

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

77-199-X
4182

TO THE HONORABLE COMMISSIONER OF BALTIMORE COUNTY:

I, ELISA B. DIXON, Petitioner, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and make a just petition hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from ... to ...

and, for the following reasons:

See attached case 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 ...

Section 1801.1. Property to be leased and advertised as prescribed by Zoning Regulations. It is hereby agreed to pay ...

Section 1801.2. It is hereby agreed to pay ...

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Section 1801.80. It is hereby agreed to pay ...

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
E/S of St. Elmo Ct. 796' S of Warren Rd.,
8th District : OF BALTIMORE COUNTY
ELSA B. DIXON, Petitioner : Case No. 77-199-X (Item No. 182)

ORDER FOR APPEAL

Mr. Commissioner:
Please note an Appeal from the decision of the Deputy Zoning Commissioner in the above-captioned matter, under date of April 15, 1977, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

John W. Heaston, III
People's Counsel

Charles E. Kowitz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21284
494-2188

I HEREBY CERTIFY that on this 11th day of May, 1977, a copy of the aforesaid Order was mailed to John B. Howard, Esquire, 409 Washington Avenue, Towson, Maryland 21284, Attorney for Petitioner.

John W. Heaston, III
John W. Heaston, III



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD
E/S of St. Elmo Ct. 796' S of Warren Rd.,
8th District : OF APPEALS
ELSA B. DIXON, Petitioner : Case No. 77-199-X

ORDER

Upon the foregoing Motion, it is this 16th day of June, 1978, by the County Board of Appeals for Baltimore County,

ORDERED that the Order of the Zoning Commissioner of Baltimore County granting said Petition be and it is hereby neither Affirmed or Reversed, but the entire proceeding is hereby REMANDED to the Zoning Commissioner of Baltimore County for referral to the Baltimore County Planning Board in accordance with Section 22-151(f) of the Baltimore County Code, and further proceedings thereon as are required in accordance with law.

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

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Walter A. Butler, Jr., Chairman
Robert L. Gilland

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD
E/S of St. Elmo Ct. 796' S of Warren Rd.,
8th District : OF APPEALS
ELSA B. DIXON, Petitioner : Case No. 77-199-X

MOTION

To the Honorable, the County Board of Appeals:
The Motion of Elsa B. Dixon, by James R. Brown, III, her attorney, respectfully requests:

1. That this case involves an application for a Special Exception to permit office use on a property which is presently zoned D. R. 16 on the 1976 Comprehensive Zoning Map adopted by the County Council for Baltimore County.

2. That, in view of the decision recently promulgated by the County Board of Appeals in a case entitled, "Petition for Special Exception, Nicholas B. Mangione, et al., No. 76-158-X, your Honorable body, and therefore over, that the instant case is similarly impacted by the legal operation and effect of the "Interim Development Control Act" and should, as was held in "Mangione," be Remanded to the Zoning Commissioner of Baltimore County for processing in accordance with the terms and provisions of said "Interim Development Control Act."

WHEREFORE, said Petitioner respectfully moves that the County Board of Appeals by its appropriate Order cause said case to be Remanded to the Zoning Commissioner of Baltimore County and referral thereafter to the Planning Board of Baltimore County so that said application might be processed under the "Interim Development Control Act."

AND AS IN DUTY BOUND, etc.,

James R. Brown, III
Attorney for Petitioner
8501 Lo Salle Road
Towson, Maryland 21284
661-4900

Red 6-13-78
9:41

- 2 -

I HEREBY CERTIFY that on this 12th day of June, a copy of the aforesaid Motion and of the proposed Order thereon, was mailed to Tracy, Jr., Esquire, 409 Washington Avenue, Towson, Maryland 21284, Attorney for Contract Purchaser; Mr. Herbert S. Hagan, Millicent Properties, Suite 414, 7316 Wisconsin Avenue, Bethesda, Maryland 20814, Protestants; and John W. Heaston, III, People's Counsel for Baltimore County, County Office Building, Towson, Maryland 21204.

James R. Brown, III

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
for Offices and Office Building : COUNTY BOARD OF APPEALS
E/S of St. Elmo Court 796' : OF
S. of Warren Road : BALTIMORE COUNTY
8th District : No. 77-199-X
Elsa B. Dixon, Petitioner :
Seward Management Joint Venture,
Contract Purchaser :

ORDER OF DISMISSAL

Petition of Elsa B. Dixon for a special exception for Offices and Office Building on property located on the east side of St. Elmo Court 796 feet south of Warren Road, in the Eighth Election District of Baltimore County.

WHEREAS, this petition was remanded by this Board to the Zoning Commissioner on June 16, 1978, so that the Petitioner might pursue the qualifications of his petition under the I.D.C.A. legislation.

WHEREAS, by letter dated April 27, 1979, this Board advised said Petitioner that the Board noted that there had been no action taken by the Petitioner in the furtherance of his petition under the I.D.C.A.

WHEREAS, this Board this date has further noted that still no action has been taken by the Petitioner in the furtherance of his petition under the I.D.C.A. legislation.

THEREFORE, it is the conclusion and judgment of the Board that the Petitioner no longer wishes to pursue his petition, and said petition is hereby DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William T. Heister
William T. Heister, Acting Chairman
John A. Miller

Date: June 21, 1979

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
E/S of St. Elmo Ct. 796' S of Warren Rd.,
8th District : OF BALTIMORE COUNTY
ELSA B. DIXON, Petitioner : Case No. 77-199-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 therewith, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kowitz, Jr.
John W. Heaston, III
Deputy People's Counsel
People's Counsel
County Office Building
Towson, Maryland 21284
494-2188

I HEREBY CERTIFY that on this 7th day of April, 1977, a copy of the aforesaid Order was mailed to Mrs. Elsa B. Dixon, 105 St. Elmo Court, Cuckysville, Maryland 21030, Petitioner.

John W. Heaston, III
John W. Heaston, III



David W. Dallas, Jr.
CIVIL ENGINEER
Registered Professional Engineer & Land Surveyor
SOUNDING DESCRIPTION
105 SAINT ELMO COURT
SPECIAL EXCEPTION FOR AN OFFICE BUILDING
IN A DR-16 ZONE
AREA CODE 001
PHONE 666-7422

BEGINNING for the same the two following courses and distances from the point formed by the intersection of the centerline of Greenport Road with the centerline of Hilde Road westerly along the center of Hilde Road 227.19 feet more or less and north 5 degrees 39 minutes 44 seconds east 29 feet more or less to the place of beginning and the beginning of the first line of GLA 2170 folio 402 etc., thence binding on said line and on the westerly outline of Section 3 Greenport Manor north 5 degrees 39 minutes 44 seconds west 135.00 feet, thence on said second line south 85 degrees 01 minutes 16 seconds west 305.00 feet, thence on the third line of said deed and on the easterly side of Saint Elmo Court as proposed to be extended north 5 degrees 39 minutes 44 seconds east 135.00 feet; thence binding on the last line of said deed south 85 degrees 01 minutes 16 seconds east 305.00 feet.

CONTAINING 0.43 acres of land more or less.

BEING that tract of land which by deed dated September 8, 1975 and recorded among the Land Records of Baltimore County in Liber GLS 2170 folio 402 etc. was conveyed by Sheffield Land Corporation to Katherine Bruckach and Elie Bruckach Dixon.



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

Special Exception for an office building and offices should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 4th day of April, 1977, that a Special Exception for an office building and offices should be and the same is GRANTED, from and after the date of this Order, subject to the Petitioner ascertaining all rights of access to property, exterior of building to remain substantially the same in appearance, and the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Purport to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of April, 1977, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a D.R. 16 zone; and/or the Special Exception for an office building and offices should be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Mrs. Elita B. Dixon
Item No. 182
Page 2
April 4, 1977

This petition accepted for filing on the date of the enclosed filing certificate and will be held not to be effective for more than 90 days after the date on the filing certificate, and will be forwarded to you in the near future.

Very truly yours,

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

NBC:tk

cc: Mr. David W. Dallas, Jr.
Civil Engineer
8713 Old Harford Road
Baltimore, Maryland 21234

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21284

THORNTON M. MOURING, P.E.
DIRECTOR

March 29, 1977

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

Re: Item #182 (1976-1977)
Property Owner: Elita B. Dixon
West and Hildey Rd., 227 W. Greentop Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices.
Acres: 0.945 District: 0th

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:

The east side of this property abuts the end of Hildey Road, an unimproved 50-foot right-of-way shown on the plat of "Greentop Manor, section 3" (recorded G.L.B. 20, Folio 81). Access presently is not taken from Hildey Road for this site, but traverses offsite property and utilizes St. Elmo Court and St. David Court: private roads within the Warren Apartments complex to Scott Adam Road, a County road. It is the responsibility of the petitioner to ascertain and clarify rights in and to these private roads as access for this site.

In event that the unimproved section of Hildey Road would be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way so as to provide access for this site, a standard type road termination would be required within this property.

The entrance location is 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.

Item #182 (1976-1977)
Property Owner: Elita B. Dixon
Page 2
March 29, 1977

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

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

Additional drainage and utility easement areas are required within this property.

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:

The submitted plan indicates this property is connected to public water main in Warren Road, apparently within a private easement.

This property is utilizing private sewage disposal. One of the existing drywells is off-site, as indicated.

Public water mains exist in Greentop Road and Scott Adam Road. Public sanitary sewerage exists in Scott Adam Road. Additional fire hydrant protection is required in the vicinity of this property.

Very truly yours,

Thornton M. Mouring, P.E.
Chief, Bureau of Engineering

ENC: EAM: PWR: ss

V-SE Key Sheet
64 NW 4 Pos. Sheet
NW 16 A Topo
51 Tax Map

cc: W. Munchel
C. Warfield

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Greenleaf Avenue
Towson, Maryland 21284

Your Petition has been received and accepted for filing this 29th day of March, 1977.

H. B. Dixon
Zoning Commissioner

Petitioner: Mrs. Elita B. Dixon

Petitioner's Attorney: Mr. David W. Dallas, Jr.

City and County of Baltimore, Maryland

Reviewed by: Nicholas B. Commodari, Planning & Zoning Associate III

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 4, 1977

COUNTY OFFICE BLDG.
111 W. GREENLEAF AVE.
TOWSON, MARYLAND 21284

Nicholas B. Commodari
Acting Chairman

MEMBER:

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

Mrs. Elita B. Dixon
105 St. Elmo Court
Cockeysville, Maryland 21030

RE: Special Exception Petition

Item 182

Elita Bruckesh Dixon - Petitioner

Dear Mrs. Dixon:

The Zoning Plans Advisory Committee has reviewed the plan 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 at the west end of Hildey Road west of Greentop Road in the 8th District District, this D. R. 16 zoned site is presently improved with a one-story dwelling, proposed to be converted to offices. Adjacent property to the east consist of single family dwellings, while properties immediately abutting this site to the south, west, and north, consist of the developed and undeveloped land of the Warren Apartments.

Particular attention should be afforded the comments of the Department of Traffic Engineering, Bureau of Engineering, and the Health Department concerning this request.

Baltimore County
Office of Planning & Zoning
TOWSON, MARYLAND 21284
(301) 495-3211

March 10, 1977

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

Dear Mr. DiNenna:

Comments on Item 182, Zoning Advisory Committee Meeting, February 15, 1977, are as follows:

Property Owner: Elita B. Dixon
Location: West Hildey Road 227 W. Greentop Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
Acres: 0.945
District: 0th

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.

Since the petitioner is to use the existing facilities for an office building, this office would have no comment at this time.

Any future building or additions could create a more intensive use, therefore it is requested, if the petition is granted, that the Special Exception be limited to the existing building.

Very truly yours,

John L. Winfield

John L. Winfield
Planner III
Project and Development Planning

March 9, 1977

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

Item 182 - SAC - February 15, 1977

Re: Property Owner: ELTA B. DIXON
Location W/nd Hildey Rd, 227' W Greentop Md.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices.
Acres: 0.945
District: 8th

Dear Mr. DiNenna:

The requested special exception for offices is not expected to cause any major problems in increase in trip generation. At such time St. Elmo Court is extended the driveway to this site should be relocated to be perpendicular to the road.

Very truly yours,
Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

NSP/11E

March 8, 1977

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

Dear Mr. DiNenna:

Comments on Item 182, Zoning Advisory Committee meeting, February 15, 1977, are as follows:

Property Owner: ELTA B. DIXON
Location: W/nd Hildey Rd. 227' W Greentop Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices.
Acres: 0.945
District: 8th

Metropolitan sewer must be extended to the property before final Health Department approval. Metropolitan water is existing.

Very truly yours,
Thomas H. Davis
Thomas H. Davis, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD:BJW:sah6

February 16, 1977

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

Dear Mr. DiNenna:

Comments on Item #182 Zoning Advisory Committee Meeting, February 15, 1977 are as follows:

Property Owner: ELTA B. DIXON
Location: W/nd Hildey Road - 227' W. Greentop Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices

Acres: 0.945
District: 8th

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (P.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes. A change of occupancy will be required.
- B. A building permit shall be required before construction can begin to make building conform to new use requirements.
- 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. Burdman

Charles E. Burdman
Plans Review Chief
CEB:rrj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 9, 1977

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

Z.A.C. Meeting of: February 15, 1977

RE: Item No: 182
Property Owner: ALTA B. DIXON
Location: W/nd Hildey Road 227' W. Greentop Road
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices.

District: 8th
No. Acres: 0.945

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NSP/DP

JOSEPH M. MCCORMAN, PRESIDENT
T. SEYMOUR WILCOX, JR., VICE-PRESIDENT
MARCUS H. BOYER, JR.

THOMAS H. BOYER
WES. LOREANNE F. GORRUCO
ROGER S. HAYDEN

ALVIN LOCKER
WES. ALTON B. SMITH, JR.
RICHARD W. TRACY, DVM.

April 15, 1977

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

RE: Petition for Special Exception
21/8 of St. Elmo Ct., 796' S of Warren
Road - 8th Election District
Elta B. Dixon - Petitioner
NO. 77-199-X (Item No. 182)

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. Martiak
GEORGE J. MARTIAK
Deputy Zoning Commissioner

GJM/mc

cc: Mr. Herbert S. Higdon
Milestone Properties
Suite 414-7316 Wisconsin Avenue
Bethesda, Maryland 20814

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

June 16, 1978

John W. Heaston, III, Esq.
People's Counsel
County Office Building
Towson, Md. 21204

Re: File No. 77-199-X
Elta B. Dixon, Petitioner

Dear Mr. Heaston:

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

Very truly yours,

Muriel E. Burdman

Encl.

cc: John B. Howard, Esq.
James R. Brown, III, Esq.
Daniel C. Tracy, Jr., Esq.
Mr. Elta B. Dixon
Mr. Herbert S. Higdon
Mr. S. E. DiNenna
Mr. George Martiak
Mr. James Dyer
Mr. Laife Green
Mr. James Howell
Board of Education

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
April 27, 1979

John B. Howard, Esq.
210 Allegheny Avenue
Towson, Maryland 21204

RE: Case No. 77-199-X (Item #182)
Seward Management Joint Ventures, C.P.

Dear Mr. Howard:

As per your Motion, the above mentioned case was remanded by this Board to the Zoning Commissioner in order that the Petitioner might seek compliance with I.D.C.A. As of this date, the record indicates that you have not pursued this matter.

Within fifteen (15) days, please advise the Board as to your intentions. No response to this request will be interpreted by this Board as an indication that you no longer wish to pursue this petition. Hence, the Board, upon its own Motion, will dismiss your petition.

Very truly yours,

Walter A. Ketter, Jr.
Walter A. Ketter, Jr., Chairman

cc: James R. Brown III, Esq.
Daniel C. Tracy, Jr., Esq.
Mrs. Elta B. Dixon
People's Counsel

June 21, 1979

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Md. 21204

Re: Case No. 77-199-X
Elta B. Dixon

Dear Mr. Howard:

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

Very truly yours,

Edith Y. Ebanhart, Adm. Secretary

Encl.

cc: Mr. Herbert S. Higdon
John W. Heaston, III, Esquire
Mr. J. E. Dyer
James R. Brown, III, Esquire
Daniel C. Tracy, Jr., Esquire
Elta B. Dixon
Mr. W. E. Hammond
Mrs. L. H. Green
Mr. J. Howell
Board of Education

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: E. Eric Dixon, Planning Commissioner Date: March 28, 1977
FROM: Norman E. Gerber, Acting Director of Planning
SUBJECT: Petition #77-199-X, Petition for Special Exception for Offices and Office Building
Sth District
REMARKS: Monday, April 11, 1977 (10:00 A.M.)

This is not an appropriate location for office use. Office use should be located in or adjacent to commercial cores or along major arterials on shallow parcels zoned D.H. 16.

Norman E. Gerber
Acting Director of Planning

WEG:jgh:rw

James R. Brown, III
Attorney at Law
8501 La Salle Road
Towson, Maryland 21284

July 18, 1977

County Board of Appeals
Court House
Towson, Maryland 21204

Re: Case No. 77-199-X
Eric R. Dixon, Petitioner
St. Elmo Court

Gentlemen:

Please enter my appearance in the above captioned case on behalf of the petitioner, Eric R. Dixon.

Very truly yours,
James R. Brown, III

JRG:lll/sb

cc: John M. Heslan, III
People's Counsel
County Office Building
Towson, Md. 21204

Eric R. Dixon
105 St. Elmo Court
Cockeysville, Md. 21030

Daniel O.C. Tracy, Jr., Esquire
409 Washington Avenue
Towson, Maryland 21204

Rec'd 7/20/77
10 a.m.

Milestone Properties

SUITE 414-1218 WISCONSIN AVENUE
BETHESDA, MARYLAND 20814
(301) 657-4100

April 6, 1977

Zoning Commission
Baltimore County, Maryland

Re: Zoning Case No.
77-199X

Gentlemen:

As owners of the surrounding property we would like to make the following comments concerning the above referenced zoning case.

The property for which zoning change is desired, presently has ingress and egress thru the parking lot of Milestone Manor Apartments. If upon change of zoning, access to that property were to be provided thru the "Paper Street", from Greentop Road we would not protest zoning.

However if the new use is contemplated on having to use present ingress and egress, we have no choice other than to strongly protest any zoning change. The changing to office use would greatly increase the traffic to and from that property and beside the tremendous extra wear and tear of our street and parking lot it would be dangerous for playing children and residents.

In addition to the increased noise, dust etc. would be detrimental for desirability and would effect demand unfavorably.

For the reasons stated above we would appreciate your earliest reply.



Very truly yours,
Robert S. Rogers
Milestone Properties

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received on this 28th day of March 1977. Filing Fee \$ 50.00 Received [initials] Cash [initials] Other [initials]

Eric R. Dixon
S. Eric Dixon,
Zoning Commissioner

Petitioner Eric Dixon Submitted by Eric Dixon
Petitioner's Attorney [initials] Reviewed by Eric Dixon

* 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 #77-199-X
Towson, Maryland

District 9H Date of Posting 3-24-77
Posted for Norman E. Gerber, Jr., Esq.
Petitioner Eric R. Dixon
Location of property E.P. of St. Elmo Court, S. of Greentop Rd.
Location of Sign 1 sign posted on West side of St. Elmo Court, 1 sign posted on West side of Greentop Road
Remarks
Posted by Mark H. Nease Date of return 3-31-77

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9H Date of Posting 5-22-77
Posted for Eric R. Dixon
Petitioner Edward Management, Frank Ventures, Condo and
Location of property E.P. of St. Elmo Court, S. of Greentop Rd.
Location of Sign 1 sign posted on West side of St. Elmo Court, 1 sign posted on West side of Greentop Road
Remarks
Posted by Mark H. Nease Date of return 5-22-77

OFFICE OF THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 M Mar. 24, 1977

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

- Caatonsville 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 one successive weeks before the 11th day of April 1977, that is to say, the same was inserted in the issues of Mar. 24, 1977.

STROMBERG PUBLICATIONS, INC.
BY Pat Smulke

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 24, 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 24, 1977, the 24th day of April 1977, the 24th day of March 1977.

THE JEFFERSONIAN
S. Leach, Editor
Manager

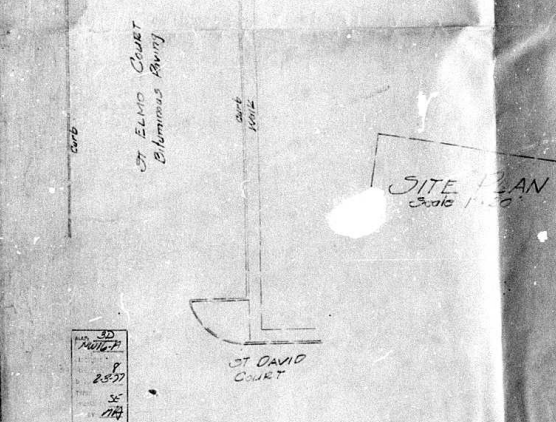
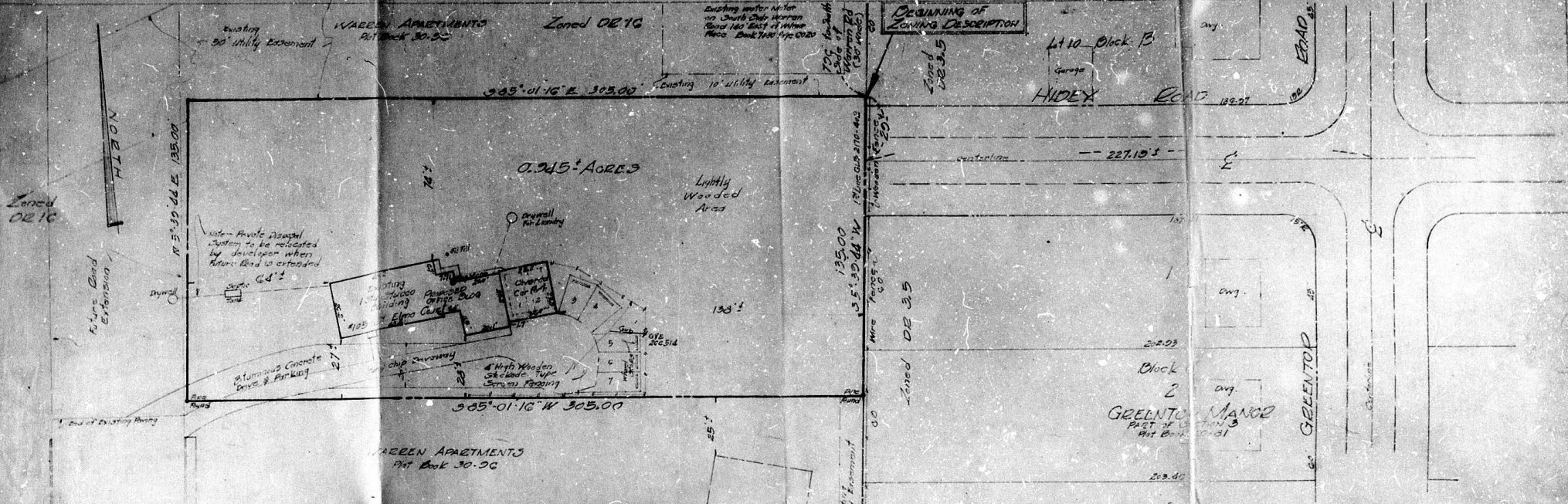
Cost of Advertisement, \$ 50.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 46477
DATE Mar. 21, 1977 ACCOUNT 03-662
AMOUNT \$20.00
RECEIVED Edward Management, Frank Ventures, Condo and
FROM Mr. Dixon
FOR Petition for Special Exception for Eric R. Dixon
77-199-X
\$ 0 3 1 2 1 6 22 50.00
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 46536
DATE April 18, 1977 ACCOUNT 03-662
AMOUNT \$59.75
RECEIVED Messrs. Cook, Norval, Hunter & Emery, LLP
FROM Baltimore County, Md. Management Account
FOR Cost of Appeal for Eric R. Dixon
77-199-X
\$ 0 3 1 2 1 6 22 59.75
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 51725
DATE May 13, 1977 ACCOUNT 03-662
AMOUNT \$60.00
RECEIVED John V. Heslan, III
FROM Baltimore County, Md. Management Account
FOR Cost of Appeal for Eric R. Dixon
77-199-X
\$ 0 3 1 2 1 6 13 60.00
VALIDATION OR SIGNATURE OF CASHIER





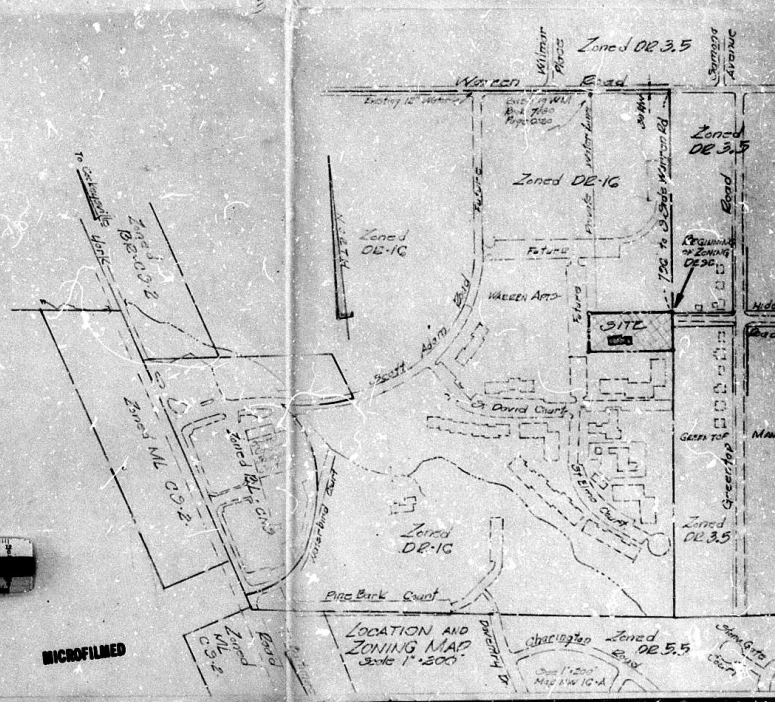
- ZONING DATA**
- Existing zoning of tract DE-16
 - Proposed zoning of tract DE-16 with Special Exception for office building section 1502.1
 - Gross Acreage of tract 0.245 Acres
 - Existing Use - Residential Single Family Det
 - Proposed Use - Office for Seward Management Joint Venture
 - Existing Building Area
 - Dwelling 2001 SF
 - Car Port 517 SF
 - Total Area 2518 SF
 - Proposed Building - Use existing Dwelling
 - Required Parking 2001 SF / 300 = 7 Spaces
 - Proposed Parking

ZONING PLAT
FOR
SEWARD MANAGEMENT JOINT VENTURE
PROPERTY AT
105 SAINT ELMO COURT

3rd Election District
Scale 1" = 20'
Contractor Purchaser
Seward Management Joint Venture
1023 York Road
Towson, Md 21286
Phone 552-3770
Road Reference
GLD 2170-402
Owner
Elsa Brubaker Day
105 St Elmo Court
Baltimore, Md 21202



SPECIAL EXCEPTION FOR OFFICE BUILDING
IN A DE-16 RESIDENTIAL ZONE.
SECTION 1502.1



LOCATION AND ZONING MAP
Scale 1" = 200'