

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Charles H. Reier and Dorothy E. Reier, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1.1, BOC, 2011, (A. & B. 2.1. to 2.022111 side setbacks of 10 and 12.5 feet in lieu of the required 25 feet.

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

1. Building is existing
2. Wish to use existing building

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

Contract purchaser: Charles H. Reier Legal Owner
Address: 318 Northwind Road
Towson, Maryland 21204
Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of July, 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 the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of September, 1977, at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: September 6, 1977
FROM: Leslie H. Graef, Director of Planning
SUBJECT: Petition #78-64-XA, Petition for Special Exception for Offices, Variance for a Side Yard, South side of Albright Road 281.75 feet Southeast of York Road 9th District
Petitioner - Charles H. Reier and Dorothy E. Reier

HEARING: Wednesday, September 14, 1977 (2:00 P.M.)

The granting of this petition would be in conflict with the principles of both the Policy Plan for Towson and the Towson Town Center plan. Ample opportunities for office use exist within the town center; office uses along-out along side streets outside the town center are inappropriate.

Leslie H. Graef
Director of Planning

LHG:JGH

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Charles H. Reier and Dorothy E. Reier, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an NA zone, for the following reasons:

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 Detail Office

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 of Baltimore County.

Contract purchaser: Charles H. Reier Legal Owner
Address: 318 Northwind Road
Towson, Maryland 21204
Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of July, 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 the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of September, 1977, at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

(over)

RECEIVED BALTIMORE COUNTY
APR 28 1974
OFFICE OF PLANNING AND ZONING

100A NO. 27-4-X
ZAC - 20258

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Charles H. Reier and Dorothy E. Reier, legal owners of the property situate in Baltimore County, the property outline of which is shown to scale, complete with bearings and distances of 200 FT. SCALE MAPS, which are attached hereto, hereby make application to file for a SPECIAL EXCEPTION, in a NA zone, to use the herein described property for _____ OFFICES.

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 11.14 AC. DEED REF. _____
GRADING 0 - % 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 = 0.40

BUILDING USE
GROUND FLOOR offices OTHER FLOORS living units

REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR 6 OTHER FLOORS 3 TOTAL 9

PAVING
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES = 3,240 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 OR DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-161(P) OF THE BALTIMORE COUNTY CODE, 1966.

DATE 6/17/77 CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

IDCA FORM NO. 2 REVISED 4-15

RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
PETITION FOR VARIANCE OF BALTIMORE COUNTY
S/S of Albright Rd. 281.75' SE of York Rd., 9th District
CHARLES H. REIER, et ux, Petitioners Case No. 78-64-XA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

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

I HEREBY CERTIFY that on this 17th day of August, 1977, a copy of the foregoing Order was mailed to Mr. and Mrs. Charles H. Reier, 318 Northwind Road, Towson, Maryland 21204, Petitioners.

John W. Heslian, III
John W. Heslian, III



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(201) 454-3551

S. ERIC DINENNA
ZONING COMMISSIONER

October 20, 1977

Dr. & Mrs. Charles H. Reier
318 North Wind Road
Ruxton, Maryland 21204

RE: Petition for Special Exception and Variance
SW/S of Albright Road, 281.75' SE of York Road - 9th Election District
Dr. Charles H. Reier, et ux - Petitioners
NO. 78-64-XA (Item No. 17)

Dear Dr. & Mrs. Reier:

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

Very truly yours,
S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED/sf

Attachment

cc: Mr. Herbert R. Steiner
Zoning Chairman
Towson Manor Association
13 Maryland Avenue
Baltimore, Maryland 21204

John W. Heslian, III, Esquire
Peoples Counsel

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

March 29, 1977

Zoning Description

All that piece or parcel of land situate, lying and being in the 9th Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the southwest side of Albright Road at the distance of 281.75 feet measured southeasterly along the southwest side of said road from the southeast side of York Road and running thence and binding on the southwest side of Albright Road, south 74 degrees 00 minutes East 60 feet; thence leaving said road and binding on the outlines of the land of the petitioners herein, the three following courses and distances viz: South 16 degrees 00 minutes East 240 feet, north 74 degrees 00 minutes East 60 feet and north 16 degrees 00 minutes East 240 feet to the place of beginning.

Containing 0.33 of an Acre or less.
Being a part of the land of the petitioners herein as shown on a plat filed in the office of the Zoning Commissioner.



JUN 13 1979

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
AND VARIANCES : ZONING
SW/S of Algburth Road, 281.75' SE of :
York Road - 9th Election District : COMMISSIONER
Dr. Charles H. Reier, et ux :
Petitioners : OF
NO. 78-64-XA (Item No. 17) : BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a
Petition for a Special Exception for dental offices and Variances from Section
1802.2.B (V.B.2), to permit side yard setbacks of ten feet and 12.5 feet in
lieu of the required 25 feet. The subject property is located on the southwest side
of Algburth Road, 281.75 feet southeast of York Road, in the Ninth Election
District of Baltimore County, and contains 0.33 of an acre of land, more or
less.

Without reviewing the evidence in detail but based on all of the
evidence presented at the hearing, in the judgment of the Zoning Commissioner,
the requested Special Exception and Variances should be granted. The
evidence presented at the hearing met and satisfied the prerequisites of
Section 502.1 of the Baltimore County Zoning Regulations and the Petitioners
were able to prove that there was practical hardship and unreasonable difficulty
in the strict interpretation of the aforementioned Regulations, necessitating
the granting of the requested Variances.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore
County, this 20th day of October, 1977, that the Special Exception
for dental offices should be and the same is GRANTED, and the Variances to
permit side yard setbacks of ten feet and 12.5 feet in lieu of the required
25 feet should be and the same are GRANTED, from and after the date of this
Order, subject to:

1. The present structure being utilized as indicated on the
plan submitted with this Petition.

2. The Petitioners and/or subsequent owner(s) are restricted to
the use of the first floor for dental offices only, with
any substantial increase in the square footage of the present
structure necessitating an additional hearing.
3. Approval of a site plan by the Department of Public Works
and the Office of Planning and Zoning.

Charles H. Reier
Zoning Commissioner of
Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
for Dental Office, and :
VARIANCE from Section 1.802.2B : COUNTY BOARD OF APPEALS
(V.B.2) of the Baltimore County :
Zoning Regulations : OF
SW/S of Algburth Road 281.75' : BALTIMORE COUNTY
SE of York Road 9th District : File No. 78-64-XA
Charles H. Reier :
Petitioner :

OPINION

This case comes before the Board on an appeal by Protestants from an
Order of the Zoning Commissioner, dated October 10, 1977, granting the special exception
and variances at the subject property, subject to certain restrictions. The subject
property is a small apartment house located on the south side of Algburth Road 281.75 feet
east of York Road, in the 9th Election District of Baltimore County. The Petitioner
desires to convert one of the existing apartments into a dental office for his son.

The Petitioner proposes to provide a total of nine (9) parking spaces onsite,
which would fulfill the requirements for offices and for the residential use of the remainder
of the building in the existing D.R. 16 zone, in accordance with the site plan which was
placed in evidence.

The Petitioner testified to the effect that he believed that the prerequisites
of Section 502.1 of the Baltimore County Zoning Regulation had been met, and that the
special exception requested should be granted. He also testified to the practical diffi-
culty and unreasonable hardship he would encounter in meeting the side setback requirements,
in that the building has already been built and has existed there for many years.

The Protestants' objection was based upon fear that the granting of this
petition would create a "domino effect" in the neighborhood, and that its residential charac-
ter would be changed. In effect, their position was that there was nothing objectionable
in this petition per se, but that it might be precedent setting.

The Board feels in this instance that no particular precedent is being set,
and that the proposed use, provided it is sufficiently restricted, is an appropriate one. The

Charles H. Reier - No. 78-64-XA

Board will, therefore, issue an Order affirming the Order of the Zoning Commissioner.

ORDER

For the reasons set forth in the foregoing Opinion, the County Board of
Appeals affirms the Order of the Zoning Commissioner of Baltimore County, dated October
20, 1977, and ORDERS, this 20th day of March, 1979, that the Special Exception
for dental offices should be and the same is hereby GRANTED; and it is

FURTHER ORDERED, that the Variances to permit side yard setbacks of
10 feet and 12.5 feet in lieu of the required 25 feet, should be and the same are GRANTED,
from and after the date of this Order, subject to:

1. The present structure being utilized as indicated on the plan
submitted with this petition.
2. The Petitioner and/or subsequent owner(s) are restricted to
the use of the first floor for dental offices only (with any substantial in-
crease in the square footage of the present structure necessitating an
additional hearing).
3. Approval of a site plan by the Department of Public Works
and the Office of Planning and Zoning.

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. Reier, Jr.
Walter A. Reier, Jr., Chairman
Herbert A. Davis
Herbert A. Davis
William T. Hackett
William T. Hackett

OFFICE NUMBER
BY APPOINTMENT

Dr. CHARLES H. REIER
9001 YORK ROAD
BALTIMORE, MARYLAND 21204

REASON FOR VARIANCE APPLICATION:

This commercial property located in residential district has
six small individual apartments and is occupied by elderly
people.

In 1975, the elderly lady occupying the lower east front
apartment died. It is our desire that my son, Dr. Robert
Reier, who is 28 years old, will occupy this apartment as
his dental office for the purpose of practicing dentistry in
this community.

Dr. Robert Reier is the sixth generation of the Reier family
in Baltimore County. He graduated from:

Rodgers Forre Elementary School	1961
Dunbarton Junior High School (Dr. National Honor Society)	1964
Towson High School (National Honor Society)	1967
Johns Hopkins University, A.B.	1971
Washington University, St. Louis, Mo. (Dr. of Dental Medicine)	1975

Honors:

End Fr. Highest in Class -
Orthodontics
At graduation - Election to
Outstanding Science Upsilon, National
Honor Society award as the highest
five producer in the class.

C. V. Mosby Award for outstanding
achievement in Orthodontics.
Dr. Reier has successfully completed his Central State and
Northeast Regional Dental Examinations. He is licensed to
practice dentistry in the states of Missouri and Maryland.

Since his graduation in 1975, he has practiced Dental Medicine
for the Public Health Service in St. Louis, Mo.

OFFICE NUMBER
BY APPOINTMENT

Dr. CHARLES H. REIER
9001 YORK ROAD
BALTIMORE, MARYLAND 21204

Re: PROPERTY #2 ALGBURTH ROAD

1964 Circumstances of Purchase:

A telephone call from Mr. Howard Burkhardt, State Tax
Inspector, Baltimore Co., and President Towson Federal Savings and
Loan and Family friend, to me, in my office, stating his business
associate, Mr. Stephen Kirk, was selling his commercial property
at 2 Algburth adjacent to my mother's home at 4 Algburth Road to
two Cantonville investors. He said he could get this property for
me, and protect my mother, if I could get \$1,000 to him in the next
hour. This was accomplished.

Walter Mitchell Jennifer was, later, Judge Jennifer,
searched the title to this property and indicated it was commercial.

All tax assessment notices since 1964 have carried the
classification of commercial.

STATE NOTICE OF ASSESSMENT TOWNSHIP OF APPEALS AND TAXATION OFFICE OF SUPERVISOR OF ASSESSMENTS FOR BALTIMORE COUNTY COURT HOUSE - TOWSON, MARYLAND 21204

NO. 110174	PROPERTY NUMBER	MAP	BLOCK	PARCEL	ASSESSMENT	CARD NUMBER	DATE OF ASSESSMENT	DATE OF REVIEW
65	110174	76	14	013	110174	110174	11/10/77	11/10/77
CLERK'S OFFICE		PROPOSED NEW		PROPOSED LOCATION		PROPOSED DESCRIPTION AND LOCATION		DATE OF REVIEW
110174		110174		110174		110174		11/10/77
110174		110174		110174		110174		11/10/77
110174		110174		110174		110174		11/10/77

THIS IS NOT A TAX BILL
THIS IS TO NOTIFY YOU that the property described herein has been assessed
for the purpose of the proposed new assessment and location. The assessment
is based on the information furnished to the Office of Assessments and Taxation
and is subject to change. If you wish to protest, a form is provided for that purpose on the reverse side
of this notice. The date of your protest is the date of hearing and you will be notified by mail.
A copy of the assessment statement may be obtained by a property owner
for the year property, upon request.

TAXPAYER'S COPY

JAMES M. BARRY
SUPERVISOR OF ASSESSMENTS

11/10/77

LAW OFFICES
COOK, HOWARD DOWNES & TRACY
A PROFESSIONAL CORPORATION
4100 W. SANDHURST AVENUE
P.O. BOX 1917
TOWSON, MARYLAND 21204
November 17, 1977

The Honorable Eric S. DiNenna
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception and Variance
No. 78-64-XA (Item No. 17)

Dear Mr. DiNenna:

I respectfully wish to note an appeal to the County
Board of Appeals from your Order of October 20, 1977, in the
above matter.

Kind regards.

Very truly yours,

Herbert R. O'Connor
Herbert R. O'Connor, III

HRO/jm

cc: Mr. Carl Bruff
15 Hillside Avenue
Towson, Maryland 21204

*Registered appeal - appeal card not submitted
+ appeal not named.*

PETITION FOR SPECIAL EXCEPTION
AND VARIANCES
SH/S of Aighburth Road, 281.75' SE of
York Road - 9th Election District
Dr. Charles H. Reier, et al
Petitioners
No. 78-64-XA (Item No. 17)

BEFORE THE
COUNTY BOARD OF APPEALS

REQUEST FOR SUBPOENA

Please issue a subpoena to the following persons, directing them to appear before the County Board of Appeals for Baltimore County, located in the Court House, Towson, Maryland 21204, on Tuesday, May 23, 1978, at 10:00 a.m., and to bring with them and produce any records, notes and/or materials related to the above Petition for Special Exception:

James C. Howell
Office of Planning and Zoning
County Courts Building
Towson, Maryland 21204

Michael S. Flannigan
Department of Traffic Engineering
Baltimore County Office Building
Towson, Maryland 21204

HERBERT R. O'CONNOR, III
Cook, Howard, Downes & Tracy
409 Washington Avenue
Towson, Maryland 21204
823-4111

Edith T. Elsenhorst, Administrative Secretary
County Board of Appeals of Baltimore County
LAW OFFICES

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
A PROFESSIONAL CORPORATION
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

November 23, 1977

HAND DELIVERED

The Honorable Eric S. DiMenna
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception & Variance
No. 78-64-XA (Item No. 17)
Our File No. 8197

Dear Mr. DiMenna:

I have been informed that you have decided not to process an appeal in the above matter because you consider it to be untimely and with improper phraseology.

My letter of November 17, 1977, is attached for your records, along with a supplemental letter of November 22, and a check for the appeal cost. Your office received the November 17 letter, constituting the Notice of Appeal, on Monday, November 21, 1977. Since your Order is dated October 20, 1977, and since the thirty-day appeal period does not expire on a weekend, the Notice of Appeal was filed within the required time.

With regard to your question about the phraseology of the Notice of Appeal, it is for the Board of Appeals to decide if it will entertain an appeal and it is not within your jurisdiction to make such a decision.

Therefore, it is respectfully demanded that you forward this matter to the County Board of Appeals.

Very truly yours,

Herbert R. O'Connor, III
Herbert R. O'Connor, III

HRO/jm

Enclosures

3:20P 11/23/77

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 2, 1977

Mr. Charles H. Reier
Mrs. Dorothy E. Reier
318 North Wind Road
Ruxton, Maryland 21204

RE: Special Exception and
Variance Petition
Item Number 17
Petitioner - Charles H. Reier
Dorothy E. Reier

Dear Mr. & Mrs. Reier:

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.

This D.R. 16 zoned site, located on the southwest side of Aighburth Road approximately 281' southeast of York Road, is currently improved with a two story brick apartment building. Adjacent properties surrounding this site are similarly zoned and are also improved with apartment buildings, while single family dwellings exist further east on Aighburth Road.

Because you are requesting a Special Exception in a residential zone for office use and coupled with the Informal Development Control Act, the proposed use was referred to the Baltimore County Planning Board in order to determine whether the applicable requirements of this act were satisfied. Since the approval

Mr. Charles H. Reier
Mrs. Dorothy E. Reier
Page 2
Item Number 17
September 2, 1977

was granted by the Board, this petition can now be processed by this office.

Particular attention should be afforded the comments of the Bureau of Engineering concerning provisions for accommodating storm water or drainage.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: Gerhold, Cross & Stetzel
412 Delaware Avenue
Towson, Maryland 21204

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MCKINNEY, P.E.
DIRECTOR

August 16, 1977

E. S. Eric DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #17 (1977-1978)
Property Owner: Charles H. & Dorothy E. Reier
S/NE Aighburth Rd. 281.75' S/E York Rd.
Existing Zoning: D.R. 16
Proposed zoning: Special Exception for a dental office.
Acres: 0.33 District: 9th

Dear Mr. DiMenna:

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

Highways:

Aighburth Road, an existing County road, is proposed to be further improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

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

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

Item #17 (1977-1978)
Property Owner: Charles H. & Dorothy E. Reier
Page 2
August 15, 1977

Water and Sanitary Sewer:

Public water supply and sanitary sewer are serving this apartment building. This property is tributary to the Towson-Roland Run-Krus Falls Sanitary Sewerage System, subject to State Health Department regulations.

Very truly yours,

ELLEN M. DIVER, P.E.
Chief, Bureau of Engineering

END:ZAM/PMS:ee
W-100 Fly Sheet
35 RE 3 Pos. Sheet
ME 9 A Topo
70 Tax Map

Mr. Charles H. Reier
Mrs. Dorothy E. Reier
318 North Wind Road
Ruxton, MD. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 15th day of July, 1977.

Eric S. DiMenna
S. ERIC DI MENNA
Zoning Commissioner

Petitioner Mr. & Mrs. Charles Reier
Petitioner's Attorney

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

cc: Gerhold, Cross & Stetzel
412 Delaware Ave.
Towson, Maryland 21204



August 31, 1977

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

Dear Mr. DiNenna:

Comments on Item #17, Zoning Advisory Committee Meeting, July 24, 1977, are as follows:

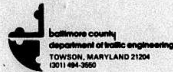
Property Owner: Charles H. and Dorothy E. Reier
Location: SW/S Alghurth Road 281.75' SE York Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for a dental office
Acres: 0.33
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on the petition.

The driveway into the property is of insufficient width. If the petition is granted it should be restricted to the existing building.

Very truly yours,

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



STEPHEN E. COLLINS
DIRECTOR

August 8, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
1st Floor, County Office Building
Towson, Maryland 21204

Re: Item 17 - EMC - July 26, 1977
Property Owner: Charles H. and Dorothy E. Reier
Location: SW/S Alghurth Rd. 281.75' SE York Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for a dental office
Acres: 0.33
District: 9th

Dear Mr. DiNenna:

No major increase in trip generation is anticipated by the requested special exception by a dental office.

Sincerely,
Michael S. Flanigan
Michael S. Flanigan
Associate Traffic Engineer

MSP/jlf



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

August 1, 1977

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

Dear Mr. DiNenna:

Comments on Item #17, Zoning Advisory Committee Meeting, July 26, 1977, are as follows:

Property Owner: Charles H. and Dorothy E. Reier
Location: SW/S Alghurth Rd. 281.75' SE York Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for a dental office
Acres: 0.33
District: 9th

Since metropolitan water and sewer is available, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/KS/rho



Paul H. Reinecke
Chief

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nicholas Comodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Charles H. and Dorothy E. Reier

Location: SW/S Alghurth Rd. 281.75' SE York Rd.

Item No. 17

Zoning Agenda July 26, 1977

Enclosure:

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 _____

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection 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 comments, at this time.

Reviewed: *Paul H. Reinecke*
Planning Division
Special Inspection Division

Noted and Approved: *Henry M. Magallon*
Deputy Chief
Fire Prevention Bureau



JOHN D. SEEVERT
DIRECTOR

July 19, 1977

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

Dear Mr. DiNenna:

Comments on Item # 1, Zoning Advisory Committee Meeting, July 26, 1977 are as follows:

Property Owner: Charles H. and Dorothy E. Reier
Location: S/W/S Alghurth Road - 281.75' S/E York Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for a dental office
Acres: 0.33
District: 9th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin, a change of occupancy to mixed uses L-2 and "B" shall be required to provide protected exits and fire separations.
- ☒ 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. Separate permits are required for fences, etc.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burbanck

Charles E. Burbanck
Plans Review Chief
CDB:rj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 27, 1977

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

Z.A.C. Meeting of: July 26, 1977

Re: Item No. 17
Property Owner: Charles H. and Dorothy E. Reier
Location: SW/S Alghurth Rd. 281.75' SE York Rd.
Present Zoning: D.R. 16
Proposed Zoning: Special exception for a dental office.

District: 9th
No. Acres: 0.33

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

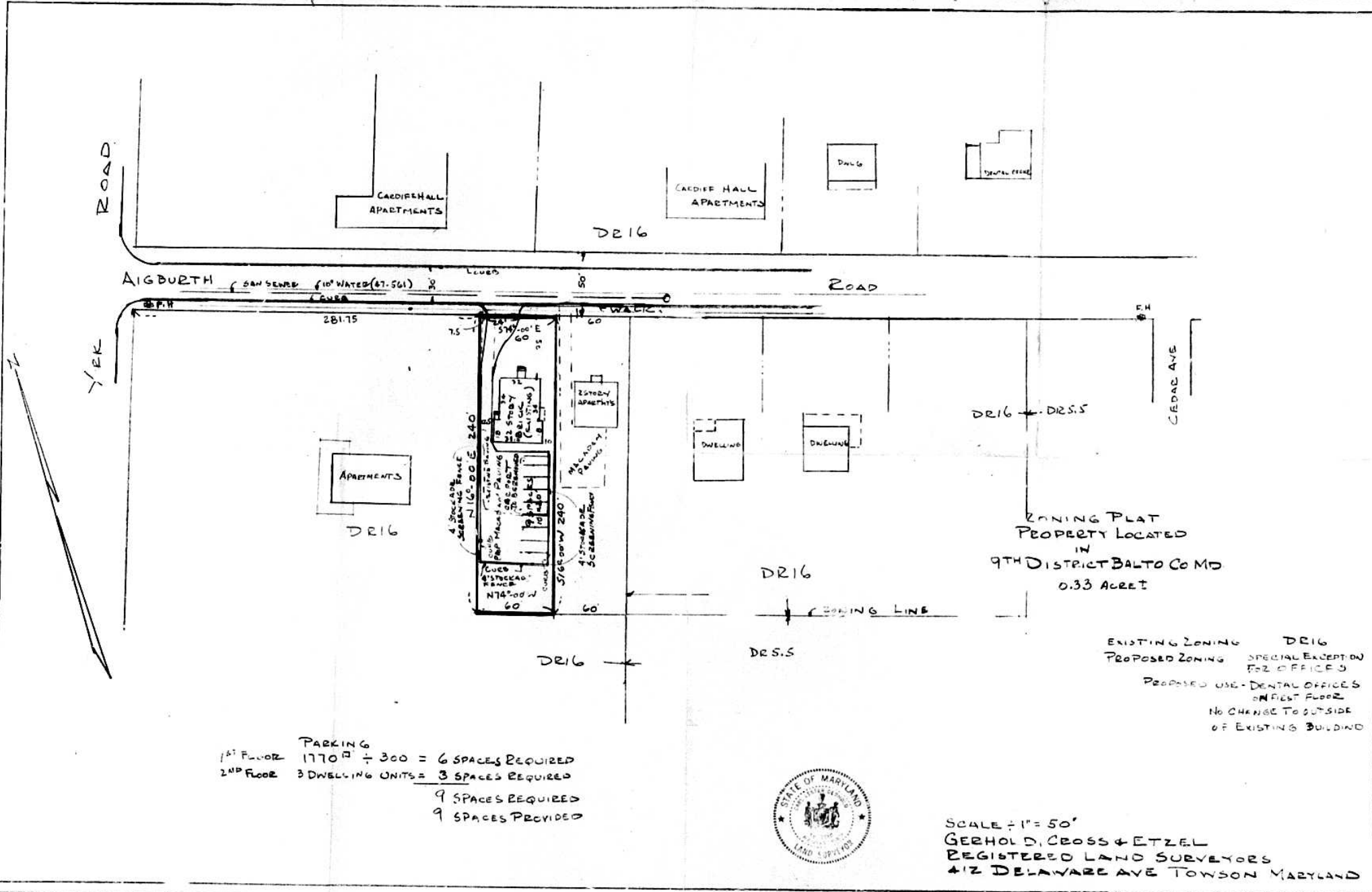
JOSEPH M. MAGGON, FIDELITY
T. BAYARD WILLIAMS, JR. HESPERUS
HAROLD H. BOWMAN

THOMAS M. ROYER
MRS. LOREANE J. CHURCH
ROBERT E. HAYDON

ROBERT J. BUREL, REPRESENTATIVE

ALVIN LORECK
MRS. WILTON R. SMITH, JR.
RICHARD W. TRACEY, DVM.





ZONING PLAT
PROPERTY LOCATED
IN
9TH DISTRICT BALTO CO MD
0.33 ACRES

EXISTING ZONING DR16
PROPOSED ZONING SPECIAL EXCEPTION FOR OFFICES
PROPOSED USE - DENTAL OFFICES ON FIRST FLOOR
NO CHANGE TO OUTSIDE OF EXISTING BUILDING

PARKING
1ST FLOOR $1770 \div 300 = 6$ SPACES REQUIRED
2ND FLOOR 3 DWELLING UNITS = 3 SPACES REQUIRED
9 SPACES REQUIRED
9 SPACES PROVIDED



SCALE $\div 1" = 50'$
GERHOLD, CROSS & ETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVE TOWSON MARYLAND

