

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Alexander E. Popien &
Stephanie Popien, legal owner 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an..... zone to an..... zone, for the following reason:

My business has grown to the point that I must seek a larger facility. In this respect, I have found the subject site on Liberty Road which is in a DR-16 zone, which will serve professional office use; gives me much more room for development; gives me a higher visibility to the general public and is in an area where there are other professional offices.

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..... Professional Office Use.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification 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
4912 Old Court Rd., Randallstown, Md. 21133
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this..... day of..... 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..... day of..... 1977, at 10:30 o'clock.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner
FROM: Leslie H. Groat, Director of Planning
SUBJECT: Petition # 78-107-XA, Petition for Special Exception for Offices and Office Building.
Petition for Variance for Side Yard Setbacks
Petitioner - Alexander E. Popien and Stephanie Popien
2nd District
HEARING: Monday, November 14, 1977 (10:30 A.M.)

Office use would not be inappropriate here. If this petition is granted, however, it is suggested that a plan for on-site landscaping provisions to soften any potential impact of this operation on the surrounding residential be made part of the order.

Leslie H. Groat
Director of Planning

LHG:CHW

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

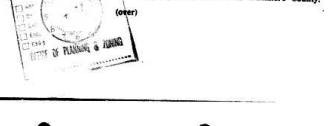
Alexander E. Popien &
Stephanie Popien, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 25-1 of the Zoning Code to permit..... side yard..... (A variance of 11, 7' 3")

Practical difficulty and hardship in that the subject property is presently improved with a building on a 56' wide lot. The lot is too narrow in width to build a new building conforming to the setbacks, as the building would be 5' wide.

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 for Baltimore County.

Contract purchaser
4912 Old Court Rd., Randallstown, Md. 21133
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this..... day of..... 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..... day of..... 1977, at 10:30 o'clock.



MELVIN N. SEGEL
ATTORNEY AT LAW
1200 CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

Baltimore County Zoning Appeal Board
County Office Building
Room 113
111 W. Chesapeake Avenue
Towson, Maryland 21204
Attention: Mrs. Anderson

RE: 8316 Liberty Road
Appeal #78-107
Item #2

Dear Mrs. Anderson:

Pursuant to our conversation Mr. Leonard Gordon has requested me to enter my appearance on his behalf in connection with the above zoning hearing which I understand is currently scheduled for November 14, 1977 at 10:30 A.M.

Kindly keep this office advised as to all matters concerning this appeal and I would appreciate your forwarding copies of any comments from the various county advisory boards concerning this appeal.

Very truly yours,
Melvin N. Segel

MNS:jh

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
NE corner of Liberty & St. James Rd.,
2nd District
OF BALTIMORE COUNTY
Case No. 78-107-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. Kuntz, Jr.
Charles E. Kuntz, Jr.
Deputy People's Counsel
John W. Healion, III
John W. Healion, III
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of October, 1977, a copy of the foregoing Order was mailed to Mr. and Mrs. Alexander E. Popien, 5927 Snowdens Run North, Sykesville, Maryland 21784, Petitioners.



MCA
MCA ENGINEERING CORPORATION
CONSULTING
ENGINEERS
1028 Cromwell Bridge Road, Baltimore, Maryland 21244
Tel. (301) 823-0900
Cable address: MCAENGR

DESCRIPTION

0.23 ACRE PARCEL, PART OF LOT 5, "GEORGES PARK"
NORTHEAST SIDE OF LIBERTY ROAD AT ST. JAMES ROAD,
BALTIMORE COUNTY, MARYLAND.

This Description is for "Special Exception"

Beginning from the same at the northwest corner of Liberty Road, and St. James Road, running thence binding on the northeast side of said Liberty Road, (1) N 62° 51' 50" W, 56 feet, thence binding on the land owned by Joseph E. Blair and wife, as conveyed in Liber G.L.B. 7092, page 768, two courses: (2) N 27° 00' 10" E 177 feet, more or less, and (3) S 62° 51' 50" E 56 feet, thence binding on the northwest side of said St. James Road, (4) S 27° 08' 10" W 177 feet, more or less, to the place of beginning.

Containing 0.23 of an acre of land.

RWB:mpe J.O. 1-77083 8/19/77
W.O. 18563-C



A Division of Foster Wigg & Company, Inc.

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Alexander E. E. Stephens Popien

1. OR WE,..... LEGAL OWNER OF THE PROPERTY SITUATED IN BALTIMORE COUNTY, THE PROPERTY LAYOUT OF WHICH IS SHOWN TO SCALE, COMPLETE WITH DIMENSIONS AND DISTANCES ON 200 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL EXCEPTION..... IN A..... ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR.....

PROFESSIONAL OFFICE USE
THE PROPERTY IS DESCRIBED AS FOLLOWS:
9912 Ch. Rd. (0.22 Acres, more or less)
DEED REF. 2092-268
ORIGIN SITE AREA..... DEED REF. 2092-268
FRAGMENTS.....
BUILDING SIZE (Existing).....
BUILDING FLOOR.....
NUMBER OF FLOORS.....
FLOOR AREA RATIO = TOTAL F.L. AREA DIVIDED BY SITE AREA = 0.16

BUILDING USE
GROUND FLOOR..... OFFICE
OTHER FLOORS..... 2nd FL. OFFICE

REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR..... OTHER FLOORS.....
TOTAL.....
FRONT.....
AREA OF SITE TO BE PROVIDED TO ACCOMMODATE REQUIRED NUMBER OF SPACES 1800 Sq. Ft.
(Paved area may be estimated by multiplying required number of spaces by 300)

UTILITIES
WATER: PUBLIC PRIVATE, TYPE OF SYSTEM..... BALTIMORE CITY, Bureau of Water Supply
SEWER: PUBLIC PRIVATE, TYPE OF SYSTEM..... BALTIMORE CITY, Bureau of Public Works

UTILITIES SECURITY APPROVAL.....

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

Signature of Applicant
Signature of Commissioner

DATE OF FILING
DATE OF FILING

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COMMISSIONER OF THE DISTRICT OF COLUMBIA OFFICE OF SPECIAL EXEMPTIONS

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

Special Exception for an office building and offices should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2nd day of December, 1977, that the Petition for the aforementioned Special Exception should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, Department of Public Works and the Office of Planning and Zoning, and if used as physicians' or dentists' offices, six parking spaces must be provided.

[Signature]
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of December, 1977, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone, and/or the Special Exception for _____ be and the same is hereby DENIED.

[Signature]
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners

the above Variance should be had and it further appearing that by reason of the expansion of the Variance requested not adversely affecting the health, safety, and general welfare of the community,

to permit side yard setbacks of 3 feet and 14.5 feet in-
a distance ahead of the required 25 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2nd day of December, 1977, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, Department of Public Works, and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of December, 1977, that the above Variance be and the same is hereby DENIED.

[Signature]
Zoning Commissioner of Baltimore County



Maryland Department of Transportation
State Highway Administration

Melvin N. Siegel, Esq.
Secretary
Bureau of Engineering
Baltimore County

October 31, 1977

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

Re: Revised Plan, Item 52
Alexander E. Popien
Liberty Road (Route 26)
at St. James Road

Attention: Mr. N. Commodari

Dear Mr. DiNenna:

The subject plan revised October 18, 1977 does not fully comply with our comments of September 27, 1977. It is our opinion that no hearing should be held until such time as a satisfactory plan is submitted.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
[Signature]
By: John E. Meyers

CL:JEM:vd

cc: Mr. E.A. McDonough
Mr. J.L. Wimbley



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 494-3211

September 26, 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 52, Zoning Advisor Committee Meeting, September 20, 1977, are as follows:

Property Owner: Alexander E. Popien
Location: NW/C Liberty Road and St. James Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (See IDCA 77-19 X) and Variance to permit 10' in width and is far too narrow to serve any type of development.
side setback of 13.7' and 14.5' in lieu of the required 25'
Acres: 0.23
District: 2nd

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

St. James Road must be widened in accordance with the requirements of the Bureau of Engineering.

Parking should be provided at a rate of 1 space for each 300 square feet of building area, with no backing into a public street.

If the petition is granted, it is requested that it be limited to the existing building

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Project and Development Planning



Maryland Department of Transportation
State Highway Administration

Melvin N. Siegel, Esq.
Secretary
Bureau of Engineering
Baltimore County

September 27, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204
Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Sept. 20, 1977
Item: 52
Property Owner: Alexander E. Popien
Location: NW/C Liberty Rd. (Rte. 26)
6 St. James Road
Existing Zoning: D.R. 16
Proposed Zoning: Special exception for offices (See IDCA 77-19 X) and variance to permit 10' setbacks of 13.7' and 14.5' in lieu of the required 25'.
Acres: 0.23
District: 2nd

Dear Mr. DiNenna:

Access into the site is by way of St. James Road. Although the road appears to be a county maintained street, it is only 10' in width and is far too narrow to serve any type of development.

St. James Road must be widened to a minimum of 24' and the intersection must be improved with curb and gutter on a 30' radius.

The plan must be revised prior to the hearing.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
[Signature]
By: John E. Meyers

CL:JEM:dj

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

County Office Bldg.
111 N. Chesapeake Ave.
Towson, Maryland 21204

November 2, 1977

Mr. Melvin N. Siegel, Esquire
1309 Court Square Building
Lexington and Calvert Sts.
Baltimore, Maryland 21202

MEMBERS
Bureau of Engineering
Department of Public Works
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

RE: Special Exception and Variance Petition
Item Number 52
Petitioner - Alexander Popien

Dear Mr. Siegel:

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 ensure 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 northwest corner of Liberty and Saint James Roads in the 2nd Election District, this subject property is currently improved with a one and one-half story frame dwelling and garage in the rear. Adjacent properties surrounding this site are zoned D.R. 16 and are improved with individual dwellings to the north and east, while to the south across Saint James Road is a dwelling converted to offices. (Case #75-92-X).

This Special Exception request is necessitated by your proposal to convert the existing dwelling to offices

Melvin N. Siegel, Esq.
Page 2
Item Number 52
Nov. 2, 1977

with accessory parking provided to the rear. The Variances are required in order to "legalize" the existing side setbacks from the northerly property line and the proposed right-of-way of Saint James Road.

Since Section 409.2(b)5 of the Zoning Regulations indicates that no parking is required for buildings with a total floor area of less than 5,000 square feet, it was questioned by your engineer at the time of filing with this office whether off-street parking had to be provided. As indicated to him, and coupled with the fact that this use is permitted only as a Special Exception in the existing zoning classification, the granting of this request should be contingent, among other things, upon providing the necessary off-street parking. This feeling is indicated in the comments of the Office of Project and Development Planning and the Department of Traffic Engineering.

The comments from the Bureau of Engineering were not available at this time. However, it was indicated that the submitted site plan, indicating a 24' paved road on a 30' right-of-way, is satisfactory. In addition, the submitted site plan must be revised to accurately depict the comments from the State Highway Administration.

This petition is accepted for filing on the date of the enclosed filing certificate. The date 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,

[Signature]
NICHOLAS J. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: MCA Engineering Corporation
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

October 17, 1977

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

Dear Mr. DiNenna:

Comments on Item #52, Zoning Advisory Committee Meeting, September 20, 1977, are as follows:

Property Owner: Alexander E. Poplin
Location: NW/C Liberty Rd. & St. James Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (See IDCA 77-19 X) and Variance to permit side setbacks of 13.7' and 14.5' in lieu of the required 25'.
Acres: 0.23
District: 2nd

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

Very truly yours,

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

TED/KS/thc

September 23, 1977

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

Re: Item No. 52 - REC - September 20, 1977
Property Owner: Alexander E. Poplin
Location: NW/C Liberty Rd. & St. James Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (See IDCA 77-19 X) and Variance to permit side setbacks of 13.7' and 14.5' in lieu of the required 25'.

Dear Mr. DiNenna:

The requested special exception for offices can be expected to generate approximately 85 trips per day.

Should this petition be granted, St. James should be widened at least 6 parking spaces should be provided.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MMF/AM

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

Attention: Mr. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Alexander E. Poplin

Location: NW/C Liberty Rd. & St. James Road

Item No. 52

Zoning Agenda September 20, 1977

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 this site.
- () 3. The vehicle drive-in condition shown at _____

REMOVED 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 Protection Association Standard No. 101 "Life Safety Code", 1970.
- (X) 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed: *[Signature]*

Planning Group
Special Inspection Division

Noted and
approved:

[Signature]
Charles E. Burnham
Fire Prevention Bureau

September 28, 1977

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

Dear Mr. DiNenna:

Comments on Item # 52 Zoning Advisory Committee Meeting, September 20, 1977 are as follows:

Property Owner: Alexander E. Poplin
Location: NW/C Liberty Road & St. James Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (See IDCA 77-19 X) and Variance to permit side setbacks of 13.7' and 14.5' in lieu of the required 25'.
Acres: 0.23
District: 2nd

The items checked below are applicable:

- (X) A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- (X) B. A building permit shall be required before construction can begin.
- () C. Three sets of construction drawings will be required to file an application for a building permit.
- (X) 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. Burnham
Charles E. Burnham
Plans Review Chief
CB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 20, 1977

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

Z.A.C. Meeting of: September 20, 1977

RE: Item No: 52
Property Owner: Alexander E. Poplin
Location: NW/C Liberty Rd. & St. James Rd.
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (See IDCA 7-19 X) and Variance to permit side setbacks of 13.7' and 14.5' in lieu of the required 25'.

District: 2nd
No. Acres: 0.23

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

MMF/JP

JOSEPH M. MCCORMACK
V. HARVEY WILLIAMS, JR., VICE-PRESIDENT
MARCUS H. ROTARIUS

THOMAS H. BOWEN
WILLIAM L. BOWEN
ROGER B. BOWEN

ALVIN LORECK
MRS. WILTON M. SMITH, JR.
MICHAEL W. TRACY, D.M.

December 5, 1977

Melvin N. Siegel, Esquire
1300 Court Square Building
Lexington and Calvert Streets
Baltimore, Maryland 21202

RE: Petitions for Variance and Special
Exception
NE/corner of Liberty and St. James
Roads - 2nd Election District
Alexander E. Poplin, et al - Petitioners
NO. 78-107-XA (Item No. 52)

Dear Mr. Siegel:

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/mc

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

July 15, 1977

Mr. Alexander E. Poplin
5310 Liberty Road
Baltimore, Md. 21207

RE: Interim Development Control
Act (IDCA) Application 77-19-X

Dear

Please be advised that your IDCA application for a Special Exception hearing was approved by the Planning Board on July 11, 1977 and you may now file your petitions, plans, and descriptions for said hearing in accordance with the Zoning Commissioner's rules for filing.

In order to assist you, we are enclosing a copy of the Zoning Commissioner's rules for filing and petition forms to be completed by you.

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED/JED/scw

Enclosures

November 3, 1977

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

Dear Mr. DiNenna:

Comments on Item # 52 Zoning Advisory Committee Meeting, REVISED are as follows:

Property Owner: Alexander E. Poplin
Location: NW/C Liberty Road & St. James Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (See IDCA 77-19 X) and Variance to permit side setbacks of 13.7' and 14.5' in lieu of the required 25'.
Acres: 0.23
District: 2nd

The items checked below are applicable:

- (X) A. Structure shall be upgraded to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes. for the proposed use.
- (X) B. A building permit shall be required before construction can begin. A change of occupancy shall be required.
- () C. Three sets of construction drawings will be required to file an application for a building permit.
- (X) 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. Burnham
Charles E. Burnham
Plans Review Chief
CB:rrj

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-2800

JOHN D. SEVITT
DIRECTOR

November 3, 1977

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

Dear Mr. DiMenna:

Comments on Item # 52 Zoning Advisory Committee Meeting, REVISED
are as follows:

Property Owner: Alexander E. Popien
Location: W/C Liberty Road & St. James Road
Existing Zoning: D.H. 16
Proposed Zoning: Special Exception for offices (See ICA 77-19 X) and Variance
to permit side setbacks of 13'-7" and 14'-5" in lieu of the
required 25'.
Acres: 0.23
District: 2nd

The items checked below are applicable:

- ☒ A. Structure shall be upgraded to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes for the proposed use.
- ☒ B. A building permit shall be required before construction can begin. A change of occupancy shall be 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. Burash

Charles E. Burash
Plans Review Chief
CB107

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-2800

JOHN D. SEVITT
DIRECTOR

November 3, 1977

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

Dear Mr. DiMenna:

Comments on Item # 52 Zoning Advisory Committee Meeting, REVISED
are as follows:

Property Owner: Alexander E. Popien
Location: W/C Liberty Road & St. James Road
Existing Zoning: D.H. 16
Proposed Zoning: Special Exception for offices (See ICA 77-19 X) and Variance
to permit side setbacks of 13'-7" and 14'-5" in lieu of the
required 25'.
Acres: 0.23
District: 2nd

The items checked below are applicable:

- ☒ A. Structure shall be upgraded to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes for the proposed use.
- ☒ B. A building permit shall be required before construction can begin. A change of occupancy shall be 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. Burash

Charles E. Burash
Plans Review Chief
CB107

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-2800

JOHN D. SEVITT
DIRECTOR

November 3, 1977

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

Dear Mr. DiMenna:

Comments on Item # 52 Zoning Advisory Committee Meeting, REVISED
are as follows:

Property Owner: Alexander E. Popien
Location: W/C Liberty Road & St. James Road
Existing Zoning: D.H. 16
Proposed Zoning: Special Exception for offices (See ICA 77-19 X) and Variance
to permit side setbacks of 13'-7" and 14'-5" in lieu of the
required 25'.
Acres: 0.23
District: 2nd

The items checked below are applicable:

- ☒ A. Structure shall be upgraded to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes for the proposed use.
- ☒ B. A building permit shall be required before construction can begin. A change of occupancy shall be 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. Burash

Charles E. Burash
Plans Review Chief
CB107

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-2800

JOHN D. SEVITT
DIRECTOR

November 3, 1977

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

Dear Mr. DiMenna:

Comments on Item # 52 Zoning Advisory Committee Meeting, REVISED
are as follows:

Property Owner: Alexander E. Popien
Location: W/C Liberty Road & St. James Road
Existing Zoning: D.H. 16
Proposed Zoning: Special Exception for offices (See ICA 77-19 X) and Variance
to permit side setbacks of 13'-7" and 14'-5" in lieu of the
required 25'.
Acres: 0.23
District: 2nd

The items checked below are applicable:

- ☒ A. Structure shall be upgraded to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes for the proposed use.
- ☒ B. A building permit shall be required before construction can begin. A change of occupancy shall be 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. Burash

Charles E. Burash
Plans Review Chief
CB107

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Ave.
TOWSON, MARYLAND 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Education Department

November 15, 1977

Mr. Melvin N. Siegel, Esquire
1300 Court Square Building
Lexington and Calvert Sts.
Baltimore, Maryland 21202

RE: Special Exception &
Variance Petition
Item Number 52
Petitioner - Alexander Popien

Dear Mr. Siegel:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you November 2, 1977, under the above referenced subject.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf
Enclosure

cc: MCA Engineering Corporation
1020 Cromwell Bridge Road
Towson, Maryland 21204

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

November 14, 1977

Re: Item #52 (1977-1978)
Property Owner: Alexander E. Popien
W/C cor. Liberty Rd. & St. James Rd.
Existing Zoning: D.H. 16
Proposed Zoning: Special Exception for offices (See ICA No. 77-19X) and Variance to permit side setbacks of 13'-7" and 14'-5" in lieu of the required 25'.
Acres: 0.23 District: 2nd

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:
Liberty Road (Md. 26) 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 Highway 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.

St. James Road, a County maintained Lane, 12 feet wide, part of Liberty Road, is proposed to be improved in the future as a 27-foot closed section roadway on a 40-foot right-of-way. The right-of-way width is to be reduced as necessary adjacent to the existing structures. Highway right-of-way widening, 1 strip, a fill area for sight distance at the intersection and any necessary rework. (Comments 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.

Item #52 (1977-1978)
Property Owner: Alexander E. Popien
Page 2
November 14, 1977

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

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

Water and Sanitary Sewer:
Public water supply exists in Liberty Road and St. James Road. Public sanitary sewerage exists in Liberty Road. This property is tributary to the Guytons Falls Sanitary Sewer System, subject to State Health Department regulations.

Very truly yours,
Ellsworth M. Diven, P.E.
ELLSWORTH M. DIVEN, P.E.
Chief, Bureau of Engineering

RE: ENR/PBR:SS
cc: J. Tremer
P. Koch
J. Wimbly

P-SE Key Sheet
22 NW 29 Pos. Sheet
NW 6 1 Type
77 Two Map

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-2800

JOHN D. SEVITT
DIRECTOR

November 15, 1977

Mr. Melvin N. Siegel, Esquire
1300 Court Square Building
Lexington and Calvert Sts.
Baltimore, Maryland 21202

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 November 1977.

S. Eric DiMenna
S. ERIC DI MENNA
Zoning Commissioner

Petitioner: *Alexander E. Popien*
Petitioner's Attorney: *Melvin N. Siegel*
cc: MCA Engineering Corporation
1020 Cromwell Bridge Road
Towson, MD. 21204

NICHOLAS B. COMMODARI
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

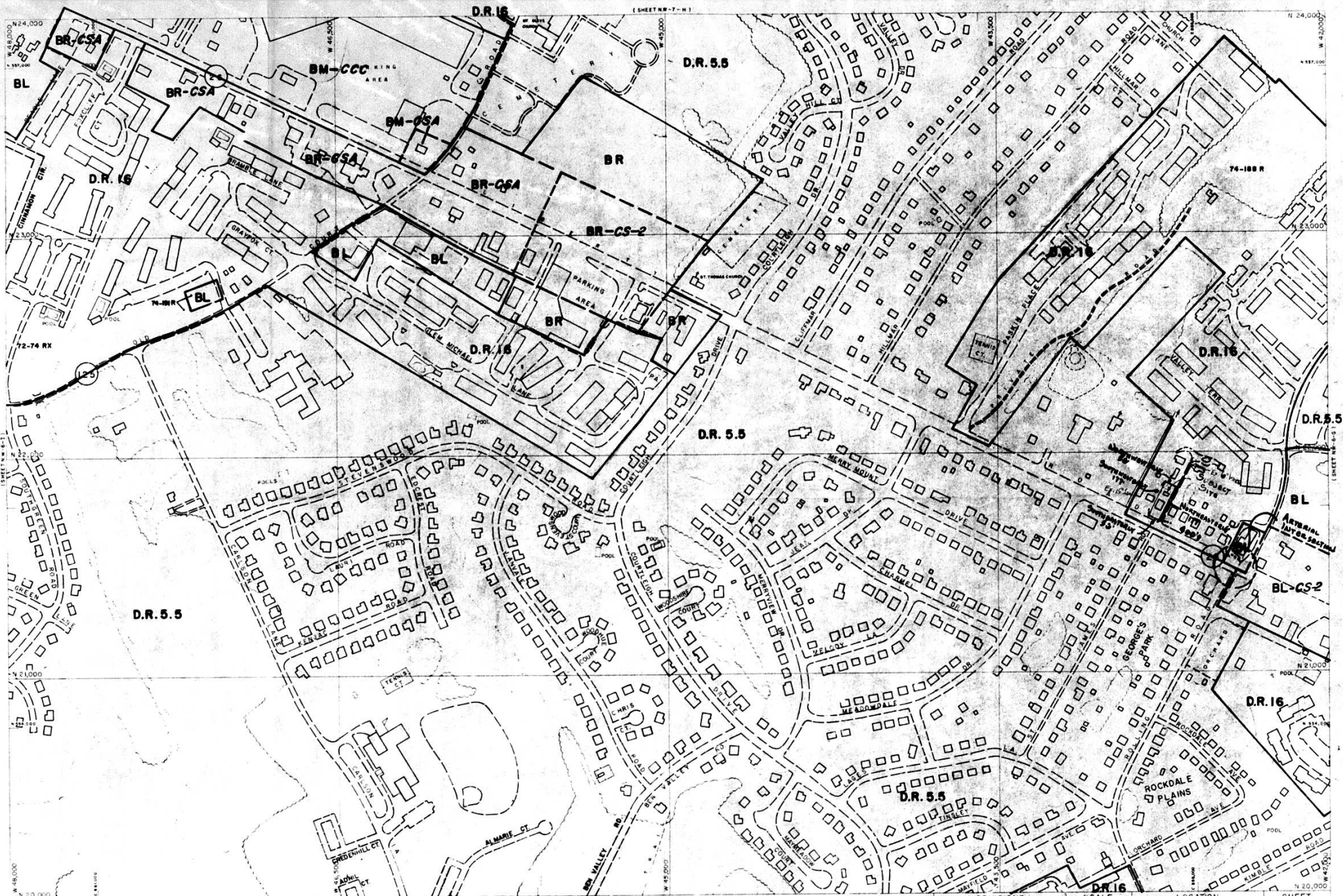
Your Petition has been received * this _____ day of _____ 1977. Filing Fee \$ _____ Received _____
Cash _____
Other _____

S. Eric DiMenna
S. ERIC DI MENNA
Zoning Commissioner

Petitioner _____ Submitted by _____
Petitioner's Attorney _____ Reviewed by _____

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





P-SW P-SE

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

CHAIRMAN COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA



REVISIONS		SCALE	LOCATION	SHEET
Pictometric	BY DATE Maps 4-11-70 JAC	1" = 200'	ROCKDALE	N.W. 6-H
Compiled by Photogrammetric Methods AERO SERVICE CORPORATION - PHILADELPHIA, PA		DATE OF PHOTOGRAPHY APRIL 1953		

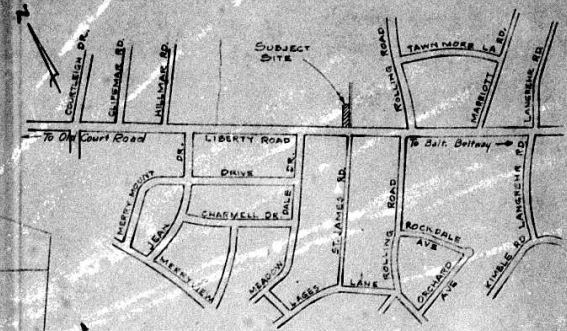


P-SW P-SE



PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
	BY	DATE	PLAT OF ROCKDALE SHOWING N 3316 LIBERTY ROAD ELEC. DIST. 2 BALTO Co. Md.	N.W. 6-H
Topographic	Maps, Inc.	4-11-70		
		DATE OF PHOTOGRAPHY APRIL 1953		
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION - PHILADELPHIA, PA.				



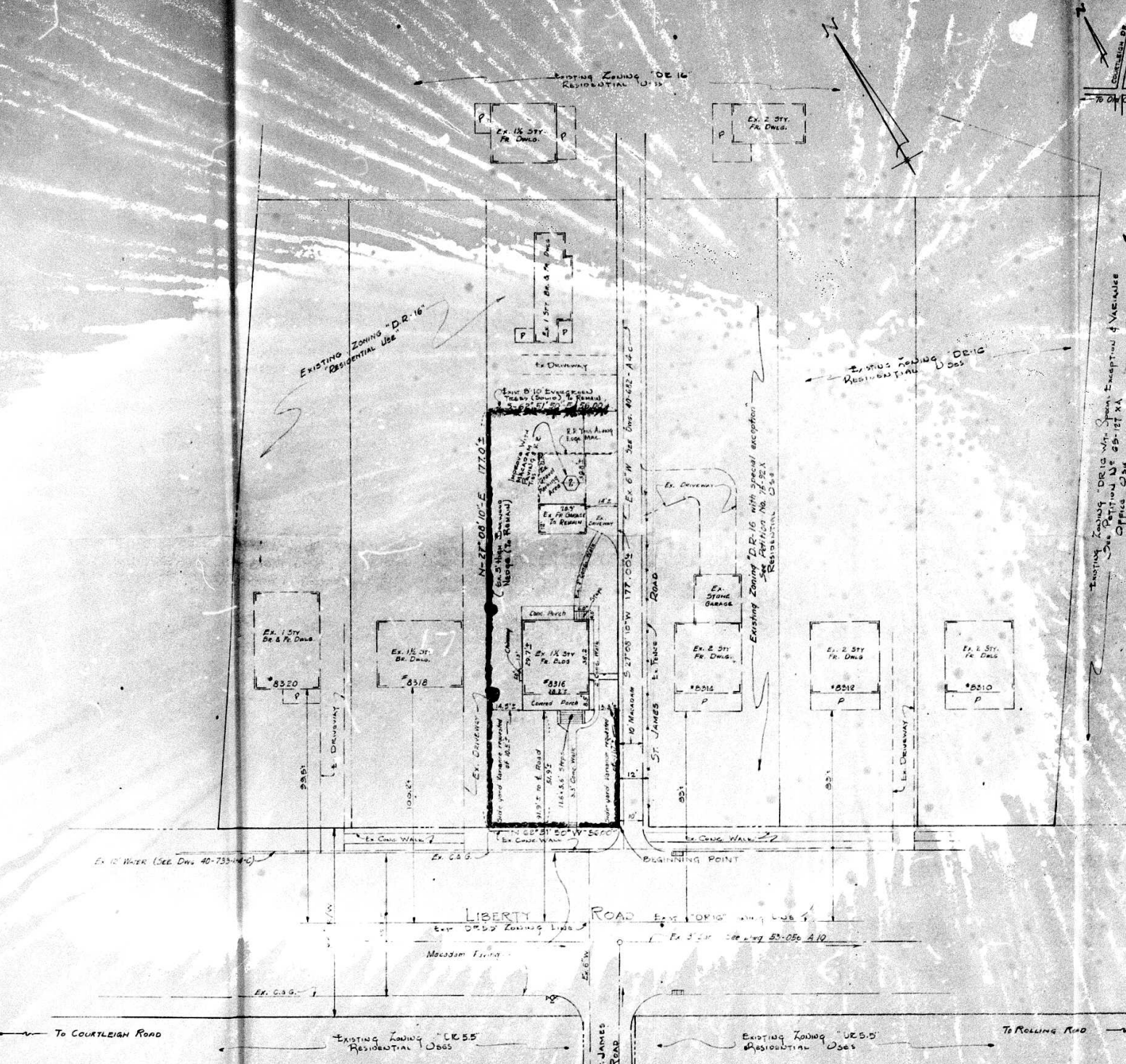
LOCATION MAP
Scale: 1" = 500'

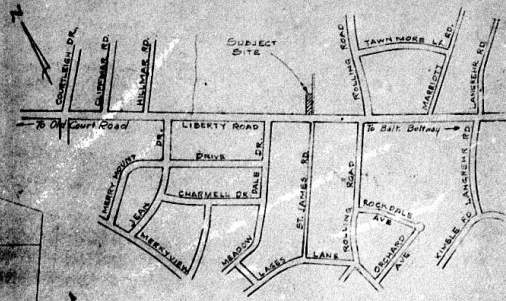
- GENERAL NOTES**
1. AREA OF PROPERTY = 0.23 ACRES ±
 2. EXISTING ZONING OF PROPERTY = D.R.-16
 3. EXISTING USE OF PROPERTY = RESIDENTIAL
 4. PROPOSED ZONING OF PROPERTY = D.R.16 WITH SPECIAL EXCEPTION AND YARD VARIANCES
 5. PROPOSED USE OF PROPERTY = PROFESSIONAL OFFICE USE
 6. OFF-STREET PARKING DATA:
 - a. AREA OF 1ST FLOOR = 6375.60
 - b. AREA OF 2ND FLOOR = 6375.60
 - c. TOTAL SPACES REQUIRED = 0
 - d. TOTAL SPACES PROPOSED = 5 (2 IN YARD & 3 IN GAR.)
 7. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS 504 AND 118.2 OF THE ZONING CODE TO PERMIT A STREET SIDE YARD OF 13.7' INSTEAD OF THE REQUIRED 25' (A VARIANCE OF 11.3') AND AN INTERIOR SIDE YARD OF 10.8' INSTEAD OF THE REQUIRED 25' (A VARIANCE OF 14.2')
 8. EXISTING BUILDINGS ON SITE TO REMAIN AND NO CHANGES WILL BE MADE TO THEIR EXTERIORS.
 9. PUBLIC WATER AND SEWER EXIST TO THE SITE
 10. EXISTING HOOKS & TIES TO REMAIN
 11. ST. JAMES ROAD IS A "DEAD END" ROAD

* OFF-STREET PARKING IS NOT REQUIRED FOR OFFICE BUILDINGS UNDER 6000 SQ. FT. PER THE BALTIMORE ZONING CODE, SEE SECTION 402.2(1) OF THE CODE.

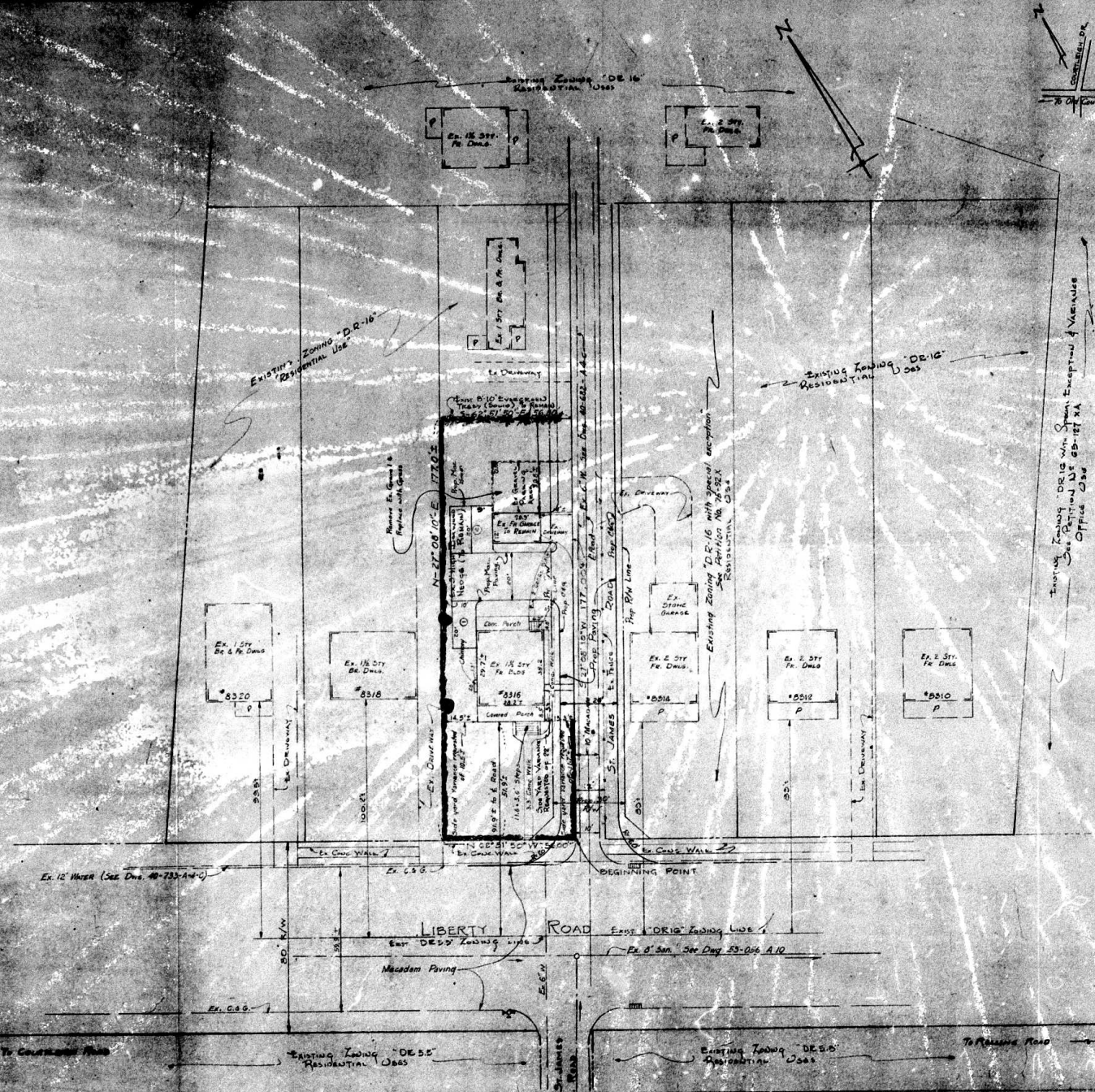
MAP NO. 112-677
 RECORD
 BOOK 2
 PAGE 9/37
 FILED
 BY [Signature]
 DATE [Date]

PLAT TO ACCOMPANY PETITION
 FOR
 SPECIAL EXCEPTION AND YARD VARIANCES
 AT
 8316 LIBERTY ROAD
 ELECTION DISTRICT NO. 2 BALTIMORE COUNTY, MD.
 SCALE 1" = 20' AUGUST 30, 1977





LOCATION MAP
Scale: 1"=500'



GENERAL NOTES

1. AREA OF PROPERTY - 0.25 ACRES.
 2. EXISTING ZONING OF PROPERTY - DR-16
 3. EXISTING USE OF PROPERTY - RESIDENTIAL
 4. PROPOSED ZONING OF PROPERTY - DR-16 WITH SPECIAL EXCEPTION AND YARD VARIANCES
 5. PROPOSED USE OF PROPERTY - PROFESSIONAL OFFICE USE
 6. OFF-STREET PARKING DATA:
 - a. AREA OF 1ST FLOOR - 837.54 SQ. FT.
 - b. AREA OF 2ND FLOOR - 837.54 SQ. FT.
 - c. TOTAL SPACES REQUIRED - 10
 - d. TOTAL SPACES PROPOSED - 12 (2 IN YARD & 10 IN GAR.)
 7. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS 504 AND V.B. 2 OF THE ZONING CODE TO PERMIT A STREET SIDE YARD OF 5' 1" INSTEAD OF THE REQUIRED 25' (A VARIANCE OF 22' 1") AND AN INTERIOR SIDE YARD OF 14.5' INSTEAD OF THE REQUIRED 25' (A VARIANCE OF 10.5').
 8. EXISTING BUILDINGS ON SITE TO REMAIN AND NO CHANGES WILL BE MADE TO THEIR EXTERIORS.
 9. PUBLIC WATER AND SEWER EXIST TO THE SITE.
 10. EXISTING TREES & TREES TO REMAIN.
 11. ST. JAMES ROAD IS A DEAD END ROAD.
- * OFF-STREET PARKING IS NOT REQUIRED FOR OFFICE BUILDINGS (UNDER 5000 SQ. FT. PER THE BALTIMORE ZONING CODE, SEE SECTION 402.2 (B) OF THE CODE)



PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION AND YARD VARIANCES
AT
8316 LIBERTY ROAD
ELECTION DISTRICT NO. 2 BALTIMORE COUNTY, MD.
AUGUST 30, 1977
Revised: OCT. 10, 1977



D.R. 5.5

(SHEET NW-6-6)

BL

BL-CS-2

N 21,000

POOL

D.R. 16

N 234,000

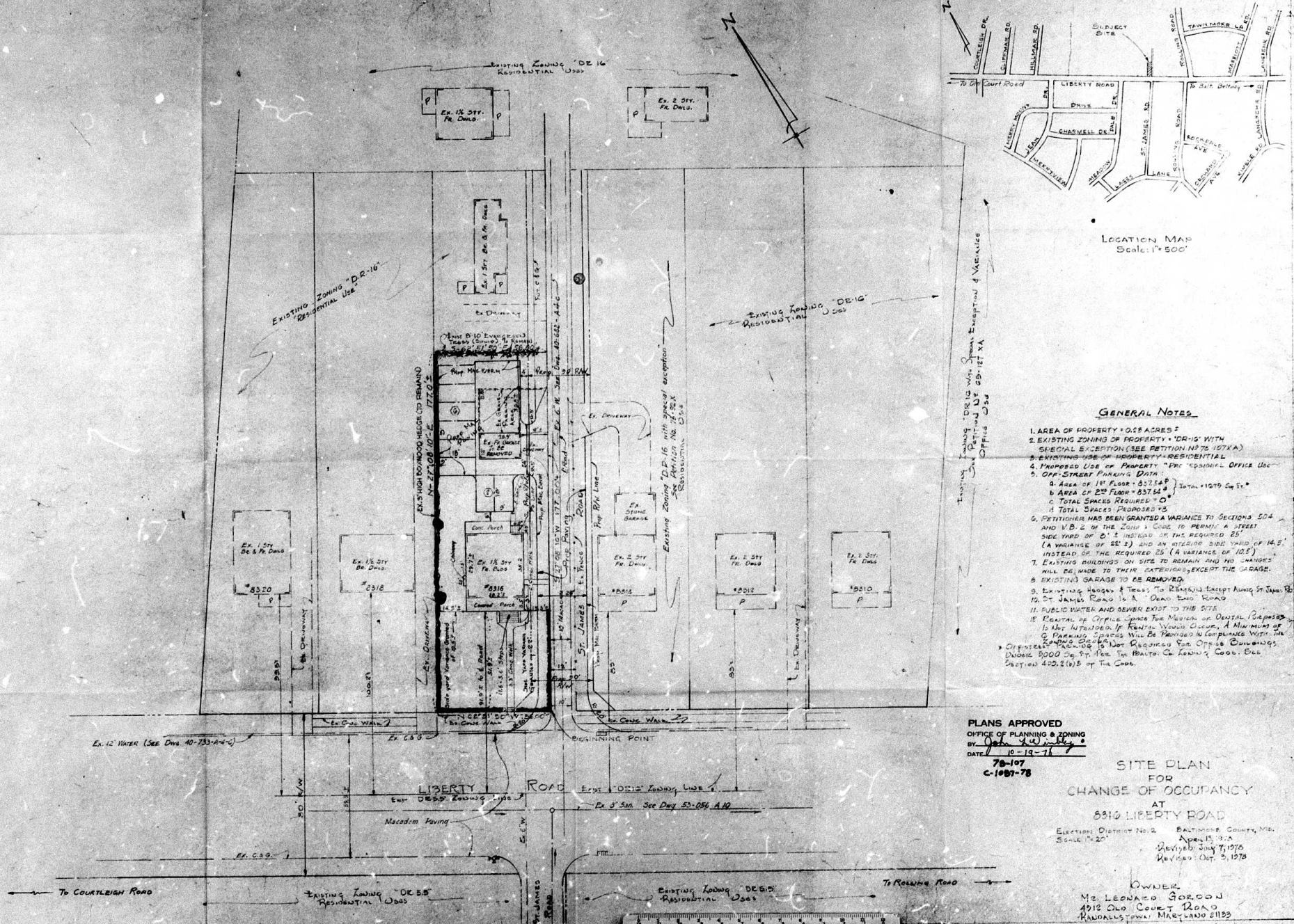
GEORGE'S
CO. COMPANY

ROCKDA

DRIVE



KIDDE
KIDDE CONSULTANTS, INC.
1200 CHAPMAN BRIDGE ROAD
BALTIMORE, MARYLAND 21202



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John W. Kelly
DATE 10-18-78
78-107
C-1087-78

SITE PLAN
FOR
CHANGE OF OCCUPANCY
AT
6810 LIBERTY ROAD

ELECTION DISTRICT NO. 2 BALTIMORE COUNTY, MD.
SCALE: 1" = 20'

APPROVED: April 15, 1978
REVIEWED: May 17, 1978
REVISED: Oct. 3, 1978

OWNER

MR. LEONARD GORDON
4912 OLD COURT ROAD
HAROLDSTOWN, MARYLAND 21133

10-18-78
NO. 1213-78