

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **Francis H. Lucas**, legal owner, of the property situate in Baltimore County, to use the herein described property for the following reasons:

See attached description

and (7) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a **Professional Office in a DR 1A 8009**.

Property is to be posted and advertised as prescribed by Zoning Regulations.

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

Francis H. Lucas

Contract purchaser

Legal Owner

Address

**8811 Harford Road
Baltimore, Maryland 21234**

Protestant's Attorney

**202 Loyola Federal Bldg.
Towson, Maryland 21204**

ORDERED BY The Zoning Commissioner of Baltimore County, this 27th day of May, 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 8th day of May, 1978, at 11:15 o'clock.

Eric D. Nenna
Zoning Commissioner of Baltimore County

(over)

ORDER RECEIVED FOR FILING

DATE

BY **John P. Blythe**
Zoning Commissioner

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **Francis H. Lucas**, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2.b (5) to **parking spaces rather than the required five (5).**

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

It is impossible for the owner to strictly comply with the Zoning Regulations as to the parking spaces needed. The main reason being that the off-street parking which was previously available to the property was taken by Baltimore County in a condemnation proceeding; and therefore, it is now physically impossible to provide the amount of spaces which are required. It would present an unreasonable hardship upon the owner to comply with said regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

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

Francis H. Lucas

Contract purchaser

Legal Owner

Address

**8811 Harford Road
Baltimore, Md. 21234**

Protestant's Attorney

**202 Loyola Federal Bldg.
Towson, Maryland 21204 825-1517**

ORDERED BY The Zoning Commissioner of Baltimore County, this 27th day of May, 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 8th day of May, 1978, at 11:15 o'clock.

Eric D. Nenna
Zoning Commissioner of Baltimore County

(over)

7-187-XA
#153

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
SE/S of Harford Road, 35' SW of
Moreland Avenue - 14th Election
District
Francis H. Lucas - Petitioner
NO. 78-187-XA (Item No. 133)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition for a Special Exception for an office building and offices and a Variance to permit four parking spaces in lieu of the required five spaces. The subject property is located on the southeast side of Harford Road, 35 feet southwest of Moreland Avenue, in the Fourteenth Election District of Baltimore County, and contains .1 of an acre of land, more or less.

Testimony on behalf of the Petitioner indicated that the subject property has been utilized as offices for many years. Mr. Lucas purchased said property approximately eight to ten years ago from a doctor, who had maintained his professional office there.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the prerequisites of Section 502.1 have been met, and the Special Exception should be granted.

Furthermore, the Petitioner has proven that he can provide four parking spaces and, to require more, would result in practical difficulty and unreasonable hardship upon him, as the requested Variance will not be detrimental to the health, safety, and general welfare of the community.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of May, 1978, that the aforementioned Special Exception and Variance should be and the same are GRANTED, from and after the date of this Order, subject to:

1. No more than 700 square feet of the present structure to be utilized as offices.
2. Approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

Eric D. Nenna
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE

BY **John P. Blythe**
Zoning Commissioner

ORDER RECEIVED FOR FILING

DATE

BY **John P. Blythe**
Zoning Commissioner

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
201-966-2200

8. ERIC DINENNA
ZONING COMMISSIONER

May 3, 1978

G. Warren Mix, Esquire
202 Loyola Federal Building
Towson, Maryland 21204

RE: Petitions for Special Exception and Variance
SE/S of Harford Road, 35' SW of
Moreland Avenue - 14th
Election District
Francis H. Lucas - Petitioner
NO. 78-187-XA (Item No. 133)

Dear Mr. Mix:

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

Very truly yours,
Eric D. Nenna
Zoning Commissioner

SED/jhm

Attachments

cc: Mr. Edward Stuart
3044 Moreland Avenue
Baltimore, Maryland 21234

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



**SPILLMAN, LARSON
& ASSOCIATES, INC.**

ROBERT E. SPILLMAN, P.E.
JOSEPH L. LARSON
LOUIS J. FARMER, P.E.

DESCRIPTION FOR SPECIAL EXCEPTION TO VARYING 8811 HARFORD ROAD AND MORELAND AVENUE, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the Southwest side of Harford Road, 60 feet side, at the distance of 35 feet, more or less measured Southwesterly from the centerline of Moreland Avenue, 40 feet wide and running thence and binding on the Southeast side of Harford Road South 33 Degrees 07 Minutes 49 Seconds West 29.06 feet thence leaving the Southeast side of Harford Road and running South 56 Degrees 37 Minutes 11 Seconds East 129.40 feet and North 33 Degrees 33 Minutes 49 Seconds East 46.00 feet to the Southeast side of Harford Avenue herein referred to thence binding thence North 56 Degrees 37 Minutes 11 Seconds East 1.20 feet, Southwesterly by a curve to the left with a radius of 1,080 feet the distance of 60.31 feet, North 53 Degrees 37 Minutes 31 Seconds East 21.95 feet thence by a curve to the left with a radius of 15 feet the distance of 23.01 feet and North 56 Degrees 31 Minutes 46 Seconds East 3.92 feet to the place of beginning.

Containing 0.10 acres of land, more or less

1 - 6 - 77



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SURVEILLANCE LAYOUT • FEASIBILITY STUDIES • ESTIMATION
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric Dinenna
To: Zoning Commissioner
Lettie H. Groat, Director
FROM: Office of Planning
Petition 78-187-XA, Item No. 133
SUBJECT: Petition for Special Exception for Offices and Office Building
Petition for Variance for Off-Street Parking
Southeast side of Harford Road 35 feet Southwest of Moreland Avenue
Petitioner - Francis H. Lucas

14th District

HEARING: Wednesday, March 8, 1978 (1:15 P.M.)

Office use would be appropriate here.

Lettie H. Groat
Director of Planning

LHG:JGH:hw



Northfield Improvement Association, Inc.

March 8, 1978 PARKVILLE, MD. 21234

At its monthly meeting on March 7, 1978, this Association announced its intention to protest the same petition in the same manner and on the same basis as it did at least ten years ago when a similar petition was made for the same property by its previous owner.

1. Harbors from traffic entering and exiting the intersection of Harford Road and Moreland Avenue will be amplified in intensity and frequency by the arrangement proposed by the petitioner. Parents and their schoolchildren and pedestrian shoppers and shopping house residents will be further separated by more frequent vehicular maneuvers attendant on the proposed change. Traffic counts made by State Roads will certainly bear out our estimate that traffic at this intersection has increased by approximately 40% over the past ten years further adding to the hazard potential depicted and present ten years ago.
2. Fully constructed residential developments in the Double Bush Park Area and town house construction along both sides of Putty Hill Road have substantially multiplied the use of Harford Avenue as means of bypassing the trafficlight and vehicular congestion at Putty Hill and Harford Roads, one block below Moreland Avenue.
3. Harvesting of school buses has also resulted in increased usage of Moreland Avenue as a more convenient route to and from the Parkville Junior High School. Furthermore, parents of children attending St. Ursula School add to the congestion by parking or idling illegally in residential areas on Moreland Avenue.
4. Absentee owners have not fulfilled their obligations to the community as provided or expected in most cases. Not only have they been dilatory in performance, for example in freeing the sidewalks of snow and good housekeeping, in general, they have also encroached on the residential character of the community by over increasing demands for a relaxation of requirements imposed by Zoning Regulations which have been prescribed generally to secure or maintain conditions which are for the health, safety and welfare of said surrounding community and the residential character and investment.
5. The proximity of this intersection to the Beltway renders it as a critical point of danger.
6. The building at 8811 Harford Road is still suitable for the purpose for which it was constructed about seventeen years ago and further or continued use as defined within the present zoning regulations, without the granting of Special Exceptions or Variances, would not impose conditions harshly on the average owner of said property.
7. Parking in front of the residence at 8809 and the petitioner's property at 8811 Harford Road is dangerous because of the queues of vehicles proceeding north along Harford Road, as a result, cars are generally parked close by the intersection of Moreland Ave. and reduce the potential for free flow of turning traffic.
8. The variance to a parking spaces will only aggravate what is already a menace to the safety of current users of this intersection as pedestrians or vehicular operators.

E.W. Stuart, Chm. Sec.
Eric D. Nenna

RECEIVED BALTIMORE COUNTY APR 28 1978 IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

1. OF THE PROPERTY IS LOCATED IN BALTIMORE COUNTY, THE PROPERTY OUTLINE OF WHICH IS SHOWN TO SCALE, COMPLETE WITH DIMENSIONS AND SURFACES ON 800 FT. SCALE MAP, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL EXCEPTION AND OR SPECIAL PERMIT TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY TO USE THE HEREIN DESCRIBED PROPERTY FOR OFFICE.

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 0.10 ACRES DEED REF. CRACING 33.33 % OF OVERALL SITE WILL REQUIRE GRADING.

BUILDING SIZE GROUND FLOOR 56 x 27 AREA 680 sq. ft. NUMBER OF FLOORS 1 TOTAL HEIGHT FLOOR AREA RATIO TOTAL FLOOR AREA DIVIDED BY SITE AREA 1.07

BUILDING USE GROUND FLOOR OFFICE OTHER FLOORS PAVING

REQUIRED NUMBER OF PARKING SPACES GROUND FLOOR 3 OTHER FLOORS 2 TOTAL 5

PAVING AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 1800 sq. ft. (PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

UTILITIES WATER: PUBLIC PRIVATE, TYPE OF SYSTEM SEWER: PUBLIC PRIVATE, TYPE OF SYSTEM UTILITIES SECURITY APPROVAL: BUREAU OF LAND DEVELOPMENT

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

APPLICANT LEGAL OWNER LENSEE OR CONTRACT PURCHASER

THE PLANNING BOARD HAS DETERMINED ON 7/14/77 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SECTION 22-21 OF THE BALTIMORE COUNTY ZONING ORDINANCE.

DATE 12/12/77 CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

IDCA FORM NO. 2 REVISED 4-75

G. WARREN MIX, ESQUIRE 202 LOYOLA FEDERAL BUILDING BALTIMORE, MD. 21204

COUNTY OFFICE OF PLANNING & ZONING ITEM # 133

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

Your Petition has been received and accepted for filing this 27th day of November 1977.

By ERIC D. DENNA, Zoning Commissioner

Petitioner FRANCIS H. LUCAS, Esquire Petitioner's Attorney G. WARREN MIX, Esquire

Reviewed by Nicholas B. Commodari, Chairman, Zoning Plans Advisory Committee

CC: Spellman, Larson & Assoc., Inc. Suite 110 Jefferson Bldg. Towson, MD. 21204

71-360

RE: PETITION FOR SPECIAL EXCEPTION PETITION FOR VARIANCE 56 1/2 of Harford Rd. 35 SW of Moreland Ave., 14th District

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

FRANCIS H. LUCAS, Petitioner Case No. 78-187-XA

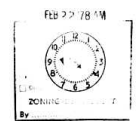
ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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

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

I HEREBY CERTIFY that on this 21st day of February, 1978, a copy of the aforesaid Order was mailed to G. Warren Mix, Esquire, 202 Loyola Federal Building, Towson, Maryland 21204, Attorney for Petitioner.



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

February 17, 1978

G. Warren Mix, Esquire 202 Loyola Federal Building Towson, Maryland 21204

RE: Special Exception and Variance Petition Item Number 133 Petitioner - Francis H. Lucas

Dear Mr. Mix:

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 Harford Road and Moreland Avenue in the 14th Election District, this D.R. 16 zoned property is presently improved with a two-story dwelling and attached one-story office. This latter use was the subject of a zoning violation hearing (77-103-V), which is being held in abeyance pending the outcome of this hearing. Adjacent properties are also zoned residential and are improved with single family detached dwellings.

This combination Special Exception/Variance hearing is being requested in order to legalize the existing office use and allow four parking spaces in lieu of the required five. When converting an existing dwelling into offices, it has been the policy of this office to require Variances if the setbacks of the existing structure are

I request that this letter be publicly read at the subject hearing.

March 5, 1978

Mr. & Mrs. Eric DiMenna, Zoning Commissioner, County Office Building, Room 111, Towson, Maryland 21204.

Subject: Zoning Application 78-187 Xa Frank Lucas 8811 Harford Road.

Gentlemen:

The writer is owner of properties 8805 - 07 Harford Road, one house removed from the subject property, and have been living here for the past 17 years. I wish to go on record as being definitely opposed to any zoning change at 8811 Harford Road for the following reasons -

1. An examination of the area will show that this is a somewhat special block by reason of surrounding fine church and school properties which by their very nature create a large amount of pedestrian traffic, largely school children. This requires as many as three guards to protect children against traffic hazards at the intersection, at other times services of the regular police are required to maintain traffic. (At the moment that I am writing this letter, Sunday afternoon, a collision between two automobiles has occurred at this intersection requiring the services of two police cars to restore traffic) By granting this application additional traffic will be created, starting, turning, stopping and backing, which will only further aggravate existing conditions.
2. It has been my experience that properties close by, fronting on Harford Road, which have been converted to office use are not being maintained in a manner safe for public use, probably largely due to absentee ownership. I cite in particular the following properties - 8901 Harford Road, Lawyers office, sidewalks have been icy all winter with exception of last snow. 8903 Harford Road, Doctors offices, sidewalks have not to my knowledge been cleared of snow this winter, and are at this time icy covered and hazardous. 8903 Harford Rd. Century Real Estate, also have not been cleared this winter and at this date is impossible to negotiate safely. I think it is reasonable to assume that absentee ownership at 8811 will probably result in similar conditions at this critical corner.
3. In the matter of the proposed parking lot, to meet the requested zoning will result in loss of green area, replaced with heat generating blacktop, in addition to traffic hazards previously mentioned caused by cars crossing the pedestrian walk forward and backing, and I am therefore opposed to granting this zoning.
4. In summation, I just cannot understand why these property owners, who know the existing zoning when they purchased the property, insist upon imposing their will for monetary profit upon their neighbors. From long residence I know that a great deal of civic pride exists among my neighbors as is shown by the way in which they maintain their properties. This continuous harassment by reason of attempted zoning changes has so constantly on the defensive to protect our right to full use and enjoyment of our properties.

I hope that you will see fit to deny this change in zoning.

Respectfully,
Rudolph F. Fischer
Rudolph F. Fischer
8805 Harford Road,
Baltimore, Md. 21234
665 1154

G. Warren Mix, Esquire
Page 2
Item Number 133
February 17, 1978

deficient. Applying this reasoning to the subject request, I informed you that Variances were required, however based on your letter of December 19, 1977, it was your client's decision not to proceed with these Variances.

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: Spellman, Larson & Associates, Inc. Suite 110 Jefferson Bldg. Towson, Maryland 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

baltime county department of public works TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E. DIRECTOR

January 18, 1978

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

RE: Item #133 (1977-1978) Property Owner: Francis H. Lucas 8 1/2 cor. Harford Rd. & Moreland Ave. Existing zoning: D.R. 16 Proposed zoning: Special Exception for offices (IDCA 77-2X) and Variance to permit 4 parking spaces in lieu of the required 5 spaces. Acres: 0.10 District: 14th

Dear Mr. DiMenna:

The following comments are furnished in regard to the plan 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. 77-2X, and in connection with the Zoning Advisory Committee review of this property for item #161 (1977-1977). Those comments are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #133 (1977-1978).

Very truly yours,
Ellsworth N. Diven, P.E.
Ellsworth N. Diven, P.E.
Chief, Bureau of Engineering

END: EAM:FW:ss
N-WE Key Sheet
32 NE 16 Sheet, Sheet
NE 8 D Topo
71 Tax Map

March 11, 1977

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

Re: Item #161 (1976-1977)
Property Owner: Francis H. Lucas
8/25 Harford Rd., 35' S/W Moreland Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
Acres: 0.10 District: 14th

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

This property comprises Lot 149 and part of Lot 148 of "California Orchard", recorded M.P.C. 7, Folio 37.

Baltimore County Highway and utility improvements are not directly involved.

The construction or reconstruction of concrete sidewalks, curbs and gutters, entrances, aprons, etc. will be the full responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

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

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #161 (1976-1977).

Very truly yours,

William H. Owen, P.E.
WILLIAM H. OWEN, P.E.
Chief, Bureau of Engineering

END/SMH:PCW:es



Maryland Department of Transportation
State Highway Administration

Kenneth K. Ingraham
Secretary
Edward M. Evans
Administrator

January 4, 1978

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

Re: Z.A.C. Meeting, Dec. 27, 1977
Item: 133
Property Owner: Francis H. Lucas
Location: SE/C Harford Rd. (Rte. 147)
& Moreland Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-2-X)
and Variance to permit 4 parking spaces in lieu of the required 5 spaces.

Acres: 0.10
District: 14th

Dear Mr. DiNenna:

There is no access from Harford Road, therefore, the State Highway Administration has no comment.

Very truly yours,

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

CL:JEN:dj

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



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 496-3211

February 1, 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 #133, Zoning Advisory Committee Meeting, December 27, 1977, are as follows:

Property Owner: Francis H. Lucas
Location: SE/C Harford Road and Moreland Avenue
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-2-X) and Variance to permit 4 parking spaces in lieu of the required 5 spaces
Acres: 0.10
District: 14th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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

Very truly yours,

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



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 496-3900
STEPHENE COLLINS
DIRECTOR

February 8, 1978

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

Item No. 133 - ZAC - December 27, 1977
Property Owner: Francis H. Lucas
Location: SE/C Harford Rd. & Moreland Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-2-X) and Variance to permit 4 parking spaces in lieu of the required 5 spaces.
Acres: 0.10
District: 14th

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested Special Exception for offices and the variance to permit 4 parking spaces in lieu of the required 5.

Very truly yours,

Michael S. Flinnigan
Michael S. Flinnigan
Traffic Engineer Associate

NSP/hms



Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

January 12, 1978

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 #133 - Zoning Advisory Committee Meeting of December 27, 1977:

Property Owner: Francis H. Lucas
Location: SE/C Harford Rd. & Moreland Ave.
Acres: 0.10
District: 14th

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

Very truly yours,

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

TED/KS/rlh

SEC 35 114



Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 425-7210

Paul H. Heinke
Chief

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Francis H. Lucas

Location: SE/C Harford Rd. & Moreland Ave.

Item No. 133 Zoning Agenda Meeting of 12/27/77

Gentlemen:

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

1. Fire hydrants for the referenced property are required and shall be located at intervals or 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 shown at _____ exceeds the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *John J. Kelly*
Planning Group
Special Inspection Division

Noted and Approved: *George M. McGinnis*
Fire Prevention Bureau



Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 496-3910

JOHN D. SEVIER
DIRECTOR

January 6, 1978

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

Dear Mr. DiNenna:

Comments on Item #133 Zoning Advisory Committee Meeting, December 27, 1977 are as follows:

Property Owner: Francis H. Lucas
Location: SE/C Harford Road & Moreland Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-2-X) and Variance to permit 4 parking spaces in lieu of the required 5 spaces.
Acres: 0.10
District: 14th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1976 Edition and the 1971 Supplement and other applicable codes. A change of occupancy to mixed uses, shall be required.
- ☒ B. A building permit shall be required before construction can begin to upgrade building to new proposed uses.
- ☐ 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 may be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief
CDB:rj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 28, 1977

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

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

RE: Item No. 133
Property Owner: Francis H. Lucas
Location: SE/C Harford Rd. & Moreland Ave.
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-2-X) and Variance to permit 4 parking spaces in lieu of the required 5 spaces.

District: 14th
No. Acres: 0.10

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

JOSEPH N. WILGAM, President
T. HAROLD WILLIAMS, JR., Vice-President
MARSHALL M. ROYBARK

THOMAS H. BOYER
WILLIAM L. CHURCH
ROGER B. HAYDEN

ALVIN LORUCK
WILLIAM M. SMITH, JR.
RICHARD W. FRACK, D.D.M.

ROBERT V. DUBEL, Superintendent

ACQUISITIONS

1. VERTICAL LETTERS DENOTES EXISTING PROPERTY LINES
2. HORIZONTAL LETTERS DENOTES PROPOSED CHANGES
3. ALL LINES SHOWN BY PLANNED, UNLESS OTHERWISE NOTED

POINT OF BEGINNING
BEING LOCATED AT A POINT ON THE EXISTING LINE BETWEEN LOTS 14 AND 15 AS SHOWN ON THE PLAT OF CALIFORNIA ORCHARD TRUCK PLAT IS RECORDED AROUND THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK NO. 17 P. 101 BY SAID POINT BEING SURVEYED'S 134° 45' 00" E. 100.00 FEET, AS NOW ESTABLISHED, ALONG SAID SURVEYED'S FROM WHERE SAID DIVISION LINE INTERSECTS THE SOUTH SIDE OF HARFORD AVENUE AS SHOWN LAID OUT SURVEY WISE ON THE ABOVE MENTIONED PLAT.

HARFORD ROAD

MORELAND AVE.

CALIFORNIA ORCHARD

PLAT OF

JOHN E. HENDERSON, ET AL.

W.C. 1-37

DATE: 1-1-78

APPROVED: [Signature]

DATE: 1-1-78

DIVISION OF DRAFTING

APPROVED: [Signature]

DATE: 1-1-78

CONSTRUCTION PLAN NO.

THIS PLAN IS COMPILED FROM SURVEY AND SUPPORT, THE COURSES AND DISTANCES SHOWN ON THIS PLAN, INCLUDING THE CORNER AND DISTANCE SHOWN ON THE PROPERTY, ARE NOT USED REFERRED TO BY LOTS AND FOUR CORNERS AND NO NOT NECESSARILY REFERRED TO THE NEIGHBORHOOD SYSTEM AND NO THEY ONLY A CURRENT SURVEY OF SAID PROPERTY SHOWN ON THIS.

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF LAND ACQUISITION

PLAN TO ACQUIRE RIGHT-OF-WAY AGREEMENT

APPROVED: [Signature]

DATE: 1-1-78

DIVISION OF DRAFTING

APPROVED: [Signature]

DATE: 1-1-78

CONSTRUCTION PLAN NO.

THIS PLAN IS COMPILED FROM SURVEY AND SUPPORT, THE COURSES AND DISTANCES SHOWN ON THIS PLAN, INCLUDING THE CORNER AND DISTANCE SHOWN ON THE PROPERTY, ARE NOT USED REFERRED TO BY LOTS AND FOUR CORNERS AND NO NOT NECESSARILY REFERRED TO THE NEIGHBORHOOD SYSTEM AND NO THEY ONLY A CURRENT SURVEY OF SAID PROPERTY SHOWN ON THIS.

OFFICE OF THE TIMES

TOWSON, MD. 21204 Feb. 16, 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION & VARIANCE was inserted in the following: Francis H. Lucas

☐ 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 17 day of Feb. 1978 that is to say, the same was inserted in the issues of Feb. 16, 1978

STROMBERG PUBLICATIONS, INC.

BY: [Signature]

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 16, 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. once a week at one time before the 16th day of March 1978, the 16th day of February 1978.

THE JEFFERSONIAN

[Signature] Manager

Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

No. 65483

DATE: Mar. 6, 1978

ACCOUNT: 08-0662

AMOUNT: \$63.75

RECEIVED: Frank Lucas Insurance Agency, Inc. 8811

for: Advertising and posting of property - #78-187-XA

880 4280 7 6375

VALIDATION OR SIGNATURE OF CARRIER



PETITION MAPPING PROGRESS SHEET

FUNCTION	Visit Map date	Original date	Duplicate by	Tracing by	200 Sheet by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, BA, GC, CA					
Reviewed by: [Signature]					
Previous case: [Signature]					

Revised Plans:
Change in outline or description Yes ☐ No ☐

Map #

610640 77-1040

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 14th

Date of Posting: 2-16-78

Posted for: [Signature]

Petitioner: [Signature]

Location of property: [Address]

Location of Sign: [Address]

Remarks: [Text]

Posted by: [Signature]

Date of return: 2-23-78

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received • this 14th day of March 1978

Filing Fee \$ 200

Received [Signature]

Cash

Other

Petitioner: [Signature]

Submitted by: [Signature]

Petitioner's Attorney: [Signature]

Reviewed by: [Signature]

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

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

No. 65447

DATE: Feb. 14, 1978

ACCOUNT: 01-662

AMOUNT: \$50.00

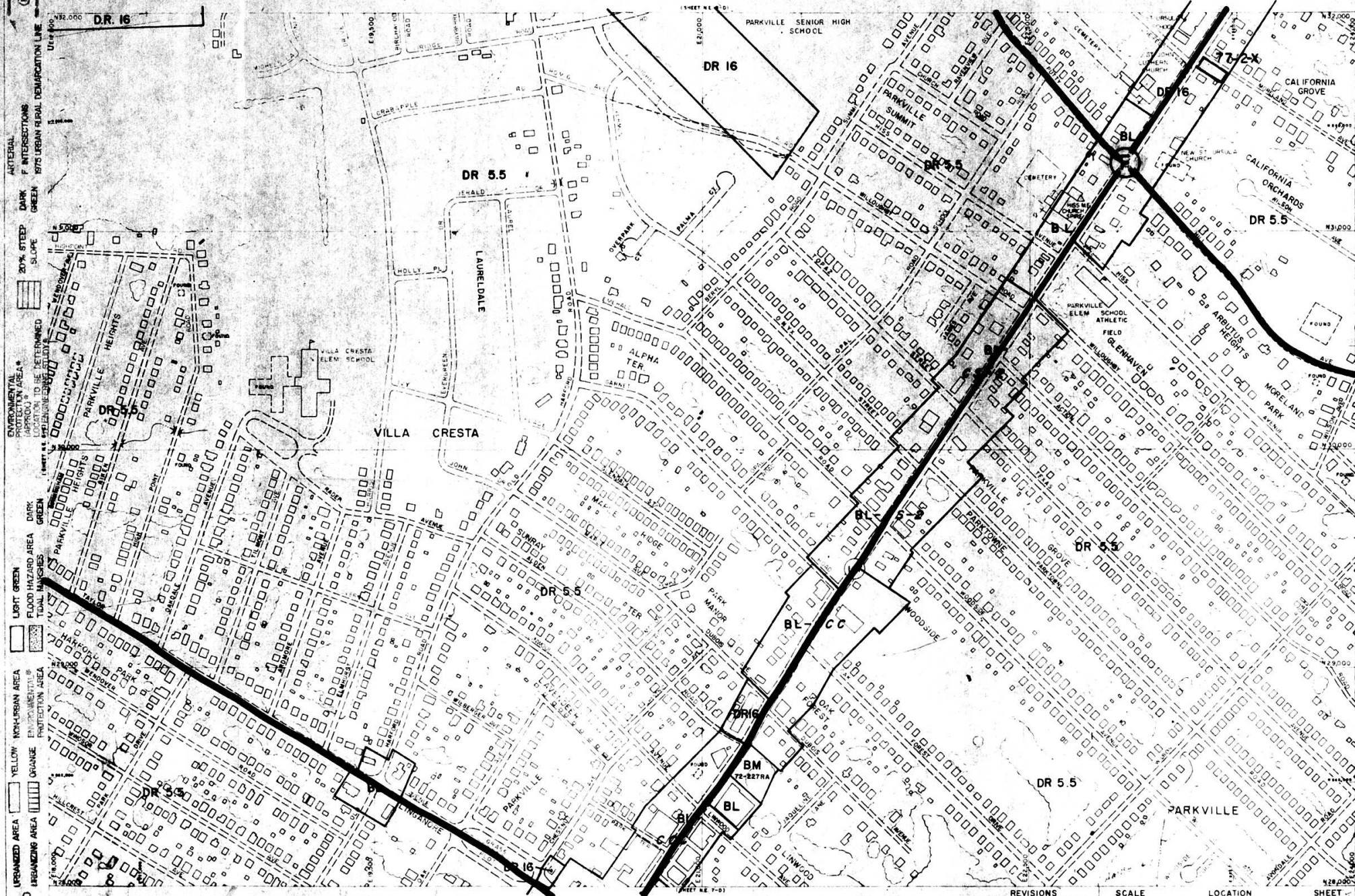
RECEIVED: G. Warren Mix, Esq. 608 Rosley Ave., Towson, Md. 21204

for: Petition for Special Exception and Variance for Francis H. Lucas - #78-187-XA

880 17814 5000

VALIDATION OR SIGNATURE OF CARRIER

LE



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

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

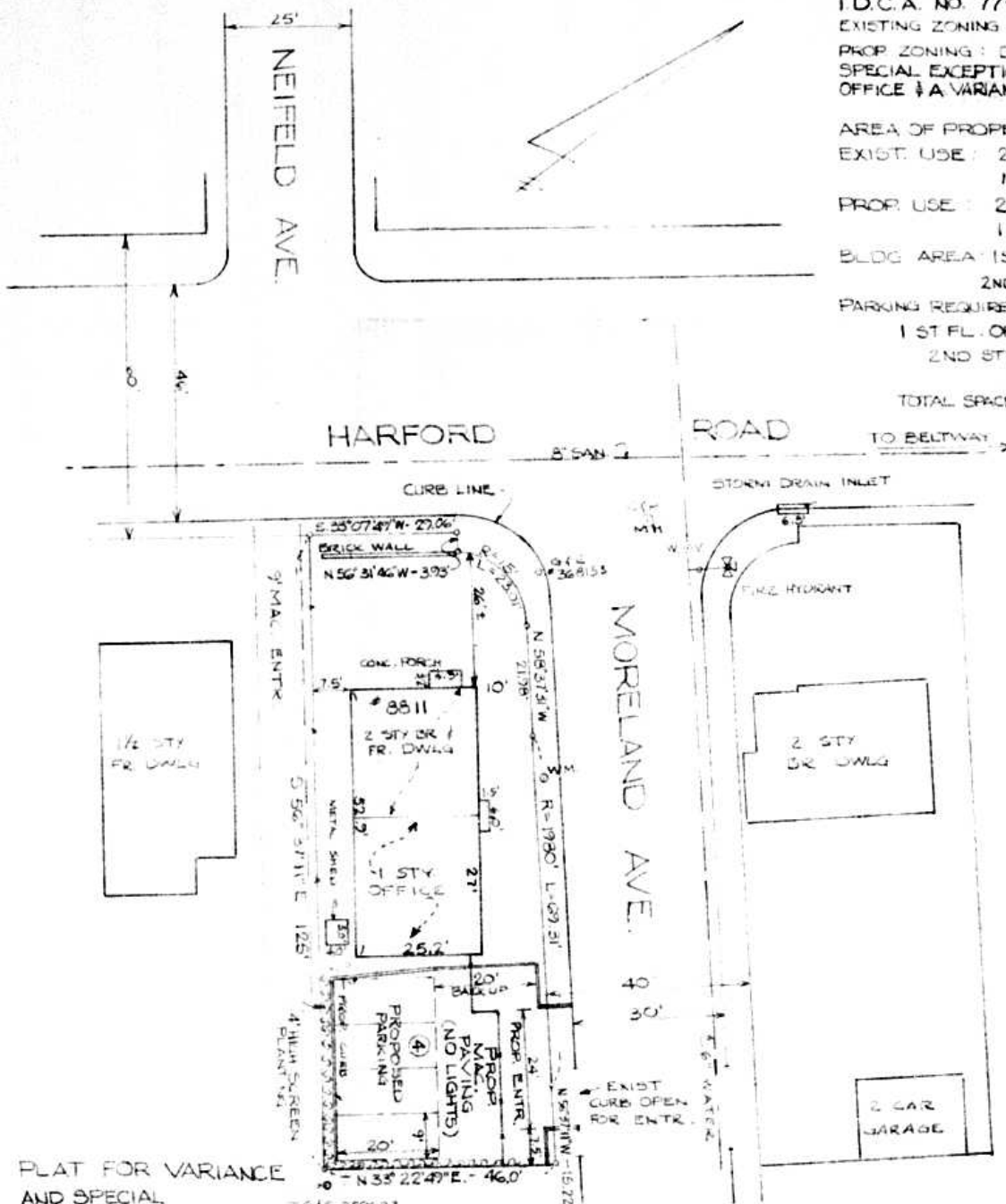
REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'		
		DATE OF PHOTOGRAPHY	PARKVILLE	NE
		APRIL 1963		8-D
Compiled by Photogrammetric Methods				
AERO SERVICE CORPORATION - PHILADELPHIA, PA.				



I.D.C.A. NO. 77-2X
 EXISTING ZONING : DR 1G
 PROP. ZONING : DR 1G WITH A
 SPECIAL EXCEPTION FOR PROFESSIONAL
 OFFICE & A VARIANCE TO PARKING.

AREA OF PROPERTY : 0.10 ± AC.
 EXIST. USE : 2 ND STY. DWLG
 1 ST FL. OFFICE
 PROP. USE : 2 ND STY. DWLG.
 1 ST. FL. - OFFICE
 BLDG. AREA : 1ST. FL. OFFICE - 680 SQ. FT.
 2ND STY. DWLG. - 1300 SQ. FT.

PARKING REQUIRED :
 1 ST. FL. OFFICE - 3 SPACES
 2ND STY. DWLG. - 2 SPACES
 TOTAL = 5 SPACES
 TOTAL SPACES SHOWN = 4



PLAT FOR VARIANCE
 AND SPECIAL
 EXCEPTION TO ZONING
 8811 HARFORD ROAD
 14 TH. ELECTION DISTRICT
 BALTO. CO. MARYLAND

REVISED NOV. 27, 1977



SPELLMAN, LARSON & ASSOCIATES INC.
 SUITE 110 JEFFERSON BLDG.
 Towson, Maryland 21204
 823-3535
 SCALE 1"=20' NOV. 27, 1977

76104