

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, HENRY VOLZ & ALICE REGESTER, owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for offices or office building.

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 regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

PROPERTY NOW OWNED BY
Henry Volz
Contract purchaser
Alice Regester Legal Owner
Address 26 Greenridge Road
Lutherville, Md. 21093
Robert E. Carney, Jr.
Petitioner's Attorney
Address 406 Jefferson Bldg.
Towson, Md. 21204
Protestant's Attorney

FEB 24 7 50 AM ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of February, 1976, 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 5th day of April, 1976, at 10:45 o'clock.

Eric DiNenna
Zoning Commissioner of Baltimore County

(over)

April 9, 1976

Robert E. Carney, Jr., Esquire
406 Jefferson Building
Towson, Maryland 21204

RE: Petition for Special Exception
W/S of Ridge Road, 1250' N of Philadelphia Road - 14th Election District
Henry Volz, et al - Petitioners
NO. 76-204-X (Item No. 161)

Dear Mr. Carney:

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

Very truly yours,

George J. Martinak
Deputy Zoning Commissioner

GJM/me

Attachments

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

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
W/S of Ridge Road, 1250' N of Philadelphia : DEPUTY ZONING
Road - 14th Election District : COMMISSIONER
Henry Volz, et al - Petitioners :
NO. 76-204-X (Item No. 161) : OF
: BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for a Special Exception for an office building and offices, located on the west side of Ridge Road, 1250 feet north of Philadelphia Road, in the Fourteenth Election District of Baltimore County.

Testimony in behalf of the Petitioners indicated that they propose to raze the existing two story dwelling and construct a two story office building on the subject property.

In the opinion of the Deputy Zoning Commissioner, the proposed usage is compatible with its environment and would not have an adverse effect upon the locale. The Special Exception is supported by the Baltimore County Office of Planning.

Without reviewing the evidence further in detail, but based on all the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the prerequisites of Section 502.1 have been met, and the Special Exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 9th day of April, 1976, that the Special Exception for an office building and offices should be and the same is GRANTED from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

George J. Martinak
Deputy Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
West side of Ridge Road 1250 feet North : OF BALTIMORE COUNTY
of Philadelphia Road, 14th District :
HENRY VOLZ, et al, Petitioners : Case No. 76-204-X

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

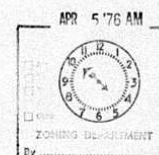
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in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

Charles E. 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 2nd day of April, 1976, a copy of the foregoing Order was mailed to Robert E. Carney, Jr., Esquire, 406 Jefferson Building, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III



E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE: 825-3908

January 27, 1976

RESIDENCE: 771-4882

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR OFFICES
PROPERTY OF VIOLA J. HARRISON ET AL

Beginning for the same at a point in the center of Ridge Road at a distance of 1250'± northerly from the intersection of Ridge Road and Route 7 said point being the division line between the property of Viola J. Harrison et al and Earl Harris et al running thence on said division line N82°57'W 350'± to the east right of way line of Rossville Boulevard running thence on the east right of way line of Rossville Boulevard by a curve to the right for a distance of 200'± thence leaving said right of way line and running N78°11'E 45'±; N68°10'E 106.8'± and N79°46'E 84.5'± to the center of Ridge Road running thence on the center of Ridge Road S11°E 234'± and S8°15'E 66'± to the place of beginning.

Containing 1.6 Acres of land more or less.
Being the land of Viola J. Harrison et al.



E. F. Raphael
E. F. Raphael
Reg. Prof. Land Surveyor
No. 2246

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

April 7, 1976

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

Dear Mr. DiNenna:

Comments on Item #161, Zoning Advisory Committee Meeting, February 10, 1976, are as follows:

Property Owner: Henry Volz & Alice Regester
Location: W/S Ridge Rd. 1250' N of Philadelphia Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
Acres: 1.6
District: 14th

Metropolitan water and sewer are existing.

Very truly yours,

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

RJW:pb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: March 17, 1976
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition # 76-204-X. Petition for Special Exception for Offices and Office Building;
West side of Ridge Road 1250 feet North of Philadelphia Road.
Petitioner - Henry Volz and Alice Regester

14th District

Hearing: Monday, April 5, 1976 at 10:45 A.M.

This office supports the requested special exception.

William D. Fromm
William D. Fromm
Director of Planning

WDF:JGHmb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 24, 1976

Robert E. Carney, Jr., Esq.
406 Jefferson Building
Towson, Md. 21204

RE: Special Exception Petition
Item 161
Henry Volz & Alice Regester -
Petitioners

Dear Mr. Carney:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you March 17, 1976 under the above referenced subject.

Very truly yours,

Franklin T. Hoggans, Jr.
FRANKLIN T. HOGGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

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

March 18, 1976

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

Re: Item #161 (1975-1976)
Property Owner: Henry Volz & Alice Regester
W/S Ridge Rd., 1250' N. of Philadelphia Rd.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices.
No. of Acres: 1.6 District: 14th

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:

Rossville Boulevard is a recently constructed County highway, for which no further improvements are required in this vicinity.

Ridge Road, an existing County road, is proposed to be further improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way (See Drawing #73-0215, File 5). Highway improvements and highway right-of-way widening, including 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.

Item #161 (1975-1976)
Property Owner: Henry Volz & Alice Regester
Page 2
March 18, 1976

Storm Drains:

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

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 residence.

Very truly yours,

Edgewood M. Driver
Edgewood M. Driver, P.E.
Chief, Bureau of Engineering

END:EAM:PMR:ss

cc: J. Trenner

1-W Key Sheet
18 NE 25 Pos. Sheet
NE 5 G Topo
90 Tax Map

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Paul H. Reincke
CHIEF

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Henry Volz & Alice Regester

Location: W/S Ridge Rd. 1250' N of Philadelphia Rd.

Item No. 161 Zoning Agenda February 10, 1976

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.

(X) 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.

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

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 17, 1976

Robert E. Carney, Jr., Esq.
406 Jefferson Building
Towson, Maryland 21204

RE: Special Exception Petition
Item 161
Henry Volz & Alice Regester -
Petitioners

Dear Mr. Carney:

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 west side of Ridge Road, 1250 feet north of Philadelphia Road, and is currently improved with a dwelling and garage. The petitioner is proposing to construct a two-story office building for which he requests herein a Special Exception in the existing D.R. 16 zone to permit offices.

This property lies along the east side of Rossville Blvd., and at a considerable elevation above same, and is abutted on the north and south property lines by existing single family residences. To the east across Ridge Road exists garden apartment development.

The petitioner should note with particular interest the comments of the Department of Traffic Engineering

Robert E. Carney, Jr., Esq.
Re: Item 161
March 17, 1976
Page 2

and the Project and Development Planning division. The plan must be revised prior to the hearing.

It should be noted that if the second floor of the building is to be used as medical offices, that the calculation must be revised for required parking spaces to indicate one space for each 300 square feet.

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. Hoggans, Jr.
FRANKLIN T. HOGGANS, JR.
Chairman, Zoning Plans
Advisory Committee

FTH:JD

Enclosure

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

STEPHEN E. COLLINS
DIRECTOR

March 2, 1976

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

Re: Item 161 - ZAC - February 10, 1976
Property Owner: Henry Volz & Alice Regester
Location: W/S Ridge Rd. 1250' N of Philadelphia Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special exception for offices
No. of Acres: 1.6
District: 14th

Dear Mr. DiNenna:

The present zoning of DR 16 will generate approximately 190 trips per day. The proposed office building of 17,000 square feet will generate approximately 260 trips per day.

Although the entrance is in the best possible location, sight distance is still bad and problems can be expected.

The total area of the building is wrong on the plan and should be revised.

Very truly yours,

Michael S. Planigan
Michael S. Planigan
Traffic Engineer Associate

MSF:nc

WILLIAM D. FROMM
DIRECTOR

February 27, 1976

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 #161, Zoning Advisory Committee Meeting, February 10, 1976, are as follows:

Property Owner: Henry Volz & Alice Regester
Location: W/S Ridge Road 1250' N of Philadelphia Road
Existing Zoning: D.R. 16
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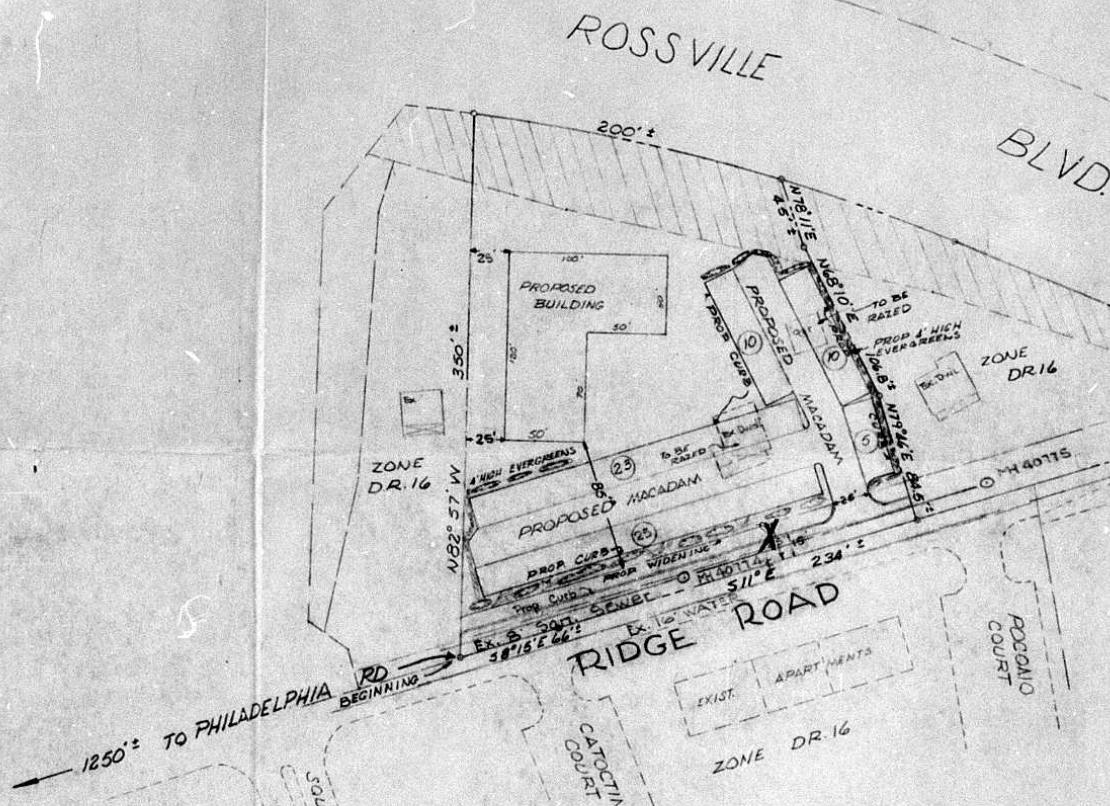
This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

All existing and proposed street rights-of-ways must be clearly shown on the site plan.

The plan must be revised to show the total floor area of the building.

Very truly yours,

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



E. F. RAPHAEL & ASSOC.
REGISTERED PROFESSIONAL LAND SURVEYORS
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

GENERAL DATA

AREA OF PROPERTY 1.6 AC.
EXISTING ZONE DR. 16
EXISTING USE RESIDENCE
PROPOSED ZONE DR. 16 W/SPEX
FOR OFFICES
PROPOSED USE - OFFICES

PARKING DATA

AREA OF PROPOSED BUILDING - 8500 sq.
1ST FLOOR - 13 SPACES / 300 sq. ft. - 29
2ND FLOOR - 13 SPACES / 500 sq. ft. - 17
TOTAL SPACES REQUIRED - 46
TOTAL SPACES PROVIDED - 73

PLAT TO ACCOMPANY ZONING PETITION
FOR SPECIAL EXCEPTION

PROPERTY OF

VIOLA J. HARRISON

14TH ELECT. DIST.
SCALE 1" = 50'

BALTO. CO. MD.
JAN. 26, 1976

