

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

DEEP RUN ASSOCIATES, A General Partnership
Legal owner... of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an... to an... 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 an office building, in a District... in that the subject parcel is improved by an existing and occupied two-story office building which without the requested special exception constitutes a non-conforming 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.

DEEP RUN ASSOCIATES, A General Partnership

Contract purchaser

By: Thomas L. Peddy, General Partner
Address: Falls and Valley Roads
Lutherville, Maryland 21093

Protestant's Attorney

John B. Howard, Attorney
Cook, Howard, Downes & Tracy
409 Washington Avenue
Towson, Maryland 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 1st day of November, 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 16th day of January, 1978, at 1:00 o'clock.

Zoning Commissioner of Baltimore County

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

DEEP RUN ASSOCIATES, A General Partnership
Legal owner... of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1.8.02.28 and Y.R. 2.10.10 (1) a front yard setback of 25.0 ft. plus or minus instead of required 30 ft. and (2) a rear yard setback of 27.0 ft. instead of the required 30 ft.

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

Corrective zoning in that the subject parcel is improved by an existing and occupied two-story office building which without the requested variances constitutes a non-conforming use.

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

By: Thomas L. Peddy, General Partner
Address: Falls and Valley Roads
Lutherville, Maryland 21093

Protestant's Attorney

John B. Howard, Attorney
Cook, Howard, Downes & Tracy
409 Washington Avenue
Towson, Maryland 21204

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Zoning Commissioner of Baltimore County

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

DEEP RUN ASSOCIATES, A General Partnership
Legal owner... of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve... of Section 1.8.02.28 and Y.R. 2.10.10.

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

Contract purchaser

By: Thomas L. Peddy, General Partner
Address: Falls and Valley Roads
Lutherville, Maryland 21093

Protestant's Attorney

John B. Howard, Attorney
Cook, Howard, Downes & Tracy
409 Washington Avenue, Towson, MD 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 1st day of November, 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 16th day of January, 1978, at 1:00 o'clock.

Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
PETITION FOR SPECIAL HEARING
2/5 of Falls Rd, 2105 N of Green Spring Valley Road, 3rd District
DEEP RUN ASSOCIATES, Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 76-149-KASHI

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.

I HEREBY CERTIFY that on this 30th day of December, 1977, a copy of the foregoing Order was mailed to John B. Howard, Esquire, 409 Washington Avenue, Towson, Maryland 21204, Attorney for Petitioners.



MCA ENGINEERING CORPORATION
CONSULTING ENGINEERS
1820 Cromwell Bridge Road, Baltimore, Maryland 21204 - Tel. (301) 823-0900
Cable address: MCAENGR

DESCRIPTION

0.30 ACRE PARCEL, EAST SIDE OF FALLS ROAD, NORTH OF JOPPA ROAD, EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

PARCEL "B"

This Description is for a Parking Permit in a Residential Zone.

Beginning for the same at a point in Falls Road and on the first line of the third parcel conveyed to LeRoy Peddy and others by deed recorded among the Land Records of Baltimore County in Liber O.T.G. 4541, page 97, said beginning point being distant 602 feet, more or less, as measured northerly along said Falls Road from the intersection of the east side of said Falls Road and the center line of Green Spring Valley Road, as extended easterly, running thence in the bed of Falls Road and along a part of said first line, (1) N 22° 09' 22" W 75 feet, more or less, thence still binding on the outlines

2.

third parcel two courses: (2) N 69° 00' 35" E 165.70 feet, and (3) S 25° 37' 45" E 82 feet, more or less, thence binding on the line between the area zoned "RC-5" and the area zoned "DR-16" on the Zoning Map of Baltimore County, (4) westerly, 172 feet, more or less, to the place of beginning.

Containing 0.30 of an acre of land, more or less.

HGW:mpe J.O. 1-75037 9/28/77
W.O. 19054-X



MCA ENGINEERING CORPORATION
CONSULTING ENGINEERS
1820 Cromwell Bridge Road, Baltimore, Maryland 21204 - Tel. (301) 823-0900
Cable address: MCAENGR

DESCRIPTION

1.60 ACRE PARCEL, EAST SIDE OF FALLS ROAD, NORTH OF JOPPA ROAD, EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for Special Exception and Yard Variances.

Beginning for the same at a point on the east side of Falls Road distant 215 feet, more or less, as measured northerly along said east side of Falls Road from its intersection with the center line of Green Spring Valley Road, as extended easterly, said beginning point being at the beginning of the second line of the land conveyed to Green Spring Inn, Inc., by deed recorded among the Land Records of Baltimore County in Liber O.T.G. 4897, page 227, running thence in the bed of Falls Road and along the outlines of the land heretofore conveyed to LeRoy Peddy and others by deed recorded among said Land Records in Liber O.T.G. 4541, page 97,

(1) N 22° 09' 22" W 387 feet, more or less, thence along the line between the area zoned "RC-5" and the area zoned "DR-16" on the Zoning Map of Baltimore County, (2) easterly 172 feet, more or less, thence along the east outline of said land heretofore conveyed to LeRoy Peddy and others, (3) S 25° 37' 45" E 81 feet, more or less, thence seven courses: (4) N 71° 40' 00" E 11.34 feet, (5) S 43° 05' 40" E 54.40 feet, (6) S 19° 46' 30" E 31.00 feet, (7) S 12° 43' 00" E 40.84 feet, (8) S 00° 44' 00" E 48.89 feet, (9) S 18° 31' 00" E 45.64 feet, and (10) S 05° 49' 10" E 82.30 feet, thence binding reversely on a part of the aforementioned second line of the land conveyed to Green Spring Inn, Inc., (11) S 66° 34' 54" W 154.88 feet to the place of beginning.

Containing 1.60 acres of land, more or less.

HGW:mpe J.O. 1-75037 9/28/77
W.O. 19054-X



ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

John B. Howard, Esquire
Cook, Howard, Downes & Tracy
469 Washington Avenue
Towson, Maryland 21204

ITEM #89

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 1st day of November 1977

John B. Howard
Chairman

Petitioner: Deep Run Associates
Petitioner's Attorney: John B. Howard
Reviewed by: *John B. Howard*
Chairman, Zoning Plans
Advisory Committee
cc: MCA Engineering Corporation
1020 Cromwell Bridge Road
Towson, Maryland 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 4, 1978

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

John B. Howard, Esquire
Chairman

MEMBER

Bureau of

Department of

State Roads Commission

Bureau of

Health Department

Public Planning

Building Department

Board of Education

Zoning Administration

Industrial

Development

John B. Howard, Esquire
Cook, Howard, Downes & Tracy
469 Washington Avenue
Towson, Maryland 21204

RE: Special Exception,
Special Hearing and
Variance Petition
Item Number 89
Petitioner - Deep Run Associates

Dear Mr. Howard:

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 of this petition, currently zoned D.R. 16 and R.C. 5, is improved with a two-story masonry building and accessory parking area. It is part of a larger tract of land improved with the Greenpring Inn and Racquet Club, which was the subject of two previous zoning hearings (Case #76-167-X and #77-13-XSPH).

This parcel was formerly zoned B.R. and R.D.F. prior to the adoption of the current countywide zoning maps at the end of 1976. Preceding the reclassification to the present residential status, a building permit (C-966-76) was issued by Baltimore County to construct

John B. Howard, Esquire
Page 2
Item Number 89
January 4, 1978

the existing structure as a combination office/retail building. While the maps were changed, the structure was completed and this combination Special Exception/Variance Hearing is now requested in order to utilize the existing building for office use only.

In addition to the above, you are requesting a Special Hearing to allow the parking space along the northwest corner of this parcel to remain. Section 409.4 of the Baltimore County Zoning Regulations indicates that a hearing is required to allow parking in a residential zone when it is accessory to a business or industrial use. Because the property to the north is improved with a residence, it is my feeling that this Special Hearing is not required. I conveyed this information to M's. Hoen of your office, and she informed me that it was your desire to include the Special Hearing with this request.

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,

John B. Howard
John B. HOWARD
Chairman
Zoning Plans Advisory Committee

13C:rf

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



THORNTON M. MOURING, P.E.
DIRECTOR

December 7, 1977

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

Re: Item 89 (1977-1978)
Property Owner: Deep Run Associates
E/S Falls Rd. 215' N. Greenspring Valley Rd.
Existing Zoning: D.R. 16 & R.C. 5
Proposed Zoning: Special Exception for offices (IDCA 77-58-X). Variance to permit a front setback of 25' in lieu of the required 30' and a rear setback of 27.1' in lieu of the required 30' and a Special Hearing to permit offstreet parking in a residential zone. Acres: 1.90 District: 8th

Dear Mr. DiNenna:

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

General

Comments were supplied for this specific property for Project IDCA No. 77-58-X. Comments were also supplied in connection with the Zoning Advisory Committee review of plans for other areas of the overall property, of which these several parcels are a part, see Item #120 (1975-1976) and Item #115 (1976-1977). Those comments are referred to for your consideration.

Very truly yours,

William N. Dixon, P.E.
WILLIAM N. DIXON, P.E.
Chief, Bureau of Engineering

File: EAM: PWR: ss

S-P: Key Sheet
46 NW 11 Pos. Sheet
NW 12 C Page
60 Tax Map

cc: B. Morton, P. Koch



Maryland Department of Transportation
State Highway Administration

Norman K. Tolson
Secretary
Bureau of State
Administration

November 4, 1977

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Nov. 1, 1977
ITEM: 89
Property Owner: Deep Run Associates
Location: E/S Falls Road
215' N. Greenspring Valley Rd.
Existing Zoning: D.R. 16 & R.C. 5
Proposed Zoning: Special Exception for offices (IDCA 77-58-X). Variance to permit a front setback of 25' in lieu of the required 30' and a rear setback of 27.1' in lieu of the required 30' and a Special Hearing to permit off street parking in a residential zone. Acres: 1.90 District: 8th

Dear Mr. DiNenna:

The existing entrances are acceptable to the State Highway Administration. The petitioned special exception and variances should have no adverse effects to the State Highway.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers
By: John E. Meyers

CLJEM:vrd



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 931-3211

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 #89, Zoning Advisory Committee Meeting, November 1, 1977, are as follows:

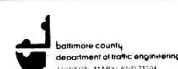
Property Owner: Deep Run Associates
Location: E/S Falls Road 215' N. Greenspring Valley Road
Existing Zoning: D.R. 16 & R.C. 5
Proposed Zoning: Special Exception for offices (IDCA 77-58-X). Variance to permit a front setback of 25' in lieu of the required 30' and a rear setback of 27.1' in lieu of the required 30' and a Special Hearing to permit off street parking in a residential zone. Acres: 1.90 District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the request, 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



CL JEM:COLINS
DIRECTOR

November 9, 1977

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

Re: Item 89 - SAC - November 1, 1977
Property Owner: Deep Run Associates
Location: E/S Falls Rd. 215' N. Greenspring Valley Rd.
Existing Zoning: D.R. 16 & R.C. 5
Proposed Zoning: Special Exception for offices (IDCA 77-58-X). Variance to permit a front setback of 25' in lieu of the required 30' and a rear setback of 27.1' in lieu of the required 30' and a Special Hearing to permit off street parking in a residential zone. Acres: 1.90 District: 8th

Dear Mr. DiNenna:

The special exception for offices should increase the trip anxiety from 180 to 285 trips/day.

Very truly yours,

Richard Moore
RICHARD MOORE
Assistant Traffic Engineer

CRH/kas

November 25, 1977

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

Dear Mr. DiNenna:

The following are comments on Item # 89, Zoning Advisory Committee Meeting of November 1, 1977:

Property Owner: Deep Run Associates
 Location: E/S Falls Rd. 215' N Greenspring Valley Rd.
 Acres: 1.90
 District: 8th

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

Very truly yours,
 Thomas H. Devin, Director
 BUREAU OF ENVIRONMENTAL SERVICES

SEC 35 118-

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

Attention: H. Comandari, Chairman
 Zoning Advisory Committee

Re: Property Owner: Deep Run Associates

Location: E/S Falls Rd. 215' N Greenspring Valley Rd.
 Item No. 89 Zoning Agenda Meeting of 11/1/77

Gentlemen:

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 300 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 drive-in condition shown at _____
- Revised 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 hosting 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 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed: *H. J. Kelly* Noted and Approved: *Charles E. Burnham*
 Planning Division Deputy Chief
 Special Inspection Division Fire Prevention Bureau

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 # 89 Zoning Advisory Committee Meeting, November 1, 1977 are as follows:

Property Owner: Deep Run Associates
 Location: E/S Falls Rd. 215' N Greenspring Valley Rd.
 Existing Zoning: R-16 and R-C-5
 Proposed Zoning: Special Exception for offices (IDA T-5B), Variance to permit a front setback of 25' in lieu of the required 30' and a rear setback of 27' in lieu of the required 30' and a Special Hearing to permit off at parking in a residential zone.
 Acres: 1.90
 District: 8th

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.
- ☐ 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. Construction is existing.
- ☐ 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
 CDB:RTJ

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

Z.A.C. Meeting of: November 1, 1977

RE: Item No. 89
 Property Owner: Deep Run Associates
 Location: E/S Falls Rd. 215' N Greenspring Valley Rd.
 Present Zoning: D.R. 16 & R.C. 5
 Proposed Zoning: Special Exception for office (IDA T-5B-A), Variance to permit a front setback of 25' in lieu of the required 30' and a rear setback of 27' in lieu of the required 30' and a Special Hearing to permit off street parking in a residential zone.

District: 8th
 No. Acres: 1.90

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,
 W. Nick Petrovich
 Field Representative

NSP/tp

JOSEPH W. WICKHAM, PRESIDENT
 T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
 MARCUS M. ROTHSCHILD
 THOMAS H. BRYEN
 MRS. LORENAE F. CHIDSEY
 ROBERT F. HAYDEN
 ALVIN LORRECE
 MRS. W. TUN W. SMITH, JR.
 RICHARD W. FRISCH, DVM.
 ROBERT F. GUNDEL, SUPERINTENDENT

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 22, 1977.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on December 15, 1977, successive weeks before the 16th day of January, 1978, the 1978 publication appearing on the 2/23 day of January, 1978.

THE JEFFERSONIAN
Thomas H. Devin
 Manager

Cost of Advertisement, \$.....



TOWSON, MD. 21204 December 29, 1977

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE Deep Creek Assoc. was inserted in the following:

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

Newspapers published in Baltimore County, Maryland, week for one successive weeks before the day of Dec. 19 77, that is to say, the same week as the issues of Dec. 20, 1977.

STROMBERG PUBLICATIONS, INC.
 BY *Louise Sandparker*

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Well Map		Original		Tracing		200 Sheet		Date
	done	by	done	by	done	by	done	by	
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, RA, CC, CA									
Reviewed by <i>John</i>	Revised Plans: Change in outline or description Yes No								
Previous case: <i>NINE</i>	Map # <i>NN12C</i>								

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

DATE: December 23, 1977 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED: Messrs. Cook, Howard, Thomas & Tracy P.O. Box 5577-149 Washington Ave., Towson, Md. 21204
 Petition for Zone Special Exception, Variance and Special Hearing for Deep Run Associates
 \$78-149-24878

1220 DEC 27 5 00 PM '77

VALIDATION OR SIGNATURE OF CASHIER

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

DATE: Jan. 16, 1978 ACCOUNT: 01-662

AMOUNT: \$112.50

RECEIVED: Messrs. Cook, Howard, Thomas & Tracy P.O. Box 5577-149 Washington Ave., Towson, Md. 21204
 Petition for Zone Special Exception, Variance and Special Hearing for Deep Run Associates
 \$78-149-24878

1125 DEC 17 1 12 PM '77

VALIDATION OR SIGNATURE OF CASHIER

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

Your Petition has been received * this 20th day of December 1977. Filing Fee \$ 50.00 Received ☒

S. Eric DiNenna, Zoning Commissioner
 Petitioner's Attorney *John B. Howard* Reviewed by *John B. Howard*
 * This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

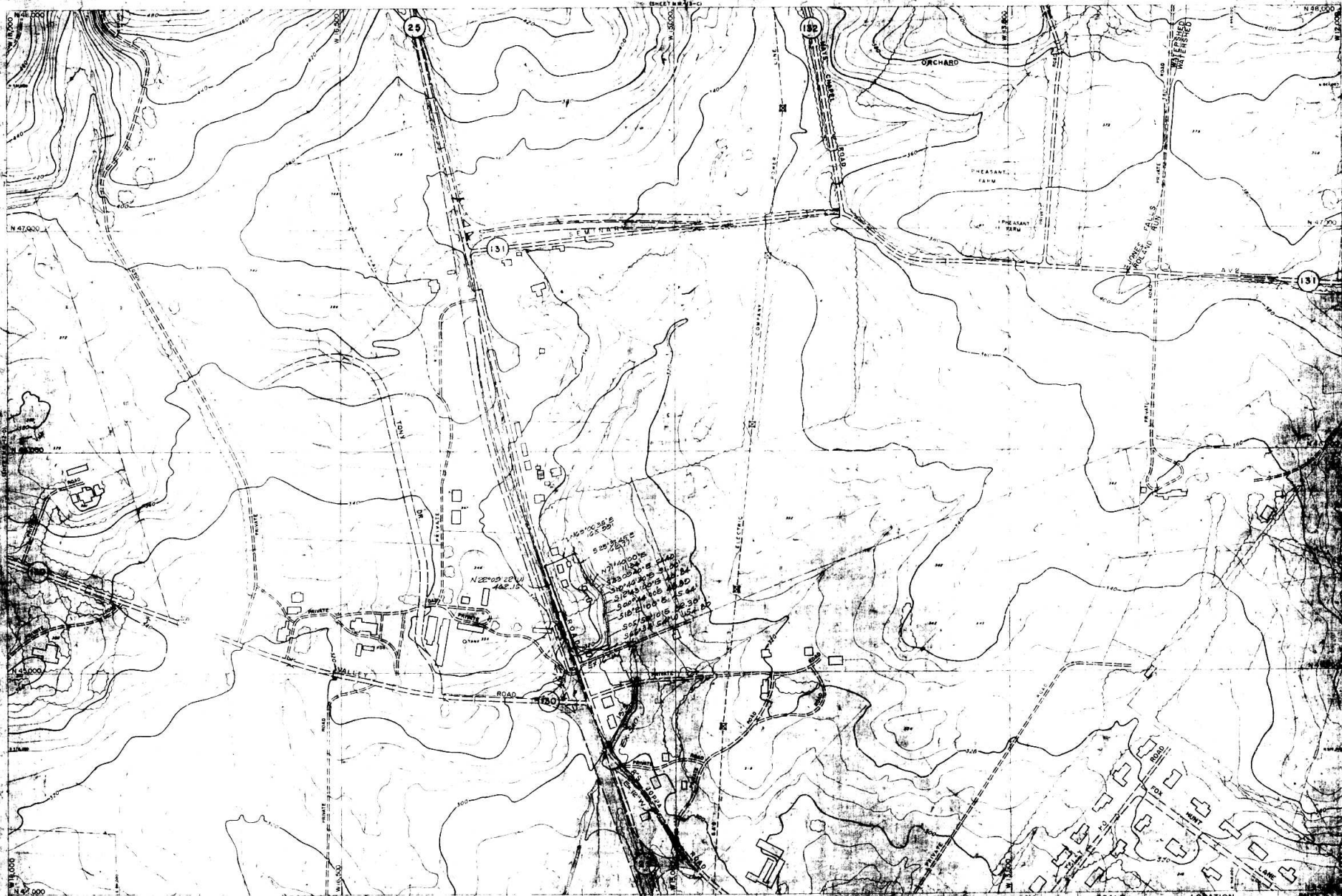


JUN 14 1978



12-12 NW

4



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

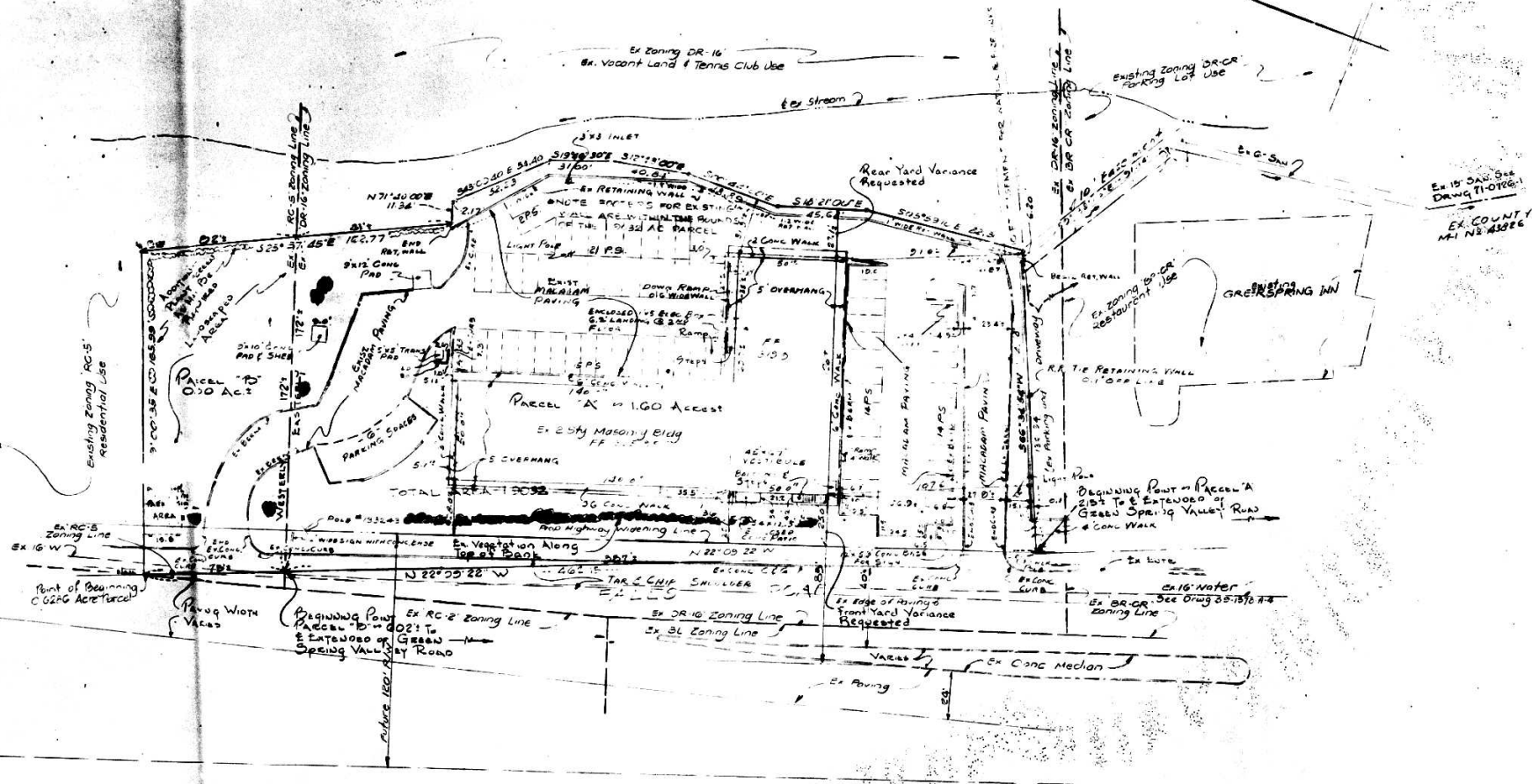
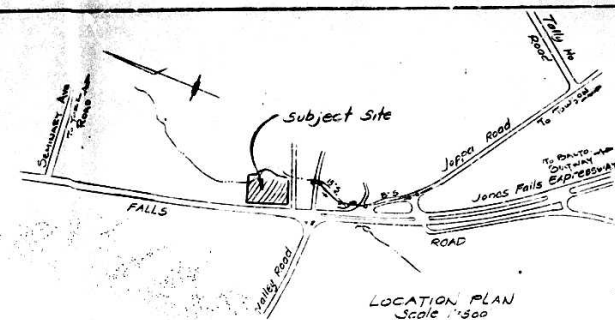
REVISIONS	DATE	SCALE	LOCATION
1	1953	1" = 200'	BROOKLANDVILLE

1953

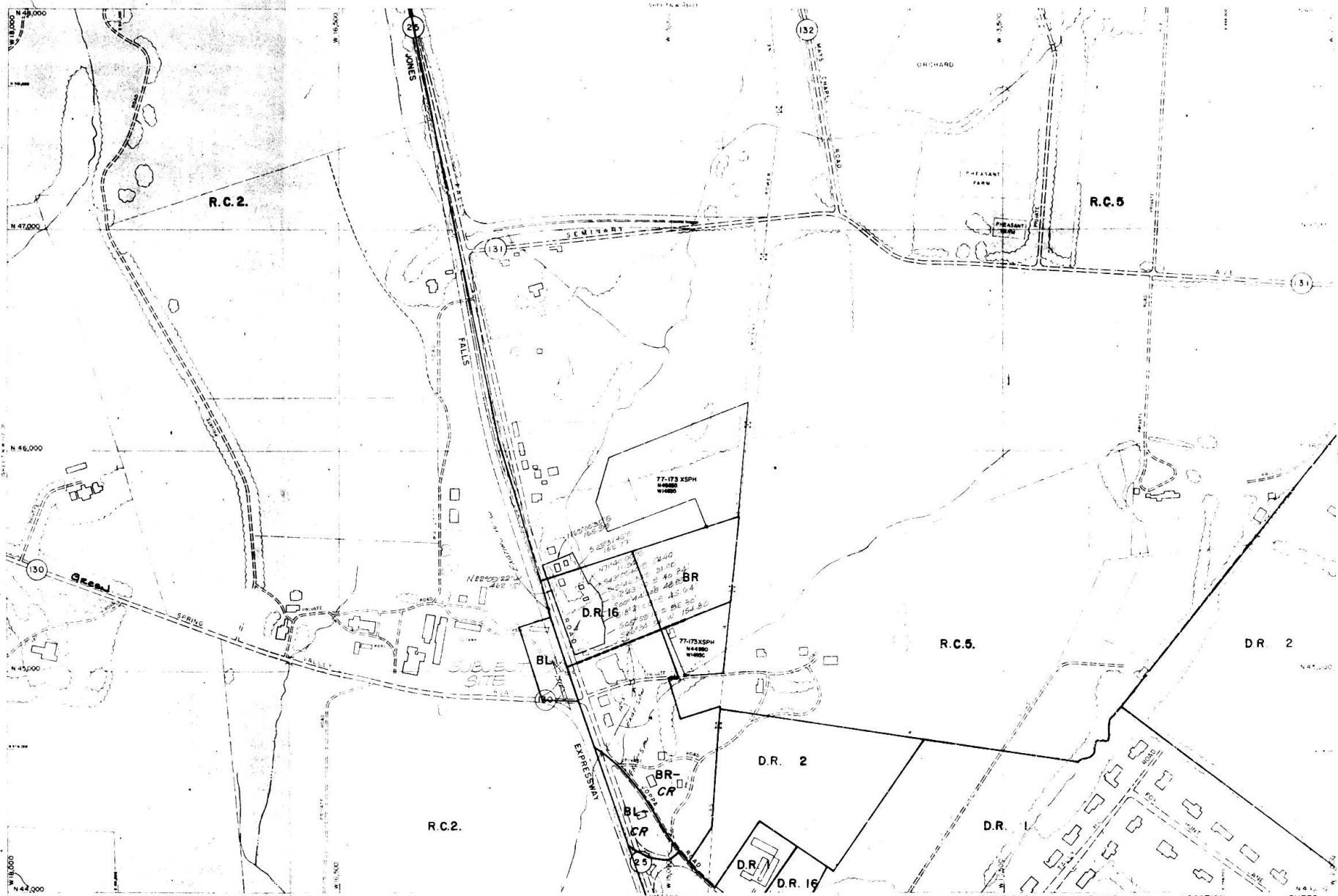


GENERAL NOTES

1. Total area of property equals 1.0086 Ac.
2. Existing zoning of property DR-16 (1.00 AC) (RC-5 (0.30 AC))
3. Existing use of property Office Building Use
4. Proposed zoning of property DR-16 is in Special Exception and RC-5 is a Parking Permit. No Change.
5. Proposed use of property No Change.
6. Off Street Parking Data:
 A. Area of ground floor = 6000 sq. ft. requiring 60 Spaces
 B. Area of 1st floor = 13,000 sq. ft. requiring 130 Spaces
 C. Total spaces required = 190
7. Total spaces existing = 72 (Field Count)
8. Site is located in the Jones Falls Drainage Area.
9. Petitioner is requesting a variance to Section 20-11B of the zoning Regulations for Parcel A to permit:
 a. A front yard setback of 85.0' instead of the required 30' (A variance of 55.0%)
 b. A rear yard setback of 87.1' instead of the required 30' (A variance of 65.7%)
10. • indicates existing trees & vegetation retained on the site



Plat to Accompany Petition
 for
 Special Exception & Yard Variance and Parking Permit
 in a Residential Zone
GREENSPRING VILLAGE OFFICE BUILDING
 FALLS ROAD
 27th Election District
 Scale: 1"=50'
 Baltimore County, Md
 Sept 27, 1977



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

COMP. BY THE
BALTIMORE COUNTY COM.
1. 7. 1976 & OCT. 8. 1976
NOS. 106.76, 109.76, 110.76, 111.76,
112.76, 113.76, and 114.76

CHANNING COUNTY COUNCIL

REVISIONS			SCALE		LOCATION		SHEET		
BY		DATE		1" = 200'		BROOKLANDVILLE		N.W. 12-C	
WAPS		4-1-76							
Photometric		ITC		DATE OF PHOTOGRAPHY					
				APRIL 1983					
APPROVED FOR PROJECT		BY		DATE					