204 Courtland Avenue Towson, Maryland 21204 828-5004 Attorney for Petitioner

MEMORANDUM

- 2 -

The Petitioners' property comprises approximately 0.18 of an acre of land, more or less, located on the south side of Old Court Road approximately 490 feet west of Walker Avenue. Located in the Third Election District of Baltimore County, Maryland. The property is presently zoned DR 16.

- A. That the property is too small for economic development under the present zoning classification of DR 16.
- B. That the property contiguous to Petitioner's property has been granted a special exception for office use and that other properties in the immediate area have also received a special exception for office use in addition to other commercial uses having been granted.
- C. That by reason of the foregoing and other reasons to be stated at the hearing hereon, the DR 16 zoning was confiscatory and clearly erroneous.

204 Courtland Avenue Towson, Haryland 21204 828-5004 Attorney for Petitioner

which by deed dated July 11, 1963 and recorded among the Land Records of Baltimore County in Liber 996 4169, folio 589 thence leaving the south side of Old Court Road and binding on the outline of said deed the four following courses and distances: (1) 54°48'10"E 96.77'; (2) 566°59'20"W 54.50'; (3) N22\*59\*30"W 130.54\* to the south side of Cld Court Road running thence and binding on the south side of Old Court Road; (4) S88\*30'E 93,08' to the place of beginning.

Containing 3.18 Acres of land more or less. Being known as 15 Old Court Road.



January 22, 1975

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR OFFICES

reginning for the same at a point on the south side of

old Court Road at a distance 490 \*\* westerly from the intersection

of the south side of Old Court Road and the north side of

Walker Avenue said point being the north east corner of land

#15 or n cottem soan



PETITION AND SITE PLAN

EVALUATION COMMENTS

Baltimore County, Maryland Bepartment Of Bublic Borks

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Bureau of Engineering

March 5, 1975

Be: Item #159 (1976-1975)

Strongthy Owner: Edward M. & Lillian S. Brown s/m of old Court Met., byOt W. of Walker Ave.
Existing Soning: DR 16

Proposed Soning: Special Exception for offices.
No. of Acres: G.18 Acres District: 3rd

The following comments are furnished in repard to the plat substitute to this office for review by the Zoning Advisory Coemittee in consection with the subject item.

Old fourt boot, an eviating public read, is proposed to be improved in the flat of the state of

The entrance Locations are subject to approval by the Department of /raffic Bogineering, and small be constructed in accordance with Baltimore County Design Standards.

Provisions for accommodating storm water or drainage have not been indicated

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

\*\*\*\*\*\*\*\*

Franklin T. Hogans

Item 159

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Petiticher's Attorney Lloyd J. Hammond
CO: E. F. Raphel & Associates
201 Courtland Avenue
TOMSON, PM. 21204

Reviewed by Franklin, Hospins, Pr.
Chairman, Chairman, Zoning Advisory

The Petitioner must provide necessary drainage facilities (temporary or especially by the concentration of surface waters. Grandes 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.

Public water supply and sanitary sewerage exist in Old Court Road and

It appears that additional fire hydrant protection may be required in

Very truly yours,

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

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

Your Petition has been received and accepted for day of March 197%5

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

filing this

Item #159 (1974-1975)

Storm Drains: (Cont'd)

Water and Sanitary Sower:

March 5, 1975

END. RAM. FWR. on

cc: J. Trenner J. Somers W. Munchel

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

Property Owner: Edward H. & Lillian E. Brown

Petitioner Edward H. & Lillian E. Brown

WEALTH DEPARTMENT

BOARD OF EUGCATION

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 -

Potitioners

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

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 unitizations.

Directly to the east of the subject site is an existing office converted from a dwelling by Special Exception, Case #73-168-W, and properties to the south and wost are improved with single family dwellings. Old Court Road, to which this property proposes access, is one-way traffic at this point.

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 wholelos 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, Frank T. Hoggers &

FRANKLIN T. HOGANS, JR. Chairman, Zoning Plans Advisory Committee

FTH:JD

Enclosure

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

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

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING WM. T. MELZER

EUGENE J. CLIFFORD. P.E.

March 3, 1975

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

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 Traffic Engineering Assoc.

MSF/bza

BALTIMORE COUNTY, MARYLAND 7.7 DEPARTMENT OF HEALTH

DONALD J ROOP, M.D. M.P.E.

February 11, 1975

Mr. S. Eric DiNenna, Zoning Crumissioner 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: Edvard H. & Lillian E. Brown Location: S/S of Old Court Rd. 400' 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 sever are available.

Jones Falls Moratorium: A moratorium was placed on new sever connections in the lones Falls Brainage Basin by Dr. Mell Solomon, Secretary of tealth and Mer'al Hystene, on Movember 13, 1973, therefore approval may be with

Very trul; ;ours.

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

CHVB:nce

PETITION FOR SPECIAL EXCEPTION • REFORE THE FOR OFFICES, South side of Old Gourt Road 190 feat West of Walker Avenue 3rd District.

- ZONING COMMISSIONER OF
- BALTIMORE COUNTY
- Case Po. 75-261-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. Kount J. Poputy People's Sounsel

Peonts's Counsel
County Office Building
Covern, Maryland 21204
494-3211

I HEREBY CELLINARY man a copy of the foregoing Order was mailed this 24 May of larch, 1975 to Lloyd J. Hammond, Esquire, 204 Courtland Avenue, Owson, Maryland 21204, Attorney for Petitioner.

I WILL NOT AFT ....



WILLIAM D. FROMM S. ERIC DINENNA

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. and Lilliam 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 Lellombiles

John L. Wimbley Planning Specialist II Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE SUITE 301 JEFFERSON BUILDING

AREA CODE 301 PLANNING 484-3211 ZONING 494-3351

## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 10, 1975

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

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

Item 159 Property Owner: Edward H. & Lillian E. Brown Present Zoning: 5/s of Old Court Road; 490' N. of Walker Avenue Present Zoning: 0,". 16 Proposed Zoning: Special Exception for offices

3rd 0.18 acres

Dear Mr. DiNenna

No bearing on student population.

Very truly yours, Which teleant W. Nick Petrovich. Field Representati

WNP/m1

MARCUS M. BOTSARIS

75-241-X



PETITION MAPPING PROGRESS SHEET

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received \* this

Petitioner's Attorney Thomas Reviewed by Progres

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

1975. Item #

Revised Plans:

Change in outline or description\_\_\_\_Yes

FUNCTION

Reviewed by: 7 /

Previous case

BALTIMORE COUNTY, MARYLAND MISCELLANEOUS CASH RECEIPT

0.	-	~	
•			

April 9, 1975 ACCOUNT 01-662

DISTRIBUTION

Nloyd J. Hammond, Haq. 215 Honewale Hd. Heisterstown, Md. 21136 Address Advertising and posting of property for 75 mc Howard Brown 1775-211-X

BALTIMORE COUNTY, MARYLAND OFFICE OF FINAL REVENUE DIVISION

DATE March 17, 1975 ACCOUNT 01-662

AMOUNT \$50.00

PINK - AGENCY Licyd J. Haumond, Eng. 215 Homevalle Md. Reinterstown, Md. 21136 Petition for Special Exception for Béward Brown

# CERTIFICATE OF PUBLICATION

TOWSON, MD. .... Farsh 20.... THIS IS TO CERTIFY, that the annexed advertisement was iblished in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., cases descent more der weeks before the ... 9th day of \_\_\_April \_\_\_\_\_\_\_\_ 19. 75, the them publication appearing on the 20th day of Harch 19.75

THE JEFFERSONLIN,



# Ocamon 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 XXXXXXXXXX weeksthefore me 9th. day of April 1975 that is to say, the same was inserted in the issues of \_\_out at \_19,1775

STROMBERG PUBLICATIONS, Inc.

C Curran



MARCH 21/975 POLL OF PETITION FOR SPECIAL EXCEPTION PULLINE EDWARD H. BROWN Location of property: S/S OF OLD COURT Rd. 490' WOF WALKER ALE. LOCATION OF BOOK FRONT # 15 CAD COURT Rd.

MARCH 21, 1975



