

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, LLOYD REALTY, INC., 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 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 Amendment to the order granted by the Board of Commissioners, Case No. 75-223-RX, June 15, 1976, to remove restriction No. 1 which prohibited any new construction except as indicated by the order for the purpose of building an addition to the new existing structure. Since time of hearing, business has expanded, making it necessary for additional regrading, additional office space.

See attached Description

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 THOMAS A. LLOYD, Legal Owner
Address 617 S. SUGGERS, Bldg. 200, Baltimore, Maryland 21221
Petitioner's Attorney HONORABLE G. GARR
Address Equitable-Townson Building, Suite 904, Towson, Maryland 21204
Protestant's Attorney _____
Address _____

ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of January, 1978, 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 2nd day of February, 1978, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

ICDA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, LLOYD REALTY, INC., legal owner of the property situate in Baltimore County, the property outline of which is shown to scale, complete with dimensions and dimensions on and off scale maps, which are attached hereto, hereby make application to the Zoning Commissioner of Baltimore County for a Special Exception for office building expansion on Parcel 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 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1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 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1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 20

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, in accordance with the power granted under the Zoning Commissioner by Section 500.7 of the Baltimore County Zoning Regulations, it is hereby determined that the Special Hearing request will not be detrimental to the health, safety, and general welfare of the community and would be within the spirit and intent of said Regulations, and, therefore, the Special Hearing to remove Restriction No. 1 from the Order, dated June 15, 1976 (Case No. 75-223-RX), should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of April, 1978, that the herein Petition for the aforementioned Special Hearing 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 Department of Public Works and the Office of Planning and Zoning.

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

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of April, 1978, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

FRAMM & ASSOCIATES
COMMERCIAL REAL ESTATE BROKERS
210 Seabreeze Road
Baltimore, Maryland 21207
Telephone (301) 922-4457

DESCRIPTION TO ACCOMPANY PETITION FOR RECLASSIFICATION WITH SPECIAL EXCEPTION IN THE USE OF THE HIGHWAY RIGHT-OF-WAY STEMMERS RUN ROAD, SITUATED IN THE 15TH ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND.

BEGINNING for the same at the point formed by the intersection of the southeast side of Stemmers Run Road, as set laid out 66 feet wide, and the east side of Margaret Avenue, as laid out 50 feet wide on the "Flat of Grimesdale", which flat is recorded among the Land Records of Baltimore County, Maryland in flat book 5, C. 10, 5 folio 68, said point of beginning has the coordinates of NORTH 11,606.44 feet and EAST 45,104.85 feet in accordance with the meridian and coordinate grid system adopted by the Baltimore County Metropolitan District;

THENCE running and binding along the said east side of Margaret Avenue, and referring to the bearings of this description to the aforesaid meridian, 1974.1477 EAST 234.4 feet to intersect the northeast side of Tentz Avenue, as laid out 50 feet wide on said "Flat of Grimesdale";

THENCE running and binding on said northeast side of Tentz Avenue SOUTH 72.1823° EAST 190.10 feet;

THENCE leaving said northeast side of Tentz Avenue, and running at right angles therefrom, NORTH 72.5417° EAST 216.76 feet to intersect the aforesaid southeast side of Stemmers Run Road;

THENCE running and binding on said southeast side of Stemmers Run Road NORTH 63.4400° EAST 190.19 feet to the point of beginning.

CONTAINING 43,546.00 Square Feet of land, or 1.0 Acre, more or less.

The above description is for petition purposes only, and is not intended for use in any conveyance of title thereto.

Being and comprising a portion of all the land conveyed to LLOYD REALTY, INC. from GEORGE F. McNeil and Lela McNeil, his wife, by a deed dated July 9, 1974 and recorded among the Land Records of Baltimore County, Maryland in Liber 21, 11, 18, 5460 folio 766, etc., and more particularly known as part of Lot 6;

All of Lots 7 thru 10;

Part of Lot 16;

All of Lots 17 thru 20 of the "Flat of Grimesdale."



Samuel P. Framm
SAMUEL P. FRAMM
MD. REG. L.S. N° 5817

W6 5817-74023
SHEET 1 of 1

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-3363

S. ERIC DINENNA
ZONING COMMISSIONER

April 28, 1978

Robert G. Carr, Esquire
Suite 904, Equitable-Townson Building
Towson, Maryland 21204

RE: Petition for Special Hearing
SE/corner of Stemmers Run Road
and Margaret Avenue - 15th Elec-
tion District
Lloyd Realty, Inc. - Petitioner
NO. 78-171-SPH (Item No. 104)

Dear Mr. Carr:

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

Very truly yours,

Eric D. Nenna
S. ERIC DINENNA
Zoning Commissioner

SED/jhm

Attachments

cc: Ms. Alberta Pugh
Middlesex Civic Association, Inc.
843 Middlesex Road
Baltimore, Maryland 21221

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Eric D. Nenna, Zoning Commissioner Date: February 3, 1978

FROM: Lella H. Grael, Director of Planning

SUBJECT: Petition 78-171-SPH, Petition for Special Hearing to Remove Restriction No. 1, Case NO. 75-223-RX.
Southeast corner of Stemmers Run Road and Margaret Avenue
Petitioner - Lloyd Realty, Inc.

15th District

HEARING: Wednesday, February 22, 1978 (10:00 A.M.)

This office is opposed to the granting of this request. In view of the size and exterior of the proposed addition, the proposal is totally out of character with the surrounding area.

Lella H. Grael
Director of Planning

LHG:JGH/rw

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-3363

S. ERIC DINENNA
ZONING COMMISSIONER

January 26, 1978

Robert G. Carr, Esq.
Equitable-Townson Building
Suite 904
Towson, Md. 21204

RE: Interim Development Control
Act (IDCA) Application #62-2

Dear Sirs:

Please be advised that your IDCA application for a Special Hearing hearing was approved by the Planning Board on January 19, 1978 and you may now file your petitions, plans, and descriptions for said Office 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. Petitions, plans & descriptions already filed in the Zoning Office.

Very truly yours,
Eric D. Nenna
S. ERIC DINENNA
Zoning Commissioner

SED/JED/saw

Enclosures

Zoning Commissioner
Baltimore County
Baltimore County Office Bldg.
Towson, Maryland 21204

RE: Lloyd Realty, Inc.
617 Stemmers Run Road
Baltimore, Md. 21221
Case No. 78-171 SPH

TO WHOM IT MAY CONCERN:

I reside at 617 Stemmers Run Road. I have seen the drawings for the proposed addition to the existing Lloyd Realty, Inc. Office Building, located at 617 Stemmers Run Road.

It is my feeling that the addition will help improve the overall appearance of the neighborhood and I have no objection to these improvements.

Very truly yours,
Angela A. Deist
615 Stemmers Run Road
Baltimore, Maryland 21221



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 10, 1978

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

Chairman

Robert G. Carr, Esquire
Equitable-Townson Building
Suite 904
Towson, Maryland 21204

MEMBER:

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Public Administration

Industrial Development

RE: Special Hearing Petition
Item Number 104
Petitioner - Lloyd Realty, Inc.

Dear Mr. Carr:

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.

Located on the southeast corner of Stemmers Run Road and Margaret Avenue (unimproved) in the 15th Election District, this D.R. 16 zoned property is presently improved with a one and one-half story studio dwelling. Immediate contiguous properties to the east and west are zoned D.R. 5.5 and are improved with single family dwellings, while similarly zoned vacant land exists to the south. Industrially zoned property, also improved with dwellings, exist immediately to the north of this site across Stemmers Run Road.

This property was the subject of a previous zoning hearing (Case 75-223-RX) in which a Reclassification to the existing D.R. 16 zoning and a Special Exception for the conversion of the existing building to offices were granted. The final order in this case written by

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or Lloyd Realty, Inc., 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 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 Amendment to the order granted by the Board of Appeals, Case No. 75-223 RX, June 15, 1976, to remove restriction No. 1 which prohibited any new construction except as indicated by the order for the purpose of building an addition to the now existing structure. Since time of hearing, business has expanded, making it necessary for additional regrading, additional office space.

See attached Description

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 am to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: THOMAS A. LLOYD, Legal Owner
President
Address: 617 Stemmers Run Road
Baltimore, Maryland 21221

Petitioner's Attorney: ROBERT G. CARR
Equitable-Towson Building, Suite 904
Towson, Maryland 21204

Protestant's Attorney: John W. Hession, III
County Office Building
Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 29th day of January, 1978, that the subject matter of this petition be advertised 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 104, County Office Building in Towson, Baltimore County, on the 29th day of February, 1978, at 10:00 o'clock A.M.



John W. Hession, III
 Zoning Commissioner of Baltimore County
 (over)
 10:00A
 2/23/78
 MICROFILMED

RE: PETITION FOR SPECIAL HEARING
 SE corner of Stemmers Run Rd. and
 Margaret Ave., 15th District
 LLOYD REALTY, INC., Petitioners

BEFORE THE ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 78-171-SPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

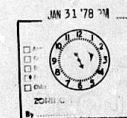
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in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

Charles E. Kuntz, Jr.
 Charles E. Kuntz, Jr.
 Deputy People's Counsel

John W. Hession, III
 John W. Hession, III
 People's Counsel
 County Office Building
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 31st day of January, 1978, a copy of the foregoing Order was mailed to Robert G. Carr, Esquire, Equitable-Towson Building, Suite 904, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III



MICROFILMED

RE: PETITION FOR SPECIAL HEARING
 SE corner of Stemmers Run Rd. and
 Margaret Ave., 15th District
 LLOYD REALTY, INC., Petitioners

BEFORE THE ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 78-171-SPH (Item 104)

ORDER FOR APPEAL

Mr. Commissioner:

Please note an appeal from your decision in the above-entitled matter, under date of April 28, 1978, to the County Board of Appeals and forward all papers in connection herewith to said Board for hearing.

Robert G. Carr
 Robert G. Carr
 Deputy People's Counsel

John W. Hession, III
 John W. Hession, III
 People's Counsel
 County Office Building
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 15th day of May, 1978, a copy of the foregoing Order was mailed to Robert G. Carr, Esquire, Suite 904, Equitable-Towson Building, Towson, Maryland 21204, Attorney for Petitioners and Mrs. Alberta Pugh, Middlesex Civic Association, Inc., 843 Middlesex Road, Baltimore, Maryland 21221, Protestants.

John W. Hession, III



MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
 111 E. Chesapeake Ave.
 Towson, Maryland 21204

February 10, 1978

cc
 Nicholas S. Condon
 Chairman

Robert G. Carr, Esquire
 Equitable-Towson Building
 Suite 904
 Towson, Maryland 21204

RE: Special Hearing Petition
 Item Number 104
 Petitioner - Lloyd Realty, Inc.

Dear Mr. Carr:

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.

Located on the southeast corner of Stemmers Run Road and Margaret Avenue (unimproved) in the 15th Election District, this D.R. 16 zoned property is presently improved with a one and one-half story stucco dwelling. Immediate contiguous properties to the east and west are zoned D.R. 5.5 and are improved with single family dwellings, while similarly zoned vacant land exists to the south. Industrially zoned property, also improved with dwellings, exist immediately to the north of this site across Stemmers Run Road.

This property was the subject of a previous zoning hearing (Case 75-223 RX) in which a Reclassification to the existing D.R. 16 zoning and a Special Exception for the conversion of the existing building to offices were granted. The final order in this case written by

Robert G. Carr, Esquire
 Page 2
 Item Number 104
 February 10, 1978

The Board of Appeals denied any future structural changes to the existing building. Because of your client's proposal to construct an addition and increase the floor area almost four times what it currently is, this Special Hearing is necessitated.

Particular attention should be afforded the comments of the Office of Current Planning and Development concerning the proposed landscaping of this site.

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 S. Condon
 NICHOLAS S. CONDON
 Chairman
 Zoning Plans Advisory Committee

ENCLOSURE

TO: Frann & Associates
 Engineers-Planners-Surveyors
 2210 Southgreen Road
 Baltimore, Maryland 21207

MICROFILMED

Baltimore County
 Department of Public Works
 TOWSON, MARYLAND 21204

THORNTON M. MOURNING, P.E.
 DIRECTOR

December 12, 1977

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

Re: Item #104 (1977-1978)
 Property Owner: Lloyd Realty, Inc.
 S/E cor. Stemmers Run Rd. & Margaret Ave.
 Existing Zoning: D.R. 16
 Proposed Zoning: Special Hearing to amend the original Special Exception (75-223 RX) to remove the restriction prohibiting any new construction except as indicated by the order for the purpose of building an addition to the now existing structure.
 Acres: 1.0 District: 15th

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 for this property for Project IDCA No. 77-622, and in connection with the Zoning Advisory Committee review for Item #32, Cycle VIII (October 1974 - April 1975). Those comments are referred to for your consideration.

Water and Sanitary Sewer:

Public water main and sanitary sewerage are serving this property.

The submitted plan again erroneously indicates an existing 8-inch gas main to be an 8-inch sanitary sewer, as did the plan submitted for Item #32, Cycle VIII. Subsequently, 8-inch public sanitary sewerage has been constructed along the frontage of this property, see drawing 875-025, File 1.

Very truly yours,

William H. Myers, Jr.
 William H. Myers, Jr.
 Chief, Bureau of Engineering

END:SAN:PHR:sa

cc: R. Morton, J. Bonnett

1-18 Key Sheet
 11 10 29 Key Sheet
 88 1 8 Top
 90 Tax Map

MICROFILMED

JAN 14 1978

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, in accordance with the power granted unto the Zoning Commissioner by Section 500.7 of the Baltimore County Zoning Regulations, it is hereby determined that the Special Hearing request will not be detrimental to the health, safety, and general welfare of the community and would be within the spirit and intent of said Regulations, and, therefore, the Special Hearing to remove Restriction No. 1 from the Order, dated June 15, 1976 (Case No. 75-223-RX), should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of April, 1978, that the herein Petition for the aforementioned Special Hearing 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 Department of Public Works and the Office of Planning and Zoning.

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 Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of April, 1978, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(410) 484-2010

JOHN D. SEEVERT
DIRECTOR

December 8, 1977

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

Dear Mr. DiNenna:

Comments on Item # 104, Zoning Advisory Committee Meeting, November 15, 1977, are as follows:

Property Owner: Lloyd Realty, Inc.
Location: SE/C Stemmers Run Road & Margaret Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to amend the original Special Exception (75-223 RX) to remove the restriction prohibiting any new construction except as indicated by the order for the purpose of building an addition to the now existing structure.
Acres: 1.0
District: 15th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.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. A change of occupancy for the existing building is required.
- ☒ D. Three sets of construction drawings will be required to file application for a building permit.
- ☒ E. "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."
- ☐ F. 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.
- ☐ G. No comment.
- ☐ H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burbanck

Charles E. Burbanck
Plans Review Chief
CER:rrj

MICROFILMED

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Lloyd Realty, Inc.

Location: SE/C Stemmers Run Rd. & Margaret Ave.

Flow No. 104

Zoning Agenda Meeting of 11/15/77

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 200 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
 - ☐ 2. A second means of vehicle access is required for the site.
 - ☐ 3. The vehicle dead-end condition shows at _____.
 - ☐ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
 - ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
 - ☐ 6. Site plans are approved as drawn.
 - ☐ 7. The Fire Prevention Bureau has no comments at this time.

Noted and

Approved: *Charles E. Burbanck*

Charles E. Burbanck
Plans Review Chief
CER:rrj

MICROFILMED

January 31, 1978

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 #104, Zoning Advisory Committee Meeting, November 15, 1977, are as follows:

Property Owner: Lloyd Realty, Inc.
Location: SE/C Stemmers Run Road and Margaret Avenue
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to amend the original Special Exception (75-223 RX) to remove the restriction prohibiting any new construction except as indicated by the order for the purpose of building an addition to the now existing structure.
Acres: 1.0
District: 15th

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.

A landscaping plan should be provided for the site.

Very truly yours,

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

MICROFILMED

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(410) 484-2650

STEPHEN E. COLLINS
DIRECTOR

December 20, 1977

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

Re: Item 104 - ZAC - November 15, 1977
Property Owner: Lloyd Realty, Inc.
Location: SE/C Stemmers Run Rd. & Margaret Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to amend the original Special Exception (75-223 RX) to remove the restriction prohibiting any new construction except as indicated by the order for the purpose of building an addition to the now existing structure.
Acres: 1.0
District: 15th

Dear Mr. DiNenna:

The proposed addition to the existing office building can be expected to generate approximately 180 trips per day.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

NEF/km

MICROFILMED

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

November 29, 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 #104, Zoning Advisory Committee Meeting of November 15, 1977:

Property Owner: Lloyd Realty, Inc.
Location: SE/C Stemmers Run Rd. & Margaret Ave.
Acres: 1.0
District: 15th

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

SSC 35 1186

MICROFILMED

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 9, 1977

Z.A.C. Meeting of: November 15, 1977

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

RE: Item No: 104

Property Owner: Lloyd Realty, Inc.
Location: SE/C Stemmers Run Rd. & Margaret Ave.
Present Zoning: D.R. 16
Proposed Zoning: Special Hearing to amend the original Special Exception (75-223 RX) to remove the restriction prohibiting any new construction except as indicated by the order for the purpose of building an addition to the now existing structure.

District: 15th
No. Acres: 1.0

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

JOSEPH B. BOWMAN, President
T. BARBARA WILLIAMS, JR., Vice-President
MARCOUS B. BOWMAN

THOMAS H. BOYER
WILLIAM L. BOYER
ROBERT D. HAYDEN

ROBERT F. DUBEL, Superintendent

MICROFILMED

Robert S. Carr, Esquire
Equitable-Towson Bldg.
Suite 904
Towson, MD. 21204

ITEM # 104

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 19th day of January, 1978.

Eric S. DiNenna
Eric S. DiNenna
Zoning Commissioner

Petitioner: Lloyd Realty, Inc.
Petitioner's Attorney: Robert S. Carr
Reviewed: *Robert S. Carr*
cc: From & Associates
3310 Southgreen Road
Baltimore, MD. 21207

Nicholas S. Commodari
Chairman, Zoning Plans
Advisory Committee

MICROFILMED

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, OR WE, LLOYD REALTY, INC., LAND OWNER OF THE PROPERTY SITUATED IN BALTIMORE COUNTY, THE PROPERTY OUTLINE OF WHICH IS SHOWN TO SCALE, COMPLETE WITH DIMENSIONS AND DISTANCES ON 500 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL PERMIT.

IN A DP-16 CASE TO USE THE ABOVE DESCRIBED PROPERTY FOR Office Building Expansion

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROUND SITE AREA 1.2 ACRES DEED REF. 1462-726
SHADING 28 % OF OVERALL SITE WILL REMAIN SHADING.
BUILDING SIZE
AREA 11,851.56 SQ. FT.
NUMBER OF FLOORS 17 FLOORS
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 4.4 to 1

BUILDING USE
GROUND FLOOR Office OTHER FLOORS Office
REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR 42 OTHER FLOORS 48 TOTAL 90 (48 provided)

NUMBER OF SPACES TO BE PROVIDED TO ACCOMMODATE REQUIRED NUMBER OF SPACES 16,680
(PROVIDED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 300)

UTILITIES
WATER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM Existing
SEWER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM Existing
UTILITIES SECURITY APPROVAL Security not required

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

APPLICANT, LEGAL OR CONTRACT PURCHASER
LLOYD REALTY, INC.; THOMAS A. LLOYD, President
ADDRESS 317 S. GAYTHORP RD. #B-1
Baltimore County, MD 21221

THE PLANNING BOARD HAS DETERMINED ON 1-19-78 THAT THE PROPOSED DEVELOPMENT
WAS / WOULD BE IN CONFORMANCE WITH THE ZONING AND SUBDIVISION MAPS OF THE BALTIMORE COUNTY
PLANNING BOARD

RECEIVED
FEB 14 1978
BALTIMORE COUNTY
PLANNING BOARD

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BALTIMORE COUNTY
PLANNING BOARD

RE: PETITION TO AMEND ORDER
SE cor. Stemmer Run Road and
Margaret Avenue
15th District
Lloyd Realty, Inc.
Petitioner
BALTIMORE COUNTY
No. 78-171-SPH

OPINION

This case comes before this Board on an appeal by the People's Counsel of Baltimore County from an Order of the Zoning Commissioner granting the Petitioner's request to remove restriction #1, prohibiting any new or additional construction to the existing structure, from an Order of the Board of Appeals dated June 15, 1976, which granted restricted office use to this parcel. Said hearing on this appeal was held on March 8, 1979.

The Petitioner, through testimony by the property owner and a qualified professional engineer, presented his proposal for expanded use of this special exception and his reasons why same should be granted. He noted that his business has grown, and he now has need for larger office facilities. He proposes to increase the square footage of the building from its present 11,854 square feet to 11,854 square feet, to increase the parking spaces from 10 to 42, but to maintain the same architectural design throughout the entire building. These proposals are contained on the Petitioner's Exhibit No. 5. He also noted that this parcel is now served by all public utilities and that the proposed building expansion meets all the requirements of the D.R. 16 zoning necessary for the office use.

Protestants expressed opposition to the proposed expansion of these office facilities through testimony by (a) the east door neighbor; (b) a representative of the Middlesex Civic Association; and (c) the Baltimore County Planning Department. In general their objections were based on the increased commercial aspect of this proposal in an area principally occupied by single family residences, by possible flooding caused by the removal of lawn and shrubs and replaced with macadam paving, and some increase in traffic generation.

MICROFILMED

Lloyd Realty, Inc. - No. 78-171-SPH

After reviewing all the testimony and evidence presented in this hearing, the Board's opinion will favor the Protestants. It may be noted that this same Board heard case No. 75-223-RX, dated June 15, 1976, and is therefore familiar with all of the aspects of this case. In 1976 this Board was faced with an abandoned and unoccupied residence in rather ramshackle condition between two occupied residences, and a proposal for renovation of same and conversion to office use. In order for this to be accomplished, Baltimore County Zoning Regulations require that the subject site be zoned at least D.R. 16, and that a special exception for office use be granted. The Board of Appeals is empowered to impose reasonable restrictions upon any special exception it so grants, and it was for reasonable control of this land use that restriction #1 was applied in the special exception granted in case #75-223-RX. This restriction allowed the requested use of the property but kept the external appearance of the property in general conformity with the adjoining properties. The proposed use would roughly quadruple the size and use of the property and change its outward appearance into strictly a commercial-type use not in character with adjacent property. For these reasons the Board feels that restriction #1 was aptly applied, and should remain in effect.

It has been noted that there are various parcels in this general area already zoned B.L., M.L. and M.L.R. It should also be noted that no commercial development of any kind has taken place on any of these properties since 1976. It should also be noted that Petitioner himself has purchased property to the west of the subject site, that itself abuts vacant land zoned B.L., and that office use on B.L. land is a permitted use.

For the reasons set forth in the foregoing Opinion, the Board will reverse the Order of the Zoning Commissioner and order the restrictions incorporated into the Opinion in Case No. 75-223-RX to remain in effect, and to be fully complied with.

MICROFILMED

Lloyd Realty, Inc. - No. 78-171-SPH

ORDER

For the reasons set forth in the foregoing Opinion, the Board reverses the Order of the Zoning Commissioner, dated April 28, 1978, and it is this 21st day of March, 1979, by the County Board of Appeals ORDERED, that the restrictions incorporated into the Opinion in Case No. 75-223-RX remain in effect, and be fully complied with.

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Robert L. Gifford, Vice Chairman
John A. Miller
William T. Hackett

MICROFILMED

PRAMM & ASSOCIATES
210 Southpark Road
Baltimore, Maryland 21207
Telephone: (301) 922-4457

DESCRIPTION TO ACCOMPANY PETITION FOR RECLASSIFICATION WITH SPECIAL EXCEPTION IS THE 15th DISTRICT OF BALTIMORE COUNTY, MARYLAND.

BEGINNING for the same at the point formed by the intersection of the southeast side of Stemmer Run Road, as now laid out 60 feet wide, and the eastmost side of Margaret Avenue, as laid out 40 feet wide on the "Flat of Grimsdale", which Flat is recorded among the Land Records of Baltimore County, Maryland in plat Book 14-C, No. 5 Folio 65, said point of beginning has the coordinates of N 87° 11' 00" E 11,000.44 feet and EAST 42° 10' 43" E 11,000.44 feet to the intersection of the southeast side of Stemmer Run Road, as now laid out 60 feet wide, and the eastmost side of Margaret Avenue, as laid out 40 feet wide on the "Flat of Grimsdale";

THENCE running and binding along the said eastmost side of Margaret Avenue, and referring to the bearings of this description to the aforesaid intersection of Stemmer Run Road, N 87° 11' 00" E 11,000.44 feet and EAST 42° 10' 43" E 11,000.44 feet to the intersection of the southeast side of Stemmer Run Road, as now laid out 60 feet wide, and the eastmost side of Margaret Avenue, as laid out 40 feet wide on the "Flat of Grimsdale";

THENCE running and binding along the said eastmost side of Margaret Avenue, and referring to the bearings of this description to the aforesaid intersection of Stemmer Run Road, N 87° 11' 00" E 11,000.44 feet and EAST 42° 10' 43" E 11,000.44 feet to the intersection of the southeast side of Stemmer Run Road, as now laid out 60 feet wide, and the eastmost side of Margaret Avenue, as laid out 40 feet wide on the "Flat of Grimsdale";

THENCE running and binding along the said eastmost side of Margaret Avenue, and referring to the bearings of this description to the aforesaid intersection of Stemmer Run Road, N 87° 11' 00" E 11,000.44 feet and EAST 42° 10' 43" E 11,000.44 feet to the intersection of the southeast side of Stemmer Run Road, as now laid out 60 feet wide, and the eastmost side of Margaret Avenue, as laid out 40 feet wide on the "Flat of Grimsdale";

THENCE running and binding along the said eastmost side of Margaret Avenue, and referring to the bearings of this description to the aforesaid intersection of Stemmer Run Road, N 87° 11' 00" E 11,000.44 feet and EAST 42° 10' 43" E 11,000.44 feet to the intersection of the southeast side of Stemmer Run Road, as now laid out 60 feet wide, and the eastmost side of Margaret Avenue, as laid out 40 feet wide on the "Flat of Grimsdale";

THENCE running and binding along the said eastmost side of Margaret Avenue, and referring to the bearings of this description to the aforesaid intersection of Stemmer Run Road, N 87° 11' 00" E 11,000.44 feet and EAST 42° 10' 43" E 11,000.44 feet to the intersection of the southeast side of Stemmer Run Road, as now laid out 60 feet wide, and the eastmost side of Margaret Avenue, as laid out 40 feet wide on the "Flat of Grimsdale";

THENCE running and binding along the said eastmost side of Margaret Avenue, and referring to the bearings of this description to the aforesaid intersection of Stemmer Run Road, N 87° 11' 00" E 11,000.44 feet and EAST 42° 10' 43" E 11,000.44 feet to the intersection of the southeast side of Stemmer Run Road, as now laid out 60 feet wide, and the eastmost side of Margaret Avenue, as laid out 40 feet wide on the "Flat of Grimsdale";

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
671-64-3263
S. ERIC DENNA
ZONING COMMISSIONER

April 28, 1978

Robert G. Carr, Esquire
Suite 904, Equitable-Township Building
Towson, Maryland 21204

RE: Petition for Special Hearing
SE corner of Stemmer Run Road
and Margaret Avenue - 15th District
Lloyd Realty, Inc. - Petitioner
No. 78-171-SPH (Item No. 104)

Dear Mr. Carr:

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

Very truly yours,
S. ERIC DENNA
Zoning Commissioner

SEW/jhm

Attachments

cc: Ms. Albert Pugh
Middlesex Civic Association, Inc.
443 Middlesex Road
Baltimore, Maryland 21221

John W. Heslian, III, Esquire
People's Counsel

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Denna, Zoning Commissioner Date: February 3, 1978
FROM: Leslie H. Grief, Director of Planning
SUBJECT: ITEM # 104
Petition 78-171-SPH, Petition for Special Hearing to Remove Restriction No. 1, Case No. 75-223-RX.
Southeast corner of Stemmer Run Road and Margaret Avenue
Petitioner - Lloyd Realty, Inc.

15th District

HEARING: Wednesday, February 22, 1978 (10:00 A.M.)

This office is opposed to the granting of this request. In view of the size and exterior of the proposed addition, the proposal is totally out of character with the surrounding area.

Leslie H. Grief
Director of Planning

LHG:JGH:rw

MICROFILMED

Robert G. Carr, Esquire
Page 2
Item Number 104
February 10, 1978

the Board of Appeals denied any future structural changes to the existing building. Because of your client's proposal to construct an addition and increase the floor area almost four times what it currently is, this Special Hearing is necessitated.

Particular attention should be afforded the comments of the Office of Current Planning and Development concerning the proposed landscaping of this site.

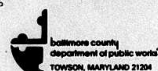
This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: Framm & Associates
Engineers-Planners-Surveyors
3210 Southgreen Road
Baltimore, Maryland 21207



THOMSON M. MOURING, P.E.
DIRECTOR

December 12, 1977

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

Re: Item #104 (1977-1978)
Property Owner: Lloyd Realty, Inc.
S/W cor. Stemmers Run Rd. & Margaret Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to amend the original
Special Exception (75-223 BX) to remove the restriction
prohibiting any new construction except as indicated
by the order for the purpose of building an addition
to the now existing structure.
Acres: 1.0 District: 15th

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 property for Project IDCA No. 77-62x, and in connection with the Zoning Advisory Committee review for Item #32, Cycle VIII (October 1974 - April 1975). Those comments are referred to for your consideration.

Water and Sanitary Sewer:

Public water main and sanitary sewerage are serving this property.

The submitted plan again erroneously indicates an existing 6-inch gas main to be an 8-inch sanitary sewer, as did the plan submitted for Item #32, Cycle VIII; subsequently, 8-inch public sanitary sewerage has been constructed along the frontage of this property, see Drawing 872-022, File 1.

Very truly yours,

Edmund M. Mouring, P.E.
EDMUND M. MOURING, P.E.
Chief, Bureau of Engineering

END:EMM/PWR:ss

cc: R. Norton, J. Somers

I-WM Key Sheet
11 NE 29 Pos. Sheet
NE 3 H Topo
90 Tax Map



January 31, 1978

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 #104, Zoning Advisory Committee Meeting, November 15, 1977, are as follows:

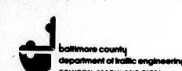
Property Owner: Lloyd Realty, Inc.
Location: SE/C Stemmers Run Road and Margaret Avenue
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to amend the original Special Exception (75-223 BX) to remove the restriction prohibiting any new construction except as indicated by the order for the purpose of building an addition to the now existing structure.
Acres: 1.0
District: 15th

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.

A landscaping plan should be provided for the site.

Very truly yours,

John L. Wimbles
John L. Wimbles
Planner III
Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

December 20, 1977

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

Re: Item 104 - ZAC - November 15, 1977
Property Owner: Lloyd Realty, Inc.
Location: SE/C Stemmers Run Rd. & Margaret Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to amend the original Special Exception (75-223 BX) to remove the restriction prohibiting any new construction except as indicated by the order for the purpose of building an addition to the now existing structure.
Acres: 1.0
District: 15th

Dear Mr. DiNenna:

The proposed addition to the existing office building can be expected to generate approximately 180 trips per day.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSP/van



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

November 29, 1977

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

Dear Mr. DiNenna:

The following are comments on Item #104, Zoning Advisory Committee Meeting of November 15, 1977:

Property Owner: Lloyd Realty, Inc.
Location: SE/C Stemmers Run Rd. & Margaret Ave.
Acres: 1.0
District: 15th

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

ENC 35 118*

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Lloyd Realty, Inc.

Location: SE/C Stemmers Run Rd. & Margaret Ave.
Item No. 104 Zoning Agenda Meeting of 11/15/77

Complainant:

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

- (x) 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 load-and condition shown at _____
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *John J. Goff*
Planning Commission
Special Inspection Division

Noted and Approved: *Charles E. Burbanck*
Fire Prevention Bureau



JOHN D. SEVIER
DIRECTOR

December 8, 1977

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

Dear Mr. DiNenna:

Comments on Item # 104, Zoning Advisory Committee Meeting, November 15, 1977 are as follows:

Property Owner: Lloyd Realty, Inc.
Location: SE/C Stemmers Run Road & Margaret Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to amend the original Special Exception (75-223 BX) to remove the restriction prohibiting any new construction except as indicated by the order for the purpose of building an addition to the now existing structure.
Acres: 1.0
District: 15th

The items checked below are applicable:

- (x) A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- (x) B. A building permit shall be required before construction can begin.
- () C. A change of occupancy for the existing building is required.
- () D. Three sets of construction drawings will be required to file an application for a building permit.
- (x) E. 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.
- () F. No comment.
- () G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burbanck

Charles E. Burbanck
Fire Review Chief
CDB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 9, 1977

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

Z.A.C. Meeting of: November 15, 1977

RE: Item No. 104
Property Owner: Lloyd Realty, Inc.
Location: SE/C Stemmers Run Rd. & Margaret Ave.
Present Zoning: D.R. 16
Proposed Zoning: Special Hearing to amend the original Special Exception (75-223 BX) to remove the restriction prohibiting any new construction except as indicated by the order for the purpose of building an addition to the now existing structure.

District: 15th
No. Acres: 1.0

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

JOSEPH M. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
HAROLD H. BUTTS

THOMAS H. ROYER
MRS. LORNAE F. CHURCH
ROSE A. WATSON

JOHN LOCKE
MRS. WILTON R. SMITH, JR.
RICHARD W. TRACY, D.M.

ROBERT F. DUBEL, SUPERVISOR

1
baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 484-3281

S. ERIC DINENHA
ZONING COMMISSIONER

Robert G. Curry, Esq.
Squire-Thomas Building
Suite 900
Towson, Md. 21204

RE: Interim Development Control
Act (IDCA) Application #69-2

Dear Sir:

Please be advised that your IDCA application for a Special Hearing hearing was approved by the Planning Board on January 19, 1978 and you may now file your petitions, plats, and descriptions for said offices 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. Petitions, plats & descriptions already filed in the zoning office.

Very truly yours,
S. Eric Dinenna
S. ERIC DINENHA
Zoning Commissioner

SED/JED/scw

Enclosures

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 154 Date of Posting: 6/2/78
Posted for: Board of Appeals
Petitioner: Lloyd Realty, Inc.
Location of property: at corner of Stammers Run Rd. and Margaret Ave.
Location of Sign: Directly in front of 617 Stammers Run Rd. across T. from the street
Remarks: See attached
Posted by: Michael A. Hane Date of return: 6/26/78

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 154 Date of Posting: 6-2-78
Posted for: Harvey M. Dub. 22, 1978, C. Lisa P. H.
Petitioner: Lloyd Realty, Inc.
Location of property: St. Patrick of Stammers Run Rd. & Margaret Ave.
Location of Sign: Sign posted in front yard of 617 Stammers Run Rd. across T. from the street
Remarks: See attached
Posted by: Michael A. Hane Date of return: 6-9-78

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 4 day of February, 1977. Filing Fee \$ 2.50. Received ☒ Check ☐ Cash ☐ Other

S. Eric Dinenna
S. ERIC DINENHA
Zoning Commissioner

Petitioner: Lloyd Realty, Inc. Submitted by Carl

Petitioner's Attorney: Robert G. Curry Reviewed by Eric
* This is not to be interpreted as acceptance of the petition for assignment of a hearing date. MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD. FEBRUARY 2, 1978
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 at one o'clock afternoon on the 22nd day of FEBRUARY, 1978, the said publication appearing on the 2nd day of FEBRUARY, 1978.

THE JEFFERSONIAN
S. Eric Dinenna
Manager

Cost of Advertisement, \$

MICROFILMED

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

DATE: January 27, 1978 ACCOUNT: 65420

AMOUNT: 100.00

RECEIVED: Sharon A. Lloyd Carter, Co. 617 Stammers Run Rd., Baltimore, Md. 21204
For: Advertisement published for Special Hearing for Lloyd Realty, Inc. 778-171-5PH

13 02 JAN 30 MICROFILMED 25.00 MC

VALIDATION OF SIGNATURE OF CASHIER

PETITION MAPPING PROGRESS SHEET

FUNCTION	date	by	Original	Duplicate	Tracing	200 Sheet
Descriptions checked and outline plotted on map				<u>17</u>	<u>HH</u>	
Petition number added to outline						
Denied						
Granted by ZC, BA, CC, CA						
Reviewed by: <u>CH</u>						
Previous case: <u>75-223 AC</u>						
Revised Plans: Change in outline or description						
Map # <u>UE 3 H</u>						

MICROFILMED

Robert G. Curry, Esq.
Squire-Thomas Bldg.
Suite 900
Towson, Md. 21204

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

Your Petition has been received and accepted for filing this 19th day of January, 1977.

S. Eric Dinenna
S. ERIC DINENHA
Zoning Commissioner

Petitioner: Lloyd Realty, Inc.

Petitioner's Attorney: Robert G. Curry

RE: Interim Development Control Act (IDCA) Application #69-2

William S. Connerly
Chairman, Zoning Plans
Advisory Committee

MICROFILMED

73322

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

DATE: Jan. 27, 1978 ACCOUNT: 65420

AMOUNT: 100.00

RECEIVED: Sharon A. Lloyd Carter, Co. 617 Stammers Run Rd., Baltimore, Md. 21204
For: Advertisement published for Special Hearing for Lloyd Realty, Inc. 778-171-5PH

13 02 JAN 30 MICROFILMED 25.00 MC

VALIDATION OF SIGNATURE OF CASHIER

65420

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

DATE: Jan. 27, 1978 ACCOUNT: 65420

AMOUNT: 100.00

RECEIVED: Sharon A. Lloyd Carter, Co. 617 Stammers Run Rd., Baltimore, Md. 21204
For: Advertisement published for Special Hearing for Lloyd Realty, Inc. 778-171-5PH

13 02 JAN 30 MICROFILMED 25.00 MC

VALIDATION OF SIGNATURE OF CASHIER

THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 February 2, 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL HEARING-Lloyd Realty Inc. was inserted in the following:

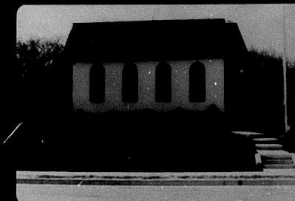
- | | |
|--|--|
| ☐ Catonsville Times | ☐ Towson Times |
| ☐ Dundalk Times | ☐ Arbutus Times |
| ☐ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 3 day of Feb., 1978, that is to say, the same was inserted in the issues of

MICROFILMED

STROMBERG PUBLICATIONS, INC.

By *Sharon A. Lloyd Carter*



Robert S. Carr, Esquire
Baltimore-Towson Bldg.
Suite 904
Towson, MD. 21204

STERN 6 104

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

Your Petition has been received and accepted for filing
this 15th day of January 1978.

Al. P. K...
S. Eric DiNenna
Zoning Commissioner

Petitioner: Lloyd Realty, Inc.
Petitioner's Attorney: Robert S. Carr
Reviewed by: Nicholas S. Comarri
Chairman, Zoning Plans
Advisory Committee

cc: From & Associates
3210 Southgreen Road
Baltimore, MD. 21207

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15H Date of Posting: 2-2-78

Posted for: Murray H. H. 22 1978 C. 16-2-2-78

Petitioner: Lloyd Realty, Inc.

Location of property: 15th Election District
Stromberg, Ram. East. Fran. Stromberg, Ram. Ed.

Location of Sign: 15th Election District
Stromberg, Ram. East. Fran. Stromberg, Ram. Ed.

Remarks:

Posted by: Mark H. H. Date of return: 2-2-78

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

Your Petition has been received * this 4 day of
1977. Filing Fee \$ 2.00 Received ☒ Check
☐ Cash
☐ Other

Al. P. K...
S. Eric DiNenna
Zoning Commissioner

Petitioner: Lloyd Realty, Inc. Submitted by: Carr

Petitioner's Attorney: Robert S. Carr Reviewed by: Carr

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

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 2, 1978

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 the 19th day of February, 1978, the date of publication appearing on the 2nd day of February, 1978.

THE JEFFERSONIAN
Manager

Cost of Advertisement \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15H Date of Posting: 6/23/78

Posted for: Lloyd Realty, Inc.

Petitioner: Lloyd Realty, Inc.

Location of property: 15th Election District
Stromberg, Ram. East. Fran. Stromberg, Ram. Ed.

Location of Sign: 15th Election District
Stromberg, Ram. East. Fran. Stromberg, Ram. Ed.

Remarks:

Posted by: Mark H. H. Date of return: 6/26/78

1. Sign

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: Carr										
Revised Plans: Change in outline or description										
Previous case: 75-223 AC										
Map # 1634										

Robert S. Carr, Esquire
Baltimore-Towson Bldg.
Suite 904
Towson, MD. 21204

STERN 6 104

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

Your Petition has been received and accepted for filing
this 15th day of January 1978.

Al. P. K...
S. Eric DiNenna
Zoning Commissioner

Petitioner: Lloyd Realty, Inc.
Petitioner's Attorney: Robert S. Carr
Reviewed by: Nicholas S. Comarri
Chairman, Zoning Plans
Advisory Committee

cc: From & Associates
3210 Southgreen Road
Baltimore, MD. 21207

OFFICE OF THE TIMES
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 February 2, 1978

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR SPECIAL HEARING-Lloyd Realty, Inc.
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
3 day of Feb. 1978, that is to say, the same
was inserted in the issues of

STROMBERG PUBLICATIONS, INC.
Dr. Linda P. P...

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

No. 65461

DATE Feb. 22, 1978 ACCOUNT 01-662

AMOUNT \$76.50

RECEIVED FROM The Thomas A. Lloyd Constr. Co. 617
Stromberg Ram. Ed., Baltimore, Md. 21204
FOR Advertising and posting of property
#75-171-200

852 PETS 24 7650NR

VALIDATION OR SIGNATURE OF CASHIER

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

No. 73322

DATE June 19, 1978 ACCOUNT 01-662

AMOUNT \$75.00

RECEIVED FROM John V. Reardon, III, Esq.
FOR Cost of Appeal on Case No. 75-171-200
#2/corner of Stromberg Ram. Ed. & Margaret Ave.
15th Election District
Lloyd Realty, Inc. - Petitioner
855 PETS 13 7500NR

VALIDATION OR SIGNATURE OF CASHIER

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

No. 85420

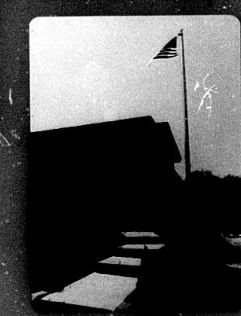
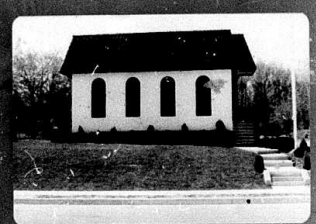
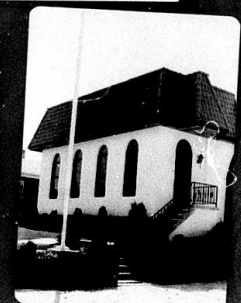
DATE January 27, 1978 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM The Thomas A. Lloyd Constr. Co. 617 Stromberg Ram
Ed., Baltimore, Md. 21204
FOR Advance Petition For Special Hearing for Lloyd
Realty, Inc. #75-171-200

8513 PETS 30 2500NR

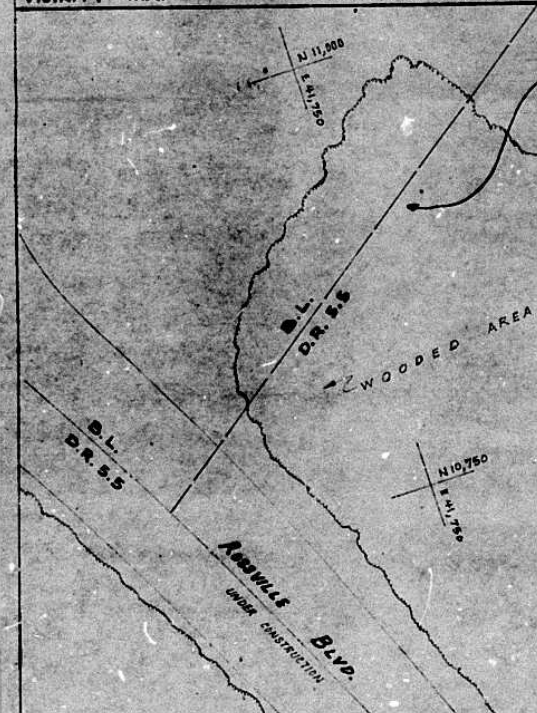
VALIDATION OR SIGNATURE OF CASHIER





22-16 NW

4



SITE DATA (CONTINUED)

2. EXISTING OFFICE SERVED BY PUBLIC WATER, SAN. SEWER, & STORM DRAIN EXISTING IN STEMMERS RUN ROAD.
3. OFFICE SITE TO BE LANDSCAPED IN ACCORDANCE WITH BALTIMORE COUNTY PLANNING & ZONING REQUIREMENTS, INDICATING TYPES OF TREES & BUSHES TO BE USED.
4. WHEN DEVELOPER PLANS THE REMAINING PORTION OF HIS PROPERTY, MARGARET AVE. & PENTE AVE. TO BE DEVELOPED TO BMTA COM. STANDARDS EXIST. DNG. AT "681 STEMMERS RUN ROAD WILL BE RAZED. ALL FUTURE ROAD IMPROVEMENTS WILL ABUT EXIST. DRIVE ZONED PARCEL 1/4 STORY

1. LOCATION: PART OF LOTS 5 & 16, ALL OF LOTS 7 THRU 10 & 17 THRU 20
2. AREA: 43.5+6.00=49.50 OR 10 AC±
3. EXISTING ZONING: OR-16 WITH SPECIAL EXCEPTION (CASE 75-223RX)
4. EXISTING USE OF SITE: BEST OFFICE BLDG.
5. PETITIONER REQUESTS SPECIAL HEARING TO AMEND RESTRICTION #1
CASE #75-223RX) TO PERMIT NEW CONSTRUCTION FOR ADDITION TO
EXISTING OFFICE BUILDING

EXISTING BUILDING INCLUDING ENCLOSED PORCH
14' PL. 1654.32 SQ. FT.
BARN. 1654.32 SQ. FT.

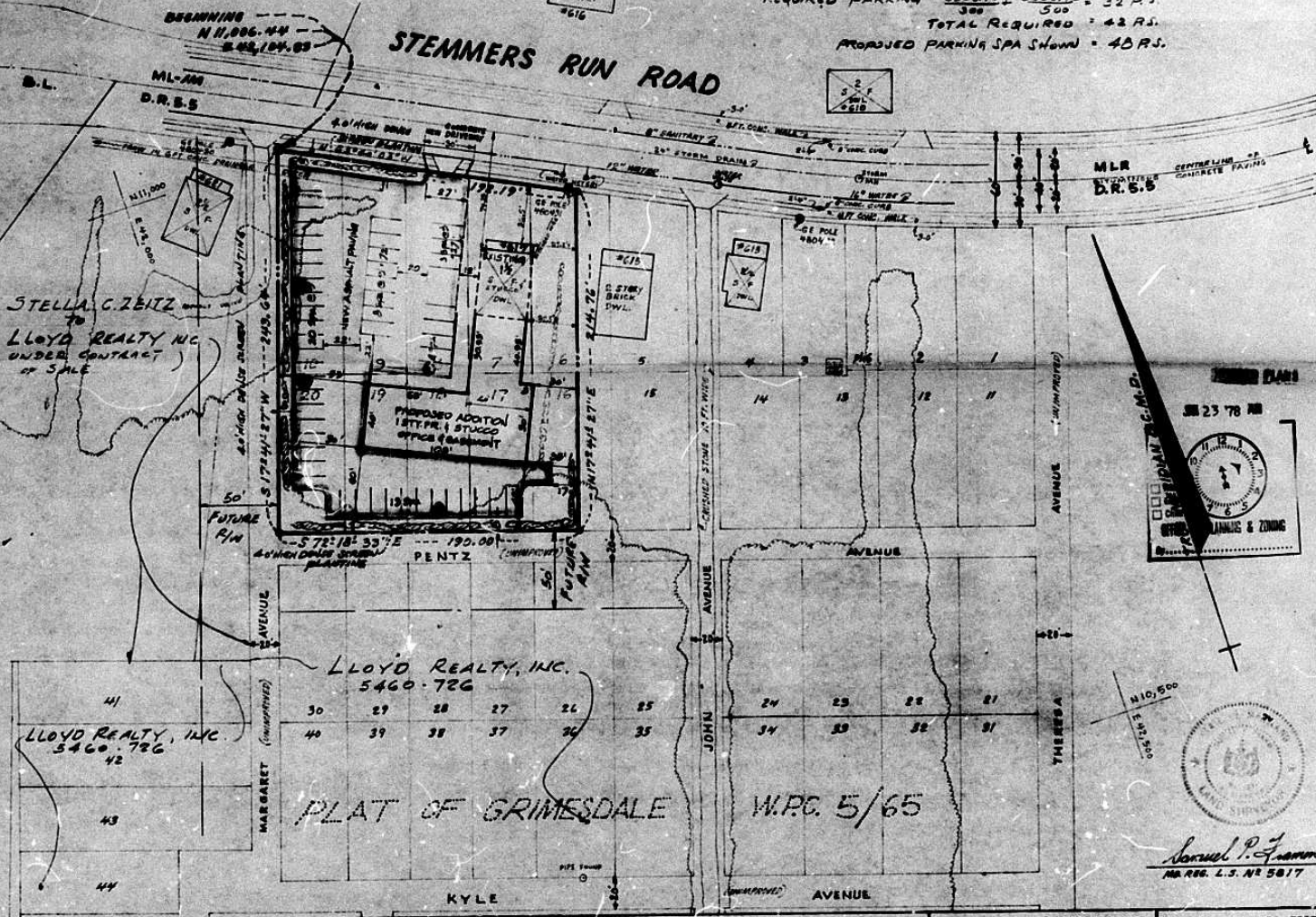
REQUIRED PARKING SPACES: $\frac{1654.02}{300}, \frac{1654.02}{500} = 10 \text{ P.S.}$

PROPOSED 1STY. ADDITION

14' FL. 5926.78 SQ. FT.
BASEMT. 5926.78 SQ. FT.
11.253.56 SQ. FT.

REQUIRED PARKING $\frac{5926.78}{300} + \frac{5926.78}{500} = 32 \text{ P.S.}$
TOTAL REQUIRED = 42 P.S.

PROPOSED PARKING SPA SHOWN = 48 P.S.



PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING TO AMEND SPECIAL
EXCEPTION IN THE USE OF THE SUBJECT PROPERTY KNOWN AS
617 STEMMERS RUN ROAD
LOCATED IN THE FIFTEENTH ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND

FRAMM & ASSOCIATES
ENGINEERS • PLANNERS • SURVEYORS
3210 Southgreen Road
Baltimore, Maryland 21207
Telephone: (301) 922-4457

SCALE: 1 INCH = 50 FEET
DATE: SEPTEMBER 30, 1977
JOB No: 5817-74023-1
FILE No: 0315-090-14-1
SHEET 1 OF 1

REV. 1-20-78

GENERAL NOTES

1. Gross Area of Tract - 1.0 Ac.
2. Existing Easements - 108-10
3. Submittal Date is needed in the Stemmers Run Watershed.

Balto. County Topo Sheet
NE-39

Balto Co. - Topo Sheet
NE-3H



617 STEMMERS RUN ROAD
1st Edition D-1
Scale 1" = 200'
Baltimore County, MD
Nov 4, 1977

OWNER
LLOYD REALTY Inc.
617 Stemmers Run Rd
Baltimore County, Md

MCA 
MCA ENGINEERING CORP.
1080 NATIONAL WILDER ROAD
BALTIMORE, MD 21204



GENERAL NOTES

1. Gross Area of Tract - 1.0 AC
2. Grading Elevation - 125'-10"
3. Subject Site is located in the Stemmers Run Watershed

Balto. County Topo Sheet
NE-3G

Balto Co. - Topo Sheet
NE-3H

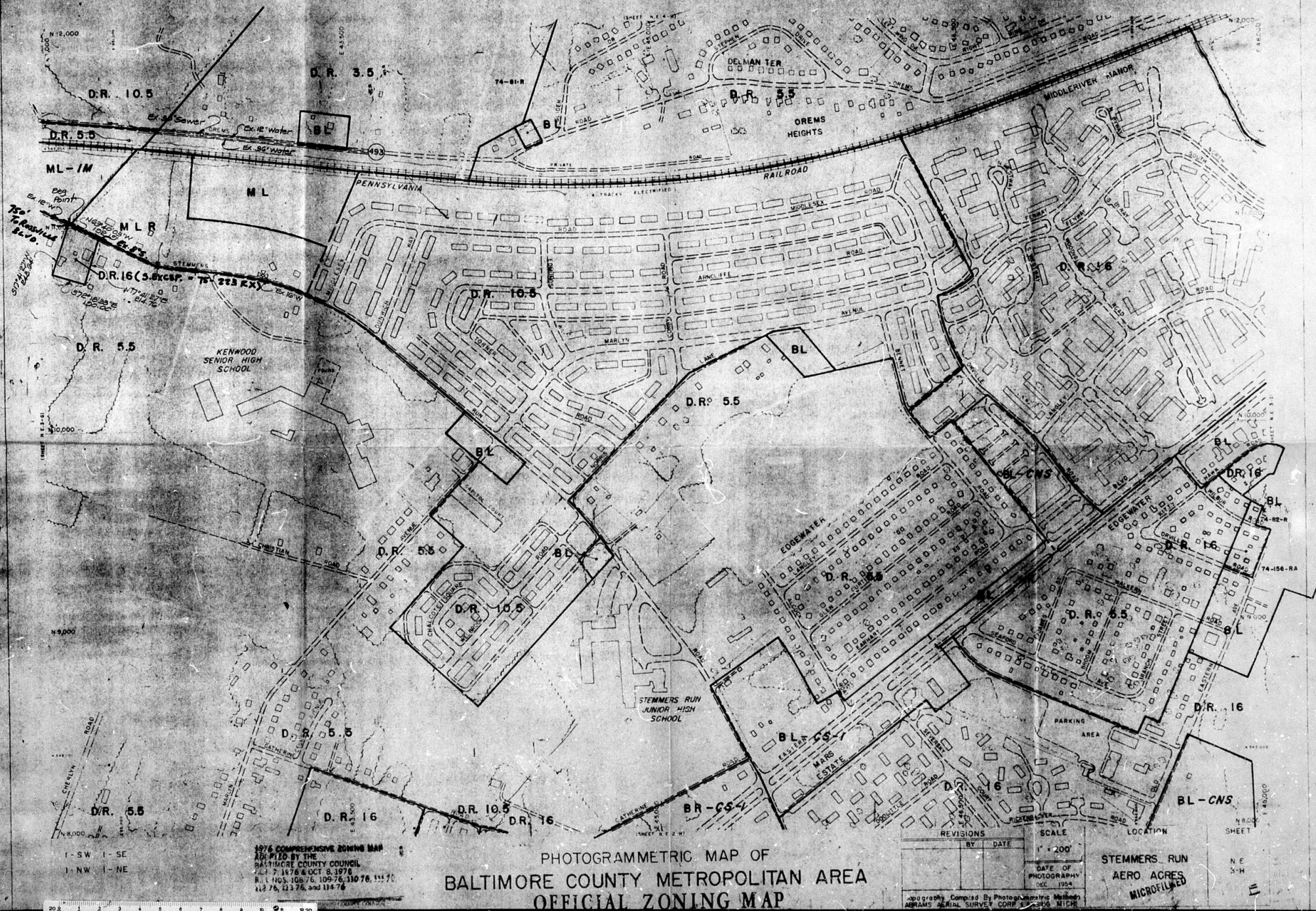
G17 STEMMERS RUN ROAD
Baltimore County, Md.
1st Election Dist.
Scale 1" = 200'
Nov. 4, 1977

MICROFILMED

OWNER
LLOYD REALTY INC.
G17 Stemmers Run Rd.
Baltimore County, Md.

MCA 
MCA ENGINEERING CORP.
1400 GREENGLASS AVENUE
BALTIMORE, MD. 21204





PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP



SITE DATA (CONTINUED)

- BEGINNING ---
N 11,006.44 -
E 42,104.83

STEMMERS RUN ROAD

PARKING DATA

G. EXISTING BUILDING INCLUDING ENCLOSED PORCH:

10 FL. 1034.02 52 FT.
BARENT. 1654.02 50 FT.
3305.04 10 FT.

REQUIRED PARKING SPACES = $\frac{1656.02}{165.602} = 10 \text{ P.S.}$

PROPOSED 1STY. ADDITION

1st FL. 5326.78 SQ. FT.
BASEMT. 5326.78 SQ. FT.
11,253.56 SQ. FT.

REQUIRED PARKING $\frac{5926.78}{180} \cdot \frac{5926.78}{500} = 32 \text{ P.S.}$

TOTAL REQUIRED = 42 RS.

PROPOSED PARKING SPA SHOWN = 48 P.S.



FRAMM & ASSOCIATES	SCALE: 1" INCH = 50 FEET
ENGINEERS • PLANNERS • SURVEYORS	DATE: SEPTEMBER 30, 1977
3210 Southgreen Road	JOB No: 5817-74023-1
Baltimore, Maryland 21207	FILE No: 0315-09D-14-1
Telephone: (301) 922-4457	SHEET 1 OF 1

REV. 1-20-78