

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, Mr. Randolph L. Williams, 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 SA zone to an SA zone, for the following reason:

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 in a DRLA

Property is to be posted and advertised as provided by Zoning Regulations. I agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and am to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Subscribed and sworn to before me this 25th day of July, 1976, at Baltimore, Maryland.

John W. Hession, III
People's Counsel

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

I HEREBY CERTIFY that on this 2nd day of September, 1976, a copy of the foregoing Order was mailed to Mr. Randolph L. Williams, RR 1, Box 488, Upperco, Maryland 21155, Petitioner, and Mr. Robert J. Sorocoe, Rockdale Civic Improvement Association, 7913 Sublet Road, Baltimore, Maryland 21207.

John W. Hession, III
John W. Hession, III

WE 25th TO ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of July, 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 104, County Office Building in Towson, Baltimore County on the 26th day of July, 1976, at 1:00 o'clock P.M.

John W. Hession, III
Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION
SW corner of Liberty Road and Abble Place, 2nd District
RANOLDPH L. WILLIAMS, Petitioner
Case No. 77-18-X

Mr. Commissioner:
Please note an Appeal from the decision of the Deputy Zoning Commissioner in the above-entitled matter under date of August 6, 1976, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

John W. Hession, III
John W. Hession, III
People's Counsel

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

SEP 2 76 PM
ZONING DEPARTMENT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 77-18-X

OPINION
This case comes before the Board on an appeal from an Order of the Deputy Zoning Commissioner, dated August 6, 1976, granting a special exception for an office building and offices in a D.R. 16 zone, at the subject location.
Testimony was presented by the Petitioner and his engineer, and also by a member of the Planning staff of Baltimore County describing the proposed use, and reciting the restrictions which could be imposed without hardship to the Petitioner. The Board is satisfied that the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met.

Two nearby residents appeared as Protestants. Generally, they were sympathetic to the proposed special exception, desiring only to see that the Order granting such special exception included appropriate restrictions, and that the Board was aware of the possible effect of the granting of this special exception on the position of the property owners immediately adjacent to the south, in case a reclassification were to be sought by them from the existing D.R. 5.5 zoning.

Recognizing the concern of the Protestants, the Board believes that the D.R. 16 zoning of the subject property, between B.L. on the north and D.R. 5.5 on the south, was intended to provide for a transitional use between commercial and residential, and that the proposed restricted office use requested by the Petitioner is appropriate under the circumstances.

ORDER
For the reasons set forth in the foregoing Opinion, it is this 2nd day of May, 1977, by the County Board of Appeals, ORDERED that the special exception for an office building and offices petitioned for, be and the same is hereby GRANTED, subject to the following restrictions:

Randolph L. Williams - #77-18-X

- The existing driveway to Liberty Road shall be closed, and no entrance or exit directly to Liberty Road from the property shall be maintained.
- The required parking area shall be paved and curbed and surrounded by a dense evergreen planting, at least four (4) feet in height.
- No exterior lighting of the property shall be permitted.
- No substantial structural or appearance change shall be permitted to the exterior of the existing building.
- No additional structure shall be erected.
- The basement of the building shall not be used for offices.
- Only one sign shall be permitted, and it shall conform to Section 413.1 of the Baltimore County Zoning Regulations.

Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Keller, Jr.
Walter A. Keller, Jr., Chairman

Herbert A. Davis
Herbert A. Davis

William T. Hackett
William T. Hackett

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Blumens, Zoning Commissioner DATE: July 1, 1976
FROM: William D. Frome, Director of Planning

SUBJECT: Petition 77-18-X, Petition for Special Exception for Offices and Office Building
Southwest corner of Liberty Road and Abble Place
Petitioner - Randolph L. Williams

2nd District

HEARING: Monday, July 12, 1976 (1:00 P.M.)

This office is not opposed to the requested special exception. Assuming compliance with the comments of the Zoning Advisory Committee representatives from the Bureau of Engineering, State Highway Administration, and the Project and Development Planning Division, no further comments are offered.

William D. Frome
William D. Frome
Director of Planning

WDF:jht:rw

August 6, 1976

Louise Winkham, Esquire
22 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
SW corner of Liberty Road and Abble Place - 2nd Election District
Randolph L. Williams - Petitioner
NO. 77-18-X (Item No. 239)

Dear Mr. Winkham:

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

Very truly yours,

George W. Winkham
George W. Winkham
Deputy Zoning Commissioner

GJM/me

Attachments

cc: Mr. Elmer W. Wood
3443 Abbey Place
Baltimore, Maryland 21207

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

BRELLMAN, LARSON
& ASSOCIATES, INC.

SUITE 110 JEFFERSON BUILDING
TOWSON, MARYLAND 21204
633-3030

DESCRIPTION FOR A SPECIAL EXCEPTION
TO ZONING, 7729 LIBERTY ROAD,
2ND DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at the intersection formed by the Southwest side of Liberty Road, 80 feet wide, and the Southwest side of Abble Place, 30 feet wide, and running thence and binding in the Southwest side of Liberty Road South 55 Degrees 20 Minutes 00 Seconds East 110 feet, more or less, thence leaving the Southwest side of Liberty Road and running South 34 Degrees 28 Minutes 00 Seconds East 139.1 feet, more or less, and North 53 Degrees 33 Minutes 00 Seconds East 110.57 feet to the Southwest side of Abble Place her in referred to and running thence and binding thence North 50 Degrees 44 Minutes 00 Seconds East 32.33 feet and North 34 Degrees 40 Minutes 00 Seconds East 10.3 feet to the place of beginning.

Containing 0.35 acres of land, more or less.

5-21-76



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN - LAND SURVEYING
LAND PLANNING - SUBDIVISION LAYOUT - FLOODPLAIN STUDIES - ESTIMATING
GRADING STUDIES - LOCATION STUDIES - TECHNICAL CONSULTATION



RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE ZONING COMMISSIONER
SW/corner of Liberty Road and
Abbie Place, 2nd District
OF BALTIMORE COUNTY
WILLIAMS, RANDOLPH L., Petitioner : Case No. 77-18-X

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 504.1 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. Kuntz, Jr.
Charles E. Kuntz, Jr.
Deputy People's Counsel
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2185

I HEREBY CERTIFY that on this 8th day of July, 1976 a copy of the foregoing Order was mailed to Mr. Randolph L. Williams, Rt. 1, Box 488, Upperco, Maryland 21155, Petitioner.

John W. Hession, III



RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE
SW/corner of Liberty Road and Abbie
Place - 2nd Election District
Randolph L. Williams - Petitioner
NO. 77-18-X (Item No. 239)
DEPUTY ZONING
COMMISSIONER
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 in a D.R.16 Zone. The subject property is located at the southeast corner of Liberty Road and Abbie Place and is improved by an existing one and one-half story frame building.

Testimony presented on behalf of the Petitioner indicated that he wishes to convert the existing building to general office use, without change to its outward appearance.

Nearby residents, in protest, indicated concern regarding possible increase in traffic, the safety of school children at the intersection of Liberty Road and Abbie Place, and the residential character of the neighborhood.

Without reviewing the evidence further in detail, but based on all the evidence presented at the hearing, in the judgement of the Deputy Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met, and a Special Exception for an office building and offices should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 6th day of August, 1976, that the Special Exception for an office building and offices should be and the same is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The outward appearance of the building must remain substantially the same as at present.
2. Approval of a site plan by the State Highway Administration, the Department of Public Works and the Office of Planning and Zoning.

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

ORDER RECEIVED FOR FILING
DATE August 6, 1976
BY *John W. Hession, III*

CERTIFICATE OF PUBLICATION
ITEM NO 1678

Pikeville, Md., June 25, 1976

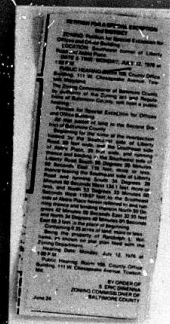
THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikeville, Baltimore County, Maryland before the 15th day of July, 1976

the first publication appearing on the 25th day of June, 1976
the second publication appearing on the 2nd day of July, 1976
the third publication appearing on the 9th day of July, 1976

210-211-212-213

Jefferson Pollack

Cost of advertisement, \$18.25



2-SIGNS 77-18-X

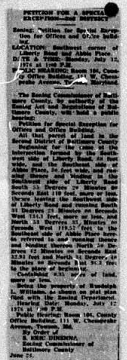
CERTIFICATE OF POSTING
BORING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: Sept. 11, 1976
Posted for: APPEAL
Petitioner: RANDOLPH L. WILLIAMS
Location of property: SW CORNER LIBERTY ROAD AND ABBIE PLACE
Location of Sign: Case No. 77-18-X LIBERTY RD. #2 E/S ABBIE PL. 807-18 S.E. LIBERTY RD.
Remarks:
Posted by: Thomas E. Roland Date of return: SEPT

2-SIGNS 77-18-X

CERTIFICATE OF POSTING
BORING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: JUNE 25, 1976
Posted for: PETITION FOR SPECIAL EXCEPTION
Petitioner: RANDOLPH L. WILLIAMS
Location of property: S.W. CORNER OF LIBERTY RD. AND ABBIE PLACE
Location of Sign: 1. SIGN 77-18-X LIBERTY RD. #2 E/S ABBIE PLACE. 807-18 S.E. LIBERTY RD.
Remarks:
Posted by: Thomas E. Roland Date of return: JULY 2, 1976



CERTIFICATE OF PUBLICATION

TOWSON, MD. June 25, 1976

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., before the 15th day of July, 1976 the 1976 publication appearing on the 25th day of June, 1976.

H. L. Smith
Manager

Cost of Advertisement, \$

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 26th day of May 1976 Filing Fee \$ 50.00 Received ☒ Cash ☐ Other

S. Eric DiMenna
S. Eric DiMenna,
Zoning Commissioner

Petitioner Randolph Williams Submitted by Janet Williams
Petitioner's Attorney Reviewed by Diane Little

* 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
DATE: June 24, 1976 ACCOUNT: 77-18-X
AMOUNT: \$50.00
RECEIVED FROM: Randolph L. Williams, 807 S.E. Liberty Road, Baltimore, Md. 21205
FOR: Advertising and posting of property
U.S. \$ 50.00
VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: July 19, 1976 ACCOUNT: 01-662
AMOUNT: \$40.00
RECEIVED FROM: R.L. Williams, 807 S.E. Liberty Road, Baltimore, Md. 21205
FOR: Advertising and posting of property
U.S. \$ 40.00
VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: September 3, 1976 ACCOUNT: 71-662
AMOUNT: \$50.00
RECEIVED FROM: John W. Hession, III, Esquire, People's Counsel
FOR: Cost of Filing of an Appeal and Posting of Property on Case No. 77-18-X (Item No. 239)
U.S. \$ 50.00
VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 30, 1976

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
Towson, Maryland 21204Mr. Randolph L. Williams
SR 1, Box 488
Upperco, Maryland 21155

MEMBERS

BUREAU OF ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERINGSTATE ROAD COMMISSION
BUREAU OF
FIRE PREVENTIONHEALTH DEPARTMENT
PROJECT PLANNINGRECREATION DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATIONINDUSTRIAL
DEVELOPMENTRE: Special Exception Petition
Item 239
Randolph L. Williams - Petitioner

Dear Mr. Williams:

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 southeast corner of Liberty Road and Abbie Place, and is currently improved with an existing dwelling. The petitioner is requesting a Special Exception for offices, in order that the existing building may be converted for said use. This property abuts to the east and rear residential uses, across Liberty Road Garden Apartment development, and across Abbie Place a commercial operation.

The petitioner should pay particular attention to the comments of the Bureau of Engineering and the State Highway Administration, also the Project and Development Planning division. Plans should be revised prior to the hearing.

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

Mr. Randolph L. Williams
Re: Item 239
June 30, 1976
Page 2

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: Spellman, Larson & Associates, Inc.
Suite 210, Jefferson Building
Towson, Md. 21204

111 N. Chesapeake Ave.
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 N. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 30th day of June 1976.

Eric DiNenna
Eric DiNenna
Zoning Commissioner

Petitioner: *Randolph L. Williams*
Petitioner's Attorney: *Franklin T. Hogans, Jr.*
Reviewed by: *Franklin T. Hogans, Jr.*
Chairman, Zoning Plans
Advisory Committee

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
(301) 625-7210

Paul H. Heinicke
Chief

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

Attention: Mr. Frank Hogans, Chairman
Zoning Advisory Committee

Re: Property Owner: Randolph L. Williams
Location: SE/C Liberty Rd. & Abbie Pl.
Item No. 239

Zoning Agenda June 8, 1976

Continued:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "R" 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 and condition shown at _____ conforms to 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.
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 "Fire 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: *James H. Barry* Noted and
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Assistant Secretary

June 15, 1976

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

Attention: Mr. F. Hogans

Re: Z.A.C. Meeting, June 8, 1976
ITEM: 239.
Property Owner: Randolph L. Williams
Location: SE/C Liberty Rd. & Abbie Pl. (Route 26)
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for Offices.
Acres: 0.35
District: 2nd

Dear Mr. DiNenna:

The plan indicates that the site will be served by way of Abbie Place. The existing entrance from Liberty Rd. (Route 26) is suitable for residential use only, therefore, it must be closed and replaced with standard curb and sidewalk sections. The plan must be revised accordingly.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
John E. Meyer
By: John E. Meyer

CL:JCH:rvd

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 14, 1976

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

Z.A.C. Meeting of: June 8, 1976

Re: Item 239
Property Owner: Randolph Williams
Location: SE/Cor. Liberty Rd. and Abbie Place
Present Zoning: DR 16
Proposed Zoning: SE for offices

District: 2
No. Acres: 0.35

Dear Mr. DiNenna:

No bearing on student population

WNP/ml

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

JOSEPH W. HIGDON, JR., SECRETARY
P. HANCOCK, TELLER
WILLIAM L. HANCOCK, CLERK

MARTIN W. HIGDON, SECRETARY
STANLEY M. HIGDON, TELLER
WILLIAM L. HANCOCK, CLERK

JOHN W. HIGDON, SECRETARY
ALVIN L. HIGDON, TELLER
WILLIAM L. HANCOCK, CLERK

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

July 1, 1976

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

Re: Item #239 (1975-1976)
Property Owner: Randolph L. Williams
S/E cor. Liberty Rd. and Abbie Place
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices.
Item No. 239 District: 2nd

Dear Mr. DiNenna:

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

Highways:

Liberty Road (Md. 26) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road are under the jurisdiction of the Maryland State 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.

Abbie Place, an existing public road is proposed to be improved in the future as a 40-foot closed section roadway, on a 50-foot right-of-way. Highway improvements and highway right-of-way widening, including a fillet area for right distance at the intersection 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 proposed highway improvements are not indicated on the submitted plan.

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 striping, 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 striping of top soil.

Storm Drainage:

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

Item #239 (1975-1976)
Property Owner: Randolph L. Williams
Page 2
July 1, 1976

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 this property which is tributary to the Wynns Falls Sanitary Sewer System subject to State Health Department imposed moratorium restrictions.

Additional fire hydrant protection may be required in this vicinity.

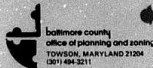
Very truly yours,

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

END:EAM:FWR:ss

cc: J. Trenner
W. M. Schell

L-NE Key Sheet
20 NW 26 & 27 Pos. Sheets
NW 5 G Topo
77 Tax Map



WILLIAM O. FROMM
DIRECTOR

June 23, 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 #239, Zoning Advisory Committee Meeting, June 8, 1976, are as follows:

Property Owner: Randolph L. Williams
Location: SE/C Liberty Road and Abbie Place
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
Acres: 0.35
District: 2nd

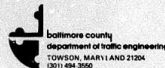
This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

If a widening of Abbie Place is required by the Bureau of Engineering, the parking area must be set back a minimum of 5 feet from the widening line. The front portion of the parking area must also be screened.

If there is to be any exterior lighting, free standing, it must be limited to 8 feet in height, and directed away from adjacent residential properties.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning



STEPHEN E. COLLINS
DIRECTOR

77-18 X

July 13, 1976

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

Re: Item 239 - ZAC - June 8, 1976
Property Owner: Randolph L. Williams
Location: SE/C Liberty Rd. & Abbie Place
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
Acres: 0.35
District: 2nd

Dear Mr. DiNenna:

The requested special exception for offices can be expected to generate approximately 25 trips per day if they are to be general offices and 90 trips per day if they are to be medical offices.

Abbie Place should be widened and have curbs and sidewalks.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc



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

October 8, 1976

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

Dear Mr. DiNenna:

Comments on Item #239, Zoning Advisory Committee Meeting, June 1, 1976, are as follows:

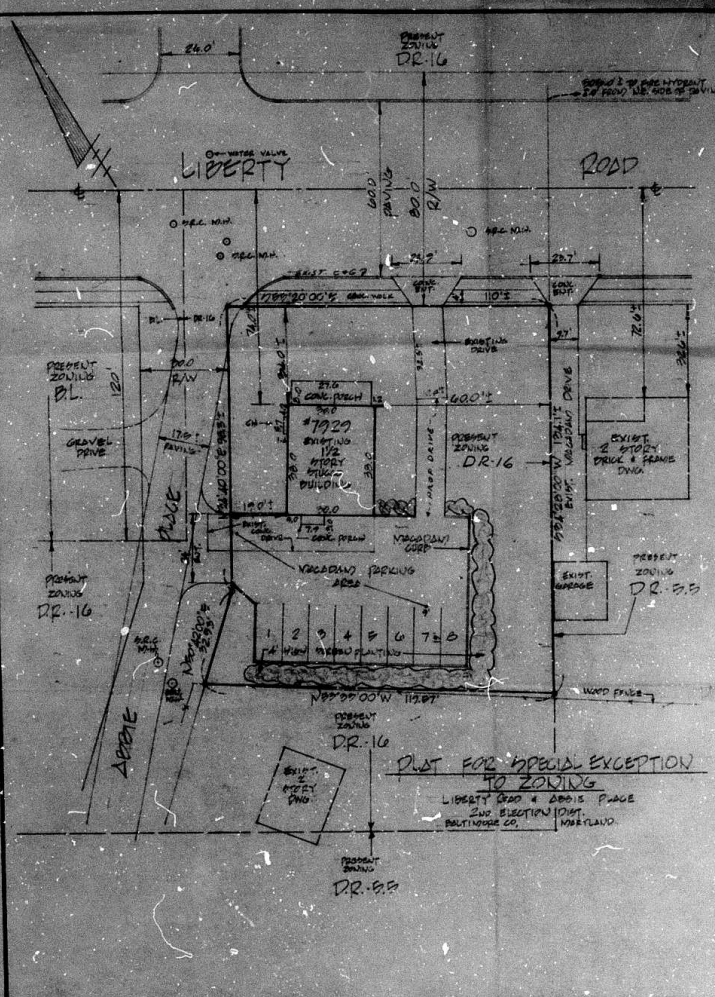
Property Owner: Randolph L. Williams
Location: SE/C Liberty Road and Abbie Place
Existing Zoning: D.R. 16
Proposed Zoning: Special exception for offices
Acres: 0.35
District: 2nd

A moratorium was placed on new sewer connections in the Wynns Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on May 14, 1974; therefore approval may be withheld for this connection. Metropolitan water and sewer are available.

Very truly yours,

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

WD:HEB/B:EG



GENERAL NOTES

AREA OF PROPERTY: 0.08 AC.
 EXISTING USE: RESIDENCE/ST.
 PROPOSED USE: OFFICE
 PROPOSED ZONING: DR-16
 PROPOSED ZONING: SPECIAL EXCEPTION: OFFICE

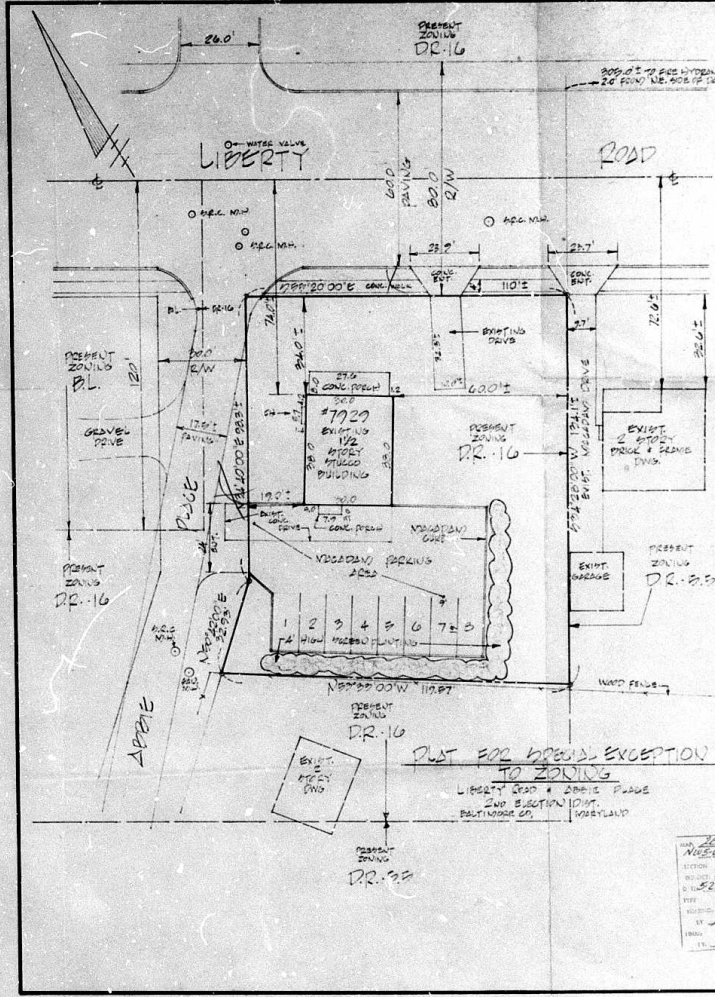
PARKING REQUIREMENTS

PARKING REQUIRED: 1 SPACE PER STORY
 110' x 40' FT
 2 SPACES
 6 SPACES
 8 SPACES

LAND OF APPEALS
PETITIONER'S
EXHIBIT

REV. AUG. 23, 1976
 REV. JULY 12, 1976

WILLIAM LARSON & ASSOCIATES INC.
 SUITE 110 JEFFERSON BUILDING
 Towson, Maryland 21204
 PLOTTED 1" = 20' 823-1333 MAY 18, 1976



GENERAL NOTES

AREA OF PROPERTY: 0.08 AC.
 EXISTING USE: RESIDENCE/ST.
 PROPOSED USE: OFFICE
 PROPOSED ZONING: DR-16
 PROPOSED ZONING: SPECIAL EXCEPTION: OFFICE

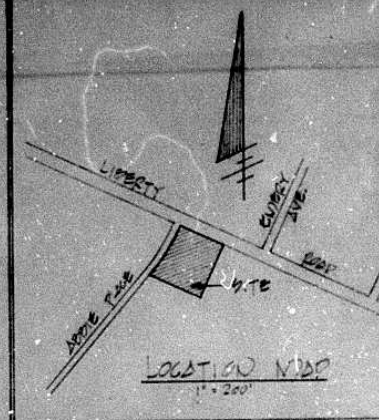
PARKING REQUIREMENTS

PARKING REQUIRED: 1 SPACE PER STORY
 110' x 40' FT
 2 SPACES
 6 SPACES
 8 SPACES

LAND OF APPEALS
PETITIONER'S
EXHIBIT

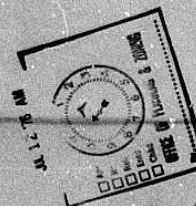
REV. AUG. 23, 1976
 REV. JULY 12, 1976

WILLIAM LARSON & ASSOCIATES INC.
 SUITE 110 JEFFERSON BUILDING
 Towson, Maryland 21204
 PLOTTED 1" = 20' 823-1333 MAY 18, 1976



ACRES OF PROPERTY: 0.2542
EXISTING USE: RESIDENCE/LOT
PROPOSED USE: OFFICE
PRESENT ZONING: R-10
PROPOSED ZONING: SPECIAL EXCEPT OR.
020000

PARKING PROVIDED = 300 sq. ft. - 100 sq. ft. = 200 sq. ft.



**PETITIONER'S
EXHIBIT A**

REV. JULY 12, 1976

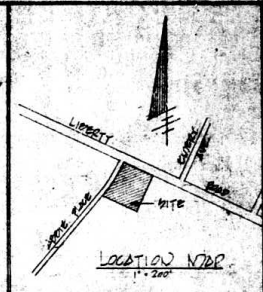
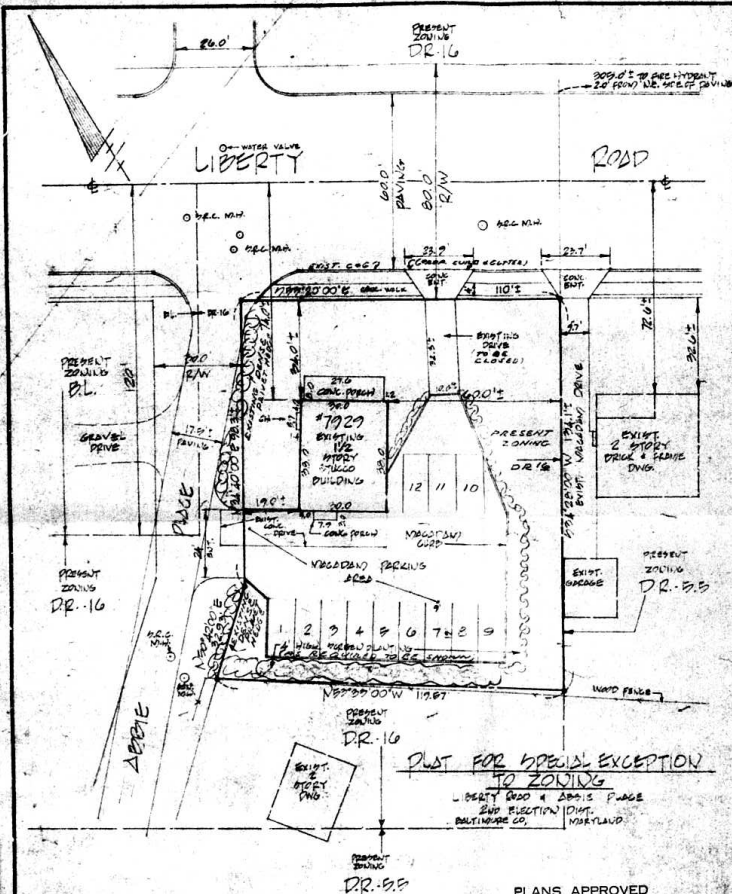
APPELLMAN, LARSON & ASSOCIATES INC.

WHITE 110 JEFFERSON BUILDING

Theresa, Maryland 2104

462621 1: 20 223-103 MAY 18, 1970

#76031



GENERAL NOTES

AREA OF PROPERTY: 1.06 AC.
EXISTING USE: RESIDENTIAL/ART
PROPOSED USE: OFFICES
PRESENT ZONING: DR-16
PROPOSED ZONING: SPECIAL EXCEPTION OFFICES

PARKING REQUIREMENTS

PARKING REQUIRED: 1 SPACE PER UNIT
PARKING PROVIDED: 12 SPACES
FLOOR AREA: 110 SQ. FT.
PARKING REQUIRED: 0 SPACES
PARKING PROVIDED: 12 SPACES

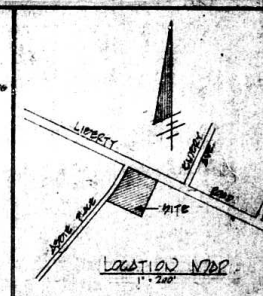
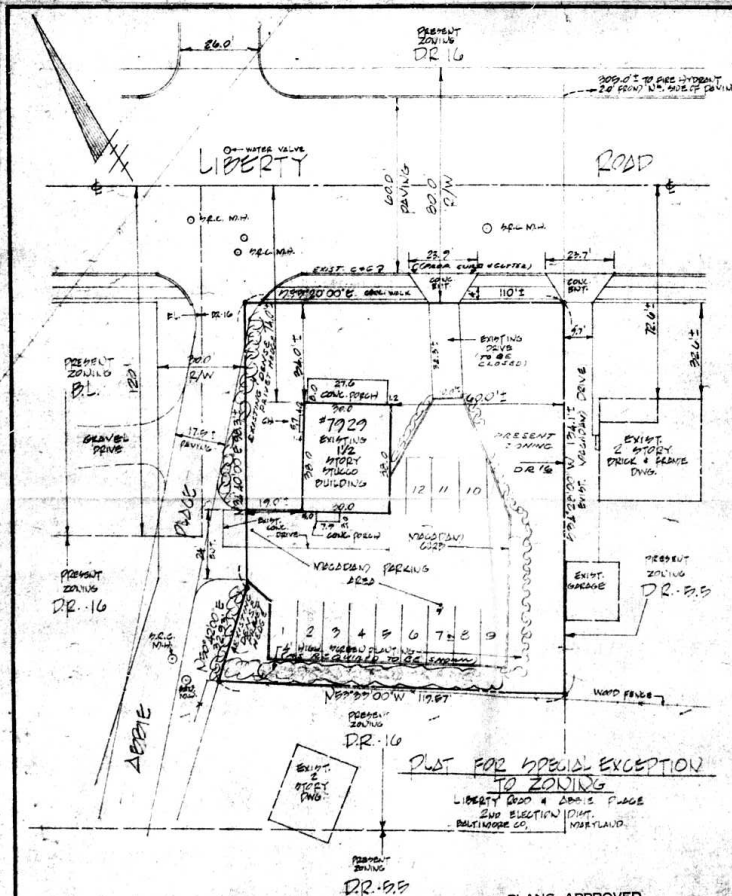
THERE WILL BE NO EXTERIOR LIGHTING ON THIS SITE THE BASEMENT WILL NOT BE USED FOR OFFICES.



REV. APRIL 13, 1978
REV. JULY 12, 1976

SPELLMAN LARSON & ASSOCIATES, INC.
SUITE 110 JEFFERSON BUILDING
Baltimore, Maryland 21201
PHONE: 1-202-833-3333 MAY 18, 1978

#70070



GENERAL NOTES

AREA OF PROPERTY: 1.06 AC.
EXISTING USE: RESIDENTIAL/ART
PROPOSED USE: OFFICES
PRESENT ZONING: DR-16
PROPOSED ZONING: SPECIAL EXCEPTION OFFICES

PARKING REQUIREMENTS

PARKING REQUIRED: 1 SPACE PER UNIT
PARKING PROVIDED: 12 SPACES
FLOOR AREA: 110 SQ. FT.
PARKING REQUIRED: 0 SPACES
PARKING PROVIDED: 12 SPACES

THERE WILL BE NO EXTERIOR LIGHTING ON THIS SITE THE BASEMENT WILL NOT BE USED FOR OFFICES.



REV. APRIL 13, 1978
REV. JULY 12, 1976

SPELLMAN LARSON & ASSOCIATES, INC.
SUITE 110 JEFFERSON BUILDING
Baltimore, Maryland 21201
PHONE: 1-202-833-3333 MAY 18, 1978

#70070

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 4/18/78
77-18-X

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 4/18/78
77-18-X