

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Bertman, Ltd., 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 _____ to _____

and/or (2) that the following be done:

See attached description

and (3) for a Special Exception under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____ General business offices

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, Bertman, Ltd., 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.

Contract purchaser: Bertman, Ltd.
Nancy Ellen Gardner, President
 Address: 11611 Cedar Lane
 Baltimore County
 Kingsville, Maryland 21087

Petitioner's Attorney: _____
 Protester's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1976, at _____ o'clock.

WITNESSED by me, _____, Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 11, 1976

COUNTY OFFICE BLDG.
 111 W. Cheltenham Ave.
 Towson, Maryland 21204
 also
 MEMBERS
 CHAIRMAN
 MEMBERS
 SECRETARY
 CLERK
 STATE ROADS COMMISSION
 BUREAU OF FIRE PROTECTION
 HEALTH DEPARTMENT
 PROJECT PLANNING
 BUILDING DEPARTMENT
 BOARD OF EDUCATION
 ZONING ADMINISTRATION
 INDUSTRIAL DEVELOPMENT

M's. Nancy Ellen Gardner, President
 Bertman, Ltd.
 11611 Cedar Lane
 Kingsville, Maryland 21087

RE: Special Exception Petition
 Item 8
 Bertman, Ltd. - Petitioner

Dear M's. Gardner:

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, currently zoned D.R. 16, located on the corner formed by the intersection of the northwest side of Belair Road and the southwest side of Fuller Avenue, in the 14th Election District of the county.

This site is presently improved with a two-story frame dwelling and garage. Adjacent properties surrounding this site on the north side of Belair Road are also improved with similar type dwellings. Directly opposite this site across Belair Road is an existing school.

The petitioner is requesting a Special Exception to convert the existing dwelling to general office

M's. Nancy Ellen Gardner, President
 Bertman, Ltd.
 Re: Item 8
 August 11, 1976
 Page 2

use with an accessory parking area in the rear.

The plans must reflect the comments of the Department of Traffic Engineering prior to the hearing.

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,

Nicholas B. Commandari
 NICHOLAS B. COMMANDARI,
 Planning & Zoning
 Associate III

NBC:JD

Enclosure

cc: Evans, Hagan & Holdefer, Inc.
 8013 Belair Road
 Baltimore, Md. 21236

Item #8 (1976-1977)
 Property Owner: Bertman, Ltd.
 Page 2
 August 11, 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 this property. Additional fire hydrant protection may be required in the vicinity.

Very truly yours,

William W. Oliver, P.E.
 Chief, Bureau of Engineering

END:HAM:PM:155

cc: J. Tremmer
 J. Soers
 W. Munchel

N-E Key Sheet
 23 W 18 Pos. Sheet
 N 6 E Topo
 N 1 Topo Map

Baltimore County
 Department of Public Works
 TOWSON, MARYLAND 21204

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

Re: Item #8 (1976-1977)
 Property Owner: Bertman, Ltd.
 W/W cor. Belair Rd. & Fuller Ave.
 Existing Zoning: D.R. 16
 Proposed Zoning: Special Exception for offices.
 Acres: 0.279 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

Belair Road (U.S. 1) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come 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.

Fuller Avenue, an existing public street, is proposed to be improved in the future as a 20-foot closed section roadway on a 50-foot right-of-way. Highway improvements and highway right-of-way widening, including a fillet area for sight distance and any necessary coverable 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 entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

The construction or reconstruction of sidewalks, curb and gutter, entrances, aprons, etc., as may be required will be the full responsibility of the Petitioner.

Sediment Control

Development of this property through striping, grading and stabilization could result in a sediment pollutant 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.

Baltimore County
 Department of Public Engineering
 TOWSON, MARYLAND 21204
 (410) 494-3050

STEPHENS COLLINS
 DIRECTOR

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

Re: Item 8 - ZAC - July 13, 1976
 Property Owner: Bertman, Ltd.
 Location: NW/C Belair Rd. & Fuller Ave.
 Existing Zoning: D. R. 16
 Proposed Zoning: Special Exception for offices
 Acres: 0.279
 District: 14th

Dear Mr. DiNenna:

No major traffic engineering problems are anticipated by the requested special exception for offices.

The entrance to this office must be a minimum of 24

feet wide

Very truly yours,

Michael S. Flanigan
 Michael S. Flanigan
 Traffic Engineer Associate

MSF:bza

Maryland Department of Transportation
 State Highway Administration
 Harry R. Hughes
 Director
 Bernard M. Evans
 Assistant Director

July 22, 1976

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

Att: Mr. Nicholas Commandari

Dear Mr. DiNenna:

There is no direct access into the subject site from Belair Rd., therefore, there will be no requirements by the State Highway Administration. Due to the small size of the development, no adverse effects to the State Highway are anticipated.

CL:JM:dj

Re: Z.A.C. Meeting, July 13, 1976
 Item: 8
 Property Owner: Bertman, Ltd.
 Location: NW/C Belair Rd. (Rte. 1)
 & Fuller Ave.
 Existing Zoning: D.R. 16
 Proposed Zoning: Special Exception for offices.
 Acres: 0.279
 District: 14th

Very truly yours,

Charles Lee, Chief
 Bureau of Engineering
 Access Permits
 By: J. Meyers

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met.

the above Reclassification should be denied and its further appearing that the same is DENIED.

Special Exception for Offices should be granted. THIS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of August, 1976, that the aforementioned Special Exception should be GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met.

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of August, 1976, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain as is, and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



WILLIAM D. FROMM
DIRECTOR

August 2, 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 #8, Zoning Advisory Committee Meeting, July 13, 1976, are as follows:

Property Owner: Bertman, Ltd.
Location: NW/c Belair Road and Fuller Avenue
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
Acres: 0.279
District: 14th

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.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Winkley
Planner III
Project and Development Planning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 13, 1976

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

Z.A.C. Meeting of: July 13, 1976

Re: Item 8
Property Owner: Bertman, Ltd.
Location: NW/c Belair Rd. & Fuller Ave
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices

District: 14th
No. Acres: 0.279

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative.

NVP/al

JOHN W. HESLON, PRESIDENT
T. CHARLES E. KONTZ, JR., VICE PRESIDENT
JOHN W. HESLON, PRESIDENT

WILLIAM D. FROMM, DIRECTOR
JOHN W. HESLON, PRESIDENT

JOHN W. HESLON, PRESIDENT
T. CHARLES E. KONTZ, JR., VICE PRESIDENT
JOHN W. HESLON, PRESIDENT



Paul H. Reische
Chief

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

Attention: Mr. Frank Hoans, Chairman
Zoning Advisory Committee

Re: Property Owner: Bertman, Ltd.

Location: NW/c Belair Rd. & Fuller Ave.

Item No. 8

Zoning Agenda: July 13, 1976

Gentlemen:

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) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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.
- (2) 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 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: Planning Group
Special Inspection Division

Noted and Approved: Battalion Chief
Fire Prevention Bureau

Mrs. Nancy Ellen Gardner,
Bertman, Ltd.
11611 Cedar Lane
Kingsville, Md. 21087

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 13th day of July 1976.

S. Eric DiNenna
Zoning Commissioner

Petitioner: Bertman, Ltd.

Petitioner's Attorney:

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

cc: Evans, Hagan & Muldeper, Inc.
8013 Belair Road
Baltimore, Md. 21236

Mrs. Nancy Ellen Gardner, President
Bertman, Ltd.
11611 Cedar Lane
Kingsville, Maryland 21087

RE: Petition for Special Exception
SW/corner of Belair Road and Fuller Avenue - 14th District
Bertman, Ltd. - Petitioner
NO. 77-46-X (Item No. 8)

Dear Mrs. Gardner:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/vrl

Attachments

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

RE: PETITION FOR SPECIAL EXCEPTION
SW/c of Belair Road and Fuller Avenue
14th District
Bertman, Ltd., Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 77-46-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.

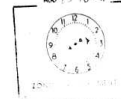
Charles E. Kontz, Jr.
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 13th day of August, 1976, a copy of the foregoing Order was mailed to Mrs. Nancy Ellen Gardner, President, Bertman, Ltd., 11611 Cedar Lane, Kingsville, Maryland 21087, Petitioner.

John W. Heslon, III

AUG 13 76 PM



EVANS, HAGAN & MULDEPER, INC.

8013 BELAIR RD. BALTIMORE MD 21236-1011 666-1501

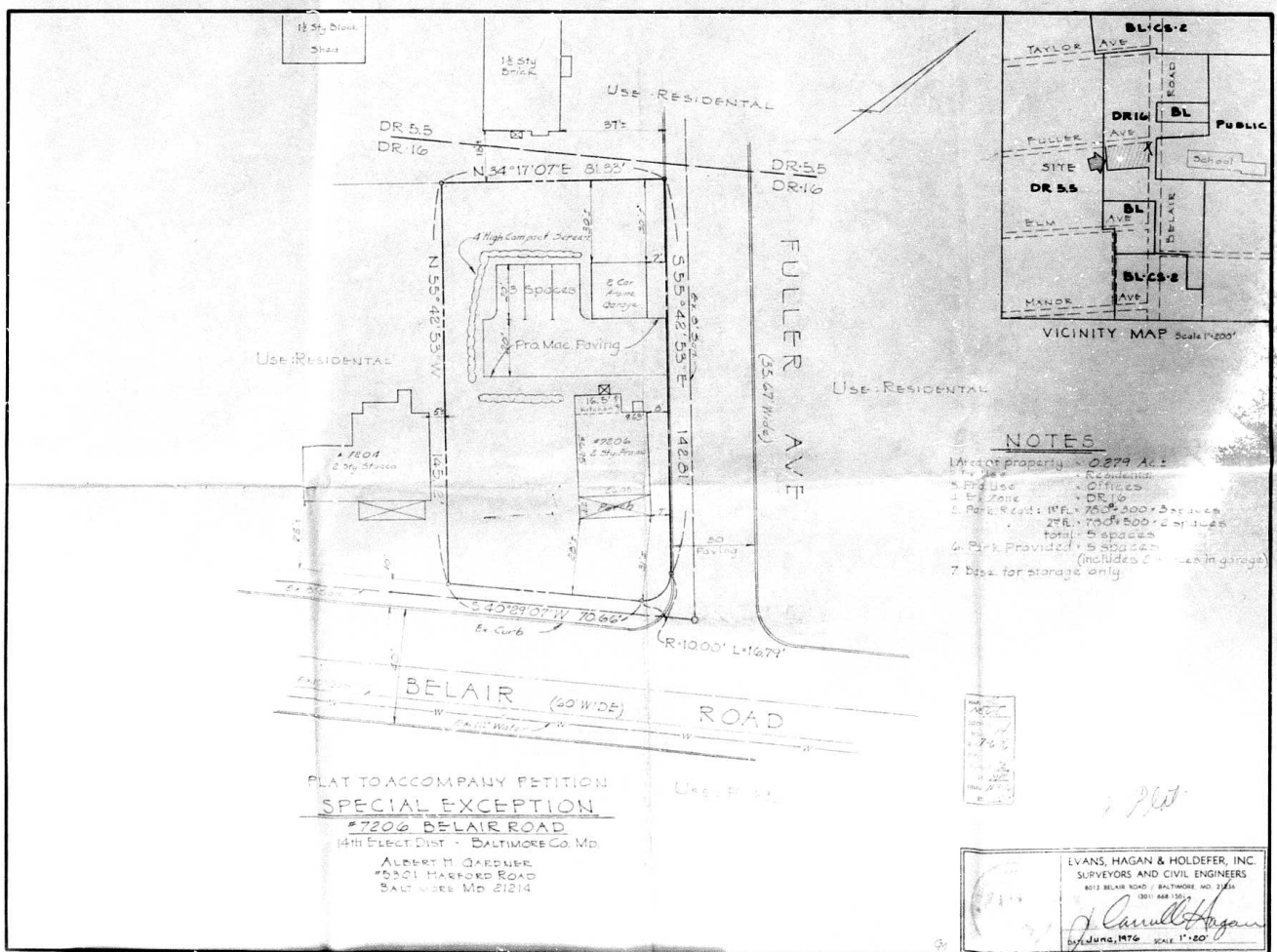
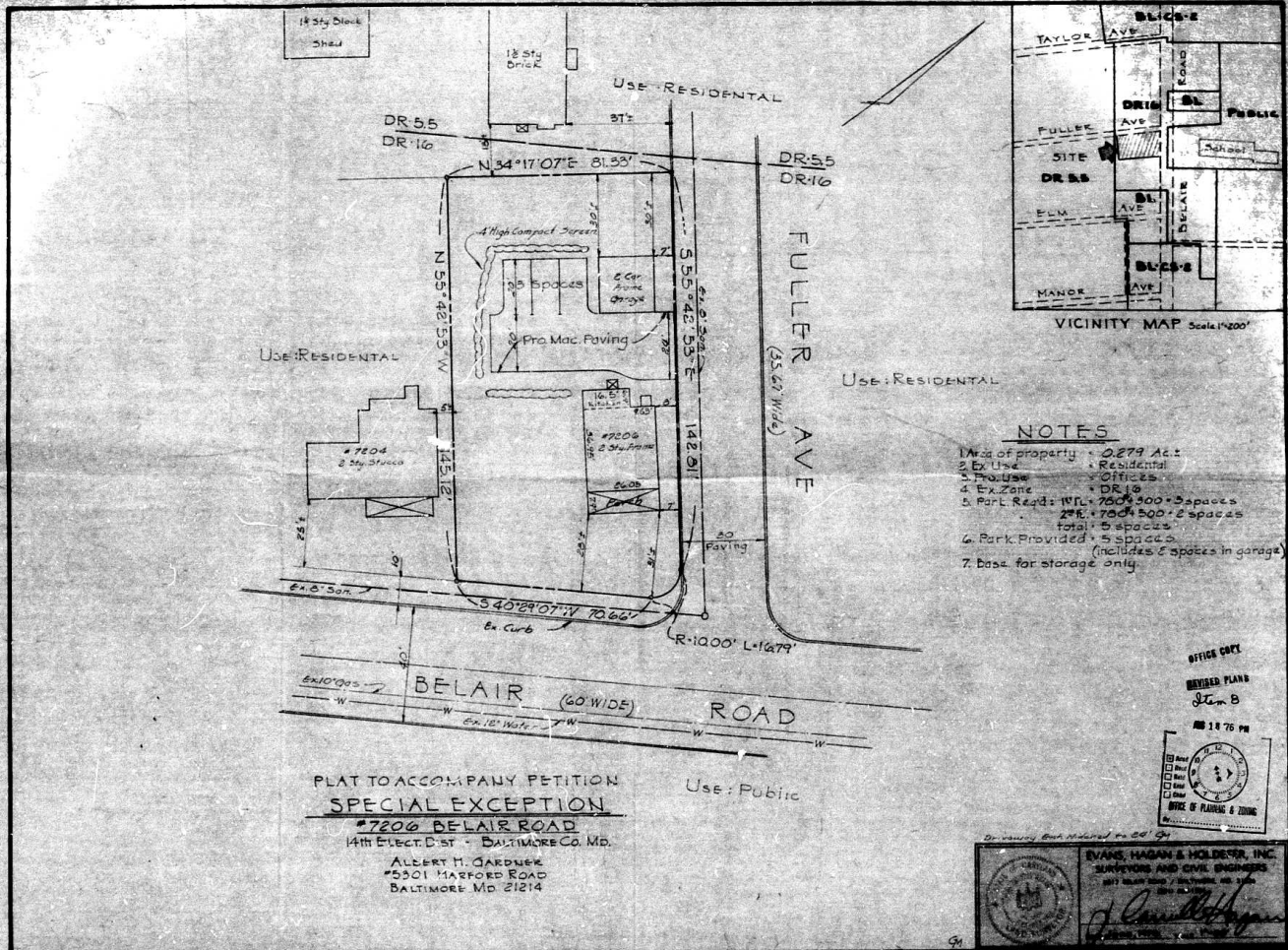
July 1, 1976

DESCRIPTION FOR SPECIAL EXCEPTION FOR OFFICE USE IN A DR 16 ZONE AT 7208 BELAIR ROAD.

BEGINNING FOR THE SAME at the corner formed by the intersection of the Northwest side of Belair Road, 60 feet wide, with the Southwest side of Fuller Avenue 35.67 feet wide, thence leaving said place of beginning and running and binding on said Northwest side of Belair Road South 40 degrees 29 minutes 07 seconds west 70.66 feet thence leaving Belair Road North 55 degrees 42 minutes 53 seconds east 145.12 feet and thence North 34 degrees 17 minutes 07 seconds East 81.33 feet to intersect said South west side of Fuller Avenue, thence running and binding thereon the 2 following courses and distances viz: South 55 degrees 42 minutes 53 seconds East 142.81 feet to a point of curve and thence by a curve to the right in a Southerly direction with a radius of 10.00 feet for a distance of 18.79 feet to the place of beginning.

Containing 0.279 acres of land, more or less.

This description has been prepared for zoning purposes only and is not intended to be used for conveyance.



NOV 15 1976