PETITION FOR ZONING RE-CLAST FICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

O THE ZUNING CUMBLESON OF THE PARTNERSHIP
ENDER RUM ASSOCIATES, A General Partnership
ENDERSK
LIGHT COMMISSION OF THE PROPERTY SITUALS IN BAILIMON County and which is described in the description and plat attached hereto and made a part hereof, petition (1) that the zoning status of the herein described property be re-classified, pursuant

to the Zonias Law of Baltimore County, from an.

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 huilding in a NS-16 good; 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 mes. Property is to be posted and advertised as prescribed by Zoning Regulations.

1 547

Lutherville, Maryland 21093

Zoning Commissioner of Baltimore County

To contact the writer direct coll

(301) 321-

Destartant's Attorney

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

DEEP BIN ASSOCIATES. A General Partiership By: homes & Poly Thomas L. Peddy, General MANUST Address Falls and Valley Roads

John B. Howard Cook, Howard, Downes & Tracy

of Baltimore County, this....lst ., 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 bearing be had before the Zoning ioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore ____day of January ______197 8 0 1100 o'clock County, on the ... 16th 180mm - Junes

IDCA # 77- 48-XH

MCA

RECLIVED FOR FILING

ORDER

MTE

CONSULTING E E R 3 (well Bridge Road, Saltimore, Maryland 21204 - Tel. (361) 823-0900 Cable address - MCACNGS

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 Fall 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

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

pEEP RIN ASSOCIATES, A General Partnership
legal owner of the property situate in Baltimore
County and "hich is described in the description and plat attached bereto and made a part hereof.

hereby petition for a Variance from Section 1.8.02.28 and V B 2 to permit (1) a front yard estback of 25.0 ft. plus or minus instead of required 30 ft.; and (ii) a rear yard setback of 27.1 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 loning Regulations.

I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this
tion, and further agree to and are to be bound by the zoning regulations and restrictions of
more County adopted pursuant to the Zoning Law For Baltimore County.

DEEP RUN ASSOCIATES

Thomas L. Peddy, General Parrne

Address. Falls and Valley Rosis.

Lutherville, Maryland 21093

Protestant's Attorney

John B. Howard Address Cook, Howard, Downes & Tracy ORDERED By Haryland 21204

197. It that the subject matter of this petition be advertised, as y the Zoning Law of Baltimore County, in two newspapers of general circulation through-ness, and the public period of the public hearing be had before the Zoning err of Baltimore County in Room 166, County Ofthe Building in Towson. Baltimore of Baltimore County in Room 166, County Ofthe Building in Towson. Baltimore and Baltimore County in Room 168, County Ofthe Building in Towson. Baltimore the Room of Baltimore County in Room 168, County Ofthe Building in Townson. required by the Zoning Law of Baltin out Baltimore County, that property b

third parcel two courses: (2) N 69° 00' 35" E 165, "? 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" or 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 mn

J.O. 1-75037 W. O. 19054-Y 9/28/77



PETITION FOR SPECIAL HEARING

TO THE ZONING COM ISSIGNER OF BALTIMORE COUNTY: TO THE ZOHING COMISSIONER OF BALLTHOME COUNTY:

MET BERN SSOCIATES, A General Percentilg.

EXECUTED A SOCIATES, A General Percentilg to Comparation of the property attacks in Balliance County and which is described in the description and plat attached hereto and make a part hereof, hereby pertion for a Special Hearing Under Section 500.7 of the Young Regulations of Balliance County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning. Commissioner should approve off-struct parking in an RC-5 residential

3117 Property is to be posted and advect.sed as prescribed by Zoning Regulations. 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. DEEP NUN ASSOCIATES.

Thomas L. Peddy, Ceneral Partner Contract Purchaser Address Falls and Valley Roads Lutherville, Maryland 21093

Protestant's Attorney AddressCook, Howard, Downes & Tracy

ORDERED By the Zoning Commissioner of Baltimore County, thissi....

day of the subject matter of this petition be detect interest. The subject matter of this petition be detect interest. The subject matter of this petition be detect interest. The subject matter of t stlugg__o'clock_Pa__M

Zoning Commissioner of Baltimore County

To contact the writer direct cal (301) 321-

MCA ENGINEERING CORPORATION CONSULTING

Address

swell Bridge Road, Baltimore, Maryland 21204 - Tel. (201) 823-0906

DESCRIPTION

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

PARCEL "A"

Beginning for the same at a point on the east side of

This Description is for Special Exception and Yard Variances,

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 Gree: 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.

A Division of Waller Kidde & Company, Inc

RE: PETITION FOR SECUAL EXCEPTION PETITION FOR VARIANCE Green Spring Valley Road, 3rd District

: BEFORE THE ZONING COMMISSIONER

OF EALIMORE COUNT

DEEP RUN ASSOCIATES. Petitioners : Case No. 76-149-XASPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner

Pursuant to the authority contained in Section 524.1 of the Britimore County Charter, I hereby unter 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 therewist.

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

Ceasing I'l John W. Hassian, III People's Counsel County Office Building Towson, Maryland 212 494-2188

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





MCA DOD

(1) N 22" (0) 22" W 387 (cet 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, therce seven courses: (4) N 71* 40' 00" E 11.34 feet. (5) S 43* 09' 40" E 54.40 feet

(6) S 19* 46' 30" E 31.00 feut, (7) S 12* 43' 00" E 40.84 feet, (8) S 00" 44' 00" E 48.89 feet, (9) S 18" 21' 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

Cortr ming 1.60 scres of land, more or less.

154.88 feet to the place of beginning.

HCWmps

J. O. 1-75037 w.o. 19054-X 9/28/77



BEFORE THE

COMMISSIONER

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, a Special Hearing for off-street parking in a residential zone, and Variances to permit a front yard setback of 25 feet instead of the required 30 feet and a rear yard setback of 27.1 feet instead of the required 30 feet. The subject property is improved with an existing structure, which, the Petitioner contends, enjoys a

Testimony on behalf of the Petitioner indicated that the site in question was zoned B.L. prior to the adoption of the current zoning map in 1976. Further, it was indicated that a building permit was issued prior to the reclassification and that construction was underway before the present map was adopted. Both the front and rear yard .etbacks were petitioned to legitimize the existing condition relative to the building.

Comments submitted by the Director of Planning indicated that no comnsive planning factors are involved in this petition.

IVED FOR F

RECE

baltimore county office of planning and soning 10wSON, MARYLAND 21204 (301) 494-3, 51

SED/JED/sev

Enclosures

S ERIC DINENNA ZONING COMMISSIONER

Without reviewing the evidence further in detail but based upon all of the vidence presented at the hearing, in the judgment of the Deputy Zoning Comissioner, the prerequisites of Section 502.1 and 500.7 of the Baltimore Zoning Regulations have been met, and the requested Special Exception, Special Hearing, and Variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this ______ day of February, 1978, that the aforementioned

RE: Interim Development Control

Please be advised that your IDCA application for a special Imegities and Bearis hearing was approved by the Planning Board on Bearise 19, 1977 and you may now file your petitions, plats, and descriptions for said special Imegities hearing in accordance with the Zoning Commissioner's rules for filling.

Very wally your

ERIC DI NENNA Zoning Commissioner

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

Act (IDCA) Application

Special Exception, Special dearing and Variances should be and the same are hereby GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works, State Highway Ad-

ministration, and the Office of Planning and Zoning

S. ERIC DINENNA

February 16, 1978

. 2 -

John B. Howard, Esquire 409 Washington Avenue Towson, Maryland 21204

> RE: Petitions for Special Exception, Special Hearing, and Variances E/S of Falls Road, 215 N of Green opring Valley Road - 8th Election District

Deep Run Associates - Petitiones NO. 78-149-XASPH (Item No. 71)

I have this date passed my Order in the above captioned matter in

Deputy Zoning Commissiones

GJM/mc

ce: Mr. Montgomery Lewis Valleys Planning Council 212 Washington Avenue Towson, Maryland 21204

> Mr. A. D. McComas 12405 Falls Road Cockeysville, Maryland 21030

John W. Hessian, III, Esquire

SPECIAL EXCEPTION AND OR SPECIAL PERMIT

MARY HAN ASSOCIATED A

DCA APPLICATION FOR

Office Use THE PROPERTY IS ESSECTIONAL IMPROVED AS POLICIES. SHORE SITE AREA 1.9032 DEED REF. 4541 0 % or Greenly STE WILL RESIDENCE COMMISS.

HUNSTER OF PLOOMS 2 TOTAL MINEST 30's, TROPE OF SEC PLUGA MEA RITTO - TOTAL PLOOR MEA SWEED OF SITE MEA - 0.23

BROWN PLACE 20 29

and or set rost made to accommodate requires manual states 0 (Site Already Improved)

DEEP RUN ASSOCIATES, A General Partner

AND ASSOCIATES, A General Partner

Thomas L. Poldy, General Partner Cook, Howard, Downes & Tracy Washington Avenue

seems Valle 6 Valley Roads Lutherviile, Maryland 21093

DATE: November 22, 1977

12-10-77 Signed: Justice 15.10

IDCA FORM NO. 2 101000 8-16-72

SUPER SUITIVITURE REVIEW COMMENTS

IDTA PLAN PPCJECT NAME: Docp Run Ausociates PRELIMINARY PLAN PROJECT NUMBER: 100A NO. 77-58x TENTATIVE PLAN Fails Road DEVELOPMENT DIAN Diennich: THAL PLAT

This application for special exception (No. 77-584) was received by the Developers Design and Approval Section on October 74, 1977 and we comment as follows:

Water: (Eastern Tilld Zone) Urban Area

There is a in-such public seter main in Falls Raid. There are no profiles with Vater service reported in the area. This property is within the urban-marel posarcation libro and in a deres designate of 2. Hing Ferrice* on patriors County inter Plan S-16s, as sereded. The resemble change in use should not observedy affect the synchron thora-

Sanitary Sover: (Joses Palls Intercentur - Mt. Washington Flume - Jones Falls Pumping Station - Back River Waste Marce Treatment (Jant) Mt. Washington Flume 27.00 and, restricted to 14.4% model

There is a 15-inch public sanitary sewer within a utility easement south of this There is a lot-inch public manitary seems within a willity samement south of this site, to which this project as connected forwards with a water flaw problems are reported in the area. This project is within the Urhan-Buai flaw problems and in an area designated 10 Planced Service on Baltimer's County Sewerape Plance and an advantage of the County Sewerape Plance and Service of Baltimer's County Sewerape Plance and Service of

Storm Drains: (Deep Run - Jones Palls - Patapage River)

Name.ous residential, corneroial and industrial properties experience flooding within the City Limits along Jones Falls. However, no increase of existing onsite impervious area is indicated. This judget may be approved, as no increase of lu0-year design storm runoff is anticipated.

RECE VED. PLANNING & ZONING

Elect Plantenes ELISHORTH N. DIVER, P.E. Chief, Bereau of Ergineering

BARTIMORE COUNTY, MARYEND

INTER-OFFICE CORRESPONDENCE

TO 5. Eric Di Nenna, Zoning Commissioner	Date Jonus y 13, 1978

Leslie H. Graef, Director of Planning Petition #78-149-YASPH - ITEM # 91

> Petition for Special Exception for Offices and Office Building. Petition for Special Exception for Ornicas and Ornica purpose.
>
> Petition for Variance for Front and Reor Yards.
>
> Petition for Special Hearing for Off-Street Parking in a Residential Zone
> East side of Falls Road 215 feet, more or less, North of Green Spring Valley Road

8th District

HEARING: Monday, January 16, 1978 (1:00 P.M.)

There are no comprehensive planning factors a quiring comment on this petition.

HG:JGH:

DEPARTMENT OF TRAFFIC ENGINEERING

Faus Ro			IDCA NO	77-58 SH
FALLS KO		_'		
	FALLS	Ko	 	

LOCATION

1) Hearest Arterial Intersection Green Spring Vancy Ro + Faces Ro

a) Level of Service

2) Trip Generation from Site 47 sences v 5 = 245 TRIFT

a) Proposed Lovel of Sorvice

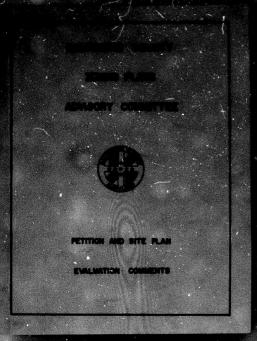
3) Proposed Roads Improvements Programmed for Construction Within Next

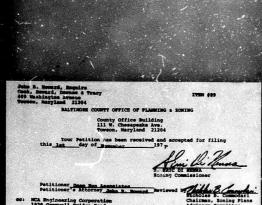
	100.00			
contendation	- 11 ml			
Approval:	Co Proposition			

RECEIVED

nr; 28 1977

CEECE OF PLANNING & ZONING





BALT! MORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 4, 1978

COUNTY OFFICE BLDG.

bareau of Engineering

Crate Boads Corning

Bureau of Fire Prevention

Health Department

Project Planning halfing Department Board of Education Ioning Afain stration 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 Soning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an or site field inspection of the property. The following comments are a result of this review and inspection. These comments are not intended the suppropriate when the suppropriate with the submittee of the sub

The subject of this petition, currently sensed D.R. 16 and R.C. 5, is improved with a text manner building and a subject of the part of a sarger tract of the subject of two previous zoning hearings (Case 176-167-X and 177-13-XSFR).

This parcel was formerly zoned B.R. and R.D.F. prior to the adoption of the current countwide zoning maps at the end of 1970. Preceding the reclassification to the present residential status, a building permit (C-966-76) was issued by Baltisore County to construct

John B. Howard, Esquire Page 2 Item Number 89

the eviating structure as a combination office/ retail building. Mhile the maps were changed, the structure was completed and this combination Special Exception/Variance Hearine is now requested in order to utilize *he 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 accessory to a Dusiness or industrial use. Because the property to the north is improved with a residence, it is my feeling that this Special Hoaring is not required. I conveyed this information to Nr. Hoen of your office, and she informed me that it was your desire to include the Special Hearing with this

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

Very truly yours.

Nicht O Commoden NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

13C:rf

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) Item 889 (1977-1978)
> Property Owner: Deep Run Associates
> E/S Falls Rd. 215' N. Greenspring Valley Rd.
> Eristing Coning: D.R. 16 6 R.C. 5
> Proposed Zoning: Special Exception for offices
> (IDCA 77-58K), Variance to permit a front methack
> 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.

Commants were supplied for this specific property for Project IDCA No. 77-58X.

Commants 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.

Chief, Bureau of Engineering

Pla : EAM: FWR: 55

S-S' Key Sheet 46 NW 11 Pos. Sheet NW 12 C Topo 60 Tax Map

cc: R. Morton, P. Koch



Harmann K, Interestor Secretory Barnard M. Evens

November 4, 1977

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

Baltimore, Haryland 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Nov. 1, 1977 ITEM: 89. Property Owner: Deep Run respectation of the control of the c Associates

Dear Mr. DiNenna:

CL:JEM:vrd

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.

District: 8th

Charles Lee, Chief Bureau of Engineering Access Permits John E. Meyers



November 4, 1977

Mr. Eric S. DiNenna, Zaning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland ?1204

Dear Mr. DiNenna

Comments on Item 189, Zoning Advisory Committee Meeting, November 1, 1977, ore as follows:

Property Owner: Deep Run Asso lates Lacation: E/S Falls Road 215' N. Greenspring Vallay Road
Existing Zoning: D.*1.6 and 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 appropriatems 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.

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



November 9, 1977

Mr. Eric S. LiNenna Zoning Commissioner lst Floor, County Office Building Towson, Maryland 21704

> Trem 89 - ZAC - November 1, 1977 Property Owner: Fuep 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 77-56-X), Variance to permit a first setback of 25' in lieu of the required to and a rear setback of 27.1' in lieu of the required 30' and a Special Hearing to permit off street parting in a residential zone.

Acres: 1.90 District: 8th

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

> Very truly yours, Philad Al-C. Richard Moore Assistant Traffic Engineer

CRM/ka

Hovember 25, 1977

Mr. S. Eric DiNenna, Zoning Commissioner Cffice 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

E/S Falls Rd. 215' N Greenspring Valley Rd.

1.90 Acres

Metropolitan water and sewer are available, therefore no health has

Very truly vours. dun 11. Dunen Thomas H. Deviin, Director SUREAU OF ENVIRONMENTAL SERVICES

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was

appearing on the 27th day of December

19.77

TOWSON MD December 29 1977.

THE JEFFERSONIAN.

SEC 35 118



Res Property Owner: Deep Run Associates

Location: E/S Palls Rd. 215' N Greenspring Valley Rd.

Zoning Agenda Meeting of 11/1/77

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

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead-out condition shown at____

REFERS the maximum allowed by the Fire Department.

NEWFOR the maximum allowed by the Fire Department.

() is. The site shall be made to comply with all applicable ports of the Fire Pervention Gods prior to occupancy or beginning of operations.

() 5. The buildings and structures cathering or proposed on the site shall comply with all applicable and extracompts of the lational Fire Protection Assessment Statements of the lational Fire Protection Assessment Statements of the Satory Code", 1970 Satisfactor prior to occupancy.

() 6. Site plans are approved as drawn.

(cx) 7. The Fire Prevention Bureau has no comments, at this time.

Planning Group Special Importion Division

Noted and Approved:
Deputy Chief
Pire Prevention Bureau

Mr. S. Eric Dillenna, Zoning Commissioner Office of Planning and Boning County Office Building Towson, Maryland 21201

Dear Mr. DiNenna:

Comments on Item # 89 Zoming Advisory Committee Masting. Nove-bar 1, 1977 are as follows:

The items checked below are applicable:

A. Structure shall conform to Baltimore County Building Code (B.O.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 30° of a property line. Contact Building Department if distance is between 30° and 6°0° of property line.

(X) P. Construction is existing.

G. Requested setback variance conflicts with the Baltimore County
Building Code. See Section

Very truly yours,

Charle & Sumbar

OF CE OF #IMES FUNCTION TOWSON, MD: 21204 December 29, THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE Deep Creek Assoc. was inserted in the following ☐ Catonsville Times ☐ Dundalk Times ☐ Essex Time ☐ Arbutus Times

Suburbar, Times East

☐ Community Times
☐ Suburban Times West

* spapers published in Baltimore, County, Maryland,

week for one successive weeks before the day of Dec. 19.77, that is to say, the same was it. 24, the issues of Dec. 29, 1977.

STROMBERG PUBLICATIONS INC

BY Fauca famulache

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenu-Towson, Maryland 21204

Your Petition has been received * this 2073 day of Octnord 1977. Filing Fee \$ 57 56 . Received XCheck

Petition See Sea As . (1. 70 day submitted by Colf, Heard Doubes & TRH cy

Petitioner's Attorney What B Harvard Reviewed by 9

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

PETITION MAPPING PROGRESS SHEET Granted by ZC. BA. CC. CA Reviewed by: Jan Map # NW12C Previous case: NONE

> 57384 BALTIMORE COUNTY, MARYLAND December 23, 1977

cavellengre. Cook, Howard, Donnos & Tunay P.O. Box 27-109 Mashington Ave., Tresum, Mi. 21-701, Pathtian for Bury Basial Emophism, Variance and cial Masaring for Deep Ban Associates.

182 0 0FEC 27 50.0 CHS



BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON HARVIAND 21204

Dat .. October 28, 1977

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

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

RE: Item Nt. 89

Property Owner: Deep Run Associates
Footstor ENS Falls 84. 215 N. Greenspring Valley Rd.
Fi sent Bowing: Special Forestion for officer (IRCA 77-56-X), Variance to the property of the Proposed Zenting to permit a front sether for 22 in lieu of the required 30 and a rear sethex for 22 in lieu of the required 30 and a rear sethex for 22 in lieu of the required 30 and a rear sethex for 22 in lieu of the required 30 and a rear sethex for 22 in lieu of the required 30 and a rear sethex for 22 in lieu of the required 30 and a rear sethex for 22 in lieu of the required 30 and a rear sethex for 22 in lieu of the required 30 and a rear sethex for 22 in lieu of the required 30 and a rear sethex for 22 in lieu of the rear sether for 23 in lieu of the required 30 and a rear sether for 22 in lieu of the required 30 and a rear sether for 22 in lieu of the required 30 and a rear sether for 22 in lieu of the required 30 and a rear sether for 22 in lieu of the required 30 and a rear sether for 32 in lieu of the required 30 and a rear sether for 32 in lieu of the required 30 and a rear sether for 32 in lieu of the required 30 and a rear sether for 32 in lieu of the required 30 and a rear sether for 32 in lieu of the required 30 and a rear sether for 32 in lieu of the required 30 and a rear sether for 32 in lieu of the required 30 and a rear sether for 32 in lieu of the required 30 and a rear sether for 32 in lieu of the required 30 and a rear sether for 32 in lieu of the required 30 and a rear sether for 32 in lieu of the required 30 and a rear sether for 32 in lieu of the required 30 and a rear sether for 32 in lieu of the required 30 and a rear sether for 32 in lieu of the required 30 and a rear sether for 32 i

District: 8th

No hearing on student population.

W Test ternel W. Nick Petrovich, Field Representative

78-149 XASPH

CERTIFICATE OF POSTING

Toursen, Maryland

Date of Posting DEC 31, 1977 Posted for PETITIONS FOR STEERING EXCEPTION EXCEPTION, EXCEPTION, SPECIAL MEDICINE

Petitioner Desp Ron Assec. Lucation of property E/S of FALL: RJ. 215' N OF GREEN STRING VALLEY Pd.

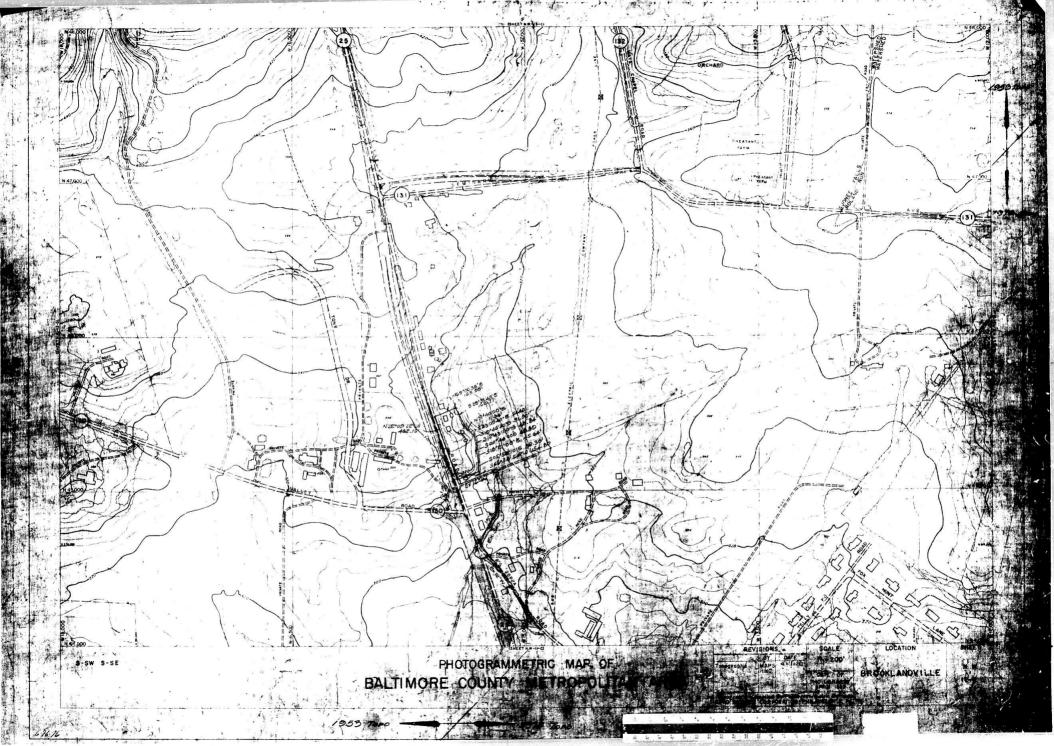
Location of Signer E/S of FALLS Rd. 440 tos - Net Grove Strone Valley Rd

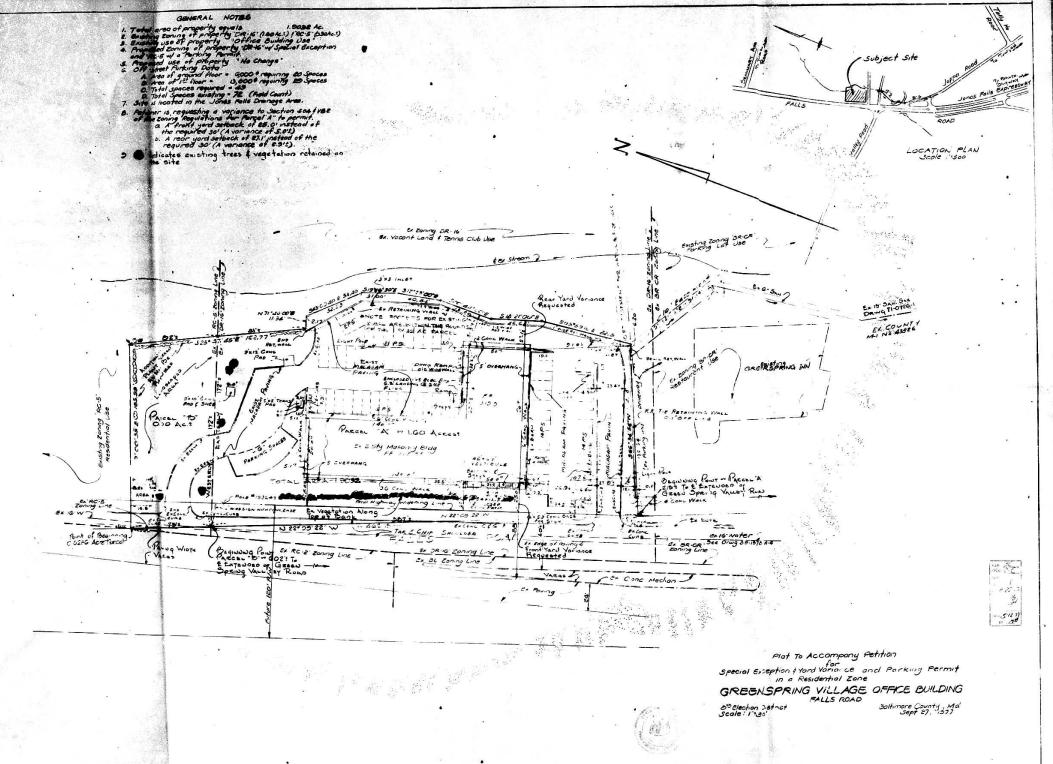
Posted by Thomas T. Roland Date of return SRU. 6, 1828

BALTIMORE COUNTY, MARYLAND 65406 Jan. 16, 1978 01-662 Sill, 409 Washington Ave., Towner, Mt. 21204 284 4 02 JU 17 1125080

Brei F I HUL

≥ Z





JO 750374 JU- 75657M 95 5

