

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joseph H. Seipp, Jr., legal owner, of the property situated 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 506.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve this special hearing to amend the special exception for dental offices granted by Case No. 74-13 to increase the building site by a 34'-3" X 24' addition to the rear of the existing building.

See attached description

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.

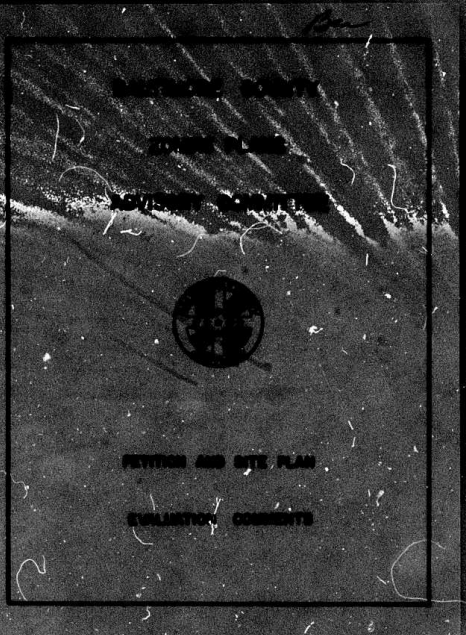
By: Joseph H. Seipp, Jr.
 Contact Purchaser: Joseph H. Seipp, Jr.
 Address: 3700 North Charles St.
Towson, Md. 21286
 Petitioner's Attorney: Eric D. DiNenna
 Address: 411 Jefferson Building
108 W. Chesapeake Avenue
Towson, Maryland 21286 - 283-0446

ORDERED By the Zoning Commissioner of Baltimore County, this 20 day of September, 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 306, County Office Building in Towson, Baltimore County, on the 27th day of September, 1976, at 11:00 o'clock A.M.

Eric D. DiNenna
 Zoning Commissioner of Baltimore County

(over)

#77-65-5PH
 77-65-5P
 #30



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21286

Your Petition has been received and accepted for filing this 20th day of September, 1976.

Eric D. DiNenna
 Zoning Commissioner

Petitioner: Mr. Joseph H. Seipp, Jr.
 Petitioner's Attorney: Eric D. DiNenna
 Reviewed by: Nicholas B. Comodari
 Planning & Zoning Associate III

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 20, 1976

MEMBERS:
 Robert Paul Mann, Esq.
 411 Jefferson Building
 105 W. Chesapeake Avenue
 Towson, Maryland 21204

RE: Special Hearing Petition
 Item 30
 Dr. Joseph H. Seipp, Jr. - Petitioner

Dear Mr. Mann:

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 property in question, zoned D.R. 16, is located on the northwest corner of Parks Avenue and Monroe Street, in the 8th Election District. It is currently improved with a one-story frame building utilized as dental offices as a result of Case No. 74-13-X and accessory parking area to the front. Adjacent properties to the east and west are also zoned D.R. 16 and are improved with a dwelling and office building, respectively. To the north of this site is vacant unimproved land, while commercial uses exist to the south across Parks Avenue. The Special Hearing is necessitated by the petitioner's proposal to double the square footage of office space granted under the original Special Exception request.

11 SEP 27 1976

#77-65-5PH
 #30

Baltimore County Department of Public Works
 TOWSON, MARYLAND 21286

September 10, 1976

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

Re: Item #30 (1976-1977)
 Property Owner: Dr. Joseph H. Seipp, Jr.
 N/W cor. Monroe St. & Parks Ave.
 Existing Zoning: D.R. 16
 Proposed Zoning: Special Hearing to amend the Special Exception (Case No. 74-13X) for dental offices.
 Acres: 0.197 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.

General:

Comments were supplied in connection with the Zoning Advisory Committee review of this site for Item #30 (1969-1970) and Item #179 (1973-1973). The Bureau of Public Services also provided comments October 26, 1973, in connection with Commercial Building Permit Application #1232-73 for a dentist office.

The above comments are referred to for your consideration.

The 8-inch water main in Monroe Street should be extended and connected with the 8-inch water main in Parks Avenue at the time of a building permit application. Additional fire hydrant protection appears required for this site.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #30 (1976-1977).

Very truly yours,
Elizabeth N. Diver, P.E.
 Chief, Bureau of Engineering

END: EAM: PNR:es
 cc: R. Norton (File No. #1232-73)
 J. Looch
 M. Munchall
 S-NE Key Sheet
 59 NW 4 Pos. Sheet
 NW 15 A Topo
 51 Tax Map

Baltimore County Department of Traffic Engineering
 TOWSON, MARYLAND 21204
 301-494-3500

September 9, 1976

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

Re: Item 30 - SAC - August 24, 1976
 Location: NW/C Monroe St. & Parks Ave.
 Existing Zoning: D.R. 16
 Proposed Zoning: Special Hearing to amend the special exception (Case No. 74-13 X) for dental offices.
 Acres: 0.197
 District: 8th

Dear Mr. DiNenna:

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

Very truly yours,
Michael S. Flanigan
 Traffic Engineer Associate

MSF:nc

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

September 8, 1976

Mr. E. Eric DiNenna, Zoning Commissioner
 Zoning Advisory Committee
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Md./and 21204

Dear Mr. DiNenna:

Comments on Item #30, Zoning Advisory Committee Meeting, August 24, 1976, are as follows:

Property Owner: Dr. Joseph H. Seipp, Jr.
 Location: NW/C Monroe St. and Park Ave.
 Existing Zoning: D.R. 16
 Proposed Zoning: Special Hearing to amend the Special Exception (Case No. 74-13X) for dental offices
 Acres: 0.197
 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 action requested, 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. Wimbley
 John L. Wimbley
 Assoc. III
 Project and Development Planning

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that in accordance with the power granted under the Zoning Commission's by Ordinance 100.7 of the Baltimore County Zoning Regulations, it is hereby determined that the use as herein requested will not be detrimental to the health, safety, and general welfare of the community and would be within the spirit and intent of said Regulations and, therefore, the Special Hearing to approve an amendment for the Special Exception, created under C.A.A. No. 74-13-A, to increase the building size by a 34'-3" x 24' addition to the rear of the existing building should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27th day of September, 1976, that the herein Petition for the aforementioned Special Hearing, 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.

S. Eric DiNenna
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the above Special hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 196____, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Baltimore County
the department
TOWSON, MARYLAND 21284
301-283-7310

Paul H. Reincke
Chief

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21284

Attention: Mr. Frank Hogan, Chairman
Zoning Advisory Committee

Re: Property Owner: Dr. Joseph H. Seipp, Jr.

Location: NW/C Monroe Street & Parks Avenue

Item No. 30 Zoning Agenda August 24, 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.

- (X) 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.
- (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.
- (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 "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: *S. H. Brady* Planning/Group Special Exceptions Division
George H. ... Metalion Chief Fire Prevention Bureau

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21284

Date: August 17, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21284

I.A.C. Meeting of: August 24, 1976

Re: Item 30
Property Owner: Dr. Joseph H. Seipp, Jr.
Location: NW/C Monroe St. & Parks Ave
Present Zoning: D.R. 16
Proposed Zoning: Special Hearing to amend the Special Exception (Case No. 74-13 k) for dental offices.

District: 8th
No. Acres: 0.197

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
N. Nick Petronich
N. Nick Petronich,
Field Representative.

NWP/al

JOSEPH H. HADDAM, PRESIDENT
J. BRADY WILLIAMS, JR., VICE-PRESIDENT
MR. ROBERT L. SHERWIN

MARCUS M. MORGAN
THOMAS H. BEVIN
MR. LINDA M. F. CHURCH

ROGER W. HAYDEN
A. JIM GORTCH
RICHARD M. THURTELL, D.D.

JUDITH A. WHEELER, SECRETARY



CARL L. GERRARD
PAUL W. GIBSON
JOHN F. BISHOP
WILLIAM W. LAMON
GEOFFREY T. LANGRISH

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21284
853-4470

GEORGE W. COLLIER
FRANK W. BULLOCK

July 7, 1976

Zoning Description

All that piece or parcel of land situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at the corner formed by the intersection of the west side of Monroe Street, 40 feet wide, with the north side of Parks Avenue, 30 feet wide, as laid out on Plat No. 2 Titonium Heights, said plat being recorded among the Plat Records of Baltimore County in Plat Book M.P.C. No. 7 Part 1 folio 15 and running thence and binding on the north side of Parks Avenue, North 77 degrees 08 minutes 30 seconds West 66.10 feet to the division line between lots numbered 29 and 28 Block AA as shown on the aforesaid Plat No. 2 Titonium Heights, thence running and binding on said division line North 12 degrees 31 minutes West 129.04 feet to intersect the south division line of lot 4, 32 Block AA as shown on the aforesaid plat, thence running and binding on said south division line of lot No. 32, North 77 degrees 29 minutes East 60.00 feet to intersect the west side of Monroe Street and thence running and binding on the west side of Monroe Street, South 12 degrees 31 minutes East 157.50 feet to the place of beginning.

Containing 0.97 of an Acre or less more or less.

Said lots Nos. 29, 30 and 31 Block AA as laid out on Plat No. 2 Titonium Heights, said plat being recorded among the Plat Records of Baltimore County in Plat Book M.P.C. No. 7 Part 1 folio 15.



September 27, 1976

Robert Paul Mann, Esquire
411 Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21284

RE: Petition for Special Hearing
NW/corner of Parks Avenue
and Monroe Street - 6th Election District
Dr. Joseph H. Seipp, Jr. -
Petitioner
NO. 77-65-SPH (Item No. 30)

Dear Mr. Mann:

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

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED/ew

Attachments

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

RE: PETITION FOR SPECIAL HEARING
NW/C of Parks Ave. and Monroe Street,
8th District
SEIPP, JOSEPH H., JR., Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

Case No. 77-65-SPH

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

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

I HEREBY CERTIFY that on this 20th day of September, 1976, a copy of the foregoing Order was mailed to Robert Paul Mann, Esquire, 411 Jefferson Building, 105 West Chesapeake Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Heslan, III
John W. Heslan, III



Baltimore County
Department of Health
TOWSON, MARYLAND 21284

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

August 26, 1976

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21284

Dear Mr. DiNenna:
Comments on Item #30, Zoning Advisory Committee Meeting, August 24, 1976, are as follows:

Property Owner: Dr. Joseph H. Seipp, Jr.
Location: NW/C Monroe St. & Parks Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to amend the Special Exception (Case No. 74-13 k) for Dental Offices

Acres: 0.197
District: 8th
Metropolitan water and sewer are available.

Very truly yours,

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

HLR:bbh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna, Zoning Commissioner Date: September 9, 1976

FROM: Norman E. Gerber, Acting Director of Planning

SUBJECT: Petition 477-65-SPM

Petition for special hearing to amend the Special Exception, granted in Case No. 46-13-94, Northwest corner of Parks Avenue and Monroe Street Petitioner - Dr. Joseph H. Seipp, Jr.

By District:

HEARING: Monday, September 27, 1976 (11:00 A.M.)

The D.R. 16 zoning classification was recommended to be placed on this property by the Planning Board in anticipation of office use.

Norman E. Gerber
Norman E. Gerber
Acting Director of Planning

NEG:JGH:FW

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 9, 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., once in each week for _____ successive weeks before the _____ day of _____, 1976, the _____ day of _____, 1976, the _____ day of _____, 1976, appearing on the _____ day of _____, 1976.

THE JEFFERSONIAN
B. Leank Shuster
Manager

Cost of Advertisement, \$ _____



OFFICE OF

TOWSON, MD. 21204 Sept. 9, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Special Hearing-- Sesss was inserted in the following:

- Catonsville Times
- Dundalk Times
- Essex Times
- Suburban Times East
- Towson Times
- Arbutus Times
- Community Times
- Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for _____ successive weeks before the _____ day of _____, 1976., that is to say, the same was inserted in the issues of Sept. 9, 1976.

STROMBERG PUBLICATIONS, INC.

By *John Strick*

ROBERT PAUL MANN
ATTORNEY AT LAW

*Alle
Annel
Celia
Fie*

JEFFERSON BUILDING
105 WEST JEFFERSON AVENUE
TOWSON, MARYLAND 21286
TELEPHONE 823-4446

S. Eric DiMenna, Zoning Commissioner
Baltimore County Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: Petition for Special Hearing
NW Corner of Parks Avenue and
Monroe Street - 4th District
District - Dr. Joseph H. Seipp, Jr.
Petitioner
No. 477-65-SPM (Item No. 2)

Dear Eric:

Thank you for the order that I received in the above matter.

You may recall that I had amended the request for a special hearing to read "offices" rather than "mental offices."

Would you be so kind as to change the order to read "offices" rather than "mental offices?"

Thank you for your attention to this matter.

Very truly yours,

R.P.M.
Robert Paul Mann

RFM:m
CC: Joseph H. Seipp, Jr., D.A.S.

001 1976 PM



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 6 day of August 1976. Filing Fee \$ 25. Received Cash Other

S. Eric DiMenna
S. Eric DiMenna,
Zoning Commissioner

Petitioner: Dr. Joseph Seipp Submitted by M.S.S.
Petitioner's Attorney Robert Paul Mann Reviewed by DBB

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

477-65-SPM

District: SPM Date of Posting: 9-9-76
Posted for: Henry Wandy, Esq., 22, 1976 C. Mass. P.H.
Petitioner: Dr. Joseph H. Seipp
Location of property: 606 West of Parks Ave. & Monroe St.
Location of Sign: 1 Down Street, Towson, Md. Co. No. 1000000000
Remarks:
Posted by: Walt H. Mann Date of return: 9-9-76

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 38975
DATE: Sept. 1, 1976 ACCOUNT: 01-660
AMOUNT: \$25.00
RECEIVED: Robert P. Mann, Esq., 111 Jefferson Bldg., Towson, Md. 21204
FOR: PETITION for Special Hearing for Dr. Joe. Seipp, Jr. #77-65-SPM
\$25.00
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 40410
DATE: Sept. 23, 1976 ACCOUNT: 01-660
AMOUNT: \$27.75
RECEIVED: Robert Paul Mann, Esq., 111 Jefferson Bldg., Towson, Md. 21204
FOR: Advertising and posting of property for Dr. Joseph Seipp, Jr. #77-65-SPM
\$27.75
VALIDATION OR SIGNATURE OF CASHIER

PLAT TO ACCOMPANY ZONING PETITION
 LOCATED IN
 8TH ELECTION DISTRICT OF BALTIMORE COUNTY MD

ZONING PETITION: SPECIAL HEARING TO AMEND THE SPECIAL EXCEPTION FOR DENTAL OFFICES
 ZONE: DR-16
 PRESENT USE: DENTAL OFFICE
 PROPOSED USE: DENTAL OFFICE
 BUILDING USE: EXISTING BUILDING OFFICES 24' x 30' x 32' x 34' x 36' x 38' x 40' x 42' x 44' x 46' x 48' x 50' x 52' x 54' x 56' x 58' x 60' x 62' x 64' x 66' x 68' x 70' x 72' x 74' x 76' x 78' x 80' x 82' x 84' x 86' x 88' x 90' x 92' x 94' x 96' x 98' x 100' x 102' x 104' x 106' x 108' x 110' x 112' x 114' x 116' x 118' x 120' x 122' x 124' x 126' x 128' x 130' x 132' x 134' x 136' x 138' x 140' x 142' x 144' x 146' x 148' x 150' x 152' x 154' x 156' x 158' x 160' x 162' x 164' x 166' x 168' x 170' x 172' x 174' x 176' x 178' x 180' x 182' x 184' x 186' x 188' x 190' x 192' x 194' x 196' x 198' x 200' x 202' x 204' x 206' x 208' x 210' x 212' x 214' x 216' x 218' x 220' x 222' x 224' x 226' x 228' x 230' x 232' x 234' x 236' x 238' x 240' x 242' x 244' x 246' x 248' x 250' x 252' x 254' x 256' x 258' x 260' x 262' x 264' x 266' x 268' x 270' x 272' x 274' x 276' x 278' x 280' x 282' x 284' x 286' x 288' x 290' x 292' x 294' x 296' x 298' x 300' x 302' x 304' x 306' x 308' x 310' x 312' x 314' x 316' x 318' x 320' x 322' x 324' x 326' x 328' x 330' x 332' x 334' x 336' x 338' x 340' x 342' x 344' x 346' x 348' x 350' x 352' x 354' x 356' x 358' x 360' x 362' x 364' x 366' x 368' x 370' x 372' x 374' x 376' x 378' x 380' x 382' x 384' x 386' x 388' x 390' x 392' x 394' x 396' x 398' x 400' x 402' x 404' x 406' x 408' x 410' x 412' x 414' x 416' x 418' x 420' x 422' x 424' x 426' x 428' x 430' x 432' x 434' x 436' x 438' x 440' x 442' x 444' x 446' x 448' x 450' x 452' x 454' x 456' x 458' x 460' x 462' x 464' x 466' x 468' x 470' x 472' x 474' x 476' x 478' x 480' x 482' x 484' x 486' x 488' x 490' x 492' x 494' x 496' x 498' x 500' x 502' x 504' x 506' x 508' x 510' x 512' x 514' x 516' x 518' x 520' x 522' x 524' x 526' x 528' x 530' x 532' x 534' x 536' x 538' x 540' x 542' x 544' x 546' x 548' x 550' x 552' x 554' x 556' x 558' x 560' x 562' x 564' x 566' x 568' x 570' x 572' x 574' x 576' x 578' x 580' x 582' x 584' x 586' x 588' x 590' x 592' x 594' x 596' x 598' x 600' x 602' x 604' x 606' x 608' x 610' x 612' x 614' x 616' x 618' x 620' x 622' x 624' x 626' x 628' x 630' x 632' x 634' x 636' x 638' x 640' x 642' x 644' x 646' x 648' x 650' x 652' x 654' x 656' x 658' x 660' x 662' x 664' x 666' x 668' x 670' x 672' x 674' x 676' x 678' x 680' x 682' x 684' x 686' x 688' x 690' x 692' x 694' x 696' x 698' x 700' x 702' x 704' x 706' x 708' x 710' x 712' x 714' x 716' x 718' x 720' x 722' x 724' x 726' x 728' x 730' x 732' x 734' x 736' x 738' x 740' x 742' x 744' x 746' x 748' x 750' x 752' x 754' x 756' x 758' x 760' x 762' x 764' x 766' x 768' x 770' x 772' x 774' x 776' x 778' x 780' x 782' x 784' x 786' x 788' x 790' x 792' x 794' x 796' x 798' x 800' x 802' x 804' x 806' x 808' x 810' x 812' x 814' x 816' x 818' x 820' x 822' x 824' x 826' x 828' x 830' x 832' x 834' x 836' x 838' x 840' x 842' x 844' x 846' x 848' x 850' x 852' x 854' x 856' x 858' x 860' x 862' x 864' x 866' x 868' x 870' x 872' x 874' x 876' x 878' x 880' x 882' x 884' x 886' x 888' x 890' x 892' x 894' x 896' x 898' x 900' x 902' x 904' x 906' x 908' x 910' x 912' x 914' x 916' x 918' x 920' x 922' x 924' x 926' x 928' x 930' x 932' x 934' x 936' x 938' x 940' x 942' x 944' x 946' x 948' x 950' x 952' x 954' x 956' x 958' x 960' x 962' x 964' x 966' x 968' x 970' x 972' x 974' x 976' x 978' x 980' x 982' x 984' x 986' x 988' x 990' x 992' x 994' x 996' x 998' x 1000'

SPACES REQUIRED: 1 PER 300 sq. ft. = 6 SPACES
 SPACES SHOWN: 6 SPACES
 PARKING LOT SHALL BE OF A DURABLE & DUSTLESS SURFACE
 PERIMETER OF PARKING LOT TO HAVE A 6" x 8" CURB
 PARKING LOT SHALL BE PROPERLY DRAINAGE

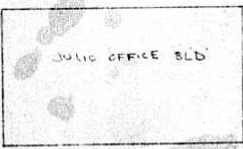
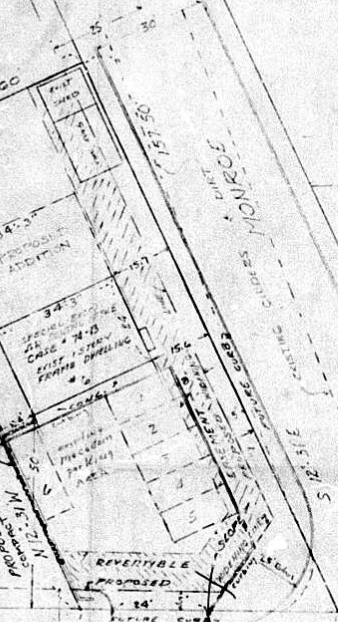
LOTS 29, 30, 31 BLOCK A11
 PLAT N° 2 TIMONIUM HEIGHTS
 REAR BOOK 101C, 102, 103, 104, 105
 AREA = 6.197 ± ACRES ±



HESS OIL SERVICE



UNIMPROVED DR-16



PARKS AVENUE

ROUGH MACADAM

PROPOSED WALKING LINE

SERVICE STATION

GOODYEAR RETAIL TIRE SALES

MAP 30
 ADJUSTED
 8
 6/16/76
 SA
 24



Scale: 1"=20' JUN 11, 1976
 GERHOLD, CROSS & ETZEL
 Registered Land Surveyors
 412 Delaware Avenue
 Towson, Maryland 21284



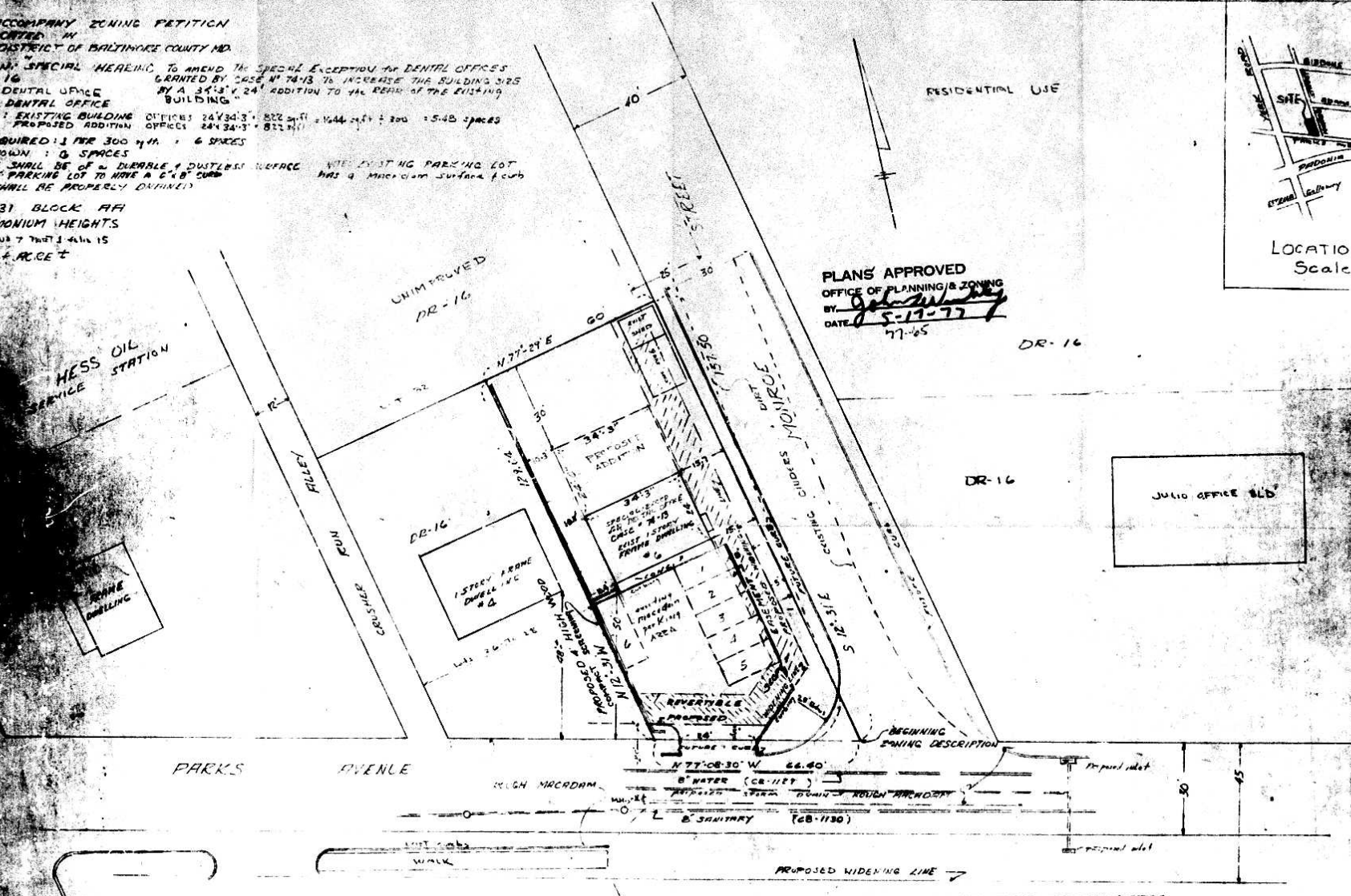
PLANS TO ACCOMPANY ZONING PETITION
 LOCATED IN
 6TH ELECTION DISTRICT OF BALTIMORE COUNTY MD.
 ZONING PETITION, SPECIAL HEARING, TO AMEND THE SPECIAL EXCEPTION FOR DENTAL OFFICES
 ZONE: DR-16
 PRESENT USE: DENTAL OFFICE
 PROPOSED USE: DENTAL OFFICE
 BUILDING USE: EXISTING BUILDING PROPOSED ADDITION OFFICES: 24'34"3" x 822'2"1" + 1444'2"1" x 200' = 5-45 SPACES

SPACES REQUIRED: 1 PER 300 sq. ft. = 6 SPACES
 SPACES SHOWN: 6 SPACES
 PARKING LOT SHALL BE OF REVERSIBLE & DUSTLESS SURFACE WITH EXISTING PARKING LOT HAS A MACADAM SURFACE (CUB
 PERIMETER OF PARKING LOT TO HAVE A 6" x 6" CURB
 PARKING LOT SHALL BE PROPERLY DRAINED)

LOTS 29, 30, 31 BLOCK A/F
 PLAT N° 8 TITONIUM HEIGHTS
 REVISION NO. 117 THAT 1-4-15
 AREA = 0.197 AC. ACET



PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *John Wilkey*
 DATE: 5-17-77
 77-65



HESS OIL SERVICE

PHONE BUILDING

JULIO OFFICE BLD

GOODYEAR RETAIL TIRE SALES BUILDING



Scale: 1" = 20' JUNE 31, 1976
 GERHOLD, CROSS & ETZEL
 Registered Land Surveyors
 412 Wilshire Avenue
 Towson, Maryland 21286



ZONING PETITION

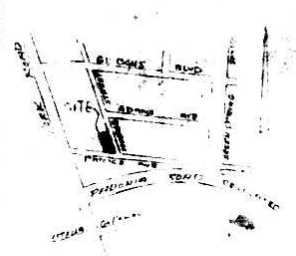
BALTIMORE COUNTY MD.

REQUESTING TO AMEND THE SPECIAL EXCEPTION ON DENTAL OFFICES GRANTED BY CASE # 74-13 TO INCREASE THE BUILDING SIDE BY A 34'-3" x 24' ADDITION TO THE REAR OF THE EXISTING BUILDING

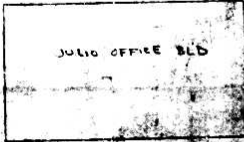
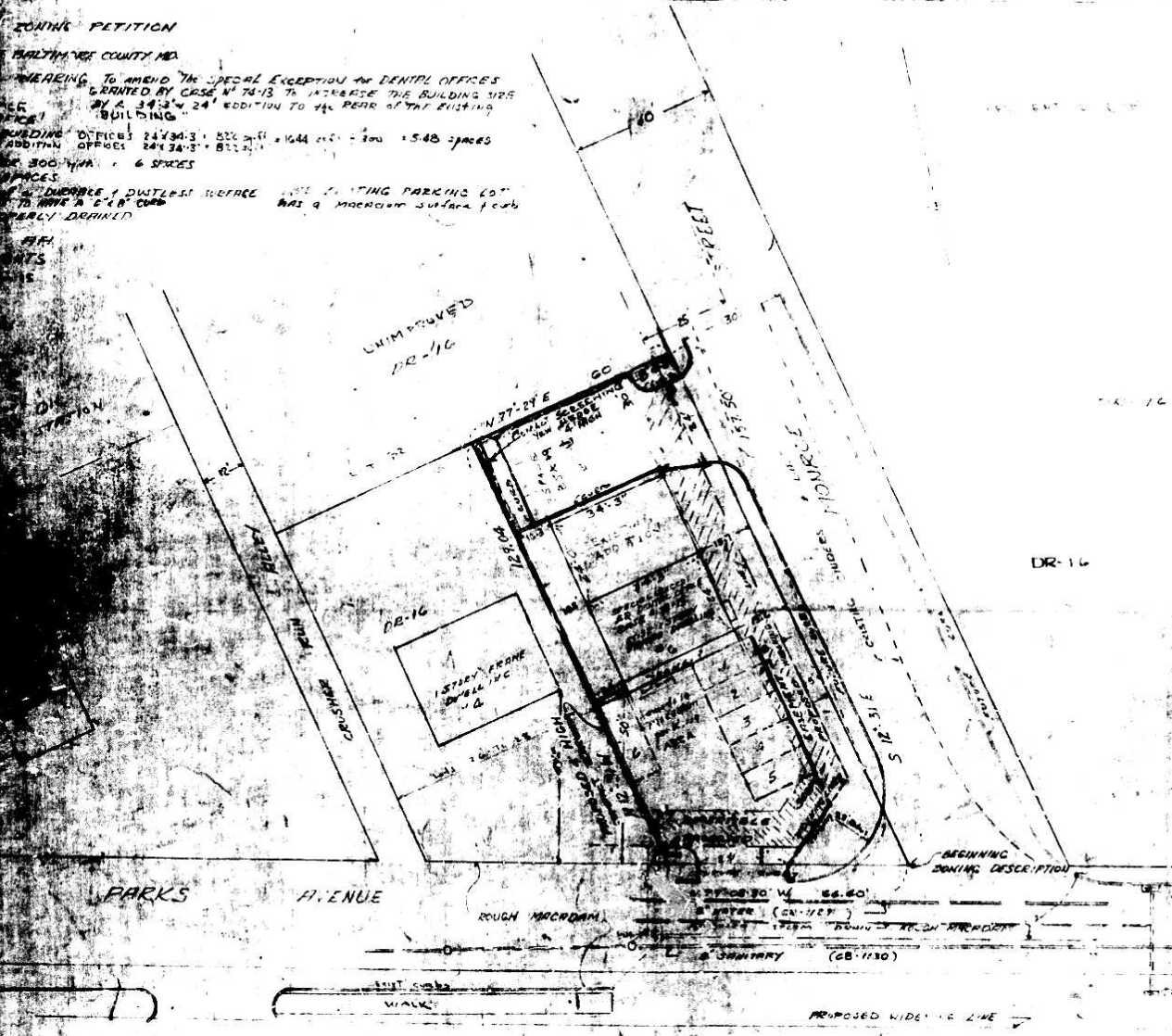
EXISTING BUILDING OFFICES 24' x 34'-3" x 52'-0" x 16'-4" x 100' x 1548 sq-ft
PROPOSED ADDITION OFFICES 24' x 34'-3" x 8'-0" x 100' x 2520 sq-ft
TOTAL OFFICE SPACES 6 SPACES

ALL SURFACES DURABLE & DUSTLESS SURFACE
PARKING SURFACES TO HAVE A 2" x 8" CURB
ALL AREAS TO BE PROPERLY DRAINED

BLOCK # 11
CORNER # 11
SECTION # 11



LOCATION MAP
Scale: 1" = 50'



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 6-1-79
77-66-3PH
C-57479

ROUGH MACADAM
PROPOSED WALK
PROPOSED WIDENING LANE

SERVICE STATION

GOODYEAR REPAIR THE TIRE BUILDING

REVISE MARCH 22, 1979

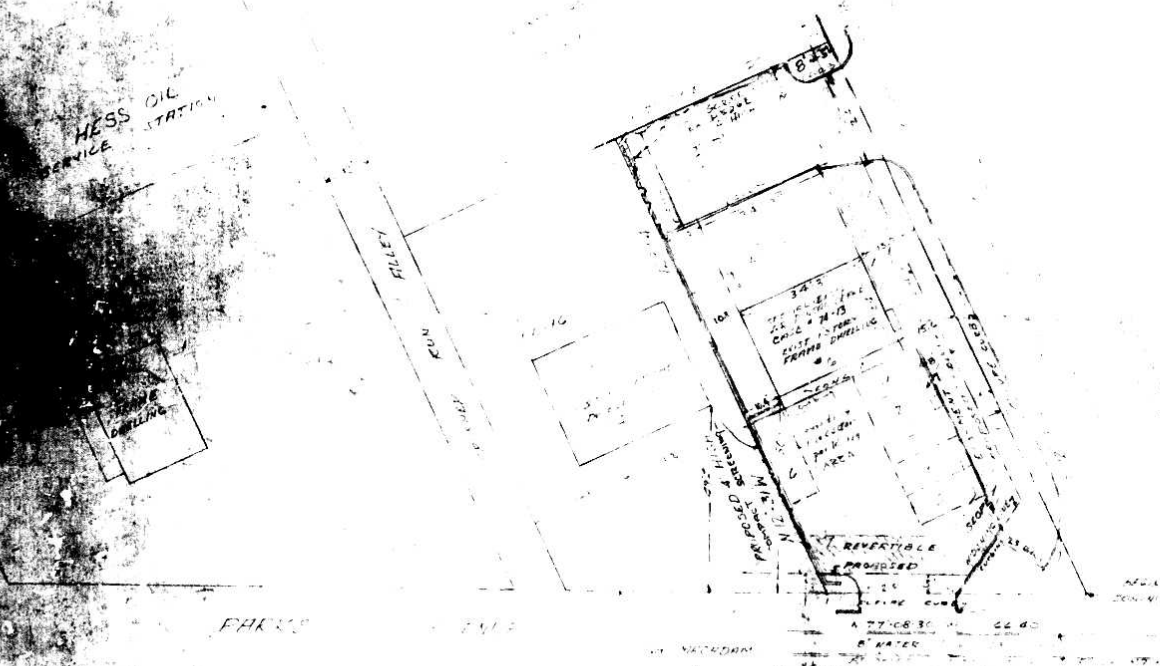


Scale: 1" = 20' (PLAN)
CAROLD CROSS & ET AL
Registered Land Surveyors
418 Dismore Avenue
Towson, Maryland 21286

PLANS TO ACCOMPANY ZONING APPLICATION
 LOCATED IN
 1ST ELECTION DISTRICT OF BALTIMORE COUNTY
 ZONING DISTRICT: SPECIAL HEAVY INDUSTRIAL (S-1)
 ZONE: DR-16
 PRESENT USE: DENTAL OFFICE BUILDING
 PROPOSED USE: DENTAL OFFICE BUILDING
 BUILDING USE: EXISTING BUILDING
 PROPOSED ADDITION: 3,400 SQ. FT.

SPACES REQUIRED: 1 PER 300 SQ. FT.
 SPACES SHOWN: 9 SPACES
 PARKING LOT SHALL BE OF A DEGREE OF
 PAVEMENT AS PARKING LOT TO HAVE A CLEAR TOP
 PARKING LOT SHALL BE PROPOSED

LOTS 29, 30, 31 BLOCK #1
 PLAT #2 TIMONIA HEIGHTS
 DATE: MARCH 15, 1977
 AREA: 6.197 ACRES



OIL SERVICE STATION
 HESS

DRIVEWAY
 DRIVEWAY



PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: 77-65-SPH
 C-57477

REVISÉ MARCH 22 1977

	APPROVED
	DATE
	BY
	TITLE