PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONERG COMMISSIONER OF BALTIMORE COUNTY

County and which is described in the description and plat attached hereto and made a part hereof edition (I) that the sening status of the herein described property be re-classified, pursuan

to the Zoning Law of Baltimore County, from an.

XASPH

Company of the Compan

2.2917

weer for the following reasons

Officesand Office Ruildi

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 soning ions of Baltimore County adopted pursuant to the Zoning Law for Balt

Scar J Se Legal Owner Oscar I Schabb Address/1100, Rockville,Md. 20850 5

, 198477, 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 _day of__April County, on the 11th

MCA 🗆 O D

PUM

1

OTHE OF PLEASE & TOWN

RECEIVED FOR

DESCRIPTIO.

0.46 ACRE PARCEL

NORTHEAST SIDE OF ASPEN HILL ROAD 109 FEET NORTHWEST OF HARFORD ROAD BALTIMORE COUNTY, MARYLAND

This Description is for Special Exception and Yard Variance

Beginning for the same at a point on the northeast side of Aspen Hill Road, distant 109 feet, more or less, as measured northwesterly along said northeast side of Aspen Hill Road from its intersection with the northwest side of Harford Road. 80 feet wide, said beginning point being on the Baltimore County DR-16/DR 5.5 Zoning Line, running thence binding on the northeast side of said Aspen Hill Road two courses: (1) N 74° 25' 19" W 72.5 feet, more or less, and (2) N 63° 09' 05" W 179.59 feet, thence (3) N 28° 15' 40" E 96.40 feet, thence along the existing property line three courses: (4) S 59° 53' 53" E 100,00 feet.

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

I, or ws., Northunke Associatea.....legal owner..of the properly situate in Rallimore County and which is described in the description and plat stached hereto and made a part bereof, 1807.2.2 (V.B.2.2) as Lissoner-County Zoning Regulations hereby position for a Variance from Sedella, J. V. Act. 1908.

mit a sideyard set back of 5' instead of the required 25'

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

Property is to be posted and advertised as prescribed by Zoning Regulations.

Let we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this me, and further agree to and are to be bound by the zoning regulations and restrictions of

Usca I delebb Address P.O.Box 1100, Rockville, Md. 20850

Protostant's Attorney

day of April 157 7 pt 1:00 o'cloc

Now we made

MCA $\square \bigcirc \triangleright$

(5) S 28° 15' 40" W 20,00 feet, and (6) S 61° 44' 20' E 148 feet, more or less to a point on said Zoning Line, theree binding thereon, (7) S 27° 50' 30" W 57 feet, more or less, to

Containing 0.46 of an acre of land, more or less.

RWB:mpl

J.O. 1-73217 W.O. 15909-C

January 3, 1977

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIKORE COUNTY:

I, or we, _Muthwate_tempslates.___legal owner_B_of the property situate is Baltimore County and which is Jeserilicid in the description and plat attached hereto and made a part hereof, hereby portion for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning.

Commissioner should approve off-street parking in a residential some adjacent to -- medical offices pursuant to Section 409.4 of the Baltimore County Zoning Begulations

and to seend (Parcel "B") as where on final development plan of Pirectries to allow /C construction of an Office Building.

Property is to be posted and advertised as prescribed by Zoning Regulations. Regulactions.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser Petitioner's Attorney rd C.Covah.y, Jr. Address 614 Rosley Av. L. Tower Md. 21204

By Ocal O Schalt Legal Owner Address P.O.Box 1100, Rockville,Nd. 26250

2-23

Protestant's Attorney

DERED By the Zoning Commissioner of Baltimore County, this__2nd___ day of palesses, 1962T. that the subject matter of this settion be advertised, as required by the Zoning Law of Battimore County, in a constraint of the Zoning Law of Battimore County in the pale that the public hearing be had before the toning Commissioner of Battimore County in Room 106, County Office Building in Commissioner of Battimore County in Room 106, County Office Building in 1962-10, 1 at 1:00 o'clock P. M.

How be sauce Commissioner of Baltimore County : PETITION FOR SPECIAL EXCEPTION, PETITION FOR VARIANCE AND PETITION FOR SECTIAL HEARING NW/C HARFORD 4 Jupen Hill Rds.
SOFTHARTE ASSOCIATES, Petitioners

BEFORE THE ZONING COMMISSIONE

BALTIMORE COUNTY 77-202-XASPH

. ORDER TO EMTER APPEAL

Places enter an appeal to the County Board of Appeals from the decision of the Deputy Zoning Commissioner of Saltimore County dated April 13, 1977 denving Petitioners' request for an off-street arking permit in a residential zone and a special exception for an office building.

Edward C.Covahey, Jr. Arty. for Petitioners 614 Bosley Avenue Towson, MD 21204 828-9441

I HERFBY CERTIFY that on this // day of May, 1977, a copy of the aforegoing Order to Enter Appeal was mailed to John W. Hessian, III, Esquire, People's Counsel, and Charles E. Kountz, Jr., Deputy People's Counse', County



MY 12 77 9M



MCA DOD

MCA DOD CONSULTING ENGINEERS

.

OFFICE OF YLMINGS &

Maryland 21204 • Tel. (301) 8(73-0900

DESCRIPTION

0.14 ACRE PARCEL

NORTHWES" SIDE OF HARFORD ROAD NORTHEAST SIDE OF ASPEN HILL ROAD BALTIMORE SCUNTY, MARYLAND

This Description is for a Parking Permit

Beginning for the same at the north corner of Harford Road, 80 fest wide, and Aspen Hill Road, running thence binding on the northeast side of Aspen Hill Road, two courses: (1) N 63° 29' 21" W 108, 00 feet, and (2) N 74° 25' 19" W 1 foot, more or less, to a point on the Baltimore County DR 5,5/DR-16 Zoning Line, thence binding thereon, (3) N 27° 50' 30" E 57 feet, more or less, thence binding on the existing property line, (4) S 61° 44' 20" E 109 feet, more or less, to the northwest side of said Harford Road, thence binding thereon, (5) S 27° 50' 30" W 53.33 feet

Water Supply # Sewerage & Drainage > Highways # Structures & Developments > Planning # Reports

to the place of beginning. Containing 0.14 of an acre or land, more or less.

J.O. 1-73217

RWEmpl

January 3, 1977 W.O. 15909-C



Water Supply ■ Sewerage ● Drainage ▶ Highways ■ Structures ● Developments ▶ Planning ■ Reports

BEFORE THE DEPUTY ZONING

Northgate Associates - Petitioner NO. 77-202-XASPH (Item No. 182) COMMISSIONES

BALTIMORE COUNTY

BROCK RECEIVED FOR FILING

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for a Special Exception for an office building and offices, a Variance for a side yard setback of five feet in lieu of the required twenty-five feet for a proposed building, and a Special Hearing to allow off-street parking in a D.R. 5. 5 Zone and to amend the final development plan of Forest View.

The subject property, about . 60 acres in extent, is located at the northwest corner of Harford Road and Aspen Hill Drive in the Ninth Election Distri of Baltimore County. Individual homes are situated to the north and south, and the Forest View Townhouse Development lies to the west of the site

Testimony on behalf of the Petitioner indicated that he proposes to build two-story medical office building on a lot 40 feet by 100 feet, with parking for 37 vehicles. Ingress and egress would be via Aspen Hill Drive - a private road controlled by the developer of Forest View and lot owners.

Further testimony in support of the Variance claimed hardship by virtue of the narrow width of the lot.

Nearby residents, in protest, alleged increased traffic congestion if the etition were granted, referencing a memorandum of record dated March 9, 1977, by the Department of Traffic Engineering, a "dangerous intersection" a Harford Road and Aspen Hill Drive, questioned the need for medical offices at the site, and claimed storm drainage problems.

Without reviewing the evidence further in detail, but based upon all of the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the Petitioner does not overcome the presumption that the adoption of D.R. 5. 5 soning for that part of the property fronting Harford Road is sorred and should be defended against the off-street parking request. The Petitio does not overcome the presumption of the reasonableness of this zoning and its safe guarding. The integrity of the final development plan should be pre-

Further, the petitioned Special Exception does not meet the requirements of Section 502. 1 of the Baltimore County Zoning Regulations inasmuch as it would tend to create congestion in roads and streets and intrude upon the general welfare of the locality involved.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this _____ day of April, 1977. that the Special Exception, Variance, and Special Hearing should be and the same are hereby DENIED.

RECEIVED FOR

DATE

RE: PETITION FOR SPECIAL EXCEPTION PETITION FOR VARIANCE PETITION FOR SPECIAL HEARING NW comer of Harford and Aspen

BEFORE COUNTY BOARD OF APPEALS CF

BALTIMORE COUNTY Northgate Associates No. 77-202-XASPH

ORDER OF DISMISSAL

Petition of Northgate Associates for a special exception for offices, variance from Sections 1802.2.E (V.B.2) and 1802.3.C of the Baltimore County Zoning Regulations and special haaring to permit off-street parking in a residential zone, on property located at the Northwest corner of Harford and Aspen Hill Roads, in the 9th Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of Appeal filed October 23, 1979, (a copy of which is attached hereto and made a part hareof) from the attorney representing the Petitioner-Appellant in the above entitled matter

WHEREAS, the said attorney for the said Petitioner-Appellant requests that the appeal filed on behalf of said Petitioner be dismissed and withdrawn as of October 23, 1979.

IT IS HEREBY ORDERED this 24th day of October, 1979, that said appeal be and the same is DISMISSED.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Walter A. Reiter, Jr.,

PETITION FOR SPECIAL EXCEPTION *
PETITION FOR VARIANCE
PETITION FOR SPECIAL HEARING
MY corner of Harford & Aspen
Hill Rds.
9th Election District
NORTHORIE ASSOCIATES, Petitioner *

77-202-XASPH * * *

REPORE THE

COUNTY BOARD OF APPEALS

BALTIMORE COUNTY

ORDER OF DISMISSAL

MP CIERY

Please dismiss the appeal as filed in the above-captioned

Edward C.Covahev, Jr Atty. for Petitioner 614 Bosley Ave. Towson,MD 21204 828-9441

I HEREBY CERTIFY that on this 22 day of October, 1979, copy of the aforegoing Order of Dismissal was mailed to Patricia S. Graham, Attorney for Forestview Homeowners Association, Inc. Protestants, 605 Baltimore Avenue, Towson, Maryland 21204, Mr. Thomas Polk, Protestant and representative of Carney Civic Improvement Association, 9719 Harford Road, Bultimore,MD 21234; Mr. Roger Harrell, Protestant, 2938 Aspen Hill Road, Baltimore, MD. 21234; and John W. Hessian, III, Esquire, People's Counsel for Baltimore County. County Office Building, Towson,MD 21204

Feward C. Covahev. Jr

6

August 1, 1978

Res File tio. 77-202-XASPH

sed herewith is a copy of the Order of the

Murlel E. Budden Vor

COVAHEY & BOOZER BIA BOSLEY AVENUE

July 6,1978

County Board of Appeals Court House Room 218 Towson,MD 21204

RE: Case No. 77-202-XASTH Northgate Associates

Please treat this latter as a request that the above-captioned case be remanded in accordance with recent decisions of the Board that have determined that these matters must now be processed through and in accordance with guidelines established for the Interim Developmental Control Act.

Very truly yours,

E Moores Clevely & Edward C.Cov hey, Jr.

ECC/pa cc: Mr. Oscar I. Schabb

- 2 -

Battimore C. anty, Maryland

Edward C. Covohey, Jr., Esquire Covehey & Boozer 514 Bosley Avenue Towson, Maryland 21204

RE: NORTHGATE ASSOCIATES V Case No. 77-202-XASPH; JAMES G. STRATAKIS Case No. 77-217-SPH

July 13, 1978

At Wolter Relter's Instructions, we have prepared and I am enclosing a Motion which I would appreciate your filling in the Northgete Associates case. Also altoched is a proposed Orter for essecution by the Board.

You will also recall that I wrete you after finding that the Stratekts case, #77-217-5H; which is pending before the Board and saigned for Thursday, September 21, 1978, is in the same situation or Northquet. On the same

If you find the enclosures adequate, I would appreciate your signing them termer for the two Partitioners and then returning them directly to the County

Very truly yours,

bcc: Ledith Eisenhart, County Board of Appeals Patricla S. Graham, Attorney for Northgate Protestants James H. Cook, Esq., Attorney for Stratakis Protestants

rec'a malas 2 pm .

Ten 404-2184

April 13, 1977 .

Edward C. Covahey, Jr., Esquire 614 Bosley Avenue Towson, Maryland 21204

RE: Petitionsfor Special Exception, Special Hearing, and Variance NW/corner of Harford & Aspen Hill Roads - 9th Election District Northgate Associates - Petitioner NO. 77-202-XASPH (Item No. 182)

Dear Mr. Covebove

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

GJM/mc

cet Mr. Thomas Polk 9719 Harford Road Baltimore, Maryland 21234

> 2938 Appen Hill Road Baltimore, Maryland 21234

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

: BEFORE THE COUNTY BOARD OF APPEALS RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
PETITION FOR SPECIAL HEARING OF BALTIMORE COUNTY NW corner of Harford & Aspen Hill Rds. 9th Flection District

NORTHGATE ASSOCIATES, Petitioner : Cose No. 77-202-XASPH

...... ORDER

Upon the foregoing Motion, it is this 1st day of August by the County Board of Appeals for Baltimore County,

ORDERED that the Order of the Deputy Zoning Commissioner of Baltime County denying 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 22-15.1(f) of the Baltimore County Code, and further proceedings them as are required in accordance with law.

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

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION PETITION FOR VARIANCE PETITION FOR SPECIAL HEARING
NW comer of Harford & Aspen Hill Rds.
9th Election District NORTHGATE ASSOCIATES, Petitioner

BEFORE THE COUNTY BOARD OF APPEALS OF BALT MORE COUNTY

Case No. 77-202-XASPH

MOTION

To the Honorable, The County Board of Appeals:

The Motion of Northgate Associates, by their attorney Edward C. Covahey, Jr., respectfully shows:

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 duly adopted by the County Council for Battimore County, and a Special Hearing to provide part of the accessory parking area in the D. R. 5.5 zoned portion of this property.

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. Mangiene, et ux," No. 76-158-X, your Movant believas, and therefore oversthat 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, sold 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 "Interin. Development Control Act." AND AS IN DUTY BOUND, etc.,

> 5 eu Edward C. Covohey, Jr., Attorney for Petitioner 614 Bosley Avenu Towson, Maryland 21204 828-9441

I HEREBY CERTIFY that on this / day of July, 1978, a capy of the aforegoing Motion, and of the Proposed Order thereon, was milled to Patricia S. Graham, Attorney for Forestview Homeowners Association, Inc., Protestants, 605 Baltimore Avenue, Towson, Waryland 21204; Mr. Thomas Polk, Protestant and representative of Carney Civic Improvement Association, 9719 Harford Road, Raltimore, Maryland 21234; Mr. Rooce Harrell, Protestant, 2938 Aspen Hill Road, Baltimore, Maryland 21234; and John W. Hessian, III Esquire, People's Counsel for Baltimore County, County Office Building, Towson, Maryland 21204.

Edward C. Covahev, Jr.

...... ORDER TO ENTER APPEARANCE

Mr. Commissioner

Pursuant to the authority contained in Section 5%.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hering date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

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

PETITION FOR SPECIAL EXCEPTION, PETITION FOR VARIANCE and

PETITION FOR SPECIAL HEARING NW/C Harford & Agree Hill Rds., NORTHGA TE ASSOCIATES, Petitionen

Herran, III John W. Hassian, III People's Counsel County Office Puilding Towson, Maryland 21204

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

: Case No. 77-202-XASPH

I HEREBY CERTIFY that on this 7th day of April, 1977, a copy of the aforagoing Order was mailed to Edward C. Covahey, Jr., Esquire, 614 Bosley Avenue, Towson, Maryland 21204, Attorney for Petitioners.

> W. Hessian, H. John W. Hessian, III



494-3180

County Board of Apprels Room 219, Court House Towson, Maryland 2120 April 27, 1979

Edward C. Covahey, Jr., Esq. 614 Bosley Avenue Towson, Maryland 21204

RE: Case No. 77-202-XASPH (kem #182) Northgate Associates - Petitioners

Dear Hr. Covehev

As per your Hotion, the above mentioned case was remanded by this Board to the Zoning Commissioner in order that the Patitioner might seek compliance with 1.0.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. Thence the Board, upon its own Motion, will dismiss your petition.

Very truly yours,

Walter A. Reiter, Jr., Chairmin

cc: Northgate Associates

COVAHEY & BOOZER ATTORNEYS AT LAW 814 BOSLEY AVENUE TOWSON, MARYLAND 21204

May 8,1979

Walter A. Reiter, Jr., Chairman County Board of Appeals Room 219 Court House Towson, MD 21204

RE: Case No. 77-202-XASPH (Item #182) Northgate Associates - Petitioners

Door Mr. Reiter:

With respect to the above-captioned, please be advised that the Petitioner is going to proved to comply with the requirements of I.D.C.A. and accordingly, requests that the Petition not be dismissed.

Very truly yours,

Edward C. Covahey, Jr.

ECC/pa

494-3189

County Board of Apprais Room 219, Court house Towser, Maryland 21204 October 24, 1977

Edward C. Covahey, Jr., Esq. 614 Bosley Avenue Towson, Maryland 21204

Dear Mr. Covahey:

RE: NORTHGATE ASSOCIATES Case No. 77-202-XASPH

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

Very truly yours,

Encl.

cc: Northgate Associate Mr. George Bornard Mr. Robert Harrel Mr. Thomas Polk Ms. Patricia S. Grahar John W. Hessian, III. Fsa Mr. William Hammo Mr. John Seyffert Mr. J. Hoswell Board of Education

BAL MORE COUNTY, MARY NT

INTER-CEFICE CORRESPONDENCE

To S. DiNenna, Zoning Commissioner March 29, 1977 Date

FROM Norman E. Gerber, Acting Director of Planning

Petition #77-202-KASPH. Petition for Special Exception for Offices and

Office Building.
Petition for Variance for SideYard.
Petition for Special Hearing for Off-Street Parking
in a residential nore and to amond Final Development
Plan of Forcet Yaem to allow construction of an

rlam of Forest View to al Office Building. Northwest corner of Harford and Aspen Hill Roads. Korthgate Armodistes

9th District

HEARING: Monday, April 11, 1977 (1:00 P.M.)

This office is opposed to both the petitioner's requests. This location This office is opposed to both the puttioner's requests. This location is an image-point one for office west office should be located in or adjacent to comprise over or deep engage arterials on shallow purely adjacent to comprise the comprise of the comprise of the property of the comprise of the property of the stating cottage development from the higher-density development the wast, this recommendation of D.B. 5.5 sounds was softened by the Planning Board on Geober of 1976. Packing for mon-residential use in this D.B. 5.5 trunction care would be totally contrary to wook purposes.

Acting Director of Planning

NEG: JGH: TW

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
PETITION FOR SPECIAL HEARING
NW comer of Horford & Aspen Hill Rds.
9th Election District NORTHGATE ASSOCIATES, Pol

: BEFORE THE COUNTY BOARD OF APPEALS OF BALTHAORE COUNTY

: Case No. 77-202-XASPH

..... MOTION

To the Honorable, the County Board of Appeals:

The Motion of Northagte Associates, by their attorney Edward C. Covahev. Jr., respectfully shows

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 duly adopted by the County Council for Baltimore County, and a Special Hearing to provide part of the accessory parking area in the D. R. 5.5 zoned portion of this property.

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 ux," No. 76-158-X, your Movant believes, and therefore overs, that the instant case is similarly impacted by the legal operation and effect of the "Interim Development Control Act" and should, as was hild in "Mongione," 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.

> Edward C. Covahey, Jr., Attorney for Petitioner 614 Bosley Aven

Towson, Meryland 21204 828-9441

with 477

RE: PETITION FOR S'EGIAL EXCEPTION PETITION FOR V RIANCE PETITION FOR SPECIAL HEARING NW corner of Harford & Aspen Hill Roads 9th Election District

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY NORTHGAGE ASSOCIATES, Petitioner * Case No. 77-202-XASPH

SUBPOENA DUCES TECUM

....

Please issue a subpoena duces tecam for the following witness

Del 10-24 Mr. James G. Hoswell
Department of Planning
County Courts Building, 4th floor
Towson, Maryland 21204

directing him or his duly authorized agent to appear in person to testify on behalf of the protestants, before the Board of Appeals, Court House, Towson, Maryland 21204, on Wednesday, October . 1979 at 10:00 a.m. and to bring with him all records and reports relative to the above matter

The same is to continue until the case is reached, witnesses excused or case concluded

10-24:09 COST SHIMMONED 19 NON EST NON SUNT BALTHORE COUNTY
OCT 22 ZA PN 19
COUNTY BOARD
OF APPEALS
BY: COPY LEFT

PATRICIA S. GRAHAM 605 Baltimore Avenue

Mrs. Sheriff: KEY, JR.

ue this summors in accordance with the above

Edith T. Eisenhart, Adm. Secretary County Board of Appeals of Baltimore County

day of July, 1978, a copy of I REPERY CERTIFY that on this the aforegoing Motion, and of the Proposed Order thereon, was mailed to Patricia S. Graham, Attor by for Forestview Homeowners Association, Inc., Protestants 405 Baltimore Avenue, Towson, Maryland 21204; Mr., Thomas Polk, Protestant and representative of Carney Civic Improvement Association, 9719 Harford Road Baltk..cre, Maryland 21234; Mr. Roger Harrell, Protestant, 2938 Aspen Hill Road, Bultimore, Maryland 21224; and John W. Hessian, III Esquire, People's Counse for Baltimore County, County Office Building, Towson, Maryland 21204.

Edward C. Covahey, Jr.

77.202 LINEA5679 PAGE 223

THIS DEED, made this 14 75 day of Seprember TOWN VILLA CORPORATION, a Maryland corporation, party of the first part, and PORESTVIEW HOMEOWNERS ASSOCIATION, INC., a on-profit Maryland corporation without capital stock, party of the second part, WITHESSETH:

IN CONSIDERATION of the sum of Ten Collars and other good and valuable consideration, receipt of which is hereby acknowledged, the said party of the first part does hereby grant and convey unto the said party of the second part, in fee simple, the following described land and premises situate in Baltimore County, State of Maryland, to wit:

ONTERNA MECSSEGI OF-PS 522

Oliesses ERZZEGI Rib2 C All of the remaining portion of land and improvements as show on the plat entitled "Section One Porestive" and recorded among Maryland, in Plat Book E.H.K., Sr. No. 39, folio 2, saving and excepting the 18 lets numbered 1 thru 36, Parkland Road and Parcel 3, as shown on that plats

Being a portion of that parcel of ground which was conveyed by Deed dated Decemen 2, 1976, by Northgate Construction Co. Inc., a Maryland corporation, to the Grantor herein, which Deed is recorded among the Land Records of Bilthore County in Libor

TO HAVE AND TO HOLD the said land and premises unto the use benefit of the said party of the secon part pursuant to the written Ame:ded Declaration made by Town Villa Corporation dated 9/14/1976, and recorded among the Land Records of Baltimot nty in Liber EHKJr. 5676 at Page 140 et seq.

ryland corporation, has caused these presents to be executed by ohn O. Simons, its President, attested to by L. Edward Wolf, its ecretary, and its corporate seal to be hereunto affixed the day d year first-above written.

RE: PETITION FOR SPECIAL EXCEPTION PETITION FOR VARIANCE : BEFORE THE COUNTY BOARD OF APPEALS PETITION FOR SPECIAL HEARING OF BALTIMORE COUNTY NW comer of Harford & Aspen Hill ids.

NORTHGATE ASSOCIATES, Petitioner : Case No. 77-202-X-SPH

ORDER

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

ORDERED that the Order of the Deputy Zoning Commissioner of Baltimor County denying 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 reterral to the Baltimore County Planning Board in accordance with Section 22-15.1(f) of the Baltimore County Code, and further proceedings thereor as are required in accordance with law.

Any appeal from this decision must be in accordance with Rules 8-1 to 5-12 of the Maryland Rules of Procedure.

OF BALTIMORE COUNTY

COUNTY BOARD OF APPEALS

ALTIMORE COUNTY
OF 2 24 PH 79

RE: PETITION FOR SPECIAL EXCEPTION PETITION FOR VARIANCE PETITION FOR SPECIAL HEARING COUNTY BOARD OF APPEALS OF BALTIMORE COURTY Aspen Hill Roads 9th Election District

ORTHGATE ASSOCIATES, Petitioner Case No. 77-202-XASPH

wach 477

SUBPOEMA DUCES TECUM

Mr. CLERK:

Please issue a subpoens duces tecum for the following witness:

> 10/10-24 Mr. Michael S. Flanigan Traffic Engineer Associate Balto. County Deet. of Traffic Engineering County Courts Building, 4th floor Towson, Maryland 21204

directing him or his duly authorized agent to appear in person to testify on behalf of the protestarts, before the Board of Appeals, Court House, Towson, Maryland 21204, on Wednesday, October 3, 1979 at 10:00 a.m. and to bring with him all records

The same is to continue until the case is reached,

and reports relative to the above satter. witnesses excused or case corrluded.

NON EST

PATRICIA S. GRAHAM
605 Paltimore Avenue
Towney Towson, Maryland 21204 321-9551 19 19 NON SUNT DOME LENGTH

of the Please serve this summons in accordance with the above.

Edith T. Elseshart, Adm. Secretary County Soard of Appeals of Paltimore County

PATRICIA S GRAHAM ATTORNEY AT LAW

605 SALLIMORE AVENUE
TOWSON, MARYLAND 21204

May 24, 1977

Walter A. Reiter, Jr., Chairman County Board of Appeals Room 219, Court House Towson, Maryland 21204

RE: Northgate Associates File No. 77-202-XASPH

Dear Mr. Reiter:

Please enter my appearance as the attorney for the Fore tview Homeowners Association, Inc. and its individual members who wish to appear as protestants at the hearing on the above-captioned matter.

I am enclosing herewith the form you sent Mr. Harrell requesting the length of time for the presentation of our case.

Very truly yours. Vatura & Statem

cc: John W. Hessian, 3rd, Esquire,

Edward C. Covaher, Jr., Esquire Robert Harrell

Rec'd Startin 3 cm

ATTEST. TOWN VIIIA CORPORATION STATE OF MANYLAND, COUNTY OF BALTIMORE, to with I HEREBY CERTIFY that on this 14 day of List 1976, before me, the subscriber, a Notary Public in and for the State of Maryland, personally appeared JOHN O. SIMONS, President of TOWN VILLA CORPORATION, and he acknowledged the foregoing Beed to be the act of TOWN VILLA CORPORATION. July 1, 1978 Roo'd for record SEP 24 1976 at 10 Am Por Bloor H. Tohling Jon Clork

UNENS 679 PAGE 224

erl and seventy, by and between NORTHGATE CONSTRUCTION CO., INC., a body corporate of the State of

Witnessell, that is consideration of the sum of five dollars and other good and valuable considerations, the receipt of which is hereby acknowledged

, Six of Maryland, and described as follows, that is to save-

SPE FYHIRTY A

022102** broze 5 27-2-32 022102** broze 5 27-2-32 02212, 0= 30202 5 27-2-32 0241*** bores 5 27-2-32

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- LIBERS 589 MEI 605

ry the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same

To Have and To Hold the said lot of ground and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurteces and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said party of the second part, its successors

The undersigned officer of the Grantor certifies that this conveyance is not part of a transaction in which there is a sale, lease, exchange, or other transfer of all or substantially all of the property and assets of said Grantor.

And the said part y of the first part hereby covenant s that Me it has ered to be done any act, matter or thing whatsoever, to encumber the ed; that Mis it will warrart specially the property granted and that KK it will

such further assurances of the same as may be requisite. the breed wyseedment was success

c. anin 9. 1

State of Maryland, BALTINGRE

4.77

I HERENY CERTUY, That on this & day of Account, 19 75 . before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltinore

Fresident of Northpare Construction Co., Inc., a corporation, and that ne as such Fresident known to me (or maticle coolly proven) to be the pent a (a) values make (a) to fair established by the within instrument and acknowledged that XX hx executed the same for the purposes therein contained, and in my presence signed and scaled the same.

In Witness Wherefor, I bereunte set my hand and official seal.

0000 July 1, 1896'd for record DEC 3 1975 at 111'M FFT, JR.

LINES589 MIES02

REGINNING FOR THE PIRST in the existing paving of the Harford Road at the end of the fourth or South 61 degrees Rant 98.2 perch line of the parcel of land firstly described in a Deed dated June 6. 1994, and recorded among the Land Records of Raltimore County in Liber R.J.S. No. 1342, folio 506, which was conveyed by Woodles t Building and Loan Association to Edwin H. Ellinger and wife, binding reversely on a part of said fourth line North (2 degrees 09 minutes 16 seconds West 1540.30 feet to the beginning of the third line of the parcel of land described in a deed dated December 18, 1961 and recorded amony the Land Records aforesaid in Liber W.J.R. No. 3936, folio Sou, which was conveyed by Edwin H. Ellinger and wife to Marie Ciekot; thence running with and binding on the third, fourth, and a part of the fifth line of said last mentioned percel of land the three following courses and distances respectively, wis. North 15 degrees 36 minutes 35 seconds East 119.24 feet. North 52 degrees 44 minutes 05 seconds East 48.55 feet, and North 38 degrees 00 minutes 48 seconds West 119.69 feet to the end of the fourth on North 56 degrees 10 pirutes West 1359 foot 1-1/2 inch line of the nerce; of land described in a doed dated October 11. 1910, and recorded among the Land Records aforesaid in Liber w n o Wa and dalle the which was conveyed by Bernhardt Gore and wife to Sophia A. Wilson; thence birding reversely on said fourth. line, and reversely on the third and second lines thereof, as now surveyed, the three following courses and distances respectively, viz: South 59 degrees 55 minutes 15 seconds East 1359.12 feet, South 28 degrees 16 minutes 00 seconds West 20.00 feet, and South 61 degrees At minutes 00 seconds East 266.60 feet to the northwest side of the Harford Foad 66 feet wide; thence continuing the last mentioned course for a line of division now made South 61 degrees 44 minutes 00 seconds East 31.47 feet to intersect the fifth or North 31 degrees East 15.4 perch line of the parcel of land firstly mentioned herein in the

UHIS589 MH603

macudam paving of the Harrord Road; thence running in the macadas paving of the Harford Road and binding reversely on a part of said fifth line South 28 degrees 50 minutes 4h seconds West 107.47 feet to the place of beginning. CONTAINING 5.721 nores of land more or less.

TOGETHER with all the rights, title, and interest in the parcel of land described up follows, to wit:

BEGINNING for the same on the northwest side of Herford Road at the beginning of the first his of the parcel of land described in a deed dated October 11, 1910, and recurded arong the Land Records of Ballimore County in Liber W.P.C. Hn. 369, folio 34, which was conveyed by Bernhardt Rose and wife to Spohle A. Wilson, thence running with and binding on said first line and binding or the northwest side of the Harford Road southwesterly 131 feet more or less; thence extending the second line of said parcel of land reversely and binding thereon for a line of division now made southeasterly 32 feet more or less to intersect the fifth or North 31 degreen East 15.4 perch line of the parcel of land firstly described in a deed dated June 6, 1944, and recorded among the aforesaid Land Records in Liber 5.J.S. No. 1342, folio 506, which was conveyed by Woodlea Permanent Building and Loan Association to Edwin H. Ellinger and wife; thence running with a.d. binding on a part of said fifth line, and on a part of the sixth line thereof, by the two following lines, wis: northeasterly binding in the Harford Road 128 feet more or less, and northwesterly 33 feet more or less to the place of beginning, as compiled from deeds and subject to survey.

BEGINNING for the second at a 1 inch pipe set on the fourth or N 56° 10' W 1359 foot, 1-1/2 inch line of the first parcel of the land conveyed by Virginia Lee Wilson Jenkins, Personal Representative of the Estate of Joseph Oliver Wilson, to Virginia Lee Wilson Jenking, by deed dated October 19, 1971 and recorded among the Land Records of Saltimore County in Liber O.T.G. 5231, page 553, at the distance of 100.00 feet, as measured # 59° 53' 53" W from the 1/2 inch pinched pipe heretofore set at the beginning of said fourth line, running

LIEASSES MEEOL

binding on a part of said line, (1) N 59° 53' 53" W 1256.03 feet, theres binding on the fifth line of said first parcel. (2) N 37º 15' 00" W 434.71 feet to a concrete monument set at the beginning of the last or N 38° 54' 50" E 404.25 foot line of the land conveyed by tames B. Stenger and wife to The Inter-City Land Commany by deed dated April 22, 1960 and recorded among the aforementioned Land Record in tiber W.J.R. 3691, page 409 thence binding on a part of said last to, (3) N 38° 52' 00" E 64.35 fact to the 3/4 inch pipe heretofor. not at the and of said wirth line and at the beginning of the fifth or S 49° 21' 30" E 2037.54 foot line of the first parcel of the land conveyed by Ross J. Kolker and others, Trustees, to Waltham Investment Company by deed dated February 2, 1969 and recorded among said Land Records in Liber 0.7.0. 4964, page 180, thence binding on a part of said last mentioned line and on a part of the seventh or last line of the first parcel first herein mentioned, (4) S 56° 46' 00" E 1645.37 feet to a 1 inch pipe set, and thence for a new line of division. (5) 5 280 15' 40" W 141.10 fact to the place of beginning. Containing 6.2958 acres of land

The first lots herein described being the same lots of ground described in & deed dated September 24, 1973 and recorded enoug the Land Records of Baltimore County in Liber E.M.K.Jr. No.5397, folio 196, which were granted and conveyed by George Potoulakis and wife unto borthaste Construction Co., Inc.

The second lot herein described being the same lot of ground described in a deed dated September 24, 1973 and recorded among the Land Records aforesaid in Liber E.H.K.Jr. No. 5397, folio 206, which was granted and conveyed by Virginia Les Wilson Jenkins unto the eald party of the first part.

WE THE UNDERSIGNED DO HEREBY FORMALLY MAKE PETITION TO THE BALTIMORE COUNTY ZONING COMMISSION TO PEPUSE THE REQUEST FOR ZONING CHANGES AS OUTLINED IN CASE

KAME	ADDRESS
Mr. alle D. De Monitor	30 Row Octal
Mrs Low Berkenteten	30 Grow Gital
De James Phins	32 Rose Petal
a Sug Phyprogram	32 Gina Ostal
he Frank Page	40 Rose Letal
Merery & Harden	44 Rose Petel
+ Landour	26 Rose Petal
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Manay Howes.	2134 Aspen skill Rd
Kylin H Middle	22 Rose 7. 1. 1 CT
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anela White I	20 Nose Petro Ce
Tila Newton	6 Rose Petal St
A Hum	8 Rose Petal B.
The things	2934 ASPEN Hill Rd.
Roger of Maryll	2938 Apr 1511 Rec
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WE THE UNDERSIGNED DO DEREBY PORMATLY MAKE PETITION TO THE BALTIMORE COUNTY ZOWING COMMISSION TO REPUSE THE REQUEST FOR ZOWING CHANGES AS OUTLINED IN CASE		BALTIMORE COUNTY
77-202-XASPH.		
NAME ADDRESS REAL CO		(g) (a) (A) (b) (b) (b) (b) (b) (b) (b) (b) (b) (b
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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

III V. Chrospeste Ave. Nichola d'E.

BURRAU OF

BUREAU OF SEALTH DEPARTMEN PROJECT PLANNING BOLED OF EDUCATION April 5, 1977

Edward C. Covahey, Jr., Esquire 614 Bosley Avenue Towson, Maryland 21204

> RE: Variance & Special Hearing Petitions Northeate Associates - Petitioner

Dear Mr Counhey

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

This currently vacant site, partially zoned D. R. 5. 5 and 16 and originally part of the overall development of Forrest View is located on the northwest corner of Harford and Aspen Hill Roads in the 9th Election District. Contiguous properties to the north and south are interoved with individual dwellings while property the west consist of the Forrest View Townhouse Developm

This hearing is necessitated by your clients proposal to construct a two-story office building on this site within 5' of the side property line in lieu of the required 25' and provide part of the accessory parking area in the D. R. 5. 5 zoned portion of this

Edward C. Covahey, Jr., Esquire Page 2 April 5, 1977

In view of the fact that this vacant site was included within the limits of the approved development plan encompassing Forrest View, and coupled with the fact that lots have been soid within 200° of the proposed development, a Special Hearing to amend the development plan has also been included. As indicated in the Caning Repulsions when such a hearing is required, the proposal must first be approved by the Planning Board. Since this was not done it should be emphasized that this matter must be clarified at the scheduled hearing date. In view of the fact that this vacant site was included within

Particular attention should be afforded the comments of the State Highway Administration and also the submitted site plan should be revised to indicate the notes covered by Section 409, 4 of the Zoning Regulations.

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 J0 nor more than 90 days after the date on the filing certificate, will be forwarded to you in

Very truly yours.

Micholes B. Commolen NICHOLAS B. COMMCDARI Acting Chairman, Zoning Plans Advisory Com nittee

NOC-14

cc: MCA Engineering Corp. 1020 Cromwell Bridge koad Towson, Maryland 21204

February 17, 1977

Mr. S. Eric DiNenna Zoning Commissioner County Office Bldg. Towson, Md. 21204

Z.A.C. Meeting, Feb. 15, 1977 ITEM: 186. Property Owner: Northgate Property Under: Northgate Associates Location: NW/C Harford Rd. (Route 147) 5 Aspen Hill Rd. E.Isting Zoning: D.R. 16 & D.R. 5.5 D. R. 5.2 Contag: Special Proposed Zontag: Special Exception for offices. Variance to permit side setback of 5' in lieu of the required 25'. Special Hearing to permit off street purking in a residential zone. District: 9th

Dear Mr. DiNenra:

O An inspection made at the site revealed that storm drains along Harford Road and entiance construction is not in accordance with previously submitted plans and in not acceptable to the State Highway Administration. No further development will be approved until such them as the matter is resolved.

Very truly yours, Charles Lee, Chief Bureau of Engineering Access Permits Ih Emere

CL:.IEM:vrd

John E. Meyers

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

77-202 XASPH

TOWSON MARYLAND 21204

PORTON M. MOURING, P.E

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

> Item #186 (1976-1977) Item 186 (1976-1977)
> Property Oners. Burthpate Associates
> NN oor, incrors Mt. & Spen Hill Mt.
> Senting moding. Senting modified to the Senting Mt. Mt. Senting to the Senting Mt. Senting M

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.

April 6, 1977

Public Works Agreement #97406-Revised, was executed in connection with the development of Porcetview (Pormerly known as Britishate Village). Development has proceeded as towniouses in three sections. This site is indicated as Furch. "Development has proceeded as towniouses in three sections." The site is indicated as Furch. "Development with the recorded plat "section One - Porestriet" (E.H.K., Dr. 39, Public 3), "On this village as the proceeding of the processing based on the processing three processing of the processing processing three processing of the processing processing three processin

Harford Road (Md. 147) 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 Highewy 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.

Aspen Hill Road is a private road.

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 penalt is, therefore, necessary for all grading, including the stripping of tog soil.

Ttom #186 (1976-1977) Northqate Associate April 6, 1977

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on

The Petitioner must provide necessary drainage facilities (temporary or permanent) The Petitioner must provide necessary drainage facilities (temporary or permanent to prevent creating *ny miscness or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to *ny creating or largoger installation of drainage facilities, would be the full libility of the Petitions.

The existing townhouses are served via private ensite water mains supplying the United the Towson Fourth Zone of Water Service. Service from this zone and produce excessive pressure for Parcel "B".

The 12-inch public water main in Parford Road (Drawing #26-0317, File 3) which supplies water from the Eastern Third Zone of Water Service is available to serve this

Additional fire hydrant protection is required in this vicinity.

The 8-inch sanitary sewerage within and along the south side of Aspen Hill Road serves the townhouse complex, is private, and connects to the 8-inch public sanitary sewer, via Terminal Manhole 29158 in Harford Road (Orawing 859-1354, File 1).

There is also 8-inch public sanitary sewerage, in Harford Road approximately 65 feet north of this site at Terminal Manhole 27176 (Drawing #59-1356, File 1).

Donald W. Tucker franco Acting Chief Bureau of Engineering

DWT : EAM : FWR : SS

N-NE Key Sheet 37 NE 18 Pos. Sheet NE 10 E Topo 71 Tax Map



March 2, 1977

Mr. S. Eric DiNenna, Zoning Commissione Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Comments On Item \$186, Zoning Advisory Committee Meeting, February 5, 1977, are as follows:

Property Owner: Northgate Associates Location, NW/C Hagford Road and Aspen Hill Road Existing Zoning: D.R.17 a d D.R.5.5 Proposed Zoning: Special Exception for offices. Variance to pennit a side setback of 5" in lies of the required 25'. Special Hearing to permit off street parking in a Acres: 0.60

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 porties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

It appears that the final development plan must be amended. The amendment procedure must be followed according to Bill 1(1).

Project and Development Planning



March 9 1977

Mr. Erie S. DiNenna Zoning Commissioner 2nd Ploor, Courthouse Towson, Maryland 21204

Po: Item 186- 2A: - February 15, 1977 Item 180- 2A: - Penruary 15, 1977
Property Owner: Northyste Associated
Location: NW/C Harford P.A. & Aspen Hill Rd.
Existing Zoning: D.R. 16 & D.A. 5.5
Proposed Toming: Special Exception for office D.R. 16 & D.A. 5.5 Special Exception for offices. Variance to permit a side setback of 5' in lieu of the required 25'. Special Mearing to permit off street parking in a residential zone.

Acres: 0.50 District: 9th

Dear Mr. Dillenna:

The existing D.R. 16 zoning can be expected to generate approximately 7, trips per 'we and the proposed medical offices building will generate approximately 46' trips per day.

Very truly yours, Tweeleft. Humiger Michael & Planigen

MED/115

Dear Mr. DiNeuna:

Comments on Item 186, Zoning Advisory Committee Keeting, February 15, 1977, are as follows:

Northpate Associates NW/C Earcford Rd. 4 Aspen Hill Rd. : D.R. 16 & D.R. 5.5 : Special Exception for offices. Variance to parmit a side aethaces. Variance is present of street parking in a residential some. 0.60 Location: Existing Zoning: Proposed Zoning:

Since metropolitan water and sever are available, no health hezards are anticipated.

day of ____April

19...77

Cost of Advertis

appearing on the _____ 2lith day of _____

BALTIMORE COUNTY, MARYLAND OFFICE OF FINAN REVENUE DIVISION MISCELLANEOUS CASH RECEIPT Mar. 21, 1977

Very truly yours,

Oloms 1. Klinen Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was

THE

ACCOUNT 01-662 AMOUNT \$50.00 Processon, Md. 2120k; Patition for Special Ecopyion, and Special Hearing for Northgate Associates
771-202-24599 688 6 7 RM 22

VALIDATION OR SIGNATURE OF CASHIEL

...... 19 77, the first publication

No. 46480

50,00 Kgc

THD: RJW: mah



February 16, 1977

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

ts on Item # 186 Zoning advisory Committee Meeting, February 15, 1977

Property Omne: Northgate Associates
UN/O hardwed Bond & Aspon Hill Bond
Existing Zoningria. 16 a Di. 5.5 or offices. Variance to permit a mide methack
Proposed Boningria of the State of St. 1 lieu of the required 25'. Special Hearing to permit off
acres: 0.60 hardwed and the residential sone.

Acres: 0.60 hardwed and the State of St. 1 lieu of the residential sone.

The items checked below are applicable:

Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.

B. A building permit shall be required before construction can begin.

Three sets of construction drawings will be required to file an application for a building permit.

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.

G. Requested setback variance conflicts with the Baltimore County Building Code. See Section ______.

Very truly yours.

Mark E. Sunham

Charles E. Burnham Plans Review Chief CEB:rrj

TOWSON, MD. 21204

March 24, 1977

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

☐ Catonsville Times Dundalk Times ☐ Essex Times ☐ Suburban Times Fast

Towson Times

☐ Arbutus Times ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland,

once a week for one successive weeks before the 11th day of April 19.77, that is to say, the same was inserted in the issues of March 24, 1977.

> STROMBERG PUBLICATIONS, INC. 1 Ste Sminke

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND - 21204

Date: February 9, 1077

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

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

District: 9th

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours, lo. Teich Kloud W. Nick Petrovich, Field Representative

MNP/bp

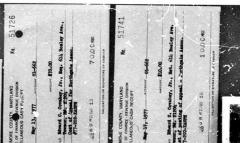
ROGEN B. HATDEN

#77-202- XASSH.

CERTIFICATE OF POSTING IG DEPARTMENT OF BALTIMORE COUNTY Toursen, Maryland

District 9 H Date of Posting 5-19-77 Petitioner Morthach Gase. Location of property N. W. C.R. J. Harfard & Coopen Hall Rd.

Location of Signs . I Ligne I Footed an Lack wile of Contrance to Home Posted by Mark 16 Hers. Case of return: 5-22-22





CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY \$77-202-8A58H Tower, Meryland

Posted by Mail IK

77-202 XASPH CERTIFICATE OF POSTURO DEPARTMENT OF BALTIMORE COUNTY Towner, Maryland

Date of Posting 3 - 24 - 17 Posted for Helening merely Gov 11, 1977 @ 1:00 811 Petitioner: Marit fate ac Location o' property: N/W 1802 of Hofel Bat Copper Pola Location of Signa 3 Signe Control on Moleca & Horford & Copen Ada

Posted by Meri 14 Hero Date of return: 3-31-77

77-202. XASPH

CERTIFICATE OF POSTING DEPARTMENT OF EALTIMORE COUNTY Tousen, Mcr.tond

Date of Posting 4-25-78 Posted for Board of appeals Petitioner Nertingate Associates Inc Location of property. Harford Rd & aspen Hill Rd. wation of Signe N/w lorner of Harford & aspen Hill Pele

Remarks Post new appeal sign Posted by Guy Fature Date of return: 4-25-28

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

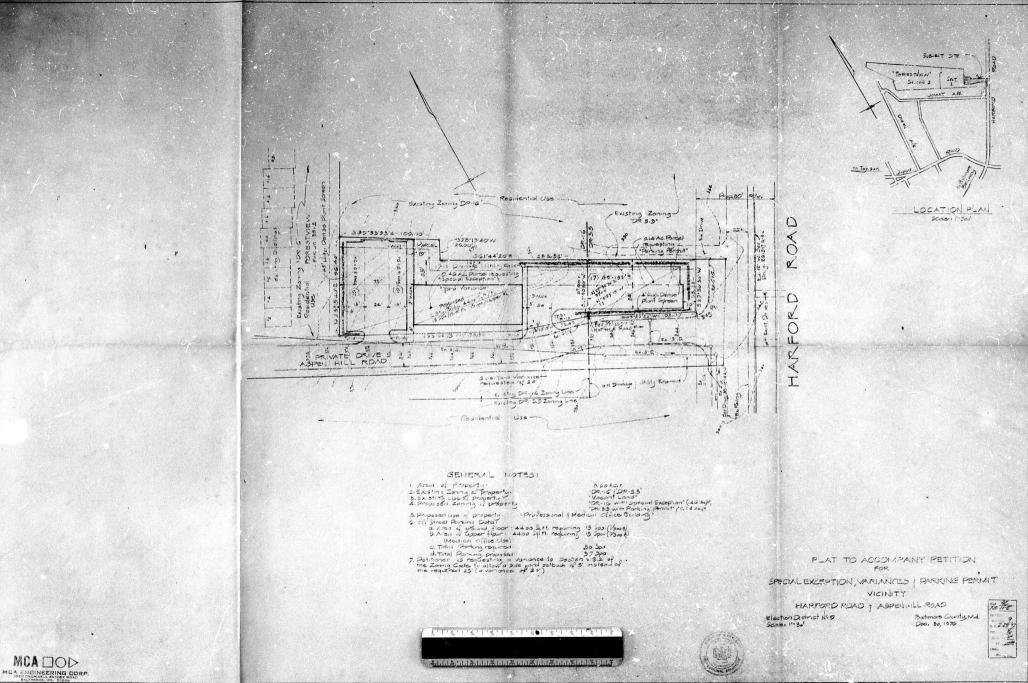
Your Petition has been received * this 7 day of 1977. Filing Fee \$ 170 . Received _Check

S. Eric Dillenna

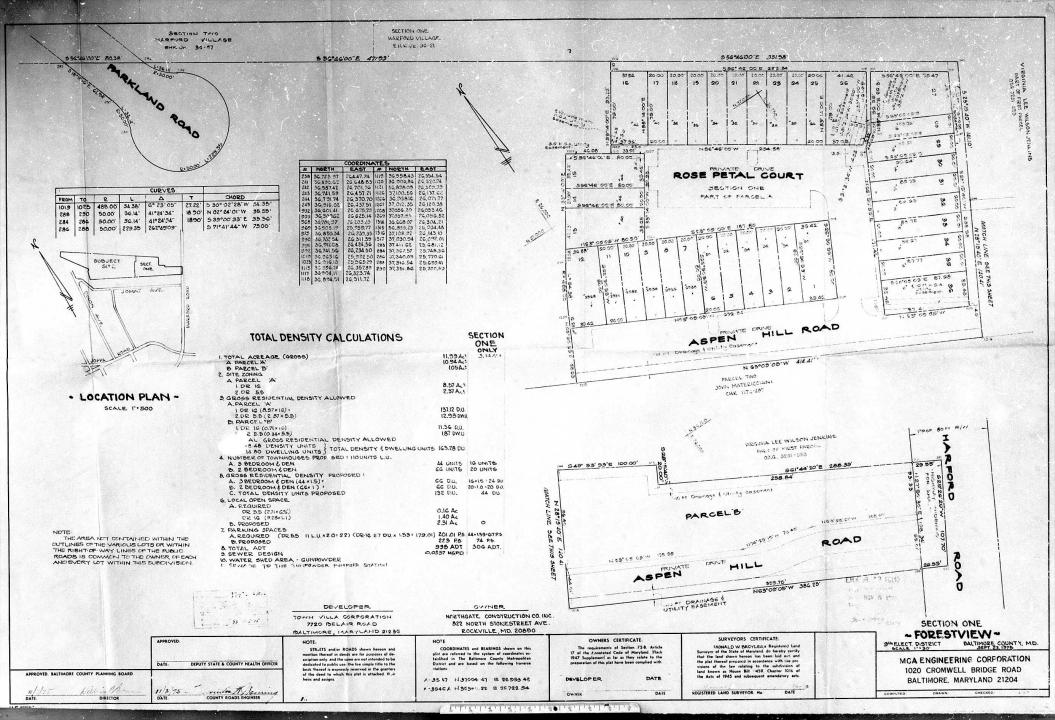
Petitioner Word of Assert, Submitted by D. Ve-Petitioner's Attorney when I conty J - Reviewed by exe

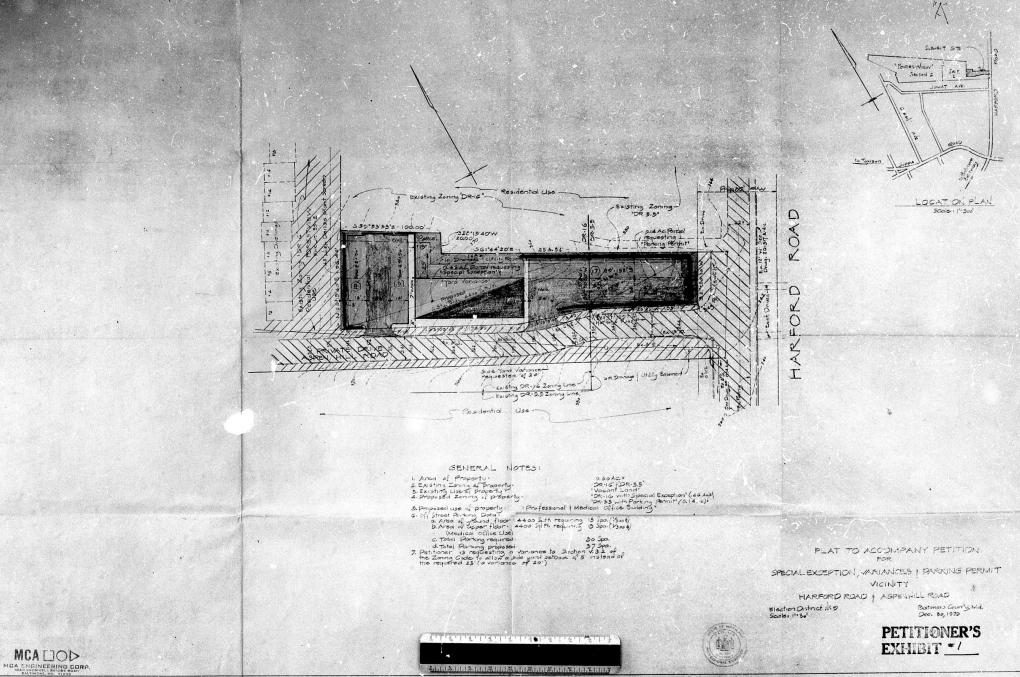
This is not to be interpreted as acceptance of the Petition for ausignment of a hearing date.





J. a. 73217 Wa. 153030





J. o. 73217 W.o. 150005

