TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Donold D. Fotter, Jr., and

I, or we, Mork L. Bock. | legal owners. of the property attuate in Baltimore

County and which is described in the description and plat attached hereto and made a part hereof. by 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: for the following reasons

Hee attached description

ORDER RECEIVED FOR FILING

DATE

......M:

1-10-97 and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County to use the barrie described property for office use

Departy is to be nosted and advertised as prescribed by Zoning Regulations I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, ing, etc., upon filing of this petition, and further agree to and are to be bound by the zoning

Mound VO tatter A

Towson, Maryland 21204

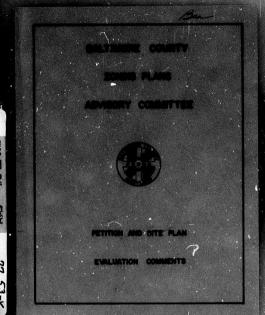
TE TOT

2-27-20

ORDERED By The Zoning Commissioner of Baltimore County, this......27tb... 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 106, County Office Building in Towson, Baltimore 197 8 1 10:45 clock GHE County on the St. 18th

ni Di Terris



Your Patition has been received

Micholas B. Commodari, Planning & Zoning Associate III

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Messrs, Donald D. Potter, Jr.

XXXXXXXXXXXXXX MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERLY STATE ROADS

BUREAU OF MEALTH DEPARTMEN PROJECT PLANS BUILDING DEPARTUE

BOARD OF EDUCATION ZONING ADMINISTRAT INDUSTRIAL

and Mark H. Beck 762 Fairmount Avenue Towson, Maryland 21204

RE: Special Exception Petition Item 16 Donald D. Potter, Jr. & Mark H. Beck - Petitioners

August 30, 1976

Gentlemen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on mitte 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 assure that all parties are made ware of the zoning action to aware of the zoning action to the zoning to zoning the zoning zoning action to zoning the zoning zo

The subject property, located on the west side of Baltimore Avenue, 46 feet south of Joppa Boad, is currently mond D.R. is and is improved with a large of the south of Joppa Boad, and the subject is also zone of the south and is improved that the south of the south and office uses immediately to the west across the alley from this site.

This property was the subject of a previous Special Exception request (Case No. 72-157-X, granted April 13, 1972), but the two year period for utilization expired without the benefit of an extension, hence the de now Special Exception

Messrs. Donald D. Potter, Jr., and Mark H. Beck Re: Item 16 August 30, 1976 Page 2

request for general office use.

Access to the proposed parking area to the rear will be from the existing alley. Similar access is afforded the existing office uses to the west; however, you should contact the Bureau of Engineering to determine what improvements will ultimately be required to said alley.

In addition, it should be noted that a fenced area exists on the southwest corner of this site and not an existing garage as noted on the submitted site plan.

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 ifter the date on the filing certificate, will be forwarded to you in the near iture.

Very truly yours, Mill B. Commodan NICHOLAS B. COMMODARI, Planning & Zoning Associate III

NBC:JD

cc: Spellman, Larson & Associates, Inc. Jefferson Building, Suite 119 Towson, Maryland 21204



August 19. 1976

Item #16 (1976-1977)
Property Owner: Donald D. Potter, Jr. & Mark H. Beck
M/S Baltimore Ave., 46° S. Joppa Rd.
Existing fooling: DP 16
Proposed Zonling: Special Exception for offices.
Acres: 0,26° District: 9th

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.

Commont ere supplied in connection with the Zoning Afwisory Committee review of this site for Item 867 (1971-1972). Those comments, which remain valid and applicable are referred to for your consideration. Additional fire hydrant protection may be required in the vicinity.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review of this Item #16 (1976-1977).

Very truly yours.

Ellewood M. Door / Camer ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineers

END FAM FWR - SS cc: W. Munchel

N-NW Key Sheet 38 NE 2 Pos. Sheet NE 10 A Topo 70 Tax Map



STEPHEN E. COLLINS

Mr. Eric S. DiNenna Zoning Commissioner County Office Building

Re: Item 16 - ZAC - August 3, 1976
Property Owner: Donald D. Potter, Jr. 4 Mark H. Beck
Location: W/S Baltimore Ave. 46' S Joppa Road Existing Zoning: D.R. 16 Proposed Zoning: Special exception for offices Acres: 0.26 District: 9th

The requested special exception for offices is not expected to cause a major increase in traffic, but the continued use of this alley for access to office buildings can be expected to cause problems.

Thechael S. Flamiger Michael S. Flanigan Traffic Engineer Associate

MCP - DC



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

August 16, 1976

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

Dear Mr. DiNenna:

Comments on Item #16, Zoning Advisory Committee Meeting, August 3, 1976, are 4s follows:

Property Owner: Donald D. Potter, Jr. & Mark H. Beck Location: W/S Baltimore Ave. 46' S Joppa Rd. Location: W/S saltimore Ave. 40 S Joppa Au. Existing Zoning: D.R. 16 Proposed Zoning: Special Exception for offices Acres: 0.26 District: 9th

Hetropolitan water and sever are existing. No health hazards are anticipated.

Very truly yours,

HER: mahe

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND 21204

Date: August 2, 1976

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

2.A.C. Meeting of: August 3, 1976

Item 16
Property Owner: Donald D. Potter, Jr., & Mark II. Beck Location: W/S Baltimore Ave. 46' S. Joppa Rd.
Present Zoning: D. R. 16
Proposed Zoning: Special Exception for offices

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours, 10 Tist though W. Nick Petrovich.

September 20, 1976

KNP/ml

Norman F. Garba

August 5 1974

Noman E. Gerner
Acting Direct.
Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNamo

Comments on Item 116, Zoning Advi ory Committee Meeting, August 3, 1976, are as follows:

Property Owner Donald D. Potter, Jr. and Mark H. Beck Location: W/S Baltimore Avenue 46° S Joppa Road Exiting Zoning: D.R.16 Proposed Zoning: Special Exception for offices Acres: 0.26 District: 9th

This office has reviewed the subject pet tion and offers the following comments. These comments are not intended to indicate the appropriatenss 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 your

John Levenbles John L. Wimbley



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

Attention: Mr. Frank Hogan Chairman Zoning Advisory Committee

Re: Property Owner: Donald D. Potter, Jr. & Mark H. Heck

Location: W/S Saltimore Ave. 46' S Joppa Rd.

Item No. 16 Contag Amenda August 1 1076

Purruant 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 Norks.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead-end condition shows at\_\_\_\_ EXCERNS the maximum allowed by the Fire Department.
- 4. The site shall be made to comply with all applicable parts of the Fire Provention Code prior to occupancy or beginning of operations.
- (XX) 5. The buildings and attructures existing or proposed on the site shall comply with all applicable requirements of the National Fire Pro-tection 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.

ATTIME Moted and Leonge m Wagandt

Planning Group

Special Inspection Division

Pire Prevention Buresu

RE: PETITION FOR SPECIAL EXCEPTION

: BEFORE THE ZONING COMMISSIONER

W/S of Baltimore Ave. 46 feet 5 of Joppa Rd., 9th District OF BALTIMORE COUNTY

MARK H. BECK, et al, Petitioners : Case No. 77 -53-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. Deputy People's Counsel

John W. Hessian, III Pennle's Counsel Boltimore County Office Building Towson, Maryland 21204 494-21888

I HEREBY CERTIFY that on this 20th day of August, 1976, a copy of the foregoing Order was mailed to Mr. Mark H. Beck, 762 Fairmount Avenue, Towson, Maryland 21204.

John W. Hessian III



# BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date August 30, 1976 FROM Norman E. Gerber, Acting Director of Planning

## SUBJECT Petition 77-53-X

Petition for Special Exception for Offices West side of Baltimore Avenue 46 feet South of Joppa Road Peti loner - Mark H. Beck and Donald D. Potter, Jr.

#### 9th District

HEARING: Wednesday, September 8, 1976 (10:45 A.M.)

This office favors the granting of the requested special exception.

Office uses in this area of Towson are consistent with the Planning Board's policies as expressed in the adopted Towson Policy Plan.

Norman E. Gerber Acting Director of Planning

Gentlement

I have this date passed my Order in the above captioned matter in

MARTINAL

RE: Petition for Special Exception

W/S of Baitimore Avenue, 46 S of Joppa Ruad - %n Election District Mark H. Beck, et al - Petitioners NO. 77-53-X (Item No. 16)

GJM/me

Attachments

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

Messrs. Donald D. Potter, Jr.,

and Mark H. Beck 762 Fairmount Avenue

Towson, Maryland 21204

JOSEPH D. TROMPSON, P.L.AL.S. CIVIL ENGINEERS & LAND SURVEYORS 101 SHELL BUILDING . 200 EAST JOPPA ROAD TOWSON, MARYLAND 21204 . VAlley 3-8820

DESCRIPTION FOR SPECIAL EXCEPTION TO ZONING, 606 BALTIMORE AVENUE, 9TH DISTRICT, BALTIMORE COUNTY - MARYLAND

BEGINNING for the same at a point on the West side of Baltimore Avenue, 60 feet wide, at the distance of 46,00 feet measured Southerly along the West side of Baltimore Avenue from the South side of West Joppa Road, of variable width, and running thence and binding on the West side of Baltimore Avenue South 14 Degrees 05 Minutes 30 Seconds West 64,00 feet thence leaving the West side of Baltimore Avenue and running North 76 Degrees 31 Minutes West 174,80 feet to the East side of a 20 foot alley there situate and running thence and binding thereon North 13 Degrees 00 Minutes East 64,00 feet thence leaving said alley and running South 76 Degrees 31 Minutes East 176,00 feet to the place of beginning.

CONTAINING 0,26 acres of land, more or less,



## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO 5. Eric DiNenna, Zoning Commissioner Date August 30, 1976. FROM Norman E. Gerber, Acting Director of Planning

SUBJECT Petition 77-53-X

Petition for Special Exception for Offices West side of Baltimore Avenue 46 feet South of Joppa Road Petitioner - Mark H. Beck and Donald D. Potter, Jr.

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HEARING: Wednesday, September 8, 1976 (10:45 A.M.)

This office favors the granting of the requested special exception.

Office uses in this area of Towson are consistent with the Planning Board's policies as expressed in the adopted Towson Policy Plan.

Norman E. Gerber Acting Director of Planning

NEG: JGH: rw

CERTIFICATE OF POSTING MENT OF BALTIMORE COUNTY

1-5,6N

77-53-X

Other

Date of Posting A . G. 21, 1976. Posted for Petition For Special Exception Petitioner: MARK H. BRCK, ST. AL. Location of property: W/S OF BAKTO. Ave. 46 S OF JOPER P.S. Location of Signe FRONT 606 BALTO. Ave.

Posted by Llouis T. Raland Date of return: A . G. 27, 1976

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received \* this 22 1976. Piling Fee \$ 57 -Received \_\_\_Check Cash

ROAD

AVENDOL

Petitioner Dund Other & r Hart Ben Submitted by Ann H. R. Reviewed by Petitioner's Attorney\_

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

ALLEG HENTY

LOCATION PLAN

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed appearing on the 19th day of August 19. 76. THE JEFFERSONIAN.

D. Frank Structur

BALTIMORE COUNTY, MARYLAND No. 40404 OFFICE OF FINANCE - REVENUE DIVISI MISCELLANEOUS CASH RECEIPT DATE Sept. 21, 1976 sective Mark H. Beck, 762 Pairmount Ave., Towcon, Md. 21204 Advertising and posting of property-777-53-X 1855 5 685P 11 4 5.0 C 450

VALIDATION OR SIGNATURE OF CASHIEF

OFFICE OF LMES TOWSON, MD. 21204 Aug. 18, 19 76 THIS IS TO CERTIFY, that the annexed advertisement of

Petition for a Special Exception-- Beck was inserted in the following: Towson Times

☐ Catonsville Times □ Dundalk Times

☐ Arbutus Times ☐ Community Times

☐ Suburban Times West\_

Essex Times ☐ Suburban Times East

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 8th day of Sept. 19.76, that is to say, the same was inserted in the issues of Aug. 18, 1976.

STROMBERG PUBLICATIONS, INC

By Joth much

BALTIMORE COUNTY, MARYLAND OFFICE OF FILE CE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 28941 DATE Aug. 12, 1976 ACCOUNT 01-662 RECEIVED Mark H. Book 762 Pairmount Ave., Townon, Md. 2120 Petition for Special Exception #77-53-X 6866 KZ 66 13 5 U.O C 151 VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Petitioner's Attorney

or. Spellman, Larsen & Associates
Jefferson Building, Suits 110
Towas, Md. 21204







