

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
E/S of Oakleigh Rd. 300' S of
Berrywood Rd., 9th District : OF BALTIMORE COUNTY
MARIA S. KIRKOS, Petitioner : Case No. 77-177-X

ORDER TO ENTER APPEARANCE

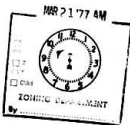
Mr. Commissioner:

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.
Charles E. Kountz, 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 16th day of March, 1977, a copy of the foregoing Order was mailed to John B. Howard, Esquire, 409 Washington Avenue, Towson, Maryland 21204, Attorney for Petitioner.

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



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
E/S of Oakleigh Road, 300' S of
Berrywood Road, 9th Election District : OF BALTIMORE COUNTY
MARIA S. KIRKOS, Petitioner : Case No. 77-177-X

ORDER FOR APPEAL

Mr. Commissioner:

Please note on Appeal from the decision of the Deputy Zoning Commissioner in the above-entitled matter, under date of April 5, 1977, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

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

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

I HEREBY CERTIFY that on this 16th day of May, 1977, a copy of the foregoing Order was mailed to John B. Howard, Esquire, 409 Washington Avenue, Towson, Maryland 21204, Attorney for Petitioner.

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



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
E/S of Oakleigh Road, 300' S of Berrywood
Road - 9th Election District : DEPUTY ZONING
MARIA S. KIRKOS - Petitioner : COMMISSIONER
NO. 77-177-X (Item No. 174) : 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 at the subject location in a D.R.16 Zone. The location, .53 acres in extent, is presently improved with a two-story dwelling and a garage.

Testimony for the Petitioner indicated that she proposes to retain the existing dwelling, construct a two-story and basement addition to the rear of the site, and raise the garage structure. The present building and the addition would be utilized as general offices, and off-street parking, in accordance with Baltimore County Zoning Regulations, would be provided.

Nearby residents, in protest, indicated that they feared parking "overflow," drainage problems, additional traffic input, and possible detrimental effect of the proposal upon housing values.

Without reviewing the evidence further in detail, but based upon all the evidence 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.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 5TH day of April, 1977, 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 front exterior of the existing building remaining substantially the same as at present and approval of a site

ORDER RECEIVED FOR FILING

DATE April 5, 1977
BY John P. Long

plan by the Department of Public Works, Department of Traffic Engineering and the Office of Planning and Zoning.

George J. Minton
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE April 5, 1977
BY John P. Long

- 2 -

DAFT-MCCLURE-WALKER, INC.

Hampton Place
300 East
Suite 1102, Towson, Md. 21204
Telephone: 301-296-3333
Land Planning Consultants
Landscape Architects
Engineers

DESCRIPTION

0.53 ACRE LOT FOR SPECIAL EXCEPTION FOR OFFICE BUILDING
IN D.R. 16 ZONE

Beginning for the same at a point on the east side of Oakleigh Road, 40 feet wide, at the distance of 300 feet more or less southerly from the centerline of Berrywood Road, 50 feet wide, and running thence, leaving Oakleigh Road, (1) North 87° 23' 23" East 200.92 feet, (2) South 02° 53' 15" West 124.55 feet and (3) North 87° 13' 30" West 200.00 feet to the aforesaid east side of Oakleigh Road, thence binding thereon (4) North 02° 53' 15" East 106.70 feet to the place of beginning, containing 0.53 acre of land, more or less.

DAFT-MCCLURE-WALKER, INC.

William F. Outen
William F. Outen, Reg. L.S. No. 2493



September 22, 1978

John W. Heslin, Esquire
People's Counsel
County Office Building
Towson, Md. 21204

Re: Case No. 77-177-X
MARIA S. KIRKOS

Dear Mr. Heslin:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

John T. Minton
John T. Minton, Admin. Secretary

Enc.

cc: John B. Howard, Esquire
Mrs. Lela Zickman
Mrs. Barbara Carter
Mr. William Wood
Mr. T. M. O'Connell
Mr. J. S. Dyer
Mr. S. S. Whitman
Mr. G. J. Heston
Mr. L. H. Ouse
Board of Education

March 21, 1978

John W. Heslin, III, Esquire
People's Counsel
County Office Building
Towson, Maryland 21204

Re: Case No. 77-177-X
MARIA S. KIRKOS

Dear Mr. Heslin:

Enclosed herewith is a copy of the Order of Board passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

John T. Minton
John T. Minton, Admin. Secretary

Enc.

cc: Mrs. Lela Zickman
Mrs. Barbara Carter
Mr. William Wood
Mr. James S. Dyer
Mr. T. M. O'Connell
Mr. S. S. Whitman
Mr. G. J. Heston
Mr. L. H. Ouse
Mr. J. Minton
John B. Howard, Esq.

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3261
S. ERIC CHENIERA
ZONING COMMISSIONER

April 5, 1977

John B. Howard, Esquire
409 Washington Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
E/S of Oakleigh Road, 300' S of
Berrywood Road - 9th Election
District
MARIA S. KIRKOS - Petitioner
NO. 77-177-X (Item No. 174)

Dear Mr. Howard:

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

Very truly yours,

George J. Minton
GEORGE J. MINTON
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mrs. Lela Zickman, Vice-President
Hillendale Park Community Assoc.
8013 Dalesford Road
Baltimore, Maryland 21234

Mrs. Barbara Carter
Secretary-Treasurer
Oakleigh Hills Community Assoc.
1814 Berrywood Road 21234

Mr. Bill Wood
501 Dogwood Lane
Towson, Maryland 21204

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

RE: PETITION FOR SPECIAL EXCEPTION
for Offices and Office Building
E/S of Oakleigh Road 300'
S. of Berrywood Road
9th District

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 77-177-X
(78-20-X)

OPINION

This case comes before the Board on an appeal by the People's Counsel from an Order, dated April 5, 1977, of the Deputy Zoning Commissioner granting the requested petition.

The subject property is located on the east side of Oakleigh Road 300 feet south of Berrywood Road in the Ninth Election District, and presently enjoys D.R. 16 zoning.

The proposal submitted to this Board was for a special exception for office use at the subject premises. The petition was amended in open hearing reducing the proposed new construction from 6,000 square feet to 4,000 square feet, and with an additional stipulation that there would be no medical offices or similar uses which would create a high volume of visitors.

The assigned contract purchaser of the subject property is now Eugene A. Jacobs and Ruth C. Jacobs, Mr. Jacobs being a professional food facility consultant and engineer. It is the Petitioner's testimony that his immediate use for the subject property is to occupy it for his own operation which consists of two draftsmen, one secretary and Mr. Jacobs on a full-time basis, and one part-time draftsman who works from 5 to 8:30 p.m. on Wednesday evenings and on Saturdays. The normal hours of operation would be from 9 a.m. to 5 p.m. on weekdays with the exception of the use indicated above by the part-time employee. Mr. Jacobs stated that the existing building would be sufficient for his needs but he wished to have the option of expanding the subject property, as indicated on Petitioner's Exhibit #1, subject to the reduction of the building shown thereon from three floors to two floors.

The Protestants' case consisted of testimony from five neighboring witnesses and their objection was substantially to the traffic problems which are existing at this time

Maria S. Kinos - #77-177-X

2.

on Oakleigh Road, said road being a County highway, very narrow and without benefit of curbs, gutters or sidewalks in this area. Additionally, the roadway is very hilly and creates problems with sight distances. There was also objection to additional runoff which might be created by the development of this property as proposed.

The file in this case contains the D.C.A. approval for this proposal. Further examination of the file indicates that there is no objection raised by any of the County agencies and, in fact, the report from Norman E. Gerber, Acting Director of Planning, dated March 11, 1977, indicates that the proposed use would be appropriate.

Without reviewing the evidence and testimony further, it appears that there would be compliance with the requirements of Section 502.1 of the Baltimore County Zoning Regulations. The Board finds that the proposed special exception for office use at the subject site should be granted, however, in view of the dangerous condition of Oakleigh Road we do not feel that the proposed addition to the subject property would be appropriate until the contemplated capital improvements to Oakleigh Road have been completed. We, therefore, will grant this special exception but limit same to the existing building.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 22nd day of September, 1978, by the County Board of Appeals, ORDERED that the special exception petitioned for, be and the same is hereby GRANTED, subject to the following conditions and restrictions:

1. Said special exception shall be limited to the existing building, and the front exterior of said building shall remain substantially the same as at present.
2. Approval of a site plan by the Department of Public Works, the Department of Traffic Engineering and the Office of Planning and Zoning.

Maria S. Kinos - #77-177-X

3.

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Robert C. Gilman
Robert C. Gilman, Vice Chairman

William T. Hockett
William T. Hockett

John A. Miller
John A. Miller

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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

Nicholas B. Comm
Chairman

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

March 11, 1977

John B. Howard, Esquire
409 Washington Avenue
Towson, Maryland 21204

RE: Special Exception
Item No. 174
Maria S. Kinos - Petitioner

Dear Mr. Howard:

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.

Located on the east side of Oakleigh Road, approximately 300 feet south of Berrywood Road, 9th Election District, this D.R. 16 zoned site is presently approved with a two-story brick dwelling and garage in the rear. Apartment buildings abut this site immediately to the north, east and south, while single-family dwellings zoned D.R. 5, 5 exist to the west across Oakleigh Road.

This Special Exception is necessitated by your client's proposal to construct a three-story addition to the rear of the existing building, utilizing this structure as offices.

While formal comments from the Project and Development Planning Office, and Bureau of Engineering, are not available at this time, I was verbally assured by their respective representatives on this committee that no major problems were caused

John B. Howard, Esquire
Page 2
March 11, 1977

by your client's proposal. It is my suggestion, however, that you contact these departments personally and verify this information.

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 of the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Comm
NICHOLAS B. COMMODARI
Acting Chairman,
Zoning Plans Advisory Committee

NBC/cw

Enclosure

cc: Daft, McCune, Walker, Inc.
Hampton Plaza, Suite 1102
36. East Joppa Road
Towson, Maryland 21204

John B. Howard, Esquire
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 9th day of February 1978.

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner: *Maria S. Kinos*
Petitioner's Attorney: *John B. Howard*
Reviewed by: *Nicholas B. Comm*
Nicholas B. Comm
Planning & Zoning
Associate III

cc: Daft, McCune, Walker, Inc.
Hampton Plaza, Suite 1102
36. East Joppa Road
Towson, Maryland 21204

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

March 16, 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 #174, Zoning Advisory Committee Meeting, February 9, 1977, are as follows:

Property Owner: Maria S. Kinos
Location: E/S Oakleigh Road 300' S. Berrywood Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
Acres: 0.53
District: 9th

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

THORNTON M. MOURING, P.E.
DIRECTOR

March 14, 1977

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

Re: Item #174 (1976-1977)
Property Owner: Maria S. Kirnos
8/5 Oakleigh Rd. 300' S. Berrywood Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
Acres: 0.53 District: 9th

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

Oakleigh Road, an existing County road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including 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 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 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 Drainage

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.

March 9, 1977

STEPHEN E. COLLINS
DIRECTOR

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

Re: Item 174 - SAC - February 9, 1977
Property Owner: Maria S. Kirnos
Location: 8/5 Oakleigh Rd. 300' S. Berrywood Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices.
Acres: 0.53
District: 9th

Dear Mr. DiNenna:

The existing D.R. 16 zoning can be expected to generate approximately 65 trips per day and the proposed office building will generate approximately 115 trips per day.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF/jlf

Item #174 (1976-1977)
Property Owner: Maria S. Kirnos
Page 2
March 14, 1977

Water and Sanitary Sewer

Public water supply and sanitary sewerage are serving the present residence on this property.

Very truly yours,

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

END:EAH:PMW:as

cc: J. Tremner

N-101 Bay Sheet
32 NE 11 Pos. Sheet
NE 8C Type
70 Tax Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
3011 484 3301

S. ERIC DINENNA
ZONING COMMISSIONER

May 22, 1978

Walter A. Reiter, Jr., Esquire
Chairman, Baltimore County
Board of Appeals
Room 715, Courthouse
Towson, Maryland 21204

Dear Mr. Reiter:

As per your Order of March 21, 1978, said matter was processed and enclosed herewith, please find a copy of IDCA application for Special Exception (IDCA 75-20-X). The application signed by Mr. Leslie R. Greer, Director of Planning and Secretary to the Baltimore County Planning Board, May 19, 1978, indicating the determination by the Board, May 18, 1978, that the requested Special Exception does conform to the requirements of Sub-section 22-15.1 (f) of the Baltimore County Code, 1968.

Very truly yours,

Michael S. Flanagan
S. ERIC DINENNA
Zoning Commissioner

SED/so

Enclosure

cc: John B. Howard, Esquire
109 Washington Avenue
Towson, Maryland 21204

Mrs. Lois Zinkhan, Vice President
Rillendale Park Community Assoc.
8013 Balford Road
Baltimore, Maryland 21234

John W. Hesman, III, Esquire

Mrs. Barbara Carter
Secretary-Treasurer
Oakleigh Hills Community Assoc.
1541 Berrywood Road
Baltimore, Maryland 21234

Mr. William Wood
501 Dapwood Lane
Towson, Maryland 21204

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

March 8, 1977

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

Dear Mr. DiNenna:

Comments on Item 174, Zoning Advisory Committee Meeting, February 9, 1977, are as follows:

Property Owner: Maria S. Kirnos
Location: 8/5 Oakleigh Rd. 300' S. Berrywood Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices.
Acres: 0.53
District: 9th

Since metropolitan water and sewer are available, no health hazards are anticipated.

Very truly yours,

Thomas H. Davlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TBD:RJW:msh

IDCA APPLICATION FOR
SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, OR WE, Maria S. Kirnos LEAS, OWNER OF THE PROPERTY SITUATED IN BALTIMORE COUNTY THE PROPERTY OUTLINE OF WHICH IS SHOWN TO SCALE, COMPLETE WITH DIMENSIONS AND DIMENSIONS ON 200 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL

Exception Medical or Professional Offices IN A District ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 0.53 AC. ± DEED REF. Libert 1022 Folio 155

OAKLEIGH 50 % OF OVERALL SITE WILL REQUIRE GRADING

BUILDING SIZE 97' x 32' AREA 2800 S.F.

NUMBER OF FLOORS 3 TOTAL HEIGHT 30'

FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA .27

BUILDING USE Office OTHER FLOORS Office

REQUIRED NUMBER OF PARKING SPACES

GROUND FLOOR 10 OTHER FLOORS 12 TOTAL 22

AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 7000

(PAVED AREAS MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 740)

UTILITIES

WATER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM

SEWER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM

UTILITIES SECURITY APPROVAL

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPLICANT, LESSEE OR CONTRACT PURCHASER

ADDRESS 8119 Oakleigh Road

Baltimore County, MD 21204

DATE 5/17/78

Signed Michael S. Flanagan

CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

JOHN D. SEVITT
DIRECTOR

February 10, 1977

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

Dear Mr. DiNenna:

Comments on Item #174 Zoning Advisory Committee Meeting, February 9, 1977 are as follows:

Property Owner: Maria S. Kirnos
Location: 8/5 Oakleigh Road - 300' S. Berrywood Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices.

Acres: 0.53
District: 9th

The items checked below are applicable:

- ☒ A. Structure 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 5'0" of property line.
- ☒ F. A change of occupancy - a raising permit, etc. will be required.
- ☒ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burbanck
Plans Review Chief
CBB:rlj

LAW OFFICES

COOK, JENKINS DOWNES & TRACY
A PROFESSIONAL ASSOCIATION
400 WEST WATSON AVENUE
TOWSON, MARYLAND 21204

March 17, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Planning & Zoning
Towson, Maryland 21204

Re: Petition for Special Exception
Maria S. Kirnos
877-177-X (Item No. 174)
Our File No. 6267

Dear Mr. DiNenna:

Attached is the IDCA application for Special Exception for the Kirnos property on Oakleigh Road.

John Howard of this office requests that he be informed of all hearing dates and proceedings in connection with this application.

Thank you.

Very truly yours,

Maxine V. Hoen
Legal Assistant to
John B. Howard

MVH/jm

Enclosure

BAITMORE COUNTY, MARYLAND

SUBJECT: SUPERVISION REVIEW COMMENTS DATE: May 3, 1978

TO: Ellsworth H. Diver, P.E.
Chief, Bureau of Engineering

PROJECT NAME: Kirnes Property

PROJECT NUMBER: IDCA NO. 78-264

LOCATION: 2/8 Oakleigh Road,
N. of Taylor Avenue

DISTRICT: 905

IDCA PLAN PRELIMINARY PLAN

FINAL PLAN

This application for special exception (No. 78-264) was received by the Developers Design Approval Section on March 23, 1978, and we comment as follows:

Nature: (Eastern third zone) Urban Area

There is a 10-inch public water main in Oakleigh Road. There are no problems with water service reported in the area. This property is within the Urban-Rural Designation line and in an area designated "Existing Service" on Baltimore County Water Plan W-17A, as amended. The requested change for medical or professional offices use will not adversely affect the system. This project is recommended for approval.

Sanitary Sewer: (E. Branch Herring Run Interceptor - Herring Run Interceptor - Main Outfall) - Back River Waste Water Treatment Plant

There is an 8-inch public sanitary sewer in Oakleigh Road. No dry weather flow problems are reported in the area. This property is within the Urban-Rural Designation line and in an area designated "Existing Service" on Baltimore County Sewerage Plan S-17A, as amended. The requested change for medical or professional offices use will not adversely affect the system. This project is recommended for approval.

Storm Drain: (E. Branch Herring Run - Herring Run - Back River - Chesapeake Bay)

This property drains to Herring Run. There are known flooding problems downstream. The petitioner indicates a proposed increase of runoff area of less than 11,000 square feet. No appreciable increase of 100-year design storm runoff is anticipated. This project is recommended for approval. Estimated 100-year design storm runoff increase of 1.93 cfs.

RECEIVED

Ellsworth H. Diver, P.E.
Chief, Bureau of Engineering

BAITMORE COUNTY, MARYLAND
OFFICE OF PLANNING & ZONING

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 94 Date of Posting: 8-16-77

Posted for: Marion S. Kirnes

Petitioner: Marion S. Kirnes

Location of property: E. of Oakleigh Rd. Sec. 2 of Baywood Rd.

Location of Sign: 1 sign posted on front yard of Marion Kirnes

Remarks: 8-11-77 Oakleigh Rd.

Posted by: Mark H. Hines Date of return: 8-23-77

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 94 Date of Posting: 5-12-77

Posted for: Marion S. Kirnes

Petitioner: Marion S. Kirnes

Location of property: E. of Oakleigh Rd. Sec. 2 of Baywood Rd.

Location of Sign: 1 sign posted on front yard of Marion Kirnes

Remarks: 5-19-77

Posted by: Mark H. Hines Date of return: 5-19-77

DEPARTMENT OF TRAFFIC ENGINEERING

IDCA NO. 78-264

LOCATION: Oakleigh Rd

IDCA Analysis

1) Nearest Arterial Intersection PEARSON PARKWAY & TAYLOR AVE.

a) a) Level of Service

D 5/11/77

2) Trip Generation from Site 7600 per X 35 TRIP/DAY 450 TRIP/DAY

a) Proposed Level of Service

D

3) Proposed Road Improvements Programmed for Construction Within Next Two Years.

Recommendation: C-111111

Approval: C-111111

Denial: C-111111

Remarks: C-111111

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 94 Date of Posting: 8-16-77

Posted for: Marion S. Kirnes

Petitioner: Marion S. Kirnes

Location of property: E. of Oakleigh Rd. Sec. 2 of Baywood Rd.

Location of Sign: 1 sign posted on front yard of Marion Kirnes

Remarks: 8-11-77 Oakleigh Rd.

Posted by: Mark H. Hines Date of return: 8-23-77

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 25 day of

1977 Filing Fee \$ 50 Received

Check

Cash

Other

Petitioner: Marion S. Kirnes

Petitioner's Attorney: John Hines

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

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 3, 1977

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on March 3, 1977, for the purpose of publishing the same publication appearing on the 3rd day of March, 1977.

THE JEFFERSONIAN

Cost of Advertisement \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 94 Date of Posting: 8-16-77

Posted for: Marion S. Kirnes

Petitioner: Marion S. Kirnes

Location of property: E. of Oakleigh Rd. Sec. 2 of Baywood Rd.

Location of Sign: 1 sign posted on front yard of Marion Kirnes

Remarks: 8-11-77 Oakleigh Rd.

Posted by: Mark H. Hines Date of return: 8-23-77

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 16439

DATE: Mar. 1, 1977 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED FROM: Jeff-McCune-Walker, Inc., 300 E. Joyce Rd., Towson, Md. 21204

PAY FOR: Petition for Special Exception for Marion S. Kirnes #77-177-X

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 51709

DATE: May 5, 1977 ACCOUNT: 01-662

AMOUNT: \$75.00

RECEIVED FROM: Baltimore County, Baltimore County Account

PAY FOR: John V. Hession, 3rd, Reg. People's Counsel

FOR: Petition for Special Exception for Marion S. Kirnes #77-177-X

VALIDATION OR SIGNATURE OF CASHIER

OFFICE OF THE TIMES
NEWSPAPERS

TOWSON, MD 21204 Mar. 3, 1977

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Special Exception- Kirnes 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 21st day of March, 1977, that is to say, the same was inserted in the issues of Mar. 3, 1977.

STROMBERG PUBLICATIONS, INC.

BY: John Stromberg

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 49486

DATE: Mar. 21, 1977 ACCOUNT: 01-662

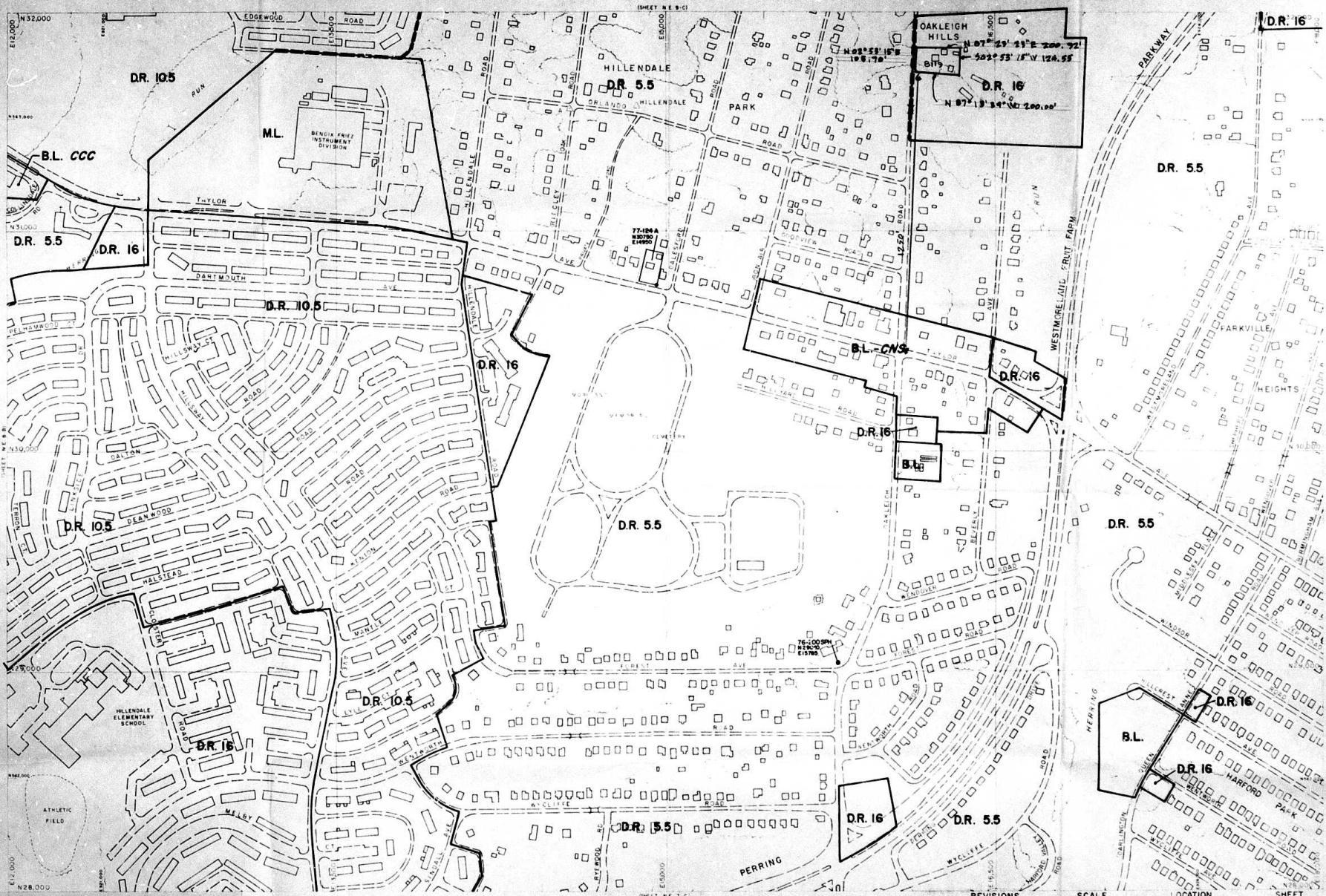
AMOUNT: \$39.25

RECEIVED FROM: Ramona Cook, Edward, Dumas & Son, 109 Washington Ave., P.O. Box 5537, Towson, Md. 21204

PAY FOR: Advertising and posting of property for Marion S. Kirnes #77-177-X

VALIDATION OR SIGNATURE OF CASHIER





GRAFT-McCUNE-WALKER INC.
 LAND PLANNING CONSULTANTS
 LANDSCAPE ARCHITECTS
 ENGINEERS
 520 E. JOPPA ROAD
 TOWSON, MD. 21204
 TELEPHONE: (301) 288-3333

1976 COMPREHENSIVE ZONING MAP
 ADOPTED BY THE
 BALTIMORE COUNTY COUNCIL
 OCT. 7, 1976 & OCT. 8, 1976
 BILL NOS. 108-76, 109-76, 110-76, 111-76
 112-76, 113-76, and 114-76

CHAIRMAN COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS BY DATE MAPS 4-11-70 INC	SCALE 1" = 200' DATE OF PHOTOGRAPHY APRIL 1953	LOCATION SHEET N E 8 - C HARFORD PARK MAP TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION (182A) FOR 2119 OAKLEIGH RD 9TH ELECTION DIST. BALT. CO. MD. FEB. 9, 78
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Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA.



N-SW N-SE
N-NW N-NE

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
	BY DATE	1" = 200'	HARFORD PARK	N. E
Topographic	MAPS, INC. 4-11-70			
		DATE OF PHOTOGRAPHY APRIL 1953	MAP TO ACCOMPANY APPLICATION FOR 10CA APPLICATION FOR SPECIAL EXCEPTION FOR 8119 OAK LANE RD 3TH ELEC. DIST. BALT. CO. MD. FEB. 3, 78	
Topography Compiled By Photogrammetric Methods				
AERO SERVICE CORPORATION-PHILADELPHIA, PA.				



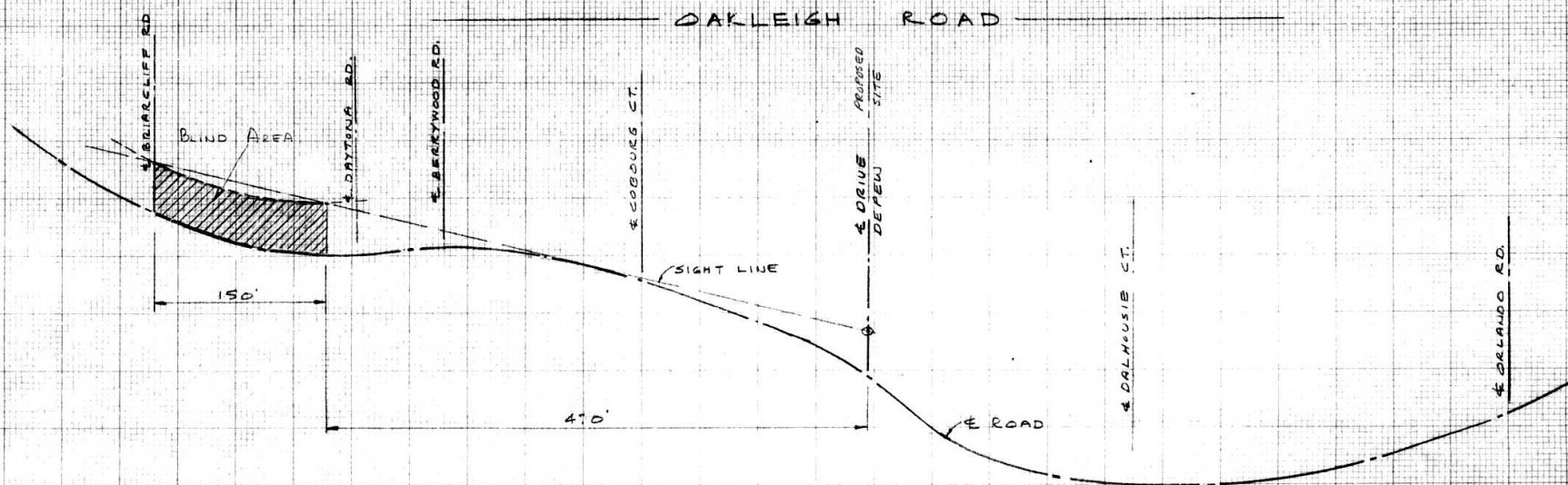
DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-2333

AERIAL MAP TO ACCOMPANY 1964
APPLICATION FOR SPECIAL EXCEPTION
FOR 8114 DAK LEIGH RD. 9TH ELECT. DIST.
BALT. CO. MD. FEB. 3, 78



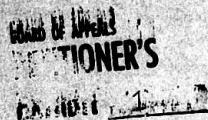
17-4 SE

EXHIBIT A
FROM PLANS



SCALE V. 1" = 5'
H. 1" = 50'





ZONING : DR16
USE : RESIDENTIAL

EXISTING APARTMENT BUILDING

ZONING: DR-5.5
USE: RESIDENTIAL

OAKLEIGH ROAD

EX. DRIVE

Existing Fire Hydrant

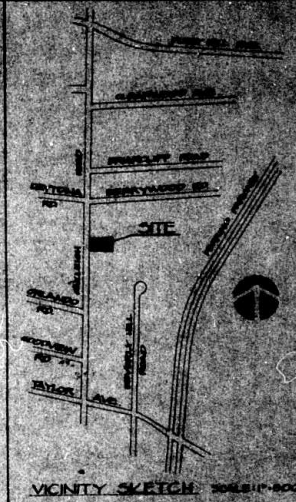
Oakleigh Apartments
OTG 33-53

ZONING: DR-16
USE: RESIDENTIAL

EX AMPT BUILD

SITE DATA

1. Total area of lot: 20,810 acres
 2. Existing area: 10.16
 3. Existing Building
 Existing use
 Proposed use
 First floor area
 Second floor area
 Total floor area
 Parking required
 4. Proposed addition
 Proposed use
 Ground floor area
 Parking required
 First floor area
 Parking required
 Second floor area
 Parking required
 Total parking required
 Total proposed addition
 5. Total parking required
 6. Total parking spaces



GENERAL NOTES

1. Proposed lighting will be attached to the building.



PLAT TO ADDITIONAL
HEARING FOR C
EXCEPTION FOR C
BUILDING IN DRIG 200

5TH ELECT DIST. DATE 04-01-00



DOI: 10.1002/for

SCALE:

1-20

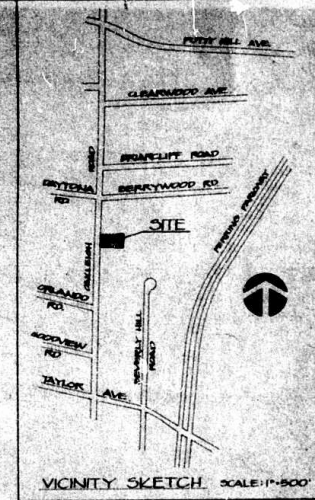
ISSUE DATE

JAN. 20, 1977

SITE DATA

1. Total area of tract:
2. Zoning of tract:
3. Existing Building:
 - Proposed use:
 - First floor area:
 - Second floor area:
 - Total floor area:
 - Parking required:
4. Proposed addition:
 - Proposed use:
 - Ground floor area:
 - Parking required:
 - First floor area:
 - Second floor area:
 - Total floor area:
 - Parking required:
 - Total parking required for proposed addition:
5. Total parking required:
6. Total parking shown:

0.55 acres
DR 1G
Residential:
Offices
312 sq ft
203 sq ft
102 sq ft
4.1 spaces
Offices
2080 sq ft
61/500' 20 spaces
2145 sq ft
61/500' 23 spaces
2080 sq ft
61/500' 4.2 spaces
15.4 spaces
19.6 spaces
22 spaces



GENERAL NOTES

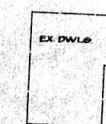
1. Proposed lighting will be attached to the building.



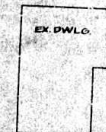
EXISTING

Oakleigh Apartments
ATG 22-53

ZONING: DR1G
USE: RESIDENTIAL



ZONING: DR 5B
USE: RESIDENTIAL



OAKLEIGH ROAD

EX DRIVE

EX 10' RW (RWING TO PALA VC)

EDGE OF PAVING

EXIST DRIVE (DRIVE 51/51/51/51)

EXIST 40' RW

PROP 60' RW

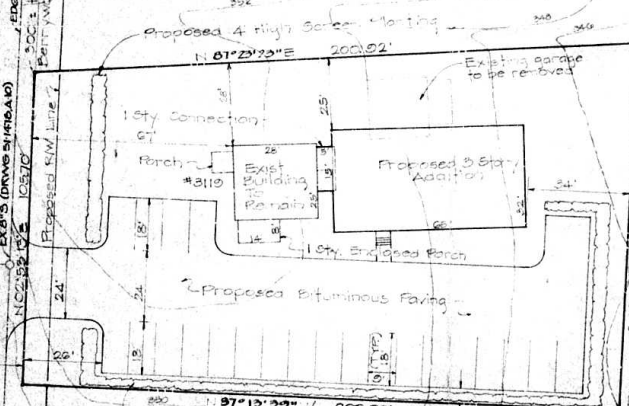
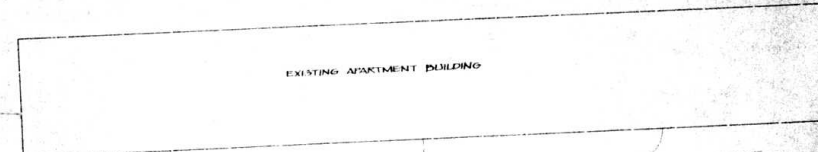
Existing Fire Hydrant

N3652

Oakleigh Apartments
ATG 22-53

ZONING: DR1G
USE: RESIDENTIAL

EX APMT BULD



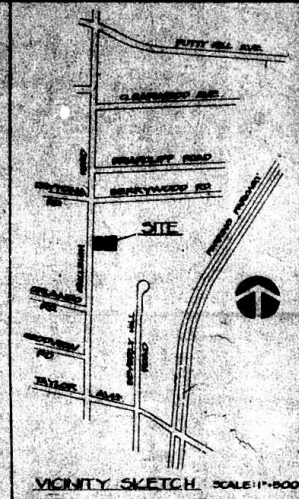
EXISTING GARAGE TO BE REMOVED



DAVE H. HUGHES - LICENSED PROFESSIONAL ENGINEER LANDSCAPE ARCHITECT MEMBER, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS	
PLAN TO ACCOMPANY HEARING FOR SPECIAL EXCEPTION FOR OFFICE BUILDING IN DRIG ZONE	
5TH ELECT. DIST. CALTD. CO. MCD	
DATE: 1/27/77	
REVISIONS:	
SCALE: 1"=20'	
JOB ORDER NO.	
ISSUE DATE JAN. 20, 1977	



SITE DATA	
1. Total area of tract	0.55 acres
2. Zoning of tract	DR 16
3. Existing building	Residential
Existing use	10,000 sq. ft.
Basement	0.00 acres
First floor area	5,120 sq. ft.
Second floor area	5,120 sq. ft.
Total floor area	10,240 sq. ft.
Parking required	2155 sq. ft.
4. Proposed addition	0.00 acres
Proposed use	20,000 sq. ft.
Ground floor area	0.00 acres
First floor area	2155 sq. ft.
Parking required	0.00 acres
Total parking required	112 spaces
5. Total parking required	112 spaces
6. Total parking shown	112 spaces



GENERAL NOTES
1. Proposed lighting will be attached to the building.

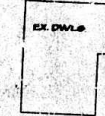
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 3-27-77
17-11-X

PLAT TO ACCOMPANY HEARING FOR SPECIAL EXCEPTION FOR OFFICE BUILDING IN DR 16 ZONE	
5th ELECT. DIST. BALTO. CO. MD.	
DATE	REVISIONS
1/25/77	1. AS PER COMMENTS ON EXHIBIT DRIVE PAVEMENT NOTES
SCALE: 1" = 20'	
JOB ORDER NO.	
ISSUE DATE JAN. 20, 1977	

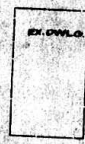


EXIST. DRIVE

Oakleigh Apartments
OTG 82-53
ZONING: DR 16
USE: RESIDENTIAL



ZONING: DR 16
USE: RESIDENTIAL



OAKLEIGH ROAD

EXIST. DRIVE

Existing Fire Hydrant

EXIST. DRIVE

Oakleigh Apartments
OTG 82-53
ZONING: DR 16
USE: RESIDENTIAL

EXIST. DRIVE

