

77-144-XASPH #1022 **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, EUGENIA L. MUELLER, 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 N.A. zone to an N.A. zone; for the following reasons:

Not Applicable

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 offices and an office building in S.D.R. 16, 2008.

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.

Edward C. Mackie
Edward C. Mackie
York Road, Monkton, Md. 21111
Contract purchaser
Eugenia L. Mueller
Eugenia L. Mueller
York Road, Parkton, Maryland 21120
Legal Owner
Newton A. Williams
Newton A. Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204
Petitioner's Attorney
Charles E. Keane, Jr.
Charles E. Keane, Jr.
204 W. Pennsylvania Avenue
Towson, Maryland 21204
Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of February, 1977, 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 2nd day of March, 1977, at 10:30 o'clock.

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PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, EUGENIA L. MUELLER, 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,

herby petition for a Variance from Section 1802.2B of the Baltimore County Zoning Regulations and Section V.B.2 and Table 5-4 of the Comprehensive Manual of Development Policy to permit a side yard of eighteen (18) feet in lieu of the required twenty-five (25) feet.

of the Zoning Regulations of Baltimore County, in the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty):

1. The requested variance is for a previously erected medical office building, and this building cannot be relocated without great and unnecessary hardship and practical difficulty being visited upon the legal owner and the contract purchaser.

2. The requested variance is in harmony with the spirit and intent of the Regulations and has/will cause no harm to the area involved, but, rather this existing medical office building provides badly needed health services to the Harford and northern Baltimore County areas.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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.

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York Road, Monkton, Maryland 21111
Contract purchaser
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Petitioner's Attorney

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PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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herby petition for a Variance from Section 1802.2B of the Baltimore County Zoning Regulations and Section V.B.2 and Table 5-4 of the Comprehensive Manual of Development Policy to permit a side yard of eighteen (18) feet in lieu of the required twenty-five (25) feet.

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Petitioner's Attorney

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER

PETITION FOR VARIANCE AND :
PETITION FOR SPECIAL HEARING :
E/S of York Rd. 1620' N of : OF BALTIMORE COUNTY
Mt. Carmel Rd., 7th District :
EUGENIA L. MUELLER, Petitioner : Case No. 77-164-XASPH

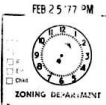
Mr. Commissioner:

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. Keane, Jr.
Charles E. Keane, Jr.
Deputy People's Counsel
John W. Heslin, III
John W. Heslin, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 24th day of February, 1977, a copy of the above Order was mailed to Newton A. Williams, Esquire, Nolan, Plumhoff & Williams, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Heslin, III
John W. Heslin, III



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: E. Eric DiNenna, Zoning Commissioner Date: February 24, 1977

FROM: Norman E. Gerber, Acting Director of Planning

SUBJECT: Petition 77-164-XASPH...Petition for Special Exception for Offices and Office Building; Petition for Variance for a Side Yard Petition for Special Hearing for Off-Street Parking in a residential zone. East side of York Road 1620 Feet North of Mt. Carmel Road. Petitioner - Eugenia L. Mueller

7th District

HEARING: Wednesday, March 2, 1977 (10:30 A.M.)

The D.R. 16 zoning was placed on this property in recognition of the existing use by the County Council on the recently adopted comprehensive zoning map. This office supports the petitioner's request.

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

NEB:JCH:rw

RE: PETITION FOR SPECIAL EXCEPTION, SPECIAL HEARING, AND VARIANCE
E/S of York Road, 1620' N of Mt. Carmel
Road - 7th Election District
Eugenia L. Mueller - Petitioner
NO. 77-164-XASPH (Item 40, 102)
OF
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition requesting a Special Exception for an office building and offices, a Special Hearing to permit off-street parking in a D.R. 16 Zone, and a Variance to permit a side yard setback of 18 feet in lieu of required 25 feet.

Testimony for the Petitioner indicated that the subject property consists of a tract approximately 1.175 acres in extent, improved by a two-level building. The subject property has a history of medical usage and is known as the "Hereford Medical Center." The zoning is currently D.R. 16 and R.C. 5. As a result of the most recent County-wide zoning maps, part of the tract was changed from R.D.P. to D.R. 16. A Special Exception for an office building and offices is petitioned to legalize the existing office situation.

Further testimony indicated that a side yard of 18 feet exists and is the subject of the Variance, and that a Special Hearing for parking, in order to utilize the existing portion of the parking lot situated in an R.C. 5 Zone, is also petitioned.

A nearby resident, whose property adjoins the subject tract, voiced concern for drainage, the septic system, and the maintenance of existing evergreen screening.

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 of the Baltimore County Zoning

Regulations have been met and the Special Exception should be granted, and the Variance should also be granted. Further, as the Petitioner's plans meet the requirements set forth in Section 409.4 of the Baltimore County Zoning Regulations, and that the health, safety and general welfare of the locality not being adversely affected, the Special Hearing for off-street parking in a residential zone, in accordance with the plat, dated January 7, 1977, and approved March 31, 1977, by John L. Wimbley, Planner III, Project and Development Planning Division, Office of Planning and Zoning for Baltimore County, said plat having been filed as Exhibit "A" in this proceeding and which is incorporated by reference hereto as a part of this Order, should be and the same are hereby GRANTED, from and after the date of this Order, subject to the following:

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 4th day of April, 1977, that the Special Exception, Variance, and Special Hearing, as herein described, should be and the same are hereby GRANTED, from and after the date of this Order, subject to the following:

1. The existing dense evergreen and compact screening must be maintained.
2. Compliance with the aforementioned approved site plan by the State Highway Administration, the Department of Public Works, the Department of Traffic Engineering, the Health Department, and the Office of Planning and Zoning.

[Signature]
Deputy Zoning Commissioner of
Baltimore County

COPIES RECEIVED FOR FILING

DATE April 4, 1977

BY *[Signature]*

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 23, 1977

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Nolan, Plumbhoff & Williams
Acting Chairman

MEMBERS

BUREAU OF
ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROAD COMMISSION
BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

Newton A. Williams, Esq.
Nolan, Plumbhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Reclassification & Special Exception -
Petition
Item 102
Eugenia L. Mueller - 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 hearing. 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.

Located on the east side of York Road approximately 1600 feet north of Mt. Carmel Road, this site currently zoned D.R. 16 and R.C. 5, is improved with the facilities of the Hereford Medical Center and accessory parking. Adjacent properties to the south and west, across York Road are improved with a residence and restaurant, respectively, while property to the northeast and east consists of vacant land and a dwelling, respectively.

Prior to the adoption of the recent County wide zoning maps, this property was zoned residential in its entirety, however, a portion of this property was

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Newton A. Williams, Esq.
Re: Item 102
February 23, 1977
Page 2

reasoned D.R. 16, and this hearing is being requested in order to "legalize" the existing use.

Since your original plan, dated November 17, 1976 was inadequate, the accompanying adverse comments, particularly from the State Highway Administration, were based on said plan. As a result of your personal meeting with this Committee your revised plan, dated January 17, 1977, and received by this office on February 1st, has been reviewed de novo, and I have been assured by all members of this Committee that it is now satisfactory.

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,

[Signature]
NICHOLAS B. CONNOR, Jr.
Acting Chairman, Zoning
Plans Advisory Committee

NBC:JD
Enclosure

cc: James S. Spamer & Associates
8017 York Road
Towson, Maryland 21204

Item 102
Newton A. Williams, Esq.
Nolan, Plumbhoff & Williams
204 W. Pennsylvania Avenue
Towson, Md. 21204
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 23 day of February 1977.
[Signature]
R. Eric DiNenna
Zoning Commissioner

Petitioner Eugenia L. Mueller
Petitioner's Attorney Newton A. Williams Reviewed by Nicholas B. Connor, Jr.
cc: James S. Spamer & Associates 8017 York Road (21204) Nicholas B. Connor, Jr.
Planning & Zoning Associate III



Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Director
Edward M. Evans
Assistant Director

December 5, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204
Attention: Mr. N. Connor, Jr.

Re: Z.A.C. Meeting, Nov. 30, 1976
Item: 102
Property Owner: Eugenia L. Mueller
Location: E/S York Rd. (Rte. 65)
1620' N. Mt. Carmel Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special exception
for offices.
Acre: 1.173
District: 7th

Dear Mr. DiNenna:

Due to the extreme vertical alignment of York Rd., in this area, stopping sight distance is very critical. In order to provide the best stopping sight distance, the points of access must be one-way in at the south entrance and out at the north entrance.

Although the plan indicates 40' width for the north entrance, the width was found to be 50' when measured at the site. Both dimensions are entirely too wide, especially for one-way operation. The opening must be reduced to the standard 20' width for one-way operation.

Although the plan indicates concrete curb along the frontage, an inspection at the site revealed that the amount of curb is minimal and it is not on the proper line. The entrances must be fully channeled with curb and gutter. The curb is to extend from the south property line to a point beyond the north extremity of the north entrance. The roadside curb is to be 24' from and parallel to the centerline of York Road. The curb must return along the right of way line to provide a barrier, between the right of way line and the parking lot.

The paving of the entrances and shoulder fronting the site, is in poor condition, therefore these areas must be repaved.

The construction of curbing and paving must be done under permit from the State Highway Administration. The plan must indicate the centerline and edge of traveled way of York Road.

- 1 -

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

JUL 27 1977

Mr. DiNenna- (cont'd)

December 6, 1976

The plan must be revised, in accordance with the foregoing comments, prior to a hearing date being assigned.

The 1"=80' scale of the plan is entirely too small for adequate revision. The plan must be drawn on a minimum scale of 1"=50'.

We were not contacted by the petitioner's engineer prior submittal of the plan. It might be beneficial for the engineer to meet with us in order to prepare an acceptable plan.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CL:JEN:dj

- 2 -



THOMAS M. MOURING, P.E.
DIRECTOR

December 20, 1976

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

Re: Item #102 (1976-1977)
Property Owner: Eugenia L. Mueller
E/S York Rd., 1620' N. Mt. Carmel Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices.
Acreage: 1.173 District: 7th

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:

This site which is a portion of an overall larger property is subject to Baltimore County Subdivision Regulations.

Highways:

York Road (U.S. 45) 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.

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.

Storm Drains:

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

Item #102 (1976-1977)
Property Owner: Eugenia L. Mueller
Page 2
December 20, 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 not available to serve this property. The locations of such private facilities as are serving this medical center are not shown on the submitted plan.

This property is beyond the Baltimore County Metropolitan District and the Urban Rural Designation Line. The Baltimore County Comprehensive Water and Sewerage Plan, adopted January 1976, indicates "No Planned Service" in the area.

Very truly yours,

William A. Devlin, P.E.
Chief, Bureau of Engineering

END: EAM/PWR:SS

HW-SE Key Sheet
109 NW 9 Post Sheet
NW 28 C Topo
22 Tax Map



February 7, 1977

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 #102, Zoning Advisory Committee Meeting, November 30, 1976, are as follows:

Property Owner: Eugenia L. Mueller
Location: E/S York Road 1620' N. Mt. Carmel Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
Acreage: 1.173
District: 7th

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



STEPHENE COLLINS
DIRECTOR

December 17, 1976

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 102 - ZAC - November 30, 1976
Property Owner: Eugenia L. Mueller
Location: E/S York Rd. 1620' N. Mt. Carmel Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special exception for offices
Acreage: 1.173
District: 7th

Dear Mr. DiNenna:

The proposed special exception for medical offices can be expected to generate approximately 120 trips per day.

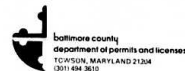
The petitioner is reminded that all parking spaces should be 9' X 20' and two way driveway should be twenty feet wide.

All entrances will be subject to the State Highway Administration approval.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF:nc



JOHN SEFFERT
DIRECTOR

January 27, 1977

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

Dear Mr. DiNenna:

Comments on Item #102 Zoning Advisory Committee Meeting, January 25, 1977 are as follows:

Property Owner: Eugenia L. Mueller
Location: E/S York Road - 1620' N. Mount Carmel Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices

Acreage: 1.173
District: 7th

The items checked below are applicable:

- ☒ A. Future construction shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☐ B. A building permit shall be required before construction can begin.
- ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☐ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☒ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Latham, Jr.
Plan Review Chief
C23177J



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

January 3, 1977

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

Dear Mr. DiNenna:

Comments on Item 102, Zoning Advisory Committee Meeting, November 30, 1976, are as follows:

Property Owner: Eugenia L. Mueller
Location: E/S York Rd. 1620' N. Mt. Carmel Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
Acreage: 1.173
District: 7th

A revised plot plan showing the location of the septic system and water well must be provided.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TID/bw/rth



TOOWSON, MD 21204 Feb. 10, 1977

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Special Exception- Mueller
was inserted in the following:

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

weekly newspapers published in Baltimore County, Maryland,
once a week for one successive weeks before the
2nd day of March 1977, that is to say, the same
was inserted in the issues of Feb. 10, 1977.

STROMBERG PUBLICATIONS, INC.

BY: [Signature]

STROMBERG PUBLICATIONS, INC.
1000 E. JONES BLVD.
BALTIMORE, MD 21206
TELEPHONE 361-1111
FAX 361-1112
Circulation: 10,000
Subscription: \$1.00 per copy
Advertising: \$1.00 per copy
Distribution: \$1.00 per copy
Total: \$3.00 per copy
The Baltimore County Office of Planning and Zoning has received a copy of the advertisement of the Petition for Special Exception- Mueller, which was inserted in the following newspapers: Catonsville Times, Dundalk Times, Essex Times, Suburban Times East, Suburban Times West, Towson Times, Arbutus Times, Community Times. The advertisement was inserted in the issues of February 10, 1977.

JUL 27 1977

BY Det. Spink

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

REVIEWER H. J. Jones & Kelly Noted and Approved: Eric C. Cook
Planning Group Acting Battalion Chief
Special Inspection Division Fire Prevention Bureau

Cost of Advertisement, \$.....

Subject

Wagon Wheel Restaurant-opposite subject

South of Subject

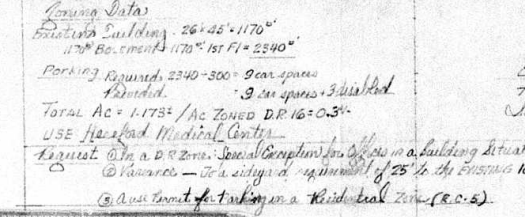
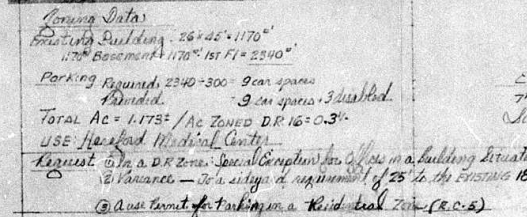
Wagon Wheel Restaurant

York Road - 1/4 mi. south of subject

Opposite Side - 100 yds. south of subject

Marlow Shopping Center and Bank

Photos taken by Mr. Wenger 2/21/77



1st for zoning purposes
 2nd for F. Mueller Property
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James P. Spamer & Associates
 Engineers & Surveyors
 P.O. Box 9804
 Towson, MD. 21204

March 20, 1978

The Honorable George J. Martinak
Deputy Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Re: Submission of Five Plats Dated January 17, 1977,
for Plat Approval in a Special Exception Case
Involving the Former Mueller Property, Now
Owned by Edward C. Mackie, Esquire, Case No.
77-164-XASPH.

Dear Commissioner Martinak:

In accordance with my letter of March 14, and telephone conversations with both you and Mr. Dyer, we are enclosing for plat approval five copies of Mr. Spamer's plat dated January 17, 1977, covering the Hereford Medical Center Property which has been acquired and improved and upgraded by Mr. Mackie.

I am informed by my client, as I stated in my earlier letter, that the various improvements to the site called for by the approved plat have been taken care of.

It will be greatly appreciated if you and your Staff will process these plans as approved plans and notify us when such action has been accomplished.

We presume that there will be no change of occupancy necessary pursuant to the Advisory opinions by Mr. Burnham and Mr. France, but we have not yet received written replies to our letter of March 14.

In any case, since plat approval is required and I had thought would be accomplished through the change of occupancy process, it will be greatly appreciated if this plat

Page two

approval can be accomplished separately by you and your Staff.

Thanking you and Mr. Dyer for your very prompt replies in this matter, I am

Sincerely,

W. L. Williams

Feb 27 1882

NAW/h1

Enclosures
cc: James E. Dyer, Zoning Supervisor
Office of Planning & Zoning
County Office Building
Towson, Md. 21204

Nicholas Commodari, Chairman
Zoning Advisory Committee
County Office Building
Towson, Md. 21204

Edward C. Mackie, Esquire
"Tignish", York Road
Monkton, Md. 21111

MAY 16 1978



ROADS - See this Plot for S.H.A. requirements
WATER - Does well inside approved S.D.H.
SEWAGE - Septic System inside approved S.D.H.

Also note: State Highway Administration
Major improvements to the thoroughfares and
cure and gutters along the York Rd. corridor
will be required to be installed at such
time as any major addition to the existing
building is made.

→ DRAINAGE: Local lot drains to nearby thru
dense pine trees to a small depression
situated thereon.

Eugenia S. Muller Property
7th Dist. - NYC Balto Co

alto Co Md.

Jan. 17, 1977 - MM
 (see NW 28-C)

JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
PO BOX 9804
TOWSON, MD. 21204

Existing Building - 26' x 45' x 1170'
1170' Basement - 1170' 1st Fl = 2340'

Parking Required: $2340 \div 300 = 9$ car spaces
 Provided: 9 car spaces.

TOTAL AC = 1.173 / AC ZONED D.R. 16 = 0.3%

USE Hereford Medical Center

Request: On a D.R. Zone: Special Exemption for Office in a Building Situated thereon

⑤ A use term for parking in a residential zone (R46 & R35)

⑤ A use permit for parking in a Residential Zone (AR-16 & RC-5)

JUL 27 1977