

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Donald H. Hobbs, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an not applicable zone to an not applicable zone; for the following reasons:

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 Building (1964).

Dental, and General Offices, in a D.R.16 zone.

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.

Contract purchaser Donald H. Hobbs Legal Owner
Address 1331 Reisterstown Road
Baltimore, Md. 21208

Petitioner's Attorney _____ Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of December, 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 11th day of January, 1976, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Donald H. Hobbs, 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.

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.

Contract Purchaser _____ Legal Owner Donald H. Hobbs
Address _____
Petitioner's Attorney _____ Protestant's Attorney _____

ORDERED By the Zoning Commissioner of Baltimore County, this 2nd day of December, 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 11th day of January, 1976, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL EXCEPTION
AND SPECIAL HEARING
NE side of Joppa Road, 770' W of
Tally-Ho Road - 8th Election District
Dr. Donald H. Hobbs - Petitioner
NO. 76-144-XSPH (Item No. 95)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner requests a Special Exception for an office building and offices on a parcel of property, zoned D.R.16, containing 1.75 acres of land, more or less, herein known as Parcel 1, and, additionally, a Special Hearing for off-street parking in a residential zone, D.R.2, on a parcel of property, containing 0.114 acres of land, more or less, herein known as Parcel 2. The subject properties are situated on the northeast side of Joppa Road, 770 feet west of Tally-Ho Road, in the Eighth Election District of Baltimore County.

Evidence presented by the Petitioner indicated that it is his intent to construct a three-story office building, totaling 36,000 square feet. Off-street parking would be necessary due to the size limitation of the property.

Testimony in behalf of the Petitioner, by his architect, indicated that approximately 200 trips per day would be generated by the proposed office complex. In further support of his proposal, the Petitioner pointed out that the uses permitted as a matter of right in a D.R.16 Zone include townhouses and apartments, which would also generate substantial traffic.

Residents of the area, in protest to the subject Petition, were fearful of increased traffic along Joppa Road, presently a two lane highway. Green-spring Valley Road, and other nearby roads. Objections also included strong concern about increased commercialization of the area and sanitary sewer system overburdens.

A further protest was averred by the owner and operator of greenhouses for plant propagation, located to the west of the subject property and approxi-

mately 85 feet from the proposed building. The operator of the greenhouses indicated fear that the 36 foot high building might have an injurious effect upon his plants by reason of shading. No evidence relative to the degree of shade, nor its duration, was offered.

With regard to traffic, the Baltimore County Department of Traffic Engineering, in its comments to the Zoning Plans Advisory Committee, stated that, as presently zoned, "the site would generate approximately 300 trips per day," and that the Special Exception would "generate approximately 775 trips per day," an increase that appears significant to the current traffic situation and present width of Joppa Road.

Comments by the Baltimore County Health Department stated that a moratorium was imposed on November 13, 1973, upon new sewer connections in the Jones Falls drainage basin, of which the subject property is a part, and the same is still extant.

Without reviewing the evidence further in detail but based upon all evidence presented at the hearing, in the judgement of the Deputy Zoning Commissioner, the requested Special Exception for an office building and offices is premature. However, it is recognized that the future widening of Joppa Road and the lifting of the sewer moratorium could have a bearing upon future consideration of the proposed usage.

The prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have not been met; therefore, the Special Exception request for an office building and offices should be Denied.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 27th day of January, 1976, that the Special Exception for an office building and offices on Parcel 1, should be and the same is hereby DENIED, and by necessity, the Special Hearing request for off-street parking in a residential zone on Parcel 2, is also DENIED.

Samuel B. Brown
Deputy Zoning Commissioner of
Baltimore County

DESCRIPTION
ZONING DESCRIPTION
PROPERTY OF
DONALD H. HOBBS
ELECTION DISTRICT NO. 8
BALTIMORE COUNTY, MARYLAND

BEGINNING for the first parcel at a point on the northeast side of Joppa Road, said point being distant 770 feet more or less from the centerline of Tally-Ho Road as laid out and now existing, thence running along said northeast side of Joppa Road N46° 59' 30"W 200.00 feet, thence leaving Joppa Road, N34° 57' 00"E 375.00 feet to a point on the outlines of the entire property of which this parcel is a part, thence with a line of division parallel to Joppa Road S46° 59' 30"E 200.00 feet to a point on the outlines of the entire property of which this parcel is a part, thence with the outlines of said property S34° 57' 00"W 375.00 feet to the point of beginning. Containing 1.705 acres of land more or less.

BEGINNING for the second parcel at the end of the second line of the first parcel herein described, said point of beginning being on the outlines of the entire property of which this parcel is a part, thence running with the aforementioned outlines the three following courses and distances, viz.:

- (1) N34° 57' 00"E 25.00 feet,
- (2) S46° 59' 30"E, 200.00 feet, and
- (3) S34° 57' 00"W, 25.00 feet to the end of the third line of the first parcel described herein, thence leaving the outlines of the overall property and running reversely with and binding on said third line N46° 59' 30"W 200.00 feet to the point of beginning. Containing 0.114 acres of land more or less.

January 27, 1976

Dr. Donald H. Hobbs
1331 Reisterstown Road
Baltimore, Maryland 21208

RE: Petition for Special Exception and
Special Hearing
NE side of Joppa Road, 770' W of
Tally-Ho Road - 8th Election District
Dr. Donald H. Hobbs - Petitioner
NO. 76-144-XSPH (Item No. 95)

Dear Dr. Hobbs:

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

Very truly yours,
George J. Martink
GEORGE J. MARTINK
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mrs. Charles Shortall
Heatherfield Civic Association
8209 Tally-Ho Road
Timonium, Maryland 21093

Mr. Montgomery Lewis
Planning Director
Valley Planning Council
212 Washington Avenue
Towson, Maryland 21204

Mr. Harry Bauer
Box 554
Joppa, Maryland 21063

L.W.S.

Mr. Eric Di Nenna
Zoning Commissioner
Room 106
County Office Bldg.
111 Chesapeake Ave
Towson - MD 21204

Dear Mr. Di Nenna,
The construction of a medical and general office building complex on Joppa Road, North of the Beltway, (36,000 square feet of re-zoning) would have a very detrimental effect on that entire area. This

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: January 9, 1976
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition # 76-144-X. Petition for Special Exception for Offices and Office Building.
Petition for Special Hearing for Off-Street Parking in a Residential Zone.
Petitioner - Donald H. Hobbs

8th District

HEARING: Wednesday, January 14, 1976 at 10:30 A.M.

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

An office use here would be appropriate and would provide a suitable transition from the non-residential uses to the west and residences to the east. However, we are concerned about the impact of the potential height of the proposed structure on the greenhouses to the west by restricting exposure to sunlight.

William D. Fromm
William D. Fromm,
Director of Planning

WDF: NEG: nb

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
and
PETITION FOR SPECIAL HEARING
Northeast side of Joppa Road 770 feet
West of Tally-Ho Road, 8th District : OF BALTIMORE COUNTY
DONALD H. HOBBS, Petitioner : Case No. 76-144-XSPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

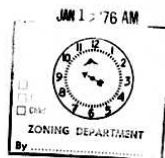
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel

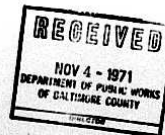
John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I hereby certify that on this 12th day of January, 1976, a copy of the foregoing Order was mailed to Dr. Donald H. Hobbs, 1331 Reisterstown Road, Baltimore, Maryland 21208, Petitioner.

John W. Hession, III



BALTIMORE COUNTY, MARYLAND
EXECUTIVE OFFICE
TOWSON, MARYLAND 21204
November 3, 1971



Dear Concerned Citizens:

I appreciate your interest and advice in the matter of the proposed sewer extension from Rockland to a point located approximately at Falls and Valley Roads. This extension is considered necessary to serve Heatherfield, a portion of Seminary Ridge, the State Roads Commission Building and the Valley and Green Spring Inns.

It is my opinion that my past record concerning open spaces and proper planning and controlled development should indicate that I am just as interested in the Green Spring Valley as any of the property owners who live there.

My interest in the proper planning and controlled development of this area does not stem from the personal or private interest of any individual or groups of individuals but because I believe it to be in the best interest of everyone in this county and, indeed, the best interest of everyone in our state.

I think unquestionably that under the provisions of the Baltimore County Code, 1968 Edition, Section 34-28, Section 34-62 and Section 34-69, that the people mentioned above whose property will be served by this extension are entitled under the law to the convenience of this proposed sewer system primarily because the entire area is a health hazard not only to the people who reside or work there but also those people who visit the area and those customers who patronize the Valley and Green Spring Inns.

The Baltimore County Health Department has made a declaration of this fact. However, there are no existing health hazards of any major proportion obvious at this time in other sections of the Valley within severable distance, and I feel no obligation on the part of the county government to provide any sewer capacity other than that which is necessary to sewer the immediate hazardous area.

RECEIVED

NOV 8 1971

BALTIMORE COUNTY
BUREAU OF ENGINEERING

-2-

I have, therefore, this day, after consultation with a staff of competent advisors, directed Mr. Albert B. Kaltenback, Director of Public Works for Baltimore County, to arrange for the design and the installation, with the approval of the County Council, of a sewer line with a necessary capacity to dispose of the sewage waste for approximately 43 houses in Heatherfield, approximately 40 houses in Seminary Ridge, the State Roads Building, the Valley and Green Spring Inns, and those few miscellaneous properties which will be able to tie in to this system. We believe that this line can be held to a maximum size of 8 inches.

I think all of you who have an interest in this matter should realize that we are dealing here with the sacrosanct property rights of other people very clearly set out in the Constitution of the United States and the State of Maryland and various other laws and that the policies of this Administration will not necessarily hold up when the great legal battles for the development of the Valley begin raging in the courts.

Sincerely,

Dale Anderson
Dale Anderson
County Executive

DA/k

cc: County Councilmen
William E. Fornoff, Baltimore County Administrative Officer
Mr. A. B. Kaltenback, Director of the Dept. of Public Works
The Valley Planning Council
Worthington Improvement Association, Inc.

PROTESTANT'S
EXHIBIT A

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 12, 1975

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

Franklin T. Hogans
XXXXXXXXXXXXXXXXXXXX
Chairman

Mr. Donald H. Hobbs
1331 Reisterstown Road
Baltimore, Maryland 21208

RE: Special Hearing Petition
Item 95
Donald H. Hobbs - Petitioner

Dear Mr. Hobbs:

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 northeast side of Joppa Road, 770 feet northwest of Tally Ho Road, and is currently improved with a single family dwelling, and stable. The petitioner is requesting a Special Exception for office use in order that a three-story medical and general office building 110 feet square may be constructed on the site. The petitioner also proposes off street parking facilities within the existing D.R. 2 zone at the extreme rear of the property, and consequently is requesting a Special Hearing to permit same.

The subject site abuts to the east residential property zoned D.R. 1, and to the west a greenhouse complex and residence, and to the south across

Donald H. Hobbs
1331 Reisterstown Road
Baltimore, Maryland 21208

Item 95

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 3rd day of December 1974

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner Donald H. Hobbs

Petitioner's Attorney
cc: Walter D. Ramsey, Architect
Belfast Road
Sparks, Md. 21153

Reviewed by
Franklin T. Hogans, Jr.
Chairman,
Zoning Advisory
Committee

Increased traffic and the over-burden to the Jones Falls Sanitary Sewage System would be enough reason to prevent this development. But the strongest opposition should be from the precedent setting damage to future commercialization where it is not needed or necessary. Please do not allow any more building on this corner. Sincerely yours, Laura W. Spadone, Golf Course Rd., Owings Mills - Md.



Mr. Donald H. Hobbs
Re: Item 95
January 12, 1975
Page 2

Joppa Road the State Highway Administration District Offices in Brooklandville.

The petitioner should note with particular interest the comments of the Department of Traffic Engineering concerning entrance onto Joppa Road, and those of the Health Department concerning the sewer moratorium now in effect.

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: Walter D. Ramsey, Architect
Belfast Road
Sparks, Maryland 21152

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

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

December 22, 1975

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

Re: Item #95 (1975-1976)
Property Owner: Donald H. Hobbs
Location: NE/S of Joppa Rd., 770' NW of Tally-Ho Rd.
Existing Zoning: Parcel 1 - D.R. 16 Parcel 2 - D.R. 2
Proposed Zoning: Special Hearing for off street parking in a residential zone and a Special Exception for an office building.
No. of Acres: Parcel 1 - 1.705 Parcel 2 - 0.114
District: 8th

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:

Joppa Road, an existing County road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway improvements, including highway right-of-way widening and any necessary reversible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan must be revised accordingly.

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

Sediment Control:

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

Storm Drains:

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

Item #95 (1975-1976)
Property Owner: Donald H. Hobbs
Page 2
December 22, 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 Sewer:

Public water supply and sanitary sewerage are serving the present dwelling on this property which is tributary to the Jones Falls sanitary sewer system, subject to State Health Department imposed restrictions.

Very truly yours,

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

END:EAN:PWR:ss

cc: J. Trenner
J. Somers

S-SE Key Sheet
44 & 45 NW 10 Pos. Sheets
NW 11 & 12 C Topo
60 Tax Map

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

December 4, 1975

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

Re: Item 95 - ZAC - November 18, 1975
Property Owner: Donald H. Hobbs
Location: NE/S of Joppa Rd. 770' NW of Tally-Ho Road
Existing Zoning: Parcel 1 - D.R. 16 Parcel 2 - D.R. 2
Proposed Zoning: Special Hearing for off street parking in a residential zone & a Special Exception for an office building
No. of Acres: Parcel 1 - 1.705 Parcel 2 - 0.114
District: 8th

Dear Mr. DiNenna:

As presently zoned, this site would generate approximately 300 trips per day. The proposed special exception for offices will generate approximately 775 trips per day.

Should this special exception be granted, it should be restricted to one entrance and that entrance must be no less than 24' wide.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

Baltimore County Fire Department

PAUL H. REINCE
1235 E. JOPPA RD.
CHIEF



Towson, Maryland 21204

873-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Donald H. Hobbs

Location: NE/S of Joppa Road 770' NW of Tally-Ho Road

Item No. 95

Zoning Agenda November 18, 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 _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 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.

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

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 17, 1975

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

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

Re: Item 95
Property Owner: Donald H. Hobbs
Location: NE/S of Joppa Rd. 770' NW of Tally-Ho Road
Existing Zoning: Parcel 1 - D.R. 16 Parcel 2 - D.R. 2
Proposed Zoning: Special Hearing for off street parking in a residential zone and a Special Exception for an office building.

District: 8th
No. Acres: Parcel 1 - 1.705 Parcel 2 - 0.114

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

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

H. ENSLEY PARKS, President
EUGENE G. WEBB, Vice President
MRS. ROBERT L. BERNLEY

MARCUS W. ROTHSCHILD
JOSEPH N. MCGOWAN
ALVIN LOWEY
JOSHUA B. WHEELER, SUPERVISOR

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, V.M.D.
MRS. RICHARD F. WUERFEL

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

WILLIAM D. FROMM
DIRECTOR

December 19, 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 #95, Zoning Advisory Committee Meeting, November 18, 1975, are as follows:

Property Owner: Donald H. Hobbs
Location: NE/S of Joppa Road 770' NW of Tally-Ho Road
Existing Zoning: Parcel 1 - D.R. 16 Parcel 2 - D.R. 2
Proposed Zoning: Special Hearing for off street parking in a residential zone and a Special Exception for an office building.
No. of Acres: Parcel 1 - 1.705 Parcel 2 - 0.114
District: 8th

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.

It is the opinion of this office that the property can be best served with one driveway instead of the two (2) shown on the site plan. If the upper floors of the proposed building are to be used for medical offices, the parking ratio must be at a rate of 1 space for each 300 square feet of floor area.

Very truly yours,

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

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

December 8, 1975

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

Dear Mr. DiNenna:

Comments on Item #95, Zoning Advisory Committee Meeting, November 18, 1975, are as follows:

Property Owner: Donald H. Hobbs
Location: NE/S of Joppa Rd. 770' NW of Tally Ho Rd.
Existing Zoning: Parcel 1 - D.R. 16 Parcel 2 - D.R. 2
Proposed Zoning: Special Hearing for off street parking in a residential zone & Special Exception for an office building.
No. of Acres: Parcel 1 - 1.705 Parcel 2 - 0.114
District: 8th

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.

Public water and sewer are existing.

The existing private septic system must be backfilled.

Very truly yours,

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

RJW:dlis

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 22, 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., once in each of one (1) successive weeks before the 11th day of January, 1976, the first publication appearing on the 25th day of December 1975.

THE JEFFERSONIAN
S. Leank
Manager.

Cost of Advertisement, \$.....

2-SIGNS

76-144-XSPH

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 8th Date of Posting: Dec. 27, 1975
 Posted for: PETITIONS FOR SPECIAL EXCEPTION @ SPECIAL HEARINGS
 Petitioner: DONALD H. HOBBS
 Location of property: NE/S of JOPPA RD. 720' W of TALLY-HO RD.
 Location of Sign: NE/S of JOPPA RD. 920' +/- W of TALLY-HO RD.
 Remarks: _____
 Posted by: Thomas E. Beland Date of return: JAN 2, 1976
 Signature: _____

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, GC, CA										
Reviewed by: <u>T.B.C.</u>	Revised Plans: Change in outline or description _____ Yes _____ No									
Previous case: _____	Map # _____									

Mr. Donald H. Hobbs
 1331 Reisterstown Road
 Baltimore, Maryland 21208

Item 95

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 2nd day of December 1975

S. Eric DiNenna
 S. Eric DiNenna,
 Zoning Commissioner

Petitioner: Donald H. Hobbs

Petitioner's Attorney: _____
 cc: Walter D. Ramberg, Architect
Belfast Road
Sparks, Md. 21152

Reviewed by: Franklin T. Hogans, Jr.
 Franklin T. Hogans, Jr.,
 Chairman,
 Zoning Advisory
 Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 3 day of
Nov. 1975 Item # _____

S. Eric DiNenna
 S. Eric DiNenna,
 Zoning Commissioner

Petitioner: HOBBS Submitted by: ROBERT NOLLERDONNER

Petitioner's Attorney: _____ Reviewed by: MP

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

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

No. 5960

DATE: Nov. 3, 1975 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED FROM: Donald H. Hobbs

FOR: Special Hearing & Special Exception

1609 Comm. Ave. "N"
 Washington, D.C. 20009 4

50.00 MSC

VALIDATION OR SIGNATURE OF CARRIER

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

No. 28254

DATE: Jan. 14, 1976 ACCOUNT: 01-662

AMOUNT: \$69.50

RECEIVED FROM: Dr. Donald H. Hobbs, 1331 Reisterstown Rd., Balto.

MA. 21208
 FOR: Advertising and posting of property
#76-144-XSPH

68446JAN 14

69.50 MSC

VALIDATION OR SIGNATURE OF CARRIER



GENERAL NOTES

- 1) TOTAL AREA OF TRACT A + TRACT B = 170 ACRES ±
- 2) PRESENT ZONING: TRACT A DR-16
TRACT B DR-2
- 3) PRESENT USE: RESIDENTIAL
- 4) PROPOSED ZONING: DR-16 WITH SPECIAL USE EXCEPTION
DR-2 OFF STREET PARKING IN A RESIDENTIAL ZONE
- 5) PROPOSED USE: MEDICAL AND GENERAL OFFICE BUILDING 3 STORY
- 6) PARKING DATA:
 - 1) USE: MEDICAL AND GENERAL OFFICES
 - 2) SPACES REQUIRED: FIRST FLOOR 12,100"/1300 = 41 SPACES
SECOND FLOOR 12,100"/1500 = 25 SPACES
THIRD FLOOR 12,100"/1500 = 25 SPACES
REQUIRED TOTAL = 91 SPACES
SPACES PROVIDED = 92

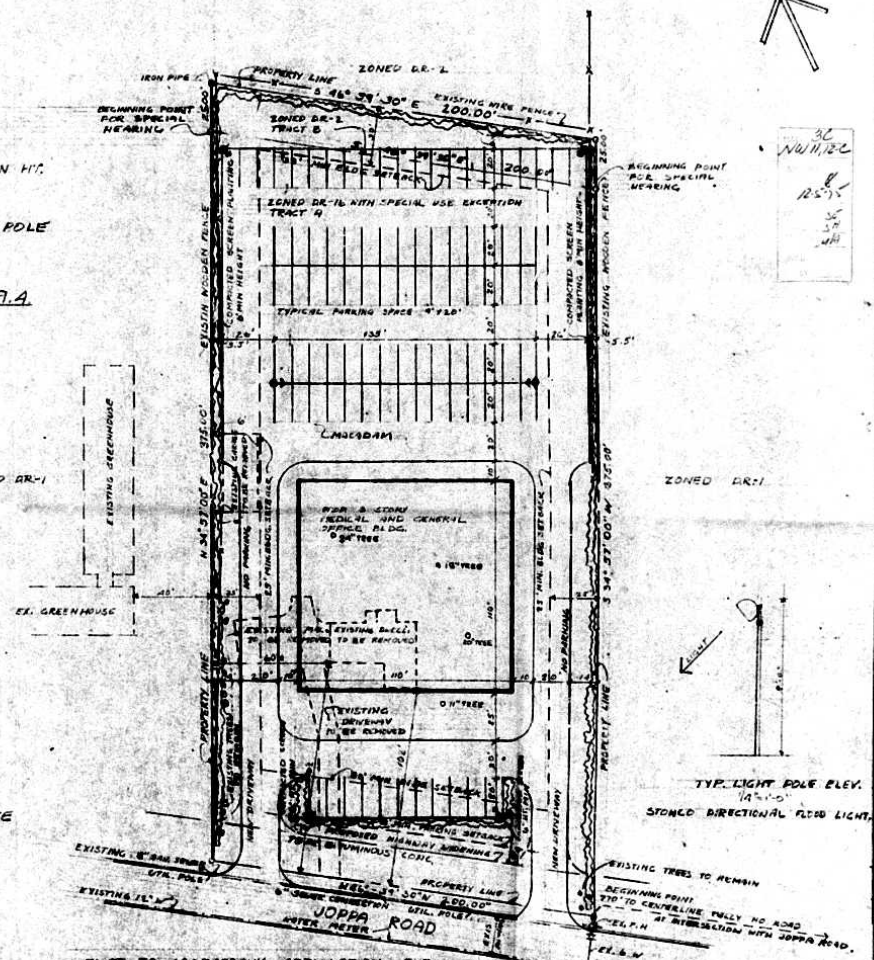
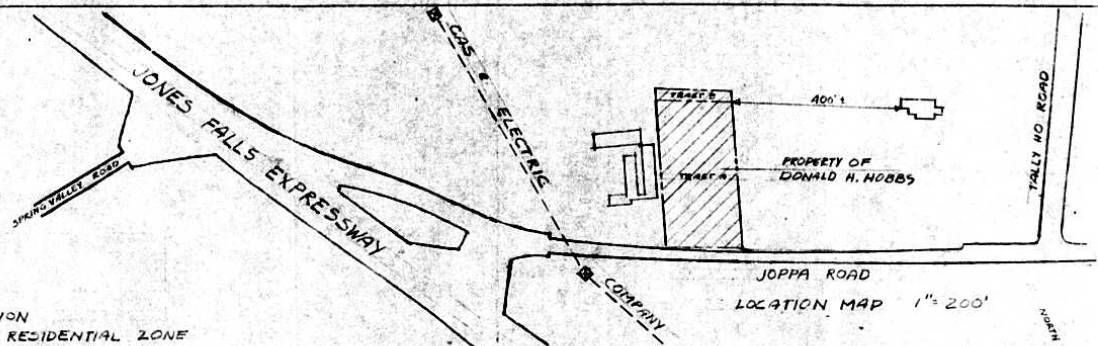
TYPICAL SPACE: 9' X 20'

- 7) SCREENING: EXISTING WOODEN FENCE AND COMPACTED SCREEN PLANTING 6' MIN HT.
TYP. PINE, MAPLE, UPRIGHT YEW
- 8) LIGHT POLES WILL BE ARRANGED SO TO DIRECT LIGHT AWAY FROM
RESIDENTIAL LOTS. POLES WILL BE MAX. 8' HIGH. SYMBOL OF PARKING LOT LIGHT POLE
INDICATING DIRECTION OF LIGHT CAST
- 9) PUBLIC UTILITIES EXISTING

BUSINESS OR INDUSTRIAL PARKING IN RESIDENCE ZONES 409.4

- A) THE LAND SO USED DOES ADJOIN THE BUSINESS INVOLVED
[B.C.Z.R., 1955, RESOLUTION, NOV. 21, 1956.]
- B) ONLY PASSENGER VEHICLES, EXCLUDING BUSES, WILL USE THE PARKING AREA.
[B.C.Z.R., 1955, RESOLUTION, NOVEMBER 21, 1956.]
- C) NO LOADING SERVICE, OR ANY OTHER USE OTHER THAN PARKING SHALL
BE PERMITTED [B.C.Z.R., 1955, RESOLUTION, NOV. 21, 1956.]
- D) LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF
ILLUMINATION, GLARE, AND INTENSITY, AS REQUIRED [B.C.Z.R., 1955,
RESOLUTION, NOV. 21, 1956.] HOURS OF OPERATION 8 AM TO 11 PM
- E) SCREENING BY A WALL, FENCE, PLANTING AND/OR SHALL BE
REQUIRED AS DEEMED ADVISABLE BY THE OFFICE OF PLANNING
[B.C.Z.R., 1955, RESOLUTION, NOVEMBER 21, 1956.]
- F) A PAVED SURFACE, PROPERLY DRAINED AS SHOWN ON PLAN [B.C.Z.R.,
1955, PARAGRAPH 401.4.c, RESOLUTION, NOV. 21, 1956.]
- G) A SATISFACTORY PLAN SHOWING PARKING ARRANGEMENT AND VEHICULAR
ACCESS AS SHOWN ON PLAN [RESOLUTION, NOVEMBER, 1956.]
- H) METHOD AND AREA OF OPERATION, PROVISION FOR MAINTENANCE, AND PERMITTED
HOURS OF USE SHALL BE 8 AM TO 11 PM.
[B.C.Z.R., 1955, PARAGRAPH 401.4.c, RESOLUTION, NOVEMBER 21, 1956.]

NOTE: SITE INFORMATION TAKEN FROM SURVEY PREPARED BY PURDUM & JESCHKE
CONSULTING ENGINEERS 1023 NORTH CALVERT ST. BALTIMORE, MD. 2102
DATE: FEB. 17, 1972



PLAN TO ACCOMPANY APPLICATION FOR
SPECIAL USE EXCEPTION PROPERTY OF DR. DONALD H. HOBBS
ELECTION DISTRICT NO. 8
SCALE 1"=40'

PROPOSED SCHEMATIC BUILDING AND SITE PLAN
FOR PROPERTY OF DR. DONALD H. HOBBS
JOPPA ROAD BALTIMORE COUNTY, MD.
WALTER DODD KIMBLEY
ARCHITECT



