

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, **ERIC DAVID**, legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from **DR-28** to **DR-16** and (2) for a special exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for **OFFICE USE ONLY**.

See Memorandum in Support of Petition for Zoning Reclassification and Special Exception for Office Use Only.

See attached description

and (2) for a special exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for **OFFICE USE ONLY**.

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

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

Contract purchaser: **Eric David** Legal Owner
 Address: **6800 Allenswood Road**
 Randallstown, Maryland
 Petitioner's Attorney: **Henry W. Stewart** Protestant's Attorney
 Address: **203 Courtland Avenue**
 Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this **29th** day of **September**, 1977, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the **29th** day of **September**, 1977, at **10:00** o'clock.

Eric David
 Zoning Commissioner of Baltimore County

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **ERIC DAVID**, legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section **1.022-28** ("R2") to permit side setbacks of **7'±** and **3'±** in lieu of the required **25'**.

Due to the shape and size of the recorded lot and the location of the existing improvements the owner will suffer extreme hardship if variance is not granted.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restriction of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: **Eric David** Legal Owner
 Address: **6800 Allenswood Road**
 Randallstown, Maryland 21107
 Petitioner's Attorney: **Henry W. Stewart** Protestant's Attorney
 Address: **203 Courtland Avenue**
 Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this **29th** day of **September**, 1977, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the **29th** day of **September**, 1977, at **10:00** o'clock.

Eric David
 Zoning Commissioner of Baltimore County

(over)

IDCA APPLICATION FOR SPECIAL EXCEPTION AND/OR SPECIAL PERMIT

APR 29 1977
 OFFICE OF PLANNING AND ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, **ERIC DAVID**, legal owner of the property situated in Baltimore County, the property owner of which is hereby to make complete with drawings and surveys on 200 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL EXCEPTION.

ADDITIONAL INFORMATION:
 THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:
 GROSS SITE AREA: **6027** sq. ft. DEED REF. _____
 GRADING: _____ % OF OVERALL SITE WILL REQUIRE GRADING.
 BUILDING SIZE:
 GROUND FLOOR: **32** x **32** AREA: **1024** sq. ft.
 NUMBER OF FLOORS: **2** TOTAL HEIGHT: _____
 FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = **0.17**

REQUIRED NUMBER OF PARKING SPACES:
 PAVED FLOOR: **3** OTHER FLOORS: **2** TOTAL: **5**
 AREA OF SITE TO BE PAVED TO ACCOMMODATE PROPOSED PARKING SPACES: **2160** sq. ft.
 (PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

UTILITIES:
 WATER: PUBLIC PRIVATE, TYPE OF SYSTEM _____
 SEWER: PUBLIC PRIVATE, TYPE OF SYSTEM _____
 UTILITIES SECURITY APPROVAL: _____ BUREAU OF LAND DEVELOPMENT

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

APPLICANT: _____ LEGAL OWNER: _____
 LESSOR OR CONTRACT PURCHASER: _____

THE PLANNING BOARD HAS DETERMINED ON **6/16/77** THAT THE PROPOSED DEVELOPMENT DOES/DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-28.1 OF THE BALTIMORE COUNTY CODE, 1986.
 DATE: **6/16/77**
 CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

IDCA FORM NO. 2 REVISED 4-15

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 RE: PETITION FOR RECLASSIFICATION AND/OR SPECIAL EXCEPTION FOR VARIANCE
 N/S of Milford Mill Rd. 1/4 SW of Reisterstown Rd., 3rd Dist.
 ERIC DAVID, Petitioner Case No. 78-25-RXA

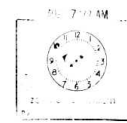
ORDER TO ENTER APPEARANCE

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 thereto, and of the passage of any preliminary or final Order in connection therewith.

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

I HEREBY CERTIFY that on this 10th day of August, 1977, a copy of the foregoing Order was mailed to Henry W. Stewart, Esquire, 203 Courtland Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, II



E. F. RAPHEL & ASSOCIATES
 Registered Professional Land Surveyors
 201 COURTLAND AVENUE
 TOWSON, MARYLAND 21204

OFFICE: 845-3908 March 29, 1977 RESIDENCE: 771-4292

DESCRIPTION TO ACCOMPANY ZONING PETITION
 4100 Milford Mill Road

Beginning for the same at a point on the northerly side of Milford Mill Road, 30 feet wide, at the distance of 145' southwesterly from the intersection formed by the southwest side of Reisterstown Road and the northerly side of Milford Mill Road, said point being at the southeast corner of Lot No. 269 of "Colonial Village" and recorded among the Plat records of Baltimore County in Plat Book CWB Jr. 12, folio 67, thence leaving Milford Mill Road and binding on the outline of Lot No. 269 and on the side of a 10' alley, its three following courses and distances: 1) N37°01'50" W 143.81'; 2) northwesterly 15.48' ±; S64°23' W 25.92', thence leaving said alley and binding on the division line between Lots No. 269 and 270, as shown on the aforesaid Plat Southeastly 147.79' to the northerly side of Milford Mill Road, running thence and binding thenceon N69°10' E 57.25' to the place of beginning.

Containing 0.156 Acres of land more or less.
 Being Lot No. 269 of "Colonial Village" recorded among the Plat Records of Baltimore County in Plat Book CWB Jr. 12, folio 67, and being known as No. 4100 Milford Mill Road.



E. F. RAPHEL
 Registered Prof. Land Surveyor
 No. 2246

September 26, 1977

Henry W. Stewart, Esquire
 203 Courtland Avenue
 Towson, Maryland 21204

RE: Petitions for Reclassification, Special Exception, and Variance N/S of Milford Mill Road, 145' SW of Reisterstown Road - 3rd Election District
 Eric David - Petitioner
 NO. 78-25-RXA (Item No. 6)

Dear Mr. Stewart:

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

Very truly yours,
George J. Harkins
 Deputy Zoning Commissioner

GJM/mc

Attachments:

- cc: Henry I. Louis, Esquire
 Colonial Village Improvement Association
 4100 Lowell Drive
 Baltimore, Maryland 21208
- John W. Hession, III, Esquire
 People's Counsel

ERIC DAVID
 HENRY I. LOUIS
 4100 LOWELL DRIVE
 BALTIMORE, MARYLAND 21208
 August 29, 1977

Mr. S. Eric DiNenna
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Dear Mr. DiNenna:

On behalf of the Colonial Village Improvement Association, I would like to file a formal protest in advance of the hearing on the zoning matters on a property, 4100 Milford Mill Road. The hearings are scheduled for September 8, 1977, at 7 p.m. There are three notices posted - the number is 78-25-RXA. One is for a reclassification from DR 5.5 to DR 16. The second is a special exception for office, and the third is for a variance to permit side setbacks of 7 feet and 3 feet instead of the required 25 feet.

We of the Colonial Village Improvement Association, can see no reason why this property can be turned from residential into commercial. The owner of the property, upon buying it, knew of the residential nature of the property and since that time has tried over and over again to have it reclassified commercial. In the meantime, the property has not been well taken care of, the grass is allowed to grow over, the shrubbery is allowed to grow over, the house looks a mess. We feel that should the property be turned into commercial property, that even less care would be taken of it. We are further concerned that this erosion of commercial into the residential neighborhood could continue right up Milford Mill Road and the whole of Milford Mill Road could at some point be commercial. This, of course, would be extremely detrimental to the property values of Colonial Village, which up until this time has maintained its value beautifully.

At the zoning hearing, we will have quite a few people from the Colonial Village Improvement Association who live in the neighborhood, who will be on hand to protest any change. I hope that you will take the views of the community into consideration as you turn down the various requests which have been made. Thank you in advance for your kind considerations. I am

Very truly yours,
 Henry I. Louis,
 President to Colonial Village Improvement Association

HLL:co

January 19, 1978

Henry I. Louis, Esquire
 Colonial Village Improvement Assn.
 4100 Lowell Drive
 Baltimore, Maryland 21208
 Re: Case No. 78-25-RXA
 Eric David

Dear Mr. Louis:
 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,
Edith T. Eshenerr
 Administrative Secretary

- Encl.
- cc: Mr. Barry Henderson
 John W. Hession, Esquire
 Henry W. Stewart, Esquire
 Mr. Eric David
 Mr. Charles Rader, Jr.
 Mr. J. E. Dyer
 Mr. S. E. DiNenna
 Mr. G. J. Hoffmink
 Mr. L. H. Grief
 Mr. J. Howell
 Board of Education

MEMORANDUM IN SUPPORT OF PETITION FOR ZONING RECLASSIFICATION AND SPECIAL EXCEPTION FOR OFFICE USE ONLY

To the Zoning Commissioner of Baltimore County:

Now comes, Eric David, legal owner of the property referred to as 4100 Milford Mill Road, Baltimore, Maryland 21208 and through his attorney Henry W. Stewart does file this Memorandum in Support of his Petition for Zoning Reclassification and Special Exception for office use only, and for reason says:

1. That the property referred to above is presently classified as D.R. 5.5 and although classified as such is located in a commercial corridor extending north and south off of Reisterstown Road. That immediately adjacent to the east side of the Petitioner's boundary line are located two commercial establishments namely, the Toddle House Restaurant and the Shell service station; that directly to the south of the Petitioner's property is the Dolly Madison Bakery whose commercial boundaries greatly extend into the residential community even beyond where the Petitioner's property is located. The Petitioner's property is located approximately 150 feet from the intersection of Milford Mill Road and Reisterstown Road and is the first residential house on Milford Mill Road off of Reisterstown Road. That the Dolly Madison Bakery to the south of this property extends approximately 275 feet from this intersection; and it is apparent, therefore, that a commercial corridor has now been formed extending approximately 200 feet on either side of Reisterstown Road running north and south in this area.

2. When taken into consideration the close proximity of the already established commercial business next to the Petitioner's property, and the fact that his property is now faced on two sides by these commercial premises, one of which actually extends into the residential community farther than that of the Petitioner's property, it is clear that the Baltimore County Planning Board has failed to recognize the existence of this commercial corridor and, therefore, has erred in its decision in having this classification remain as a D.R. 5.5.

3. In addition to the above error now alleged by the Petitioner, it would appear that there has been a drastic change in the neighborhood particularly in the area where the Petitioner's property now lies.

4. That because of the present classification and the increase of commercial establishments bordering his property both to the east and to the south of his property line, the Petitioner, is unable to receive from the property its complete use and enjoyment for which he is entitled.

5. That, when we take into consideration the drastic change of this neighborhood from a residential community to that of commercial establishments, and the commercial corridor that is formed in this particular area of Reisterstown Road, the Petitioner's claim of error on behalf of the Baltimore County Planning Board is clearly substantiated.

6. That in view of the facts stated above the Petitioner is requesting that the present classification of D.R. 5.5 be reclassified to that of D.R. 16 with a special exception for office use only. That this will be in keeping with the drastic change

in the neighborhood, namely the commercial corridor extending north and south on Reisterstown Road and at the same time would serve to buffer the residential property to the west from this already existing commercial corridor. That the Petitioner does also state that should such a reclassification from a D.R. 5.5 to a D.R. 16 with a special exception for office use only be granted to him, that it would not be detrimental to the health, safety or general welfare of the locality in which is located; that it would not tend to create further congestion on the roads, streets or alleys in the locality of his property, and that it will not tend to overcrowd land or cause undue concentration of population in this particular area and would not unnecessarily interfere with the adequate provisions for schools, parks, water, sewage, transportation and other requirements, conveniences and or improvements in the general locality, and that this reclassification would not interfere with adequate light, air, etc. as provided for under Section 502 of the Baltimore County Zoning Regulations, but would be in keeping with the already existing changes in the neighborhood and commercial establishments allowed to do business in the general area of the Petitioner's property.

Respectfully submitted,

Henry W. Stewart
Henry W. Stewart
203 Costland Avenue
Towson, Maryland 21204
321-8818

RE: PETITIONS FOR RECLASSIFICATION, SPECIAL EXCEPTION, AND VARIANCE N/S of Milford Mill Road, 145' SW of Reisterstown Road - 3rd Election District
Eric David - Petitioner
NO. 78-25-RXA (Item No. 6)

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

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This matter comes before the Deputy Zoning Commissioner as a result of a Petition filed for Reclassification from a D.R. 5.5 Zone to a D.R. 16 Zone for a parcel of land containing 0.16 acres, more or less, located on the north side of Milford Mill Road, 145 feet southwest of Reisterstown Road, in the Third Election District of Baltimore County. The Petitioner includes a request for a Special Exception for offices and a Variance to permit a side yard setback of seven feet and three feet instead of the required twenty-five feet.

The subject property is improved with a two-story brick dwelling and, prior to the 1976 Comprehensive Zoning Map, was zoned D.R. 3.5. Both the Planning staff and the Planning Board recommended D.R. 16, but the County Council retained D.R. 5.5.

Testimony on behalf of the Petitioner indicated that he has experienced difficulty in retaining tenants for this rental property, a fact which he attributed to noise, congestion and general residential unacceptability. Further testimony for the Petitioner alleged that the "neighborhood" has undergone a drastic change from residential to commercial uses, that affirmative action regarding the Petition would not be detrimental to the vicinity, that the prerequisites of Section 502 of the Baltimore County Zoning Regulations have been met, and that the intended change and use would not tend to devalue nearby properties. Nearby residents, in protest, disputed the Petitioner's statement that his inability to retain tenants is due to the environment. They charged that the

ORDER RECEIVED FOR FILING
DATE September 26, 1977
BY *Stella P. Gandy*
Administrative Assistant

property owner has discouraged such use by permitting his building to deteriorate. Protestants further claimed fear of possible loss of their property values, increased traffic, and lack of proof of need for offices.

Without reviewing the evidence further in detail, but based on all of the evidence presented at the hearing, it is the opinion of the Deputy Zoning Commissioner, that the D.R. 5.5 zoning on this property constitutes error. The existence of business establishments, both north and south of the subject property, as well as to the east, clearly establishes the commercial character of the immediate neighborhood. As a result, these commercial aspects mitigate against the use of this building for residential purposes. This is borne out by the Petitioner's difficulty in retaining tenants in his building. Further, no evidence was produced by Protestants to support their contention that their property values would be adversely affected should office use be granted the Petitioner. Moreover, the Special Exception meets the requirements of Section 502.1 of the Baltimore County Zoning Regulations and it and the Variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26th day of September, 1977, that the Reclassification from D.R. 5.5 to D.R. 16, the Variances herein described, and the Special Exception for office use should be and the same are hereby GRANTED, from and after the date of this Order, subject to the following:

- The office use shall be for general offices only (excluding medical offices).
- The exterior of the building shall remain substantially unchanged.
- Approval of a site plan by the Department of Public Works, Department of Traffic Engineering, and the Office of Planning and Zoning.

Stella P. Gandy
Deputy Zoning Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION : BEFORE
from DR 5.5 to DR 16, SPECIAL : COUNTY BOARD OF APPEALS
EXCEPTION for Office Use Only, : OF
and VARIANCE from Section 1802.2.8 : (V.B.2) of the Baltimore County : Zoning Regulations : BALTIMORE COUNTY,
N/S Milford Mill Road 145' : SW of Reisterstown Road : 3rd District : No. 78-25-RXA
Eric David, Petitioner :

OPINION

This case comes before the Board on an appeal from a decision of the Deputy Zoning Commissioner which granted this petition subject to certain restrictions. The petition requests a reclassification from an existing DR 5.5 zone to a DR 16 zone, a special exception for office use of an existing dwelling, and a variance from certain sections of the zoning regulations pertaining to side yard setbacks.

The subject property is located on the north side of Milford Mill Road about 145 feet southwest of the Reisterstown Road, in the Pikesville area of the Third Election District. If successful, the property owner plans to use an existing two-story brick dwelling for his office. The Petitioner's business is an answering service company. The Petitioner would propose no parking in the front yard of this property, no office use of the basement, and no changes to the exterior of this building. A memorandum submitted to the Deputy Zoning Commissioner by the Petitioner, and the opinion of the Deputy Zoning Commissioner, fairly summarize the facts presented to the Board in this case. Therefore, we will not further detail some in this Opinion. Suffice it to say that the success of this petition must rise or fall upon the success of the requested reclassification.

The Board can readily recognize the practical difficulty in the variance sought herein and, likewise, the tenets of Section 502.1 could be satisfied by the use proposed herein subject to restrictions similar to those set out in the Deputy Zoning Commissioner's Order. However, as aforementioned the reclassification is the crux of the case. In order for this Board to grant the requested reclassification it must find error on the part of the Council when it zoned the property DR 5.5 in October of 1976, and/or substantial change in the character of the neighborhood since that time warrant the

Eric David - #78-25-RXA 2.
reclassification of the subject property from its existing zoning to the requested DR 16 classification.

The record is absolutely devoid of testimony and evidence upon which one could find substantial change in the character of the neighborhood. Nothing in this neighborhood in the way of land utilization has substantially changed since October of 1976. This particular property and the same requested classification was a specific issue before the Council in October of 1976. The Planning staff and Planning Board did, in fact, recommend DR 16 for the subject property. However, the County Council, in its wisdom, chose not to reclassify the subject property but to retain the existing DR 5.5 classification, in spite of the fact that the subject property is immediately adjacent to, and very close to, the commercial strip along the Reisterstown Road, and across the street from a commercial use. Nonetheless, some is part and parcel of the stable residential subdivision of Colonial Village. The reclassification of this particular property by the petition process could trigger a domino effect which would present problems to any administrative authority as to actually where to draw the line dividing the commercial or quasi-commercial uses from the strictly residential community of Colonial Village.

In the judgment of this Board, the testimony and evidence presented does not evidence error on the part of the Council when it retained the existing DR 5.5 zoning classification on the subject property. Noting that because this particular property was a specific issue before the County Council and knowing very well for many years the land utilization in this neighborhood, the Board cannot find error on the part of the Council when it zoned this property DR 5.5 in October of 1976. Certainly, a DR 16 zoning classification for this particular property, with its utilization as proposed herein for an in-house office use, subject to restrictions, would not be an inappropriate land use. Nonetheless, it is not the duty of this Board to second guess the Council, but only to weigh the testimony and evidence presented and to decide in its best judgment whether or not the

Eric David - #78-25-RXA

County Council erred when, in fact, they limited the residential classification of the subject property to DR 5.5. This particular petition and the specific proposal herein is but another example as to why the zoning regulations should be amended to include a classification for in-house office use where same would be appropriate.

While sympathizing with this Petitioner and finding no real incompatibility with the land use proposed herein, the Board, after carefully reviewing the testimony and evidence presented in this case, cannot find error and/or substantial change in the character of the neighborhood to warrant the granting of this reclassification. Therefore, the reclassification will be denied and the issues of the special exception and variance become moot.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 19th day of January, 1978, by the County Board of Appeals, ORDERED that the reclassification, special exception and variance petitioned for, be and the same are hereby DENIED.

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

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

Herbert A. Davis

ORDER RECEIVED FOR FILING

DATE September 26, 1977
BY *Stella P. Gandy*
Administrative Assistant

APPRAISAL EXPERIENCE SUMMARY:

During the past eight years, I have done appraisals for attorneys, through attorney for estates, for the Circuit Court of Baltimore County in connection with condemnation cases under eminent domain, and for the State Roads Commission of Maryland, as well as private house and property, commercial and industrial appraisals.

On June 6, 1973, I was designated as an acceptable appraiser to the Federal National Mortgage Association, and have been doing FNMA and GNMA appraisals since that time. I am also qualified for FHLMC.

Additionally, I have been appointed to the Panel of Appraisers for the following: Mortgage Guaranty Insurance Corp., Continental Mortgage Insurance, Inc., Liberty Mortgage Insurance Corp. and PMI Mortgage Insurance Company. My current status with each of these companies is 'active.'

REAL ESTATE SALES EXPERIENCE:

1974 - Jane Collins, Inc., 121 Allegheny Avenue, Towson, Maryland 21204
 1963 - 1974 H. Frances LeBrun Co., 111 W. Susquehanna Avenue, Towson, Maryland 21204

PROFESSIONAL LICENSES:

Real Estate Commission of Maryland - License No. AB 0268
 Insurance Department of Maryland - License ALFC 16694
 Insurance Department of Maryland - Broker's License 17447

PROFESSIONAL MEMBERSHIPS:

- 1977 - Member, American Association of Certified Appraisers (Designation: CA-S)
- 1977 - Member, National Association of Review Appraisers (Designation: CRA)
- 1976 - Member, National Association of Independent Fee Appraisers (Designation: IFA)
- 1977 - Member, Board of Directors, Real Estate Brokers Round Table of Baltimore County
- 1974 - President, Real Estate Brokers Round Table of Baltimore County
- 1972 - Treasurer, Real Estate Brokers Round Table of Baltimore County
- 1965 to present Member, Real Estate Brokers Round Table of Baltimore County
- 1960 to present Member, Real Estate Board of Greater Baltimore
- 1974 to present Member, Multiple Listing Service of Greater Baltimore, Inc.
- 1974 to present Member, National Association of Realtors
- 1974 to present Member, State Association of Realtors

RESUME: Theodore A. Parsons

COMPARABLE DATA MAINTAINED:

- Luck's Real Estate Directory for Baltimore City and County
- Real Estate Tax Assessments Directory for Baltimore City
- Real Estate Tax Assessments Directory for Baltimore County
- Marshall & Swift Publication Co. Valuation Service (Residential, Commercial and Industrial) and Residential Cost Handbook
- McMichaels Appraisal Manual
- Real Estate Atlas of Baltimore County - Aerial Map Volume and Index
- Stewart Directories and Reports - Baltimore County, Carroll County Multiple Listing

EDUCATION:

- 1976 Johns Hopkins University, Baltimore, Maryland. Real Estate Appraisal Course.
- 1976 American National Red Cross Course.
- 1972 Towson State University, Towson, Maryland 21204. Real Estate I and II. Certificate received.
- 1956 New England Conservatory of Music, Boston, Massachusetts. Counterpoint and harmony. Diploma.
- 1950 - 1956 Northeastern University, Boston, Massachusetts. Undergraduate in business administration and mechanical engineering.
- 1949 - Lincoln Prep, Boston, Massachusetts. Certificate.
- 1948 Boston College High School, Boston, Massachusetts. College course. Diploma.

PERSONAL DATA:

Age 49, married, two children.
 Assistant Scoutmaster, Boy Scout Troop 1000, Cathedral of Mary Our Queen, Baltimore, Maryland.
 Interests: Swimming, chess, hiking, antique autos.

RESUME: Theodore A. Parsons

REFERENCES:

- Angelo Santamaria, Colonial Mortgage Services Company, 600 Reisterstown Rd., Baltimore, Maryland 21208
- Mrs. Jane Collins, Jane Collins, Inc., 121 Allegheny Ave., Towson, Md. Telephone: 821-5717.
- John K. Barbour, Jr., Attorney, 1224 Fidelity Building, Baltimore, Md. Telephone: La 9-2816.
- C. Arthur Eby, Jr., Vice President, Colonial Title Company, 21 W. Susquehanna Ave., Towson, Md. Telephone: 825-5222
- Mrs. Maria B. Kade, Mortgage Officer, The Savings Bank of Baltimore, 105 W. Chesapeake Ave., Towson, Md. Telephone: 825-5610
- Hyland P. Stewart, III, President, Stewart Directories, Inc., 304 W. Chesapeake Ave., Towson, Md. Telephone: 823-4780
- John C. Moran, Weaver Bros., Inc., Heaver Plaza, Luthersville, Md. 21093. Telephone: 821-0816
- Curtis Moore, Midstatus Mortgage Corp., 8200 LaSalle Rd., Towson, Md. Telephone: 321-1933

September 2, 1977

RE: N/S Millford Mill Rd.
 145' S/W of Reisterstown Rd.

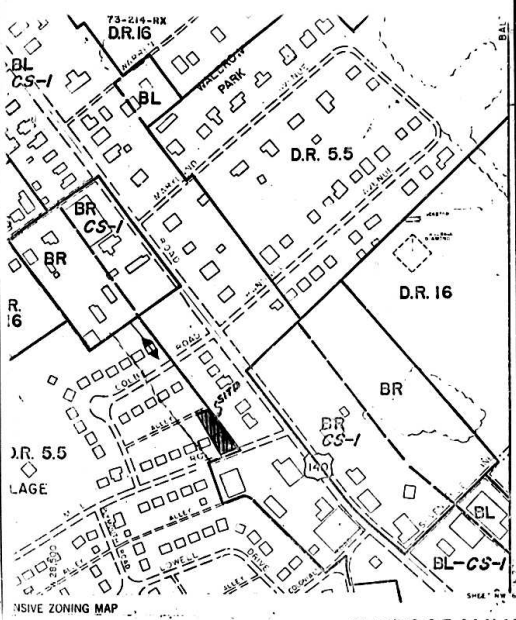
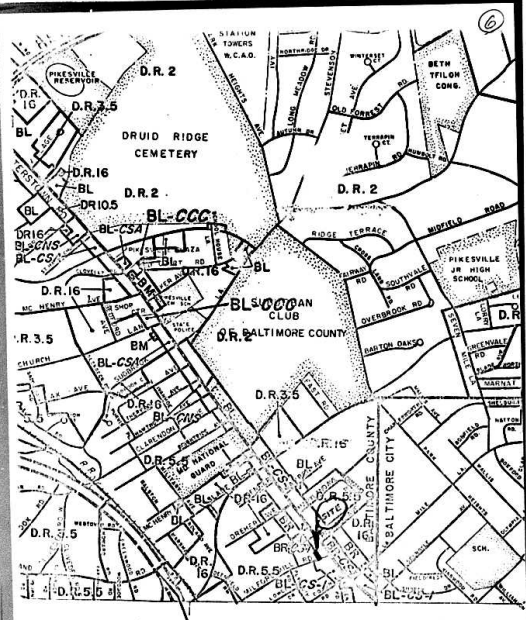
Existing Zoning: DR 5.5

Proposed Zoning: DR 1a with Special Exception for Offices and Office Building

Currently subject is improved by a two story brick structure, which is now a residential rental property. There is a gas station next to subject and subject is across the street from a Dolly Madison Bakery Outlet. Obviously, these business operations do not improve the residential quality of the site. An office at this location would be a buffer between the current Business Roadside and the Colonial Village area. Further, in this location it would be much easier to rent this property as an office as opposed to a residence because of its proximity to business operations.

In my opinion, this zoning change would form a desirable barrier between Residential and Business Roadside. For this reason, it is my opinion that the proposed zoning change would not devalue the area, but will indeed result in the reverse - an increase in the values of Colonial Village.

Theodore A. Parsons
 Theodore A. Parsons
 September 6, 1977



RE: PETITION FOR RECLASSIFICATION : BEFORE THE ZONING COMMISSIONER
 PETITION FOR SPECIAL EXCEPTION : OF BALTIMORE COUNTY
 PETITION FOR VARIANCES :
 N/S of Millford Mill Rd., 145' SW of : Case No. 78-25-RXA
 Reisterstown Rd., 3rd District :
 ERIC DAVID, Petitioner

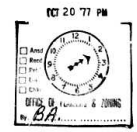
ORDER FOR APPEAL

Mr. Commissioner,
 Please note an Appeal from the decision of the Deputy Zoning Commissioner in the above-entitled matter, under date of September 26, 1977, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

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

John W. Hession, III
 John W. Hession, III
 People's Counsel
 County Office Building
 Towson, Maryland 21284
 494-2181

I HEREBY CERTIFY that a copy of the foregoing Order was mailed this 20th day of October, 1977 to Henry W. Stewart, Esquire, 203 Courtland Avenue, Towson, Maryland 21204, Attorney for Petitioner.



RE: Petitions for Reclassification : BEFORE THE
 Special Exception and Variance : OF BALTIMORE COUNTY
 N/S of Millford Mill Road 145' SW of : DEPUTY ZONING
 Reisterstown Road - Third Election District :
 Eric David - Petitioner : COMMISSIONER
 NY. 78-25-RXA (Item No. 6) :
 : OF
 BALTIMORE COUNTY

Please enter an appeal from the Order of George J. Martinak, Deputy Zoning Commissioner dated September 26, 1977 to the County Board of Appeals of Baltimore County on behalf of Henry I. Louis, Phyllis Louis, Barry Henderson and Carol Henderson.

Henry I. Louis (SEAL)
 Henry I. Louis
 1400 Essex II Drive
 Towson, Md.
Phyllis Louis (SEAL)
 Phyllis Louis
 1400 Essex II Drive
 Towson, Md.
Barry Henderson (SEAL)
 Barry Henderson
 7004 Deerfield Road
 Towson, Md.
Carol Henderson (SEAL)
 Carol Henderson
 7004 Deerfield Road
 Towson, Md.

Henry I. Louis, Attorney for Appellants



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Henry W. Stewart, Esquire
203 Courtland Ave.
Towson, Maryland 21284

Form No. 6

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21284

2008 April 29, 1977

Your Petition has been received and accepted for filing this day of 1977.

Eric David
Henry W. Stewart

Patrick W. Bishop & Associates
Petitioners, Engineers, Planners

Reviewed by
Nicholas B. Commodari,
Eric DiNenna,
Associate III

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG
111 W. Chesapeake Ave.
Towson, Maryland 21284
Nicholas B.
Commodari
Associate III
Acting Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE BOARD COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
POLICE DEPARTMENT
BOARD OF SELECTION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

May 2, 1977
Henry W. Stewart, Esquire
203 Courtland Avenue
Towson, Maryland 21284

RE: Reclassification and Special Exception
Item No. 6 - 1st Cycle
Petitioner - Eric David

Dear Mr. Stewart:

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 north side of Milford Mill Road approximately 145' southwest of Reisterstown Road, this D.R. 5.5 zoned site is currently improved with a two story brick dwelling. Adjacent properties to the north and west are also zoned D.R. 5.5 and improved with similar type uses, while properties to the east and south are zoned commercial and improved with a service garage, restaurant, service station and bakery, respectively.

This combination Reclassification and Special Exception hearing is necessitated by your client's proposal to convert the existing dwelling into offices. A Variance for the existing side setbacks must also be included, therefore, petition forms must be submitted accordingly.

Henry W. Stewart, Esquire
Page 2
Item No. 6
May 2, 1977

Revised plans reflecting the setbacks of the building as well as the location of public water and sewer must be submitted to this office.

Particular attention should be afforded the comments of the Office of Project and Development Planning, the Department of Traffic Engineering, and Bureau of Engineering concerning access to the proposed parking area in the rear.

In addition to the above and as provided in Section 22-15.1(e) of Bill 12-77, The Interim Development Control Act, any application for Special Exception in residential zones must first be approved by the Planning Board before it can be processed by this office. This letter will officially notify you that your petition is being referred to the Planning Board for their review in accordance with the aforementioned bill.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plans, as may have been requested by this Committee, shall be submitted to this office prior to May 27, 1977 in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1977 and October 15, 1977 will be forwarded to you well in advance.

Very truly yours,

Nicholas B. Commodari
Acting Chairman
Zoning Plans Advisory Committee

HWC:rf

cc: E. F. Bishop & Associates
201 Courtland Avenue
Towson, Maryland 21284



THORNTON M. S. CLARK, P.E.
DIRECTOR
April 29, 1977

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

Re: Item #6 (Cycle I April-October 1977)
Property Owner: Eric David
N/S Milford Mill Rd. 145' S/W of Reisterstown Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: D.R. 16, with Special Exception for Offices and Office Building.
District: 3rd No. of Acres: 0.156

Dear Mr. DiNenna:
The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:
This property is Lot 269 of the plat of "Colonial Village", recorded C.W.B., Jr. 12, Police 46 and 67.

Highways:
Milford Mill Road, an existing County road, is proposed to be improved in the future as a 40-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening together with a filllet area for eight distance at the alley intersection and 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, see Drawing #70-049, File 5.

The unimproved 10-foot "paper" alley as shown on the recorded plat of "Colonial Village" is for residential use; as such the Petitioner should prevent ingress or egress of vehicular traffic. If improved in the future, it would be as a commercial type 20-foot concrete alley. Additional right-of-way would be required and such improvements would be a responsibility of the Petitioner.

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.

Item #6 (Cycle I April-October 1977)
Property Owner: Eric David
Page 2
April 29, 1977

Storm Drains:
Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.
There is a drainage inlet at the northeast corner of this site.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent any nuisance or damages to adjacent properties, especially by the collection of surface waters. Correction of any problem which may result, due to improper or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:
Public water supply and sanitary sewerage are serving this residence. Additional fire hydrant protection is required in the vicinity.

Very truly yours,
Donald W. Tucker, P.E.
Acting Chief
Bureau of Engineering

DWT:RAM:PMR:as
cc: W. Manchoff
G-SW Key Sheet
25 No 19 Pos. Sheet
No 1 E Topo
78 Tax Map



April 20, 1977

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

Dear Mr. DiNenna:
Comments on Item 6, Zoning Cycle I, April, 1977, are as follows:

Property Owner: Eric David
Location: N/S Milford Mill Road 145 Ft. SW of Reisterstown Road
Present Zoning: D.R. 5.5
Proposed Zoning: D.R. 16 with Special Exception for offices and office building
District: 3rd
No. Acres: 0.156

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.

The proposed use of the paper alley as access to serve the parking area does not comply with Baltimore County standards for a commercial driveway.

Very truly yours,
John W. Wimbley
Acting Chairman
Planner III
Project and Development Planning



April 19, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
3rd Floor, Courthouse
Towson, Maryland 21284

Re: Cycle Zoning Item No. 6 - 2AC - April 1977
Property Owner: Eric David
Location: N/S Milford Mill Rd. 145 ft. SW of Reisterstown Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: D.R. 16, with Special Exception for Offices and Office Building.
District: 3rd
No. Acres: 0.156

Dear Mr. DiNenna
The site is too small to be a major traffic generator. The proposed entrance driveway and parking lot does not meet county standards and problems can be expected.

Very truly yours,
Michael S. Flanagan
Traffic Engineer Associate

MST/ljo

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

April 18, 1977

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

Dear Mr. DiNenna:
Comments on Item #6, Zoning Cycle I Meeting,
April 5, 1977, are as follows:

Property Owner: Eric David
Location: N/S Milford Mill Rd. 145 ft. SW
of Reisterstown Rd.
D.P. 5.5
Present Zoning: D.R. 15, with Special Exception
for Offices and Office Building
District: 3rd
Acres: 0.156

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

Very truly yours,

Thomas H. Davis

Thomas H. Davis, Director
BUREAU OF ENVIRONMENTAL SERVICES

K5:mah

Paul H. Reinecke
Chief

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

Attention: Mr. Nicholas B. Comodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Eric David
Location: N/S Milford Mill Rd. 145 ft. SW of Reisterstown Rd.
Item No. 6 Zoning Agenda Zoning Cycle I
Comments:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "X" are applicable and required
to be corrected or incorporated into the final plans for the property.

- (1) Fire hydrants for the referenced property are required and shall be
located at intervals of _____ feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.
- (2) A second means of vehicle access is required for the site.
- (3) The vehicle dead end condition shown at _____
violates the maximum allowed by the Fire Department.
- (4) The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operations.
- (5) The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Pro-
tection Association Standard No. 101 "Life Safety Code", 1970
Edition prior to occupancy.
- (6) Site plans are approved as drawn.
- (7) The Fire Prevention Bureau has no comment, at this time.

Noted and Approved: *Joseph M. McGeonott*
Planning Group Station Chief
Special Inspection Division Fire Prevention Bureau

JOHN D. SEFFERT
DIRECTOR

April 18, 1977

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

Zoning Cycle #1

Dear Mr. DiNenna:

Comments on Item #6 Zoning Advisory Committee Meeting,
are as follows:

Property Owner: Eric David
Location: N/S Milford Mill Rd 145 Ft. SW Reisterstown Rd
Existing Zoning: D.R. 5.5
Proposed Zoning: D.R. 15 with Special Exception for Offices and Office Building.
Acres: 0.156
District: 3rd

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 for
new use.
- B. A building permit shall be required before construction can begin, to
alter building to new use. A change of occupancy permit is required.
- 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. Burbank CSR

Charles E. Burbank
Plans Review Chief
CSR:rlj

TOWSON, MARYLAND 21284

Date: April 7, 1977

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

Z.A.C. Meeting of: Zoning Cycle I

RE: Item No. 6
Property Owner: Eric David
Location: N/S Milford Mill Rd. 145 ft. SW of Reisterstown Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: D.R. 15, with Special Exception for Offices and Office
Buildings.

District: 3rd
Sq. Acres: 0.156

Dear Mr. DiNenna:
No effect on student population.

Very truly yours,

W. Nick Petrowski
W. Nick Petrowski,
Trustee Representative

WSP/tp

JAMES H. MCGUIRE, PRESIDENT
W. BRYAN WILLIAMS, JR., DEPUTY PRESIDENT
WALTER W. BARNETT
TOWSON H. BAKER
KENNETH S. HENDERSON
ROBERT A. DUBEL, SECRETARY

Patrolman's Name	Area	Address
1. Arnold Spang	410 S. Milford Mill Rd	
2. Kelly Spang		
3. [unclear]	1220 Lowell Drive, [unclear]	
4. [unclear]	4100 Colby Rd	
5. [unclear]	1109 Colby Rd	
6. [unclear]	4100 Colby Rd	
7. [unclear]	4110 Milford Mill Rd	
8. [unclear]	4000 Milford Mill Rd	
9. [unclear]	11116 Wood [unclear]	
10. [unclear]	3004 Danford Rd	
11. [unclear]	7024 Deerfield Rd	
12. [unclear]	4103 Colby Rd	
13. [unclear]	4105 Colby Rd	
14. [unclear]	4103 Colby Rd	
15. [unclear]	4000 W. Wood Rd	
16. [unclear]	4000 W. Wood Rd	
17. [unclear]	11102 Milford Mill Rd	
18. [unclear]	7024 Deerfield Rd	
19. [unclear]	7024 Deerfield Rd	

20. [unclear]	7024 Deerfield Rd
21. [unclear]	6950 Deerfield Rd
22. [unclear]	15 Shelton Rd
23. [unclear]	851100 [unclear]
24. [unclear]	8 [unclear]
25. [unclear]	4120 Colby Rd
26. [unclear]	7027 Colby Rd
27. [unclear]	4120 Colby Rd
28. [unclear]	4100 [unclear]
29. [unclear]	7113 Deerfield Rd
30. [unclear]	Lawell Drive

OFFICE OF THE TIMES
TOWSON, MD. 21214 August 19 1977

THIS IS TO CERTIFY that the annexed advertisement of
PETITION FOR RECLASSIFICATION, Special Exception
& Variance - Eric David
was inserted in the following:

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

weekly newspapers published in Baltimore County, Maryland,
once a week for one successive weeks before the
15th day of August, 1977, that is to say, the same
was inserted in the issues of August 18, 1977

STROMBERG PUBLICATIONS, INC.
By *John Benge*

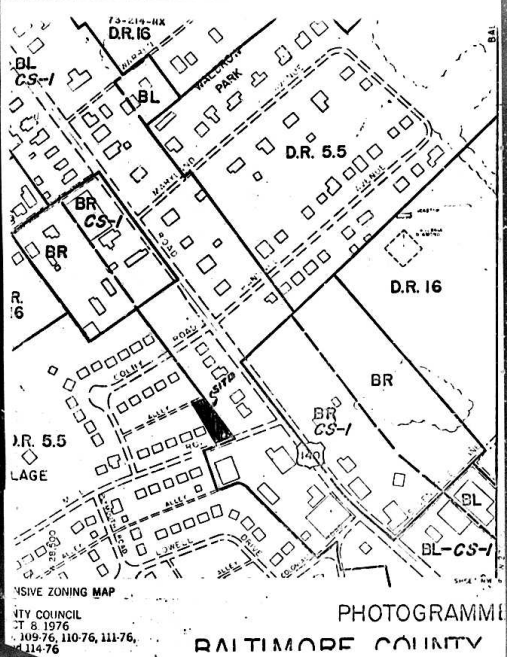
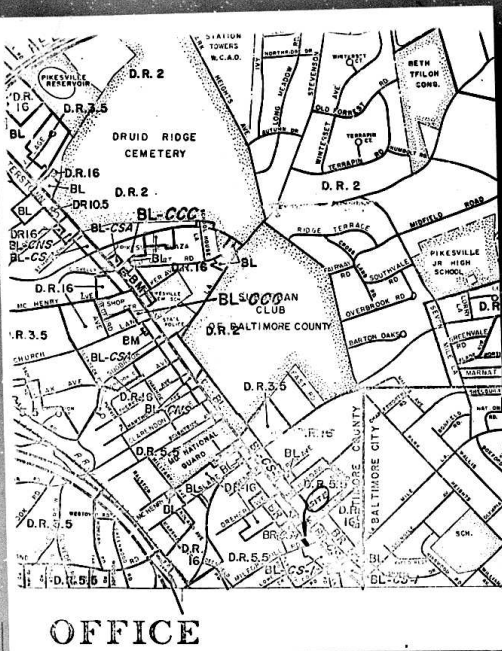
CERTIFICATE OF PUBLICATION

TOWSON, MD. August 18, 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
one time, before the 15th day of
September, 1977, the 18th day of August,
1977.

THE JEFFERSONIAN
By *John Benge*

Cost of Advertisement \$



3-SIGNS 78-25-RX9

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: August 23, 1977
 Platted for: PETITIONS FOR RECLASSIFICATION OF SPECIAL EXCEPTION VARIANCE
 Petitioner: ERIS DAVID
 Location of property: N/2 E. MILFORD MILK RD. 145' SW of REIDSTOWN RD.
 Location of Signs: FRONT 4100 MILFORD MILK RD.

Remarks:
 Posted by: Thomas B. Roland Date of return: August 26, 1977
 Signature

1-SIGN 78-25-RX9

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: Aug. 23, 1977
 Posted for: APPEAL
 Petitioner: ERIS DAVID
 Location of property: N/2 E. MILFORD MILK RD. 145' SW of REIDSTOWN RD.
 Location of Signs: FRONT 4100 MILFORD MILK RD.

Remarks:
 Posted by: Thomas B. Roland Date of return: Nov. 4, 1977
 Signature

OFFICE

PHOTOGRAMMETRIC
BALTIMORE COUNTY

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 30 day of MARCH 1977. Filing Fee \$ 50.00. Received Check Cash Other

S. Eric Davidson
Zoning Commissioner

Petitioner ERIC DAVID Submitted by _____
 Petitioner's Attorney HENRY W. STEWART Reviewed by DIANA

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

BALTIMORE COUNTY, MARYLAND No. 56989

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: May 3, 1977 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED: Henry W. Stewart, Esq. 203 Courland Ave., Towson, Md. 21286
 FOR: Petition for Reclassification and Special Exception for Eric David

VALIDATION OR SIGNATURE OF CASHIER: _____

BALTIMORE COUNTY, MARYLAND No. 57255

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Oct. 25, 1977 ACCOUNT: 01-662

AMOUNT: \$75.00

RECEIVED: Heckes, Louis & Hiltenthal, Suite 2505 One North Charles St., Baltimore, Md. 21201
 FOR: Cost of Appeal Eric David by For. V. Heekin, 3rd, Reg. # 78-25-324

VALIDATION OR SIGNATURE OF CASHIER: _____

BALTIMORE COUNTY, MARYLAND No. 57249

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Oct. 20, 1977 ACCOUNT: 01-662

AMOUNT: \$75.00

RECEIVED: Baltimore County Department Account
 FOR: Cost of Appeal Eric David by For. V. Heekin, 3rd, Reg. # 78-25-324

VALIDATION OR SIGNATURE OF CASHIER: _____

BALTIMORE COUNTY, MARYLAND No. 57159

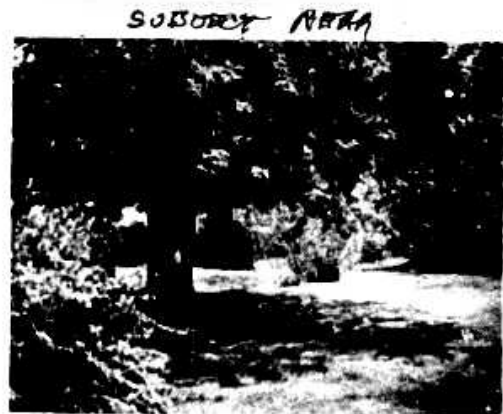
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Aug. 30, 1977 ACCOUNT: 01-662

AMOUNT: \$180.75

RECEIVED: Henry W. Stewart, Esq. 203 Courland Ave., Towson, Md. 21286
 FOR: Advertising and posting of property for Eric David #78-25-324

VALIDATION OR SIGNATURE OF CASHIER: _____



Bobby Avenue from Sully

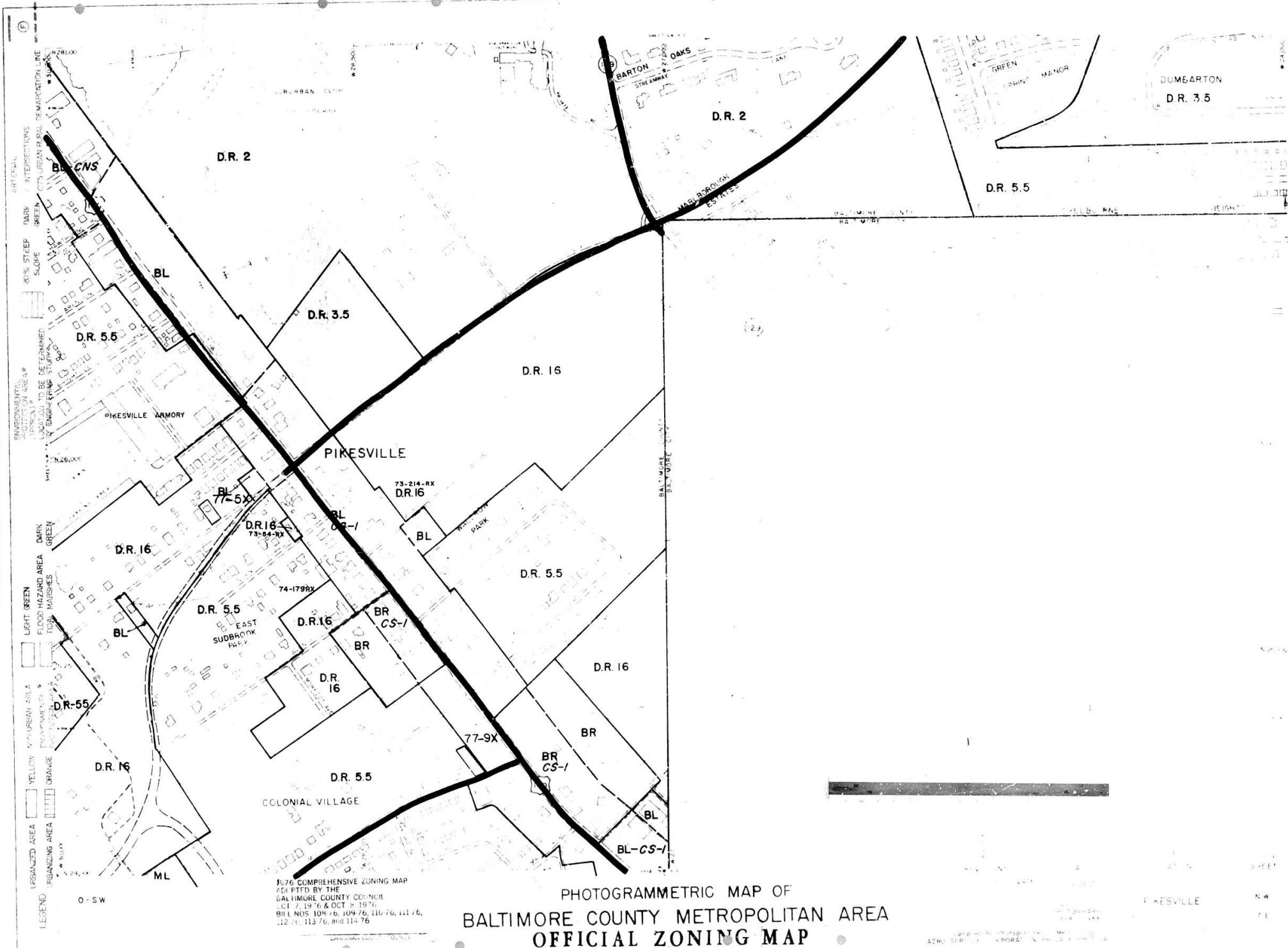


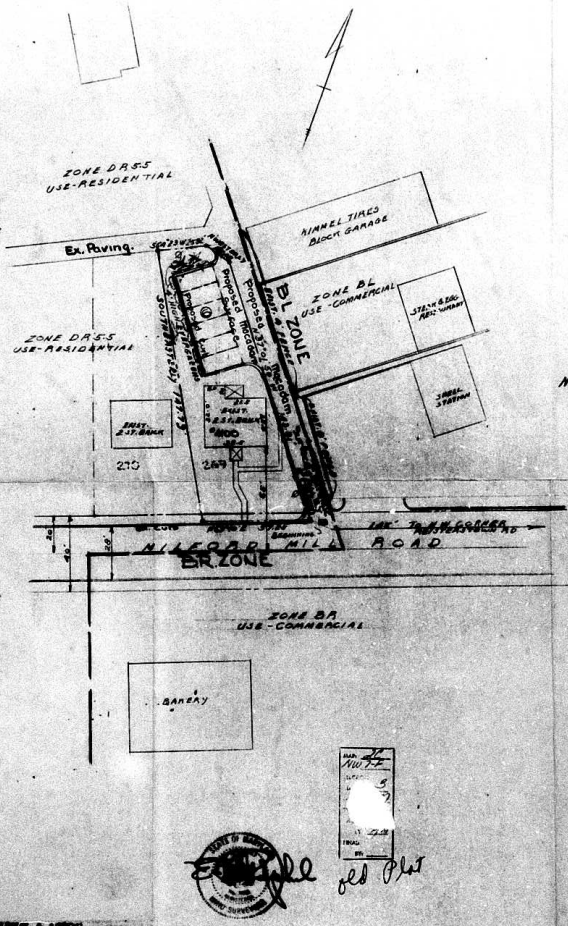
Residents Avenue from Sully

See a Map of Street
Sully



See a Map of Street to Sully





GENERAL DATA
 AREA OF PROPERTY - 0.156 AC
 EXISTING ZONE - D55
 EXISTING USE - RESIDENTIAL
 PROPOSED ZONE - D416 W/SAFETY
 PROPOSED USE - OFFICES

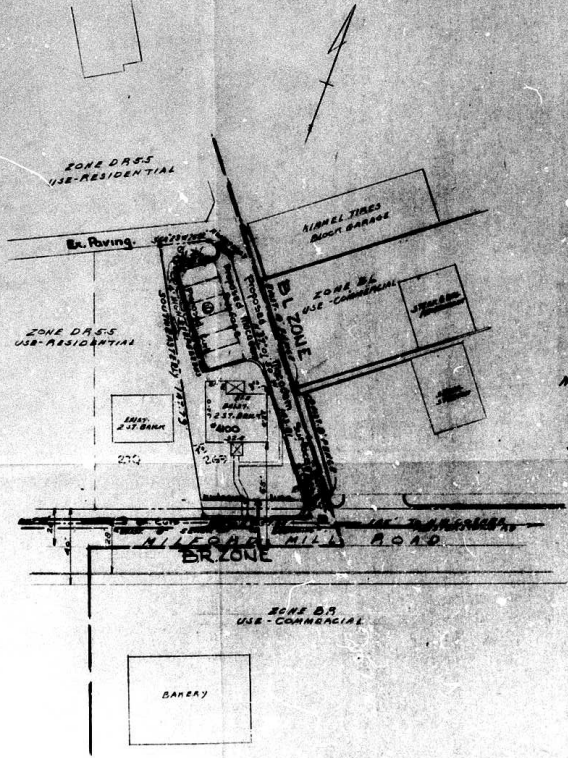
PARKING DATA
 AREA OF BUILDING - 1ST FLOOR 883.30 FT²
 2ND FLOOR 883.30 FT²
 PARKING RATIO - 1ST FL - 1 SPACE/300.30 FT²
 2ND FL - 1 SPACE/300.30 FT²
 REQUIRED - 1ST FL = 3 SPACES
 2ND FL = 3 SPACES
 TOTAL = 6
 PARKING SPACES PROVIDED - 6

NOTE: NO ALTERATIONS TO EXTERIOR OF THE EXISTING STRUCTURE.

PLAT TO ACCOMPANY
 ZONING PETITION
 PROPERTY OF
 ERIC DAVID
 #4100 MILFORD MILL ROAD
 3RD ELECT. DIST. - BALTO CO. MD.
 SCALE 1"=30' MARCH 29, 1977

1783

E. F. SAMPAL & ASSOC.
 REGISTERED PROFESSIONAL LAND SURVEYORS
 203 COURTLAND AVENUE
 TORONTO, MARYLAND 21204



GENERAL DATA
 AREA OF PROPERTY - 0.156 AC
 EXISTING ZONE - D55
 EXISTING USE - RESIDENTIAL
 PROPOSED ZONE - D416 W/SAFETY
 PROPOSED USE - OFFICES

PARKING DATA
 AREA OF BUILDING - 1ST FLOOR 883.30 FT²
 2ND FLOOR 883.30 FT²
 PARKING RATIO - 1ST FL - 1 SPACE/300.30 FT²
 2ND FL - 1 SPACE/300.30 FT²
 REQUIRED - 1ST FL = 3 SPACES
 2ND FL = 3 SPACES
 TOTAL = 6
 PARKING SPACES PROVIDED - 6

NOTE: NO ALTERATIONS TO EXTERIOR OF THE EXISTING STRUCTURE.

VARIANCE REQUESTED TO PERMIT SIDE YARD SETBACK OF 3' 6" IN LIEU OF THE REQUIRED 25 FEET.

PLAT TO ACCOMPANY
 ZONING PETITION
 PROPERTY OF
 ERIC DAVID
 #4100 MILFORD MILL ROAD
 3RD ELECT. DIST. - BALTO CO. MD.
 SCALE 1"=30' MARCH 29, 1977

REV. MAY 20, 77 VARIANCE REQUEST

1783

E. F. SAMPAL & ASSOC.
 REGISTERED PROFESSIONAL LAND SURVEYORS
 203 COURTLAND AVENUE
 TORONTO, MARYLAND 21204