

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the undersigned, 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 for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a residential zone.

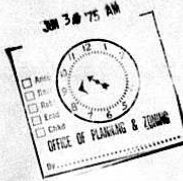
See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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.

Charles B. Marek, Contract Purchaser, 3300 The Alameda, Baltimore, Maryland 21218. Selma M. Butt, Legal Owner, c/o Kerr, Kerr & Howe, 210 West Pennsylvania Avenue, Towson, Maryland 21204. Nelson R. Kerr, Esquire, Attorney, 3300 The Alameda, Baltimore, Maryland 21218.

ORDERED By the Zoning Commissioner of Baltimore County, this 3rd day of June, 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 throughout 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 County, on the 23rd day of July, 1975, at 10:00 o'clock P.M.

John W. Hession, III, Zoning Commissioner of Baltimore County



(over)

ORDER RECEIVED FOR FILING

76-14-SPH #214

#76-14-SPH #214

RE: PETITION FOR SPECIAL HEARING FOR OFF-STREET PARKING IN A RESIDENTIAL ZONE. BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

ORDER FOR APPEAL

Mr. Commissioner:

Please note an Appeal from your decision in the above entitled matter under date of September 19, 1975, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

John W. Hession, III, People's Counsel

Charles E. Kuntz, Jr., Deputy People's Counsel, County Office Building, Towson, Maryland 21204, 494-2188

I hereby certify that on this 20th day of October, 1975, a copy of the foregoing Order was mailed to Nelson R. Kerr, Esquire, 210 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner and Charles B. Marek, 3300 The Alameda, Baltimore, Maryland 21218, Contract Purchaser.

John W. Hession, III



RE: PETITION FOR SPECIAL HEARING FOR OFF-STREET PARKING IN A RESIDENTIAL ZONE. BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

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.



John W. Hession, III, People's Counsel

Charles E. Kuntz, Jr., Deputy People's Counsel, County Office Building, Towson, Maryland 21204, 494-2211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 23rd day of June, 1975 to Nelson R. Kerr, Esquire, Kerr, Kerr & Howe, 210 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner and Charles B. Marek, 3300 The Alameda, Baltimore, Maryland 21218, Contract Purchaser.

John W. Hession, III

I will not attend. JWH.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Eric DiMenna, Zoning Commissioner Date: July 3, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #76-14-SPH, Petition for Special Hearing for Off-Street Parking in a residential zone.

Northwest side of Belair Road opposite Forge Road. Petitioner - Selma M. Butt

11th District

HEARING: Wednesday, July 9, 1975 at 1:00 P.M.



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

The staff is concerned with the traffic movements between Belair and Forge Roads.

The proposed use appears to be much larger than that normally expected to be located here. Consequently the efforts to contain the proposed building within the area now appropriately zoned is forcing the creation of an underdrivable site layout.

It is the staffs opinion that the building should be reduced in size thereby allowing the site design to be modified to permit the driveway access to be located opposite the intersection of Forge Road or; that the property owner petition for a zoning reclassification so that the proposed building set-back depth could be increased sufficiently to allow for the site layout to be modified to obtain the proper entrance location to the property.

If the second alternative is chosen the staff recommends that the property owner submit a detailed request to the chairman of the Baltimore County Planning Board as soon as possible so that the issue may be considered by the Board in its deliberations on the 1976 revisions to the Comprehensive Zoning Map.

William D. Fromm, Director of Planning

WDF:MEginb

County Council of Baltimore County Maryland

Legislative Session 1974, Legislative Day No. 12

BILL NO. 61-74

Mr. Harry J. Bartenfelder, Councilman By Request of County Executive

By the County Council, June 3, 1974

A BILL ENTITLED

AN ACT to propose the establishment of the position of "People's Counsel" to represent the public interest in zoning matters involving DEFENSE OF THE COMPREHENSIVE ZONING MAPS AS ADOPTED BY THE COUNTY COUNCIL, reclassification, variance and special exceptions, for the promotion and protection of the health, safety and general welfare of the community, to provide for the appointment of said People's Counsel, his qualifications, salary and expenses to be allowed the right to employ experts to assist him, his powers and duties and removal thereof, by proposing to repeal and re-enact with amendments, Section 624.1 of the Baltimore County Charter, under Article V, The Administrative Services, Subdivision 6, Office of Planning and Zoning, and to provide for the submission of said proposed charter amendments to the voters of Baltimore County, Maryland.

SECTION 1. Be it enacted by the County Council of Baltimore County, Maryland (five members thereof voting in the affirmative), that Section 624.1 of the Baltimore County Charter, under Article V, The Administrative Services, Subdivision 6, Office of Planning and Zoning, be and it is hereby approved to be repealed and re-enacted with amendments, to read as follows, if adopted by the voters of Baltimore County, Maryland.

(Page 2-Bill No. 61-74)

Section 624.1. Appointment and removal of director and deputy director of planning, zoning commissioner, deputy zoning commissioner and people's counsel.

(a) Notwithstanding any other provision of this Charter, the county executive shall appoint the director of planning, subject, however, to confirmation by the county council, and such person so appointed shall continue to serve as director of planning until such time as he or she shall resign or be removed pursuant to the provisions of this section. The director of planning may appoint a deputy director of planning. The director of planning may be removed from office at any time on the recommendation of the county executive and with the affirmative vote of not less than five members of the county council. The county executive shall appoint the zoning commissioner and deputy zoning commissioner, subject, however, to confirmation by the county council, to serve for a term which shall expire on June 1, 1963 and on June 1 of every fourth year thereafter or until their successors are appointed and confirmed. The zoning commissioner or his deputy may be removed from office at any time on the recommendation of the county executive and with the affirmative vote of not less than five members of the county council. Within thirty days after the effective date of this Charter amendment, the county executive shall appoint the first director of planning, the first zoning commissioner, and deputy zoning commissioner to hold office hereunder, subject, however, to confirmation of such appointments by the county council. The persons holding offices at the effective date of this Charter amendment shall continue in such offices until their successors are appointed and confirmed.

(b) Notwithstanding any other provision of this Charter, within thirty (30) days after the effective date of this charter amendment, the County Executive shall appoint a People's Counsel who shall represent the interests of the public in general in zoning matters as hereinafter set forth, subject, however, to confirmation by the County Council, and such person so appointed shall continue to serve as People's Counsel until such time as he or she resigns or has been removed pursuant to the provisions herein contained.

(1) Qualifications:

The People's Counsel shall be a resident of Baltimore County, a member in good standing of the Maryland Bar, and actively engaged in the general practice of law for at least five (5) years prior to his appointment.

(2) Removal:

The People's Counsel may be removed at any time on the recommendations of the County Executive and with the affirmative vote of not less than five (5) members of the County Council.

(Page 3-Bill No. 61-74)

(3) Powers and Duties:

The People's Counsel shall have the following powers and duties:

A. He shall appear as a party before the zoning commissioner of Baltimore County, his deputy, the county board of appeals, and the courts on behalf of the interests of the public in general, TO DEFEND THE COMPREHENSIVE ZONING MAPS AS ADOPTED BY THE COUNTY COUNCIL, AND in any matter or proceeding now pending or hereafter brought, including zoning reclassification and/or variance from or special exception under the Baltimore County Zoning Regulations, as now or hereafter in force and effect, in which he may deem the public interest to be involved. He shall have in such appearance, all the rights of counsel for a party in interest, including but not limited to the right to present his case, to cross examine, to object, to be heard, and to file and prosecute an appeal in his capacity as people's counsel from any order or act of the zoning commissioner of Baltimore County or his deputy, or of the county board of appeals to the courts as an aggrieved party pursuant to the provisions of Section 604 of this Charter to promote and protect the health, safety and general welfare of the community.

B. He shall make such investigations as he may deem necessary to the intelligent performance of the duties imposed by subparagraph (A) of this section.

C. He shall have full access to the records of all county agencies, shall be entitled to call upon the assistance of County employees, and shall have the benefit of all other facilities or information of the County in carrying out his duties.

(4) Employment of experts:

The People's Counsel may hire from time to time, as needed, in connection with specific proceedings before the above named bodies, experts in the fields of planning, zoning, traffic, engineering, ecology and architecture, to the extent that County personnel cannot be utilized, and to expend such sums for compensation and/or expenses of these experts as shall be provided by the County Council; nothing contained herein precludes the People's Counsel from applying to the County Council for additional funds to be added from the continuing one-fund for the purpose expressed herein if the funds, when appropriated, are insufficient to meet the People's Counsel's expenses in representing the people of Baltimore County, IN THE ANNUAL BUDGET.

Salary and Expenses:

He shall receive an annual salary and such sums as may be needed to carry out the powers and duties set forth herein as provided in the annual budget.

(Page 4-Bill No. 61-74)

Section 2. And be it further enacted, that, pursuant to the requirements of Section 1202 of the Baltimore County Charter, the question of whether or not the charter is to be amended, as proposed by this act, shall be submitted to the voters of Baltimore County, Maryland at the general election on November 5, 1974; and that this act shall be published by the County Executive in at least two newspapers of general circulation in the county for five successive weeks prior to said election.

READ AND PASSED this 1st day of July, 1974.

By Order

Thomas Toporovich, Secretary, Pro Tem PRESENTED to the County Executive, for his approval this 2nd day of July, 1974.

Thomas Toporovich, Secretary, Pro Tem APPROVED AND ENACTED: July 3, 1974.

Frederick L. Dewberry, County Executive

I HEREBY CERTIFY THAT BILL NO. 61 IS TRUE AND CORRECT AND WILL TAKE EFFECT ON

Harry J. Bartenfelder, Chairman, County Council

EXPLANATION: Italics indicate new matter added to existing law. [Brackets] indicate matter stricken from existing law. CAPITALS indicate amendments to bill. Strike-out indicates matter stricken out of bill.

NOV 21 1975

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that the Petitioner's plans meet the requirements set forth in Section 409.4 of the Baltimore County Zoning Regulations, and that the health, safety and general welfare of the locality involved not being adversely affected, the Special Hearing for Off-street Parking in a Residential Zone, in accordance with the plat dated April 30, 1975, revised June 4, 1975, June 9, 1975, June 10, 1975, June 12, 1975, and July 23, 1975, and approved July 29, 1975, by

John W. Wimbley, Planning Specialist II, Project and Development Planning Division, Office of Planning and Zoning for Baltimore County, said plat having been filed as Exhibit "A" in this proceeding and which is incorporated by reference hereto as a part of this Order, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this \_\_\_\_\_ day of September, 1975, that the herein Petition for Special Hearing for Off-street Parking in a Residential Zone should be and the same is GRANTED, from and after the date of this Order, subject to compliance with the above mentioned site plan approved on July 29, 1975.

*S. Eric DiNenna*  
Zoning Commissioner of Baltimore County

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

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 196\_\_\_\_, that the above Special Hearing be and the same is hereby DENIED.

\_\_\_\_\_  
Zoning Commissioner of Baltimore County

September 19, 1975

Nelson R. Kerr, Esquire  
210 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: Petition for Special Hearing  
NW/S of Belair Road opposite Forge  
Road - 11th Election District  
Selma M. Butt - Petitioner  
NO. 76-14-SPH (Item No. 214)

Dear Mr. Kerr:

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

Very truly yours,

S. ERIC DI NENNA  
Zoning Commissioner

SED/mc

Attachments

cc: Mrs. Genevieve L. Buettner  
4206 Penn Avenue  
Perry Hall, Maryland 21236  
John W. Hessian, III, Esquire

**WALTER PARK**  
Registered Surveyor  
Phone 730-0000

**TOWNSHIP OFFICE**  
**HUDKINS ASSOCIATES, INC.**  
Engineers, Surveyors and  
Landscape Architects  
500 East Johns Road  
Room 404, Suite 1, Towson  
Towson, Maryland 21286  
Phone: 826-0000

DR. AN  
L. GREGG WOLFF  
Landscape Architect  
Phone: 826-0000

May 7, 1975

**DESCRIPTION FOR SPECIAL EXCEPTION 9712-9714 BELAIR ROAD:**

Beginning for the same at a point measured from the intersection formed by the centerline of Belair Road, (U.S. Route 1, 60 foot wide) and the centerline of Forge Road (30 feet wide) the two following courses and distances viz: (1) South 42° 26' 43" West 54 feet (2) North 45° 41' 54" West 175 feet thence North 45° 41' 54" West 404.27 feet thence North 45° 36' 39" East 97.35 feet thence South 45° 41' 54" East 402.29 feet thence South 42° 26' 43" West 97.39 feet to the place of beginning,

Containing 0.90 Acres of land more or less.



Malcolm E. Hudkins  
Registered Surveyor #5095

October 31, 1975

John W. Hessian, III, Esquire  
People's Counsel  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Petition for Special Hearing  
NW/S of Belair Road opposite  
Forge Road - 11th Election Dis-  
trict  
Selma M. Butt - Petitioner  
NO. 76-14-SPH (Item No. 214)

Dear Mr. Hessian:

I am in receipt of your letter of October 28, 1975, concerning the above referenced matter.

Another review of Bill No. 61-74 reveals that no provisions are made for your appearance or for your taking part in Petition for Special Hearing. Hence you are attempting to file this appeal as People's Counsel, you have only the authority granted you in the enabling legislation.

Until such time as the matter is judiciously determined, I am returning this Order for Appeal and any other future appeals filed by you concerning Petitions for Special Hearings.

Very truly yours,

S. ERIC DI NENNA  
Zoning Commissioner

SED/erl

cc: Nelson R. Kerr, Esquire  
210 West Pennsylvania Avenue  
Towson, Maryland 21204

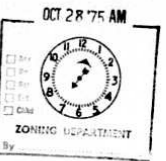
Mrs. Genevieve L. Buettner  
4206 Penn Avenue  
Perry Hall, Maryland 21236

**Baltimore County, Maryland**

JOHN W. HESSIAN, III  
People's Counsel  
CHARLES E. HEWITT, JR.  
Deputy People's Counsel

PEOPLE'S COUNSEL  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204

TEL. 484-3211



October 28, 1975

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

RE: Petition for Special Hearing  
NW/S of Belair Road opposite  
Forge Road - 11th Election District  
Selma M. Butt - Petitioner  
NO. 76-14-SPH (Item No. 214)

Dear Mr. DiNenna:

Once again it appears necessary to remind you that as a matter of law, you have no authority to determine the rights and privileges of any appellant from any order issued by you. This is a function of the reviewing authority.

Accordingly, I return the original appeal forwarded with your letter of October 22, 1975 to me with the advice that until such time as a proper authority indicates that I have no right to prosecute such an appeal, the case remains appealed.

Very truly yours,

*John W. Hessian, III*  
John W. Hessian, III  
People's Counsel

Enclosure

JWHsh

cc: Nelson R. Kerr, Esquire  
210 West Pennsylvania Avenue  
Towson, Maryland 21204

Mrs. Genevieve L. Buettner  
4206 Penn Avenue  
Perry Hall, Maryland 21236

**BALTIMORE COUNTY**  
**ZONING PLANS**  
**ADVISORY COMMITTEE**



**PETITION AND SITE PLAN**  
**EVALUATION COMMENTS**

October 22, 1975

John W. Hessian, III, Esquire  
People's Counsel  
Basement, County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Petition for Special Hearing  
NW/S of Belair Road opposite  
Forge Road - 11th Election  
District  
Selma M. Butt - Petitioner  
NO. 76-14-SPH (Item No. 214)

Dear Mr. Hessian:

I am in receipt of your Order for Appeal in the above referenced matter, received by this office on October 20, 1975, at 4:29 p.m.

I am herewith returning your Order for Appeal inasmuch as Bill No. 61-74 of the Baltimore County Council, under Section 524 1(b)(3)A, does not grant the People's Counsel the authority to appear in matters which are the subject of a Special Hearing.

Very truly yours,

S. ERIC DI NENNA  
Zoning Commissioner

SED/scw

cc: Nelson R. Kerr, Esquire  
210 West Pennsylvania Avenue  
Towson, Maryland 21204

Mrs. Genevieve L. Buettner  
4206 Penn Avenue  
Perry Hall, Maryland 21236

Form 224  
John R. Kerr, Esq.  
210 W. Pennsylvania Avenue  
Towson, Md. 21204

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 \_\_\_\_\_ day of \_\_\_\_\_ 1975

*S. Eric DiNenna*  
S. ERIC DI NENNA,  
Zoning Commissioner

Petitioner Selma M. Butt

Petitioner's Attorney Nelson R. Kerr Reviewed by *Franklin T. Rogers, Jr.*  
Franklin T. Rogers, Jr.  
Chairman,  
Zoning Plans  
Advisory Committee

NOV 21 1975

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 25, 1975

COUNTY OFFICE BUILDING  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21284

Franklin T. HOGANS, Jr.  
XXXXXXXXXXXXXXXXXXXX  
Chairman

Nelson R. Kerr, Esq.  
210 W. Pennsylvania Avenue  
Towson, Maryland 21204

RE: Special Exception Petition  
Item 214  
Selma M. Butt - Petitioner

Dear Mr. Kerr:

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 northwest side of Belair Road opposite Forge Road, and is currently improved with abandoned commercial buildings along its Belair Road frontage, and with abandoned motel units to the rear. Adjacent properties are developed commercially, one as a hardware store, the other as a swimming pool sales operation. Properties to the rear of the subject site are vacant.

The submitted site plan is deemed by this Committee, and hopefully also by the petitioner, to be acceptable for assignment of a hearing date.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of

Nelson R. Kerr, Esq.  
Re: Item 214  
June 25, 1975  
Page 2

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

Baltimore County, Maryland  
Department of Public Works  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21284

C-SW Key Sheet  
44 NE 30 Pos. Sheet  
NE 11 & 12 H Topo  
63 Tax Map

Chief of Engineering  
ELLSWORTH N. DIVER, P. E. - CHIEF

June 13, 1975

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

RE: Item #214 (1974-1975)  
Property Owner: Selma Butt  
Beginning 175' NW of Belair Rd. opp. Forge Rd.  
Existing Zoning: D.R. 3.5  
Proposed Zoning: Special Exception for off-street parking.  
No. of Acres: 0.90 District: 11th

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:

Belair Road (U.S. 1) is a State Road; therefore, all improvements, inter-sections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. 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 Baltimore County.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings down-stream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

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, as to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property.

Very truly yours,

*Ellsworth N. Diver*  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:RAN:FWR:SS

BALTIMORE COUNTY, MARYLAND  
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Director  
Wm. T. MELZER Deputy Traffic Engineer

June 9, 1975

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

RE: Item 214 - SAC - May 27, 1975  
Property Owner: Selma Butt  
Location: Beginning 175' NW of Belair Road opposite Forge Road  
Existing Zoning: D. R. 3.5  
Proposed Zoning: Special Exception for off-street parking.  
No. of Acres: 0.90  
District: 11th

Dear Mr. DiNenna:

The proposed medical office building will generate approximately 660 trips per day.

Access to this site is in a poor location and traffic problems can be expected.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineering Associate

MSF/bza

BOARD OF EDUCATION  
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 27, 1975

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

Z.A.C. Meeting of: May 27, 1975

Re: Item 214  
Property Owner: Selma Butt  
Location: Beginning 175' NW of Belair Rd. opposite Forge Rd.  
Present Zoning: D.R. 3.5  
Proposed Zoning: Special Exception for off-street parking

District: 11th  
No. Acres: 0.90

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,

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

WNP/ml

WILLIAM D. FROMM  
DIRECTOR  
S. ERIC DINENNA  
ZONING COMMISSIONER



June 9, 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 #214, Zoning Advisory Committee Meeting, May 27, 1975, are as follows:

Property Owner: Selma Butt  
Location: Beginning 175' NW of Belair Road opposite Forge Road  
Existing Zoning: D.R. 3.5  
Proposed Zoning: Special Hearing for off-street parking  
No. of Acres: 0.90  
District: 11th

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 must be revised to show special hearing not special exception and comply with notes for Section 409.4.

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 484-3311 ZONING 484-3381

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF HEALTH

JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

May 21, 1975

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

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

Dear Mr. DiNenna:

Comments on Item #214, Zoning Advisory Committee Meeting, May 27, 1975, are as follows:

Property Owner: Selma Butt  
Location: Beginning 175' NW of Belair Rd. opposite Forge Road.  
Existing Zoning: D.R. 3.5  
Proposed Zoning: Special Exception for off-street parking.  
No. of Acres: 0.90  
District: 11th

Must be connected to existing water and sewer.

Very truly yours,

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

THB/pj

Maryland Department of Transportation  
State Highway Administration

Harry R. Hughes  
Secretary  
Bernard M. Evans  
Administrator

May 27, 1975

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

Att: Franklin HOGANS

Re: Z.A.C. Meeting, May 27, 1975  
Item: 214 Property Owner  
Selma Butt  
Location Beginning 175' N.W. of Belair Rd. (Rte 1) opposite Forge Rd. Existing Zoning: D.R. 3.5  
Proposed Zoning: Special Exception for off-street parking No. of Acres: 0.90  
District: 11th

Dear Mr. DiNenna:

The subject plan indicates a 5' offset between the centerline of Forge Road and that of the proposed entrance. The entrance must be aligned directly opposite Forge Road.

The traffic circulation from the entrance to the side of the building is extremely tight. Adjustments should be made to provide a smoother flow of traffic. It may be desirable to locate the entrance near the south property line and arrange the building and parking lot accordingly.

The plan should be revised prior to the hearing.

The 1974 average daily traffic count for this section of Belair Road is 15,000 vehicles.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering Access Permits

By: John E. Meyers

CL-EM/es

Baltimore County Fire Department

J. Austin Deitz  
Chief



Towson, Maryland 21204

975-7310

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

Attention: Mr. Jack Dillon, Chairman  
Zoning Advisory Committee

Re: Property Owners: Selma Butt

Location: Beginning 175' NW of Belair Road, opposite Forge Road

Item No. 214 Zoning Agenda May 27, 1975

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 plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ 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. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- ( ) 5. 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.

Reviewer: [Signature] Noted and Approved:  
Planning Group Deputy Chief  
Special Inspection Division Fire Prevention Bureau

OFFICE OF  
**THE ESSEX TIMES**  
ESSEX, MD. 21221 June 19 1975

THIS IS TO CERTIFY, that the annexed advertisement of  
**PETITION - NORTHWEST SIDE OF BELAIR ROAD**  
was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~consecutive~~ week before the 9th day of June 1975 that is to say, the same was inserted in the issues of June 19, 1975

STROMBERG PUBLICATIONS, Inc.  
By: [Signature]

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. June 19, 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. ~~consecutive~~ one week before the 9th day of July, 1975, the first publication appearing on the 19th day of June 1975.

THE JEFFERSONIAN  
[Signature]  
Manager.

Cost of Advertisement, \$ \_\_\_\_\_

**CERTIFICATE OF POSTING**  
FIRE DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11<sup>th</sup> Date of Posting: 6-19-75  
Posted for: Hearing Held July 9th 1975 @ 1:00 P.M.  
Petitioner: Selma M. Butt  
Location of property: N/W Side of Belair Rd. opp Forge Rd  
Location of signs: 2 signs 1 Postd on Belair Rd. 1 Postd 175' E. Post on West of Belair Rd.  
Remarks: \_\_\_\_\_  
Posted by: [Signature] Date of return: 6-25-75

**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                |   |    |          |    |           |    |         |    |           |    |
| Denied  |   |    |          |    |           |    |         |    |           |    |
| Granted by ZC, BA, CC, CA                       |   |    |          |    |           |    |         |    |           |    |
| Reviewed by: <u>FTH</u>                         | Revised Plans: Change in outline or description <u>Yes</u> <input type="checkbox"/> No <input type="checkbox"/> |    |          |    |           |    |         |    |           |    |
| 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 9<sup>th</sup> day of May 1975. Item # \_\_\_\_\_

[Signature]  
S. Eric DiNenna, C  
Zoning Commissioner

Petitioner: MAROX Submitted by: KERR  
Petitioner's Attorney: Kerr Reviewed by: [Signature]

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

BALTIMORE COUNTY, MARYLAND No. 21632  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: June 17, 1975 ACCOUNT: 01-662  
AMOUNT: \$25.00

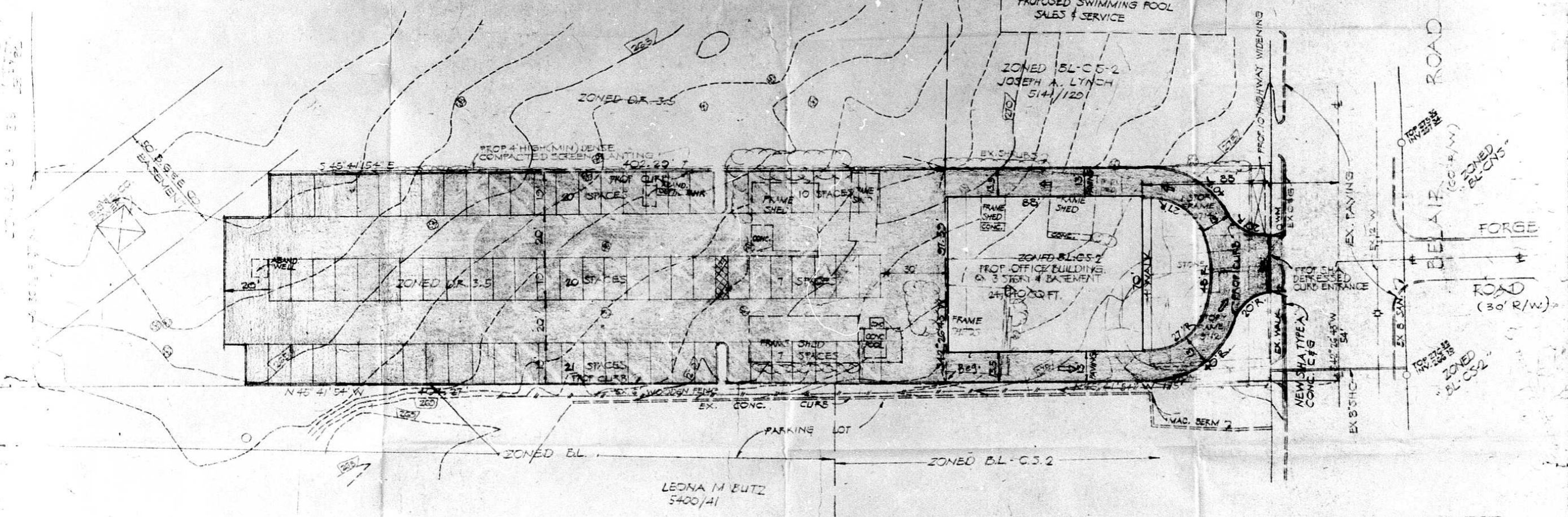
DISTRIBUTION  
WHITE - CASHIER  
PURPLE - AGENCY  
YELLOW - CUSTOMER

RECEIVED, EXPT. EXPT & HOW  
210 W. PENNA. AVE.  
TOWSON MD. 21204  
Petition for Special Hearing for Selma M. Butt  
#76-11-002

NOV 21 1975



**NOTES**  
 1. EX. ZONING (REAR PORTION) D.R. 3.5  
 2. PROP. ZONING (REAR PORTION) D.R. 3.5 WITH SPECIAL HEARING FOR OFF-STREET PARKING  
 3. AREA ZONED DR. 3.5 - 0.00 AC. 1  
 4. EX. USE - RESIDENTIAL  
 5. PROP. USE - OFF-STREET PARKING FOR MEDICAL OFFICE BUILDING  
 6. PARKING SPACES REQUIRED  
 7. ELVIS AREA 24,040 SQ. FT.  
 8. SPACE / 300 SQ. FT. = 80 SPACES REQ.  
 9. NO. OF SPACES PROVIDED = 82 SPACES



LEONA M BUTZ  
5400/41

SPECIAL HEARING TO ALLOW OFF-STREET PARKING IN A RESIDENTIAL ZONE IS BEING REQUESTED

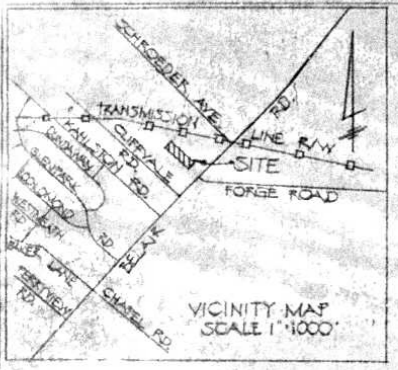
**PLANS APPROVED**  
 OFFICE OF PLANNING & ZONING  
 BY: *John A. Lamb*  
 DATE: 7/29/75  
 REVISED PLANS

PLAN TO ACCOMPANY APPLICATION FOR SPECIAL HEARING  
 9712-9714 BELAIR ROAD  
 ELECTION DISTRICT II  
 BALTIMORE CO., MARYLAND  
 SCALE 1" = 20'  
 APRIL 30, 1975  
 REV: JUNE 4, 1975  
 OWNER: H.A. BUTZ  
 9714 BELAIR RD.  
 BALTO. MD 21236  
 CONTRACT PURCHASER: JUNE 10, 1975  
 CHARLES E. KOPPEL  
 3300 THE LANIERA  
 BALTO. MD 21218  
 JULY 23, 1975

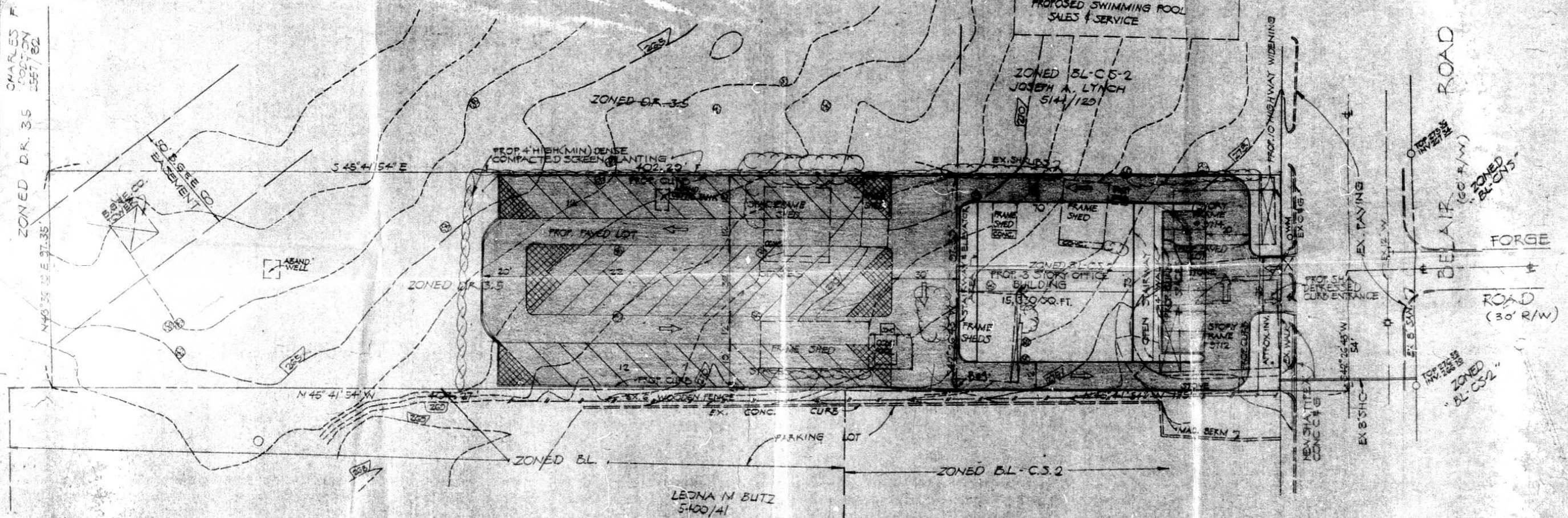


HOOKINS ASSOC. INC.  
 61 SHELL BLDG.  
 207 E. JOFFA RD.  
 BALTIMORE MD 21204  
 843-0000





- NOTES**
1. EX. ZONING (REAR PORTION) D.R. 3.5  
PROP. ZONING (REAR PORTION) DR. 3.5 WITH  
SPECIAL EXCEPTION FOR OFF-STREET PARKING
  2. AREA ZONED DR. 3.5 0.50 AC ±
  3. EX. USE - RESIDENTIAL  
PROP. USE - OFF-STREET PARKING FOR  
MEDICAL OFFICE BUILDING
  4. PARKING SPACES REQUIRED  
BLDG AREA 15,330 SQ. FT.  
1 SPACE/300 SQ. FT. = 51 SPACES REQ.  
NO. OF SPACES PROVIDED = 58 SPACES



SPECIAL EXCEPTION TO ALLOW OFF-STREET PARKING IN A RESIDENTIAL ZONE IS BEING REQUESTED

PLAN TO ACCOMPANY APPLICATION  
FOR SPECIAL EXCEPTION  
714 BELAIR ROAD  
ELECTION DISTRICT II  
BALTIMORE CO. MARYLAND  
SCALE 1" = 20'  
APRIL 30, 1975

HUDKINS ASSOC., INC.  
101 SHELL BLDG.  
200 E. NORTH RD.  
TOWSON, MD. 21204  
EAB-0000

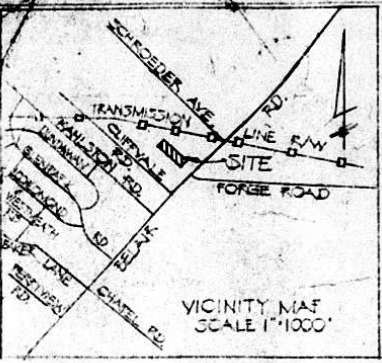


OWNER  
H.A. BUTZ  
5714 BELAIR RD.  
BALTO. MD. 21236

CONTRACT PURCHASER  
CHARLES E. MAREK  
3300 THE ALAMEDA  
BALTO. MD. 21218

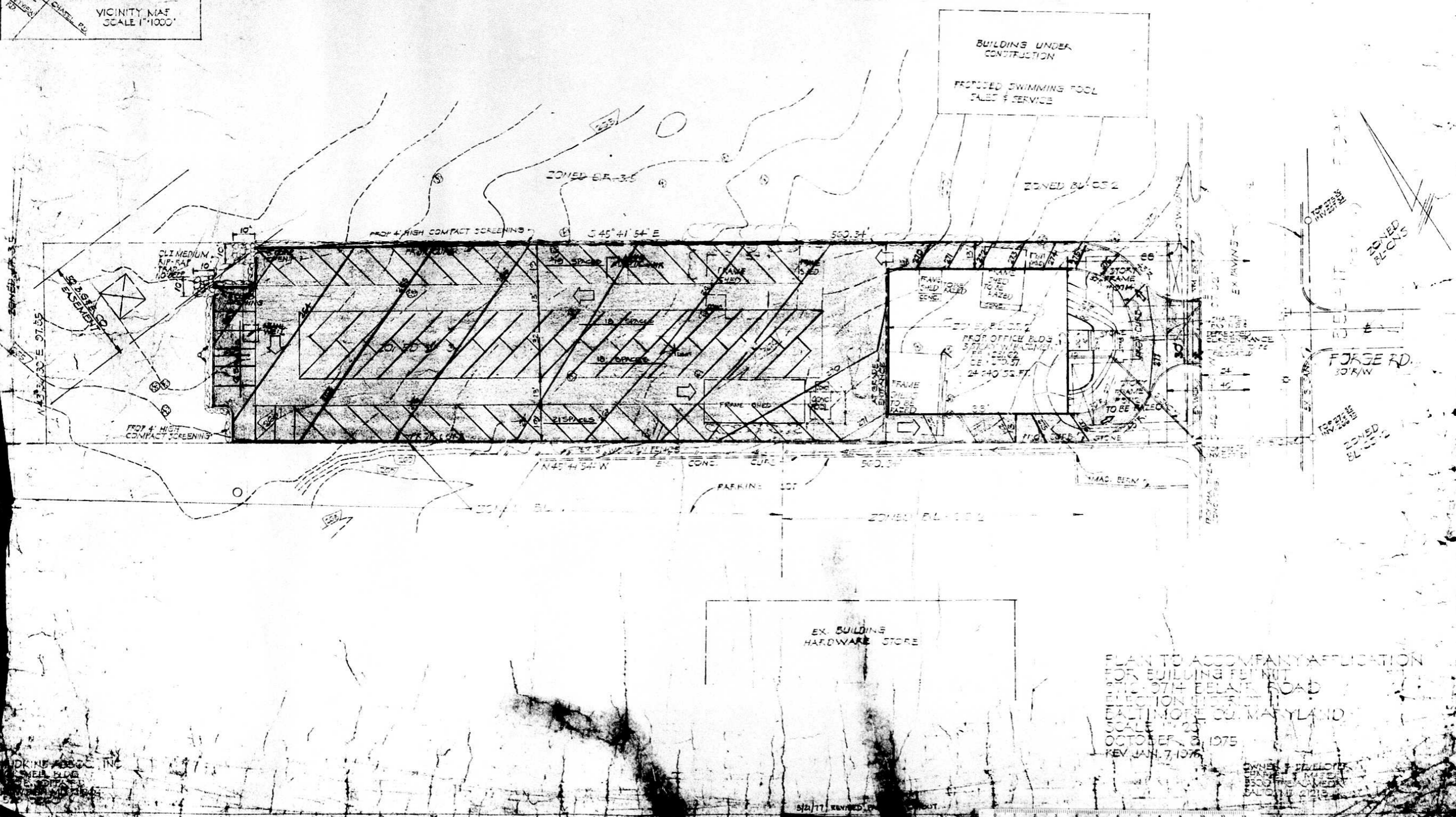
*jed Plot*





PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: John J. Williams  
PLANNING  
DATE: 3/20/77  
BY: [Signature]  
ZONING COMMISSIONER  
NOTE: 3/20/77  
76-14 SPH.

- NOTES
- EX. ZONING (FRONT PORTION) D.R. 35 WITH SPECIAL EXCEPTION FOR OFFICE BUILDING (FRONT PORTION) E.L. 30-2
  - AREA 10.10 AC.
  - EX. USE DWELLING
  - PROPOSED USE OFFICE BUILDING
  - 8' BOTTOM FEET PARKING
  - REQUIRE - 21' TO 25' FT. OF 300 SQ. FT. PROVIDED - 82' ALL SPACES 10' X 10' MIN.
  - LIGHTING - 10' MAX. HIGH - SHOWN THIS -



PLAN TO ACCOMPANY APPLICATION  
FOR BUILDING PERMIT  
6710 7TH BELAIR ROAD  
ELECTION DISTRICT  
BALTIMORE CO. MARYLAND  
SCALE 1"=20'  
OCTOBER 3, 1975  
REV. JAN. 7, 1976

OWNER & DEVELOPER  
[Name]  
[Address]  
BALTIMORE, MD 21218





