

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, JEANETTE A. ROHDE, 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 as _____ to as _____ and (2) for the following reason: _____

See attached description

and (3) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Offices and Professional Services.

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.

Signature of Petitioner
Signature of Attorney
Signature of Zoning Commissioner
Signature of Planning Board
Signature of Board of Public Works
Signature of Board of Estimates
Signature of Board of Health
Signature of Board of Education
Signature of Board of Civil Service
Signature of Board of Public Safety
Signature of Board of Public Works
Signature of Board of Estimates
Signature of Board of Health
Signature of Board of Education
Signature of Board of Civil Service
Signature of Board of Public Safety

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 held before the Zoning Commissioner of Baltimore County in Room 106 County Office Building in Towson, Baltimore County, on the _____ day of _____, 1977, at _____ o'clock _____ M.

Signature of Zoning Commissioner
Signature of Planning Board
Signature of Board of Public Works
Signature of Board of Estimates
Signature of Board of Health
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IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, JEANETTE A. ROHDE, LEGAL OWNER OF THE PROPERTY SITUATED IN BALTIMORE COUNTY, THE PROPERTY OUTLINE OF WHICH IS SHOWN TO SCALE, COMPLETE WITH DIMENSIONS AND 800 FT. ROAD WIDTH, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL EXCEPTION TO USE THE HEREIN DESCRIBED PROPERTY FOR OFFICE.

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 1.0 AC. ± DEED REF. E.S.E. Jr. 5637 folio 779
STATE OF MD. 78-114-X DEED REF. 78-152 folio 775
 GRADING 80 % OF OVERALL SITE WILL REQUIRE GRADING.

BUILDING SIZE
 Existing Ground Floor 70' x 30' AREA 2100 Sq. Ft.
 Prop. Addition Ground Floor 100' x 50' Prop. Area 5000 Sq. Ft.
 Existing Second Floor 70' x 30' AREA 2100 Sq. Ft.
 Prop. Addition Second Floor 100' x 50' Prop. Area 5000 Sq. Ft.
 Prop. Addition Number of Floors 2 Prop. Total Height 22' ±
 FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 2.2

BUILDING USE
 GROUND FLOOR OFFICE OTHER FLOORS OFFICE

REQUIRED NUMBER OF PARKING SPACES
 GROUND FLOOR 24 OTHER FLOORS 15 TOTAL 39

PAVING
 AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 14,040 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 _____

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

Signature of Jeanette A. Rohde
Signature of Legal Owner
 LEGAL OWNER

Signature of License or Contract Purchaser
 (Albert J. Crain)

THE PLANNING BOARD HAS DETERMINED ON 7/14/77 THAT THE PROPOSED DEVELOPMENT CONFORMS TO THE REQUIREMENTS OF SUBSECTION 22-81(a) OF THE BALTIMORE COUNTY CODE.

Signature of Planning Board
 CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

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Signature of Planning Board
 CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

BALTIMORE COUNTY, MARYLAND

DATE: June 13, 1977

ACTING CHIEF, BUREAU OF ENGINEERING

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: November 15, 1977

FROM: Lellie H. Grael, Director of Planning

SUBJECT: Petition 78-114-X, Petition for Special Exception for Offices.

Location: Southwest side of Reisterstown Road 145 feet South of Berryman Lane.

Petitioner - Jeanette A. Rohde

4th District

HEARING: Tuesday, November 22, 1977 (7:00 P.M.)

Office use is appropriate here.

Very truly yours,

Signature of Lellie H. Grael
 Lellie H. Grael
 Director of Planning

LHG:JGM

RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE
 SW/S of Reisterstown Road, 145' S of DEPUTY ZONING
 Berryman Lane - 4th Election District COMMISSIONER
 Jeanette A. Rohde - Petitioner
 NO. 78-114-X (Item No. 55)
 OF
 BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for a Special Exception for an office building and offices in a D.R. Zone at the above location.

Testimony on behalf of the Petitioner indicated that a three story addition to an existing one story brick and frame building is proposed, comprising 4,600 square feet per floor, with parking space for 65 vehicles; 60 spaces are required by zoning regulations.

Written comment by the Director of Planning indicated that the proposed use is appropriate. No one appeared in protest at the hearing.

Without reviewing all of the evidence further in detail but based upon all of the evidence at the hearing, in the opinion of the Deputy Zoning Commissioner, the Petitioner's plans meet the requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations and the Special Exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 30 day of January, 1978, that a Special Exception for an office building and offices should be and the same is hereby GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, Department of Traffic Engineering, Department of Public Works, and the Office of Planning and Zoning.

Signature of George S. Martinak
 Deputy Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
SW/S of Reisterstown Rd. 145' S of : OF BALTIMORE COUNTY
Berryman Lane, 4th District :
JEANETTE A. ROHDE, Petitioner : Case No. 78-114-X

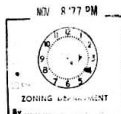
ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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

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

I HEREBY CERTIFY that on this 8th day of November, 1977, a copy of the foregoing Order was mailed to Carl A. Durkee, Esquire, 7 Church Lane, Pikesville, Maryland 21208, Attorney for Petitioner.



BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THOMAS M. MOURING, P.E.
DIRECTOR

November 14, 1977

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

Re: Item #55 (1977-1978)
Property Owner: Jeanette A. Rohde
2/WS Reisterstown Rd. 145' S/E Berryman's Lane
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
(IDCA No. 77-158)
Acres: 0.997 District: 4th

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.

General:

Comments were supplied June 13, 1977 in connection with IDCA Item No. 77-15X; those comments are referred to for your consideration.

A portion of this overall site includes Lots 134 and 135 of the recorded subdivision "Park Hill Manor" (E.H.K., Jr. 18, Folio 95).

Highways:

Reisterstown Road (Md. 140) 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.

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.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 14, 1977

COUNTY OFFICE BLDG.
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
Housing Department

Board of Education
Zoning Administration
Industrial Development

Carl A. Durkee, Esquire
Pikesville Professional Bldg.
7 Church Lane
Pikesville, Maryland 21208

RE: Special Exception Petition
Item Number 55
Petitioner - Jeanette A. Rohde

Dear Mr. Durkee:

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 suitability of the requested zoning.

The subject property which is located on the southwest side of Reisterstown Road, 145' southeast of Berryman's Lane in the 4th Election District is currently zoned D.R. 16 and is improved with an existing single family dwelling, shed and garage. Adjacent properties to the southeast and southwest are zoned D.R. 16 and D.R. 3.5 respectively and are similarly improved. The immediate adjoining property to the west is zoned B.R. and is improved with a B.P. Service Station. Two sites on the northeast side of Reisterstown Road across from the property in question were the subject of two Re-classification hearings, (Case #73-488 and Case #74-1868) which changed the zoning from D.R. 3.5 to B.L. in the former case and from D.R. 3.5 to B.L. in the latter.

Item #55 (1977-1978)
Property Owner: Jeanette A. Rohde
Page 2
November 14, 1977

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.

Water and Sanitary Sewers:

There are existing 8-inch and 16-inch public water mains in Reisterstown Road. Additional fire hydrant protection is required in the vicinity.

There is existing 8-inch public sanitary sewerage within a utility easement along the rear of this property (Drawing #66-1112, File 11). The Petitioner is cautioned that no encroachment by construction of any structure, including floatings, will be permitted within County rights-of-way or utility easements.

This property is tributary to the Gymna Falls Sanitary Sewer System, subject to State Health Department regulations.

Very truly yours,

Ellsworth M. Diver, P.E.
ELLSWORTH M. DIVER, P.E.
Chief, Bureau of Engineering

END:EMM/PWR/SS

cc: W. Munchel
J. Winkley

T-W Key Sheet
57 & 58 SW 40 pos. Sheets
NW 15 J Topo
48 Tax Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
201-684-3261
S. ERIC DI MENNA
ZONING COMMISSIONER

Mr. Albert J. Channer
507 Southfield Road
Pikesville, Md. 21208

July 15, 1977

RE: Interim Development Control
Act (IDCA) Application #77-15-X
Jeanette A. Rohde, Legal Owner

Dear

Please be advised that your IDCA application for a Special Exception for Office 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 DiMenna
S. ERIC DI MENNA
Zoning Commissioner

SED/JED/scw

Enclosures

Carl A. Durkee, Esquire
Page 2
Item Number 55
Nov. 14, 1977

This Special Exception is requested to permit general and medical offices in a D.R. 16 zone. The petitioner proposes a three-story addition of 4600 square feet per floor to the existing building. This total building area is proposed to be utilized with the exception of a two-car garage.

Particular attention should be afforded to the comments of the State Highway Administration and the Department of Traffic Engineering. Parking calculations are based on one space per 300 square feet of floor area, which is the requirement for medical offices. Revised site plans should be submitted which comply with these comments.

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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee
DIANA IYER
Planning & Zoning Associate III

NBC:DI:rf

cc: George William Stephens, Jr. & Associates, Inc.
Engineers
303 Allegheny Avenue
Towson, Maryland 21204

MAR 17 1978



State Highway Administration

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. 27, 1977
Item: 55
Property Owner: Jeanette A. Rohde
Location: SW/S Reisterstown Rd. (Rte 140)
145' SE Berryman's Lane
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for
offices (IDCA 77-15 X)
Acres: 0.997
District: 4th

Dear Mr. DiNenna:

Stopping sight distance along the frontage of the property is less than desirable due to the vertical alignment of the highway. There is no practical means of remedying the situation.

In order to provide a safer and easier means of entering and leaving the site, it is recommended that the entrances have a width of 30' rather than 25' as indicated.

The plan must indicate required sidewalk.

CL:JEM:dj

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
By: John E. Meyers

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



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

November 1, 1977

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

Dear Mr. DiNenna:

Comments on Item #55, Zoning Advisory Committee Meeting, September 27, 1977 are as follows:

Property Owner: Jeanette A. Rohde
Location: SW/S Reisterstown Rd. 145' SE Berryman's Lane
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-15 X)
Acres: 0.997
District: 4th

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

Very truly yours,

Thomas M. Devita, Director
BUREAU OF ENVIRONMENTAL SERVICES

KS:mah



November 4, 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 #55, Zoning Advisory Committee Meeting, September 27, 1977, are as follows:

Property Owner: Jeanette A. Rohde
Location: SW/S Reisterstown Road 145' SE Berryman's Lane
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-15X)
District: 4th

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.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

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



JOHN D. SEVIER
DIRECTOR

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 # 55 Zoning Advisory Committee Meeting, September 27, 1977 are as follows:

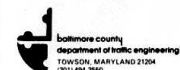
Property Owner: Jeanette A. Rohde
Location: S/W/S Reisterstown Road - 145' S/E Berryman's Lane
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-15 X)
Acres: 0.997
District: 4th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 edition and the 1971 Supplement and other applicable codes.
- ☒ 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.
- ☒ 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. Burdhan
Plans Review Chief
C23177



STEPHEN E. COLLINS
DIRECTOR

September 23, 1977

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

Re: Item No. 55 - ZAC - September 27, 1977
Property Owner: Jeanette A. Rohde
Location: SW/S Reisterstown Rd. 145' SE Berryman's Lane
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-15 X)
Acres: 0.997
District: 4th

Dear Mr. DiNenna:

The requested special exception for offices can be expected to generate approximately 250 trips per day as general offices and 925 trips per day as medical offices.

Very truly yours,
Michael S. Flanagan
Traffic Engineer Associate

MSF/km

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 27, 1977

Z.A.C. Meeting of: September 27, 1977

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

RE: Item No. 55
Property Owner: Jeanette A. Rohde
Location: SW/S Reisterstown Rd. 145' SE Berryman's Lane
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-15 X)

District: 4th
No. Acres: 0.997

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrevich
Field Representative

NSP/lp

JOSEPH H. MCGOWAN, PRESIDENT
WILLIAM W. WILLIAMS, JR., VICE PRESIDENT
ROBERT H. HAYDEN

THOMAS H. BRYEN
WILLIAM W. WILLIAMS, JR., VICE PRESIDENT
ROBERT H. HAYDEN
ROBERT V. "BOB" BURNETT

ALVIN LORICK
WILLIAM W. WILLIAMS, JR., VICE PRESIDENT
ROBERT H. HAYDEN
ROBERT V. "BOB" BURNETT

MAR 17 1978

[illegible]

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~~ one time ~~successive~~ successive weeks before the 22nd day of November, 19 77, the ~~first~~ publication appearing on the 3rd day of November, 19 77.

L. Frank Smith
Manager.

Cost of Advertisement, \$

District: 44 Date of Posting: Nov. 5, 1977
 Posted for: PETITION FOR SPECIAL EXCEPTION
 Petitioner: JEANETTE A. ROHDE
 Location of property: SW/4 of REISTERSTOWN RD 145' S OF
 BERRYMAN'S LANE
 Location of Signs: FRONT 606 REISTERSTOWN RD
 Remarks:
 Posted by: Thomas L. Boland Date of return: Nov. 10, 1977

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

Sept. 1977. Filing Fee \$ 50.00. Received Check
 Cash
 Other

S. Eric DiNenna,
Zoning Commissioner

Petitioner Jeannette Rohde Submitted by C. Drake
Petitioner's Attorney _____ Reviewed by Q

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

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									

Reviewed by: *[Signature]*

Previous case: *None*

Revised Plans:
Change in outline or description Yes
Map # NW 15 T No

NEWSPAPERS

TOWSON, MD. 21204 November 3 1977

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Special Exception - Jeanette A.
Rohde H-1353,
was inserted in the following:

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

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 4th day of November 19 77, that is to say, the same was inserted in the issues of November 2, 1977

STROMBERG PUBLICATIONS, INC.

BY Esther Burger

BALTIMORE COUNTY, MARYLAND
OFFICE OF THE COMPTROLLER OF REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

57265

DATE Oct. 31, 1977 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED Carl A. Burke, Esq. 7 Church Lane, Pikeville
FROM — Md. 2200
FOR — Petition for Special Exemption for Jeannette A.
Bonds — #76-114-X

12 OF 31

50.00 ms

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 57366

DATE Dec. 13, 1977 ACCOUNT 01-662

AMOUNT 214.00

RECEIVED Carl A. Durkee, Esq. 7 Church Lane,
FROM Pikeville, Md. 21208
FOR Advertising and posting of property for Jeannette
A. Rohde
#78-114-X

1236 01:06:13

44.00 msec

VALIDATION OR SIGNATURE OF CASHIER



2181 / 1872

- Notes: 1. General
- ① 545° 49' 58" N - 70.55'
 - ② 545° 15' 31" E - 55.55'
 - ③ 545° 49' 58" E - 170.55'
 - ④ 545° 15' 31" N - 15.55'
 - ⑤ 545° 15' 31" E - 15.55'

5-18 NW



4

BEVERLY ROAD



LOCATION MAP SCALE 1"=2000

GENERAL NOTES

- (1) AREA OF PROPERTY - 0.997 ACRES ±
- (2) PRESENT ZONING - DR-16
- (3) PRESENT USE - RESIDENTIAL
- (4) PROPOSED USE - OFFICES
- (5) IDEA APPLICATION #77-15-X APPROVED JULY 11, 1972
- (6) SCREENING WHERE PROPOSED, SHALL BE DENSE "COLUMBIA" ARBORETTES, MINIMUM HEIGHT 4'
- (7) PAVING SHALL BE BITUMINOUS WITH BITUMINOUS CURB AROUND PERIMETER
- (8) LIGHTS SHALL BE SO ERRECTED AS NOT TO DIRECT RAYS INTO RESIDENTIAL AREAS AND NOT TO EXCEED MAX HEIGHT OF 8 FEET
- (9) WATER AND SEWER FACILITIES EXIST AS SHOWN HEREON
- (10) FOR DEED REFERENCES OF EXISTING PROPERTY SEE E.H.K. JR. 5587 PLAT 77 & E.H.K. JR. 5587 PLAT 77S

PARKING TABULATION

NOTE: AT THIS TIME APPLICANT PLANS TO PROVIDE OFFICE SPACE FOR BOTH GENERAL AND MEDICAL USE. DEDICATED UPON FUTURE AGREEMENTS, THERE ARE NO RATIOS AVAILABLE, THEREFORE THE PARKING REQUIREMENTS WILL BE FIGURED UPON THE MOST DEMANDING USE, THAT WOULD BE MEDICAL OFFICES @ 1 SPACE PER 300 SQ. FT. ON ALL FLOORS.

EXISTING 1 STORY BUILDING:

FIRST FLOOR @ 2871 SQ. FT. + 300' ± 2 SPACES

BASEMENT @ 1571 SQ. FT. + 300' ± 2 SPACES

PROPOSED 3 STORY BUILDING:

4000 SQ. FT. PER FLOOR OR TOTAL 12,000 SQ. FT. + 300' ± 45 SPACES

TOTAL PARKING REQUIRED 60 SPACES

TOTAL PARKING PROPOSED 65 SPACES



GEORGE WILLIAM STEPHENS JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALBEMARLE AVE.
TOWSON & BAYLAND

WALGROVE ROAD

EXISTING ZONING DR-16
PRESENT USE RESIDENTIAL

EXISTING ZONING - BL
PRESENT USE - AS SHOWN

PLAT TO ACCOMPANY ZONING PETITION
FOR
SPECIAL EXCEPTION FOR OFFICES

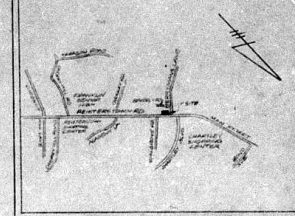
EXISTING DR-16 ZONE
606-616 REISTERSTOWN ROAD
BALTO. CO, MD
ELECT. DIST NO. 4
AUGUST 15, 1977
REMOVED NOVEMBER 11, 1977 PER COUNTY COMMISSIONER



MAR 17 1978

BEVERLY ROAD

EXISTING REISTERSTOWN 7TH DAY ADVENTIST CHURCH



LOCATION MAP SCALE 1"=2000

GENERAL NOTES

- (1) AREA OF PROPERTY - 0.997 ACRES ±
- (2) PRESENT ZONING - DR-16
- (3) PRESENT USE - RESIDENTIAL
- (4) PROPOSED USE - OFFICES
- (5) IDCA APPLICATION "77-15-X" APPROVED JULY 11, 1977
- (6) SCREENING WHERE PROPOSED, SHALL BE DENSE "COLUNNA" ARBORVITAE, MINIMUM HEIGHT 4'
- (7) PAVING SHALL BE BITUMINOUS WITH BITUMINOUS CURB AROUND PERIMETER
- (8) LIGHTS SHALL BE SO ERRECTED AS NOT TO DIRECT RAYS INTO RESIDENTIAL AREAS AND NOT TO EXCEED MAX HEIGHT OF 8 FEET
- (9) WATER AND SEWER FACILITIES EXIST AS SHOWN HEREON
- (10) FOR USED REFERENCES OF EXISTING PROPERTY SEE E.H.K. JR. 5527 PLAT 770 & E.H.K. JR. 5527 PLAT 775

EXISTING ZONING DR-16
PRESENT USE - RESIDENTIAL

PARKING TABULATION

NOTE: AT THIS TIME APPLICANT PLANS TO PROVIDE OFFICE SPACE FOR BOTH GENERAL AND MEDICAL USE. PREDICATED UPON FUTURE AGREEMENTS, THERE ARE NO RATINGS AVAILABLE, THEREFORE THE PARKING REQUIREMENTS WILL BE FIGURED UPON THE MOST DEMANDING USE, THAT WOULD BE MEDICAL OFFICES @ 1 SPACE PER 300 SQ. FT. ON ALL FLOORS.

EXISTING 1 STORY BUILDING:
FIRST FLOOR @ 231' x 41' = 300 = 2 SPACES
BASEMENT @ 157' x 41' = 300 = 2 SPACES
PROPOSED 3 STORY BUILDING:
1600 SQ. FT. PER FLOOR TOTAL 13,800 SQ. FT. = 300 = 40 SPACES
TOTAL PARKING REQUIRED 60 SPACES
TOTAL PARKING PROPOSED 65 SPACES



GEORGE WILLIAM STEPHENS JR.
AND ASSOCIATES, INC.
ENGINEERS
301 ALLEGHENY AVE.
TOWSON & MARYLAND

WALGROVE ROAD

EXISTING ZONING DR-16
PRESENT USE - RESIDENTIAL

EXISTING ZONING - BL
PRESENT USE - AS SHOWN

EXISTING ZONING DR-16
PRESENT USE - RESIDENTIAL

PLAT TO ACCOMPANY ZONING PETITION
FOR
SPECIAL EXCEPTION FOR OFFICES
IN A

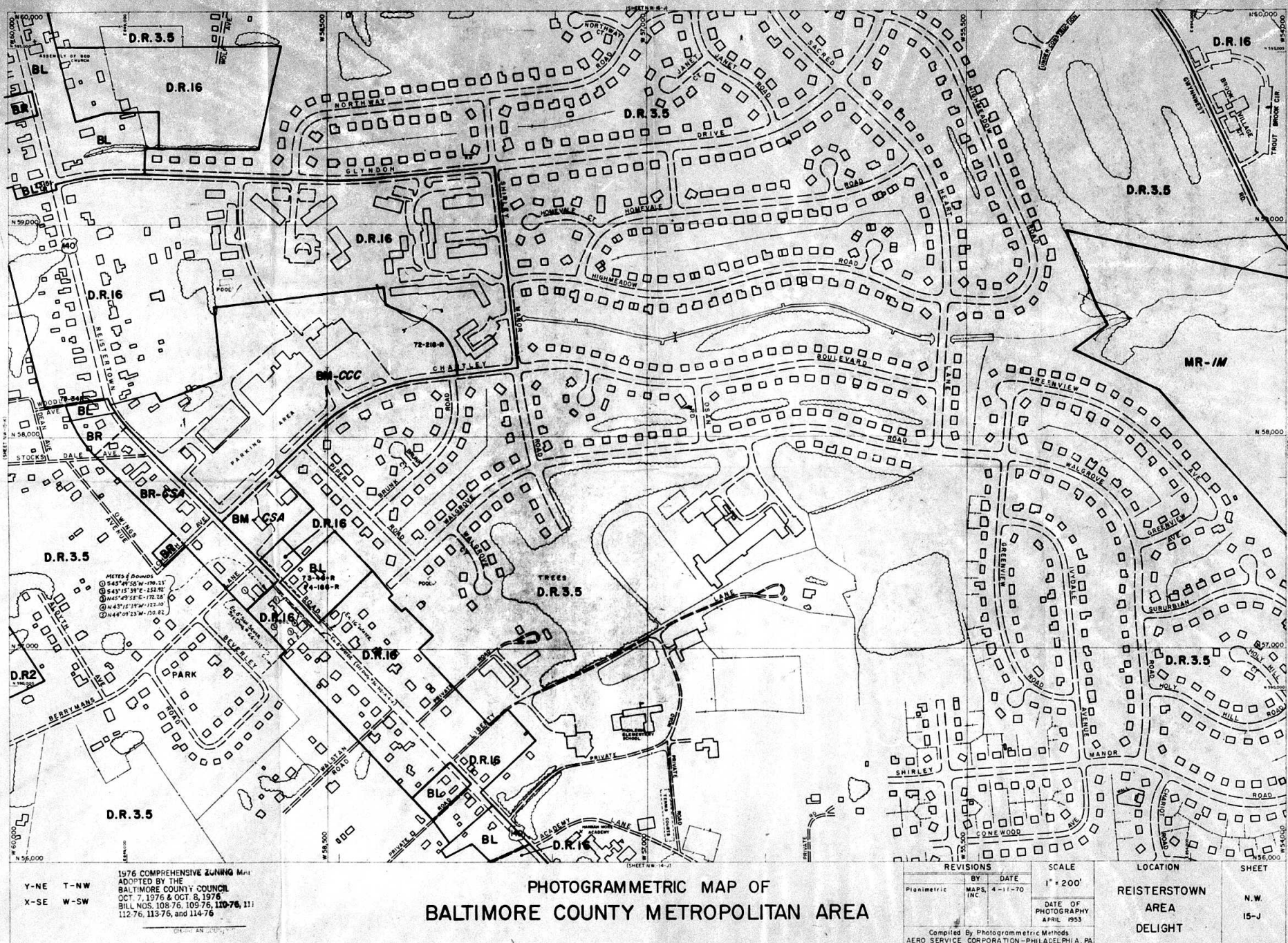
EXISTING DR-16 ZONE
LOG-616, REISTERSTOWN ROAD
BALTO. CO., MD
ELECT. DIST NO. 4
AUGUST 15, 1977

NO.	77-15-X
DATE	7/11/77
BY	SC
CHK	SH
APP	

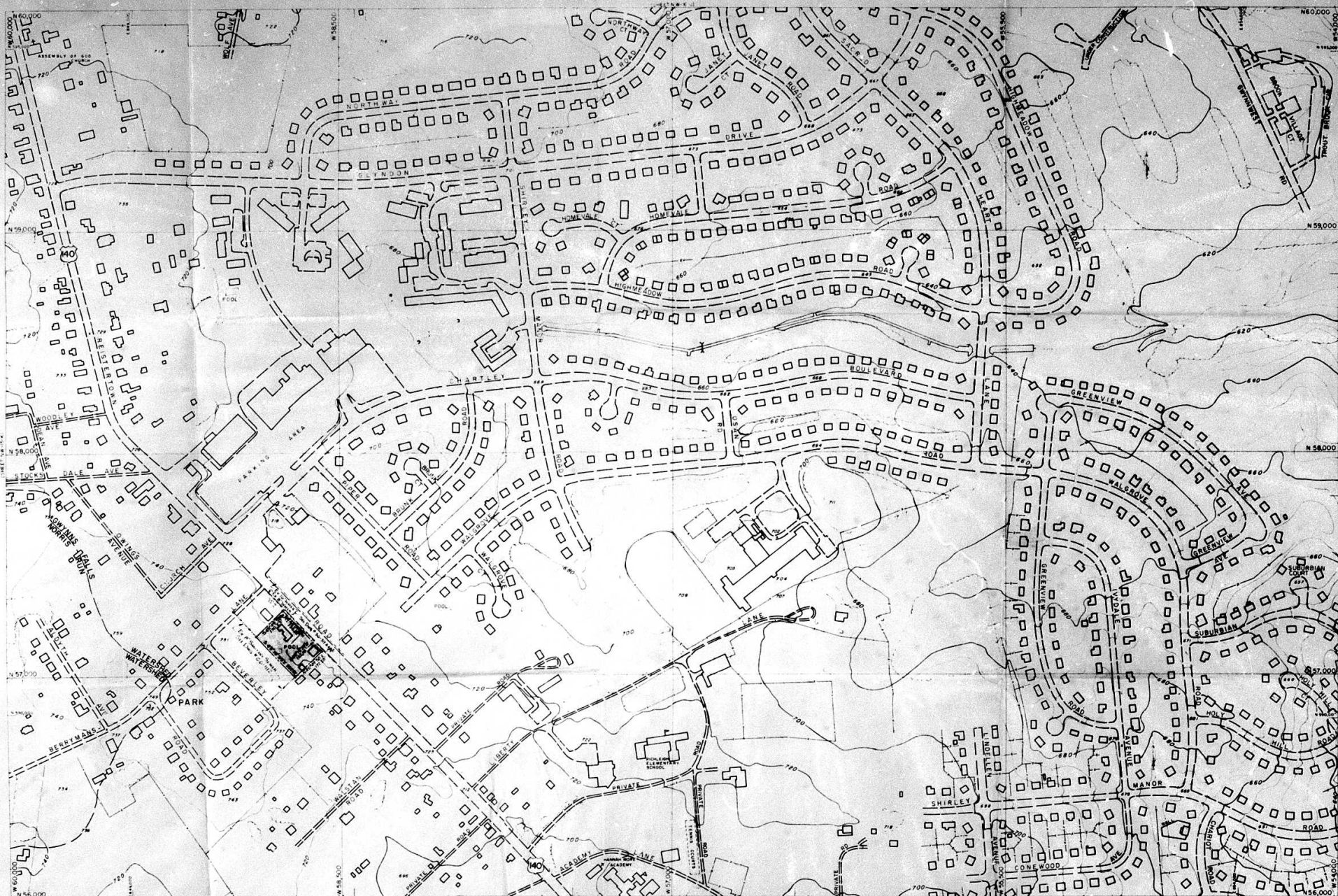
See Plat



MAY 17 1978



MAR 17 1978



Y-NE T-NW
X-SE W-SW

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	REISTERSTOWN AREA DELIGHT	N. W. 15-J
Topographic	MAPS, INC. 4-11-70			
DATE OF PHOTOGRAPHY APRIL 1953				
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.				

MAR 17 1978



Y-NE T-NW
X-SE W-SW

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	REISTERSTOWN AREA	N.W.
Topographic	MAPS, INC. 4-11-70			
		DATE OF PHOTOGRAPHY APRIL 1953	DELIGHT	15-J
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.				