

78-178-ASPH #135 **PETITION FOR SPECIAL HEARING**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

John C. Coolahan, et al., legal owners of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a special hearing under Section 50.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner or his Deputy Zoning Commissioner should approve Office Building as a variation of the 1962 Zoning Regulations under Section 50.7 of the Zoning Regulations of Baltimore County.

Special exception Petition No. 77-134-MA (1st No. 135)

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: John C. Coolahan, et al.
Address: 1330 Sulphur Spring Road, Baltimore, Maryland, 21227
Petitioner's Attorney: Richard N. Kerr, Jr.
Protestant's Attorney: John W. Hession, III

ORDERED BY the Zoning Commissioner of Baltimore County, this 10th 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of January, 1978, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

4/24/78 78-178-ASPH #135 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

John C. Coolahan, et al., legal owners of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1.802.28 (10.2) to permit a rear yard of 26.17 feet in lieu of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (indicate hardship or practical difficulty)

Severe topographical conditions exist on the north side of this site. Existing grades of 2:1 slopes, make building a structure, as shown on previously submitted plat, which accompanied petitions for Special Exception and Variance, Petitions No. 77-194-MA (item No. 135) more adaptable to the land easterly. In building a structure at this proposed location a more practical use of land will be realized.

See attached description

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

Contract purchase: John C. Coolahan, et al.
Address: 1330 Sulphur Spring Road, Baltimore, Maryland 21227
Petitioner's Attorney: Richard N. Kerr, Jr.
Protestant's Attorney: John W. Hession, III

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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of January, 1978, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER

SW corner of New Sulphur Spring and Wadsworth Road, 13th District

OF BALTIMORE COUNTY

JOHN C. COOLAHAN, et al, Petitioner : Case No. 78-198-ASPH

ORDER TO ENTER APPEARANCE

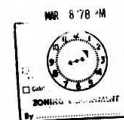
Mr. Commissioner:

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 8th day of March, 1978, a copy of the foregoing Order was mailed to John C. Coolahan and Richard N. Kerr, 1330 Sulphur Spring Road, Baltimore, Maryland 21227, Petitioners.



IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

John C. Coolahan, et al., legal owners of the property situated in Baltimore County, the property owner of which is known to exist, complete with required and necessary 200 FT. ROAD MAPS, which are attached hereto, hereby make application to file for a special exception under Section 50.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner or his Deputy Zoning Commissioner should approve Office Building as a variation of the 1962 Zoning Regulations under Section 50.7 of the Zoning Regulations of Baltimore County.

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GRAND SITE AREA: 0.16 ACRES DEED REF. 1967-5508, 1968-250
CHANGING: 20 % OF TOTAL SITE WILL REQUIRE CHANGING
BUILDING SIZE: 55 FT. x 28 FT. AREA: 1540 SQ. FT.
NUMBER OF FLOORS: 2 TOTAL HEIGHT: 28 FT.
FLOOR AREA RATIO: TOTAL FLOOR AREA DIVIDED BY SITE AREA = 24 PERCENT

BUILDING USE: Offices 2nd Floor offices
SECOND FLOOR: Offices 2nd Floor offices
BARRIERS: Storage and mechanical spaces
REQUIRED NUMBER OF PARKING SPACES: 6 TOTAL: 30
PROVIDED: 6

AREA OF SITE TO BE USED TO ACCOMMODATE REQUIRED PARKING SPACES: 1530 SQ. FT. (AREA MAY BE DETERMINED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 250)

UTILITIES: Public Private, TYPE OF SYSTEM
Existing P. Water, Sewer, Gas, Electric, etc.
Public Private, TYPE OF SYSTEM
Existing P. Water, Sewer, Gas, Electric, etc.

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
Signature: Richard N. Kerr, Jr.
APPLICANT, LESSEE OR CONTRACT PURCHASER
Signature: John C. Coolahan
LEGAL OWNER
ADDRESS: 1330 Sulphur Spring Rd., Baltimore, Md. 21227

THE PLANNING BOARD HAS DETERMINED ON 2-16-78 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF BALTIMORE COUNTY ZONING ORDINANCES.
DATE: 2-16-78 BY: John C. Coolahan
OFFICE OF PLANNING & ZONING



BALTIMORE COUNTY, MARYLAND

SUBJECT: SUPERVISION REVIEW COMMENTS DATE: JANUARY 18, 1978

FROM: Ellsworth S. River, P.E.
Chief, Bureau of Engineering

PROJECT NAME: John C. Coolahan & Richard Kerr
PROJECT NUMBER: 77-67X
LOCATION: New Sulphur Spring Road
DISTRICT: 13cl

This application for special exception (No. 77-67X) was received by the Developers Design Approval Section on December 9, 1977, and we comment as follows:

Water: (Second Zone) Urban Area

There is a public 8-inch water main in Wadsworth Road. There are no problems with water service reported in the area. This property is within the urban-rural designation line and in an area designated "existing service" on Baltimore County Water Plan W-229, as amended. The requested use will not adversely affect the system; therefore, this project is recommended for approval.

Sanitary Sewer: (Herbert Run Interceptor - Patapsco Interceptor - Patapsco Pumping Station - Patapsco Waste Water Treatment Plant) Patapsco Pumping Sta. 14

There is a public 8-inch sanitary sewer in New Sulphur Spring Road. No dry weather flow problems are reported in the area. This property is within the urban-rural designation line and in an area designated "existing service" on Baltimore County Sewerage Plan S-229, as amended. The requested use will not adversely affect the system; therefore, this project is recommended for approval.

Storm Drainage: (Herbert Run - Patapsco River - Chesapeake Bay)

This property drains to the Patapsco River via Herbert Run. There are known flooding problems downstream. The Petitioner indicates a proposed increase of onsite impervious area of less than 11,000 square feet. No appreciable increase in 100-year design storm runoff is anticipated. This project is recommended for approval. Estimated 100-year design storm runoff increase of 1.06 cfs.

Ellsworth S. River, P.E.
Ellsworth S. RIVER, P.E.
Chief, Bureau of Engineering

ENCLOSURE

JAN 30 1978

OFFICE OF PLANNING & ZONING

DEPARTMENT OF TRAFFIC ENGINEERING

IDCA NO. 77-67X

LOCATION: SULPHUR SPRING RD

IDCA Analysis

- Hearst Arterial Intersection SULPHUR SPRING RD & WASHINGTON BLVD
 - Level of Service C 7/15/77
 - Trip Generation from Site 3800 X 15.75 = 46,425/day
 - Proposed Level of Service C
 - Proposed Road Improvements Programmed for Construction Within Next Two Years. None

Recommendation: C. R. D. H.
Approval: C. R. D. H.

Denial: _____

Remarks: _____

RECEIVED

JAN 11 1978

PLANNING & ZONING

Baltimore County

Office of Planning and Zoning

TOWSON, MARYLAND 21204

0011 424 3351

S. ERIC DINENNA

ZONING COMMISSIONER

February 21, 1978

Meers, Coolahan & Kerr
1330 Sulphur Spring Road
Baltimore, Md. 21227

RE: Interim Development Control Act (IDCA) Application IDCA 77-67X

Dear Sirs:

Please be advised that your IDCA application for a Special Exception hearing was approved by the Planning Board on February 16, 1978. Special Exception and you may now file your petitions, plans, and descriptions for said hearing in accordance with the Zoning Commissioner's rules for filing.

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

Very truly yours,
S. Eric Dinnen
S. ERIC DINENNA
Zoning Commissioner

SED/JED:eww
Enclosures
Petitions, Plans & Descriptions
already filed in Zoning Office

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinnen, Zoning Commissioner Date: March 16, 1978

FROM: Leslie H. Gross, Director of Planning

SUBJECT: Petition 78-198-ASPH ITEM # 135

Petition for Variance for a Rear Yard.
Petition for Special Hearing to approve expansion of Office Building.
Southwest corner of New Sulphur Spring and Wadsworth Road
13th District
Petitioner - John C. Coolahan and Richard N. Kerr

HEARING: Monday, March 20, 1978 (10:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Leslie H. Gross
Leslie H. Gross
Director of Planning

LHG:JGH:rw

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 Deputy Zoning Commissioner by Section 500.7 of the Baltimore County Zoning Regulations, it is hereby determined that the use, as herein requested, 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 approve an office building as an expansion of Special Exception case number 77-194-XA, approved by the Office of Planning and Zoning on June 6, 1977, should be granted.

Deputy Zoning Commissioner of Baltimore County this 22nd day of March, 1978, that the herein Petition for the aforementioned Special Hearing should be and the same is hereby GRANTED, from and after the date of this Order, subject to the approval of a site plan by the 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 day of 196, that the above Special Hearing be and the same is hereby DENIED.

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 following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners,

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community,

to permit a rear yard of 26.17 feet instead of the required 30 feet, should be granted.

Deputy Zoning Commissioner of Baltimore County this 22nd day of March, 1978, that the herein Petition for the aforementioned Variance 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 Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 197, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
001-194-2583
S. ERIC DINWIDIA
ZONING COMMISSIONER

March 22, 1978

John C. Coolahan and
Richard N. Kerr
Attorneys-at-Law
1330 Sulphur Spring Road
Baltimore, Maryland 21227

RE: Petitions for Special Hearing and Variance
SW/corner of New Sulphur Spring and
Waelchill Roads - 13th Election District
John C. Coolahan, et al. - Petitioners
NO. 78-198-ASPH (Item No. 135)

Gentlemen:

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

Very truly yours,

GEORGE J. SPATSKIN
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: John W. Henshaw, III, Esquire
People's Counsel

BEGINNING for the same on the Southeast side of New Sulphur Spring Road at a point situate 55 feet Southerly from the prolongation Northerly of Waelchill Road as now laid out thence running South 33 minutes 30 seconds East 85.00 feet to intersect the North side of Waelchill Road thence running Southwesterly along the North side of Waelchill Road 390 feet more or less thence continuing along the North side of Waelchill Road in Southwesterly direction by a curve to the left having a radius of 166.91 feet for a distance of 47.00 feet more or less thence running in a Northerly direction along the Easternmost side of Waelchill Road as shown on State Roads Commission of Maryland Plat Number 25996 the distance of 110.00 feet more or less to a point on the Southeast side of New Sulphur Spring Road thence running along the Southeast side of New Sulphur Spring Road the five following courses and distances, viz.: (1) North 56 degrees 30 minutes East 231.00 feet (2) South 33 degrees 30 minutes East 10 feet (3) North 56 degrees 30 minutes East 88.00 feet (4) North 33 degrees 30 minutes West 10.00 feet and (5) North 56 degrees 30 minutes East 52.00 feet to the place of beginning. Containing 0.76 acres of land more or less.



BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

Mr. John C. Coolahan
Mr. Richard N. Kerr
1330 Sulphur - BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Spring Rd.
Baltimore, MD 21227

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

Your Petition has been received and accepted for filing
this 3rd day of January, 1978.

S. ERIC DINWIDIA
Zoning Commissioner

Petitioner John Coolahan-Richard Kerr
Petitioner's Attorney
cc: Land Development Consultants
9088-B Town and Country Blvd.
Ellicott City, Maryland 21043

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

cc: Nicholas B. Conmodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Protection
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

March 8, 1978

Mr. John C. Coolahan
Mr. Richard N. Kerr
1330 Sulphur Spring Road
Baltimore, Maryland 21227

RE: Special Hearing and
Variance Petition
Item Number 135
Petitioner - John Coolahan
Richard Kerr

Gentlemen:

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 north side of Waelchill Road, south-east of New Sulphur Spring Road in the 13th Election District, this currently vacant D.R. 16 zoned property was the subject of a previous zoning hearing (Case No. 77-194-XA) in which a Special Exception for a one story office building and a front setback Variance were granted. The request at this time is necessitated by your proposal to amend the original request by constructing a two story office building and locating it within 26 feet of the rear property line in lieu of the required 30 feet.

Mr. John C. Coolahan
Mr. Richard N. Kerr
Page 2
Item Number 135
March 8, 1978

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. Conmodari
NICHOLAS B. CONMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: Land Development Consultants
9088-B Town and Country Blvd.
Ellicott City, Maryland 21043

THORNTON M. MOURNING, P.E.
DIRECTOR

January 18, 1978

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

Re: Item #135 (1977-1978)
Property Owner: John C. Coolahan & Richard N. Kerr
6785 New Sulphur Spring Rd. 55' SW Waelchihl Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to amend Special
Exception No. 77-194-XA to allow expansion of office
building and variance to permit a rear setback of 26.17'
in lieu of the required 30'.
Acres: 0.76 District: 13th

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, February 10, 1977, in connection with the Zoning Advisory Committee review of Item #135 (1977-1978), and June 30, 1977 by the Bureau of Public Services for Project No. 7095 (Commercial Building Application C-585-77), and in connection with Project IDCA No. 77-67X. 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 #135 (1977-1978).

Very truly yours,

Edward M. Owen
Edward M. Owen, P.E.
Chief, Bureau of Engineering

END:EMH:PMR:SS

cc: R. Morton

R. Conway

G-W Key Sheet
18 x 18 SW 14 & 15 Pos. sheets
SW 5 D Topo
106 Tax Map

JOHN D. SEVIER
DIRECTOR

January 9, 1978

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

Dear Mr. DiNenna:

Comments on Item # 135 Zoning Advisory Committee Meeting, January 3, 1978 are as follows:

Property Owner: John C. Coolahan & Richard N. Kerr
Location: 6785 New Sulphur Spring Rd. - 55' SW Waelchihl Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to amend Special Exception No. 77-194-XA to allow expansion of office building and Variance to permit a rear setback of 26.17' in lieu of the required 30'.
Acres: 0.76
District: 13th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes, including State of Maryland Code for Handicapped and aged.
- ☒ B. A building permit shall be required before construction can begin.
- ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☒ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burman

Charles E. Burman
Plans Review Chief
C2B:rrj

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 #135, Zoning Advisory Committee Meeting, January 3, 1978, are as follows:

Property Owner: John C. Coolahan & Richard N. Kerr
Location: 6785 New Sulphur Spring Rd. 55' SW Waelchihl Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to amend Special Exception No. 77-194-XA to allow expansion of office building and Variance to permit a rear setback of 26.17' in lieu of the required 30'.
Acres: 0.76
District: 13th

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

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

Very truly yours,

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

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 # 135, Zoning Advisory Committee Meeting of January 3, 1978:

Property Owner: John C. Coolahan & Richard N. Kerr
Location: 6785 New Sulphur Spring Rd. 55' SW Waelchihl Rd.
Acres: 0.76
District: 13th

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

TJD/XS/ps

SEC 35 118

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: John C. Coolahan & Richard N. Kerr

Location: 6785 New Sulphur Spring Rd. 55' SW Waelchihl Rd.

Item No. 135 Zoning Agenda Meeting of 1/3/78

Comments:

Permanently requested, 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 _____ foot 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 _____

RETAINS 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.

(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 by: *Thomas H. Devlin* Noted and Approved: *Paul H. Heinke*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

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: January 3, 1978

RE: Item No: 135
Property Owner: John C. Coolahan & Richard N. Kerr
Location: 6785 New Sulphur Spring Rd. 55' SW Waelchihl Rd.
Present Zoning: D.R. 16
Proposed Zoning: Special Hearing to amend Special Exception No. 77-194-XA to allow expansion of office building and Variance to permit a rear setback of 26.17' in lieu of the required 30'.
District: 13th
No. Acres: 0.76

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

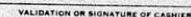
W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/bp

JOSEPH H. McGUIRE, Chairman
T. BAYARD WILLIAMS, JR., Vice-Chairman
NANCY H. BOWEN

THOMAS H. BOWEN
WILLIAM L. BOWEN, P. CHURCH
ROBERT S. HAYDEN
ROBERT V. DUBEL, Superintendent

ALVIN LOWERY
BEN. MULLIN & S. SMITH, JR.
RICHARD W. TRACY, D.V.M.



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

No.

12

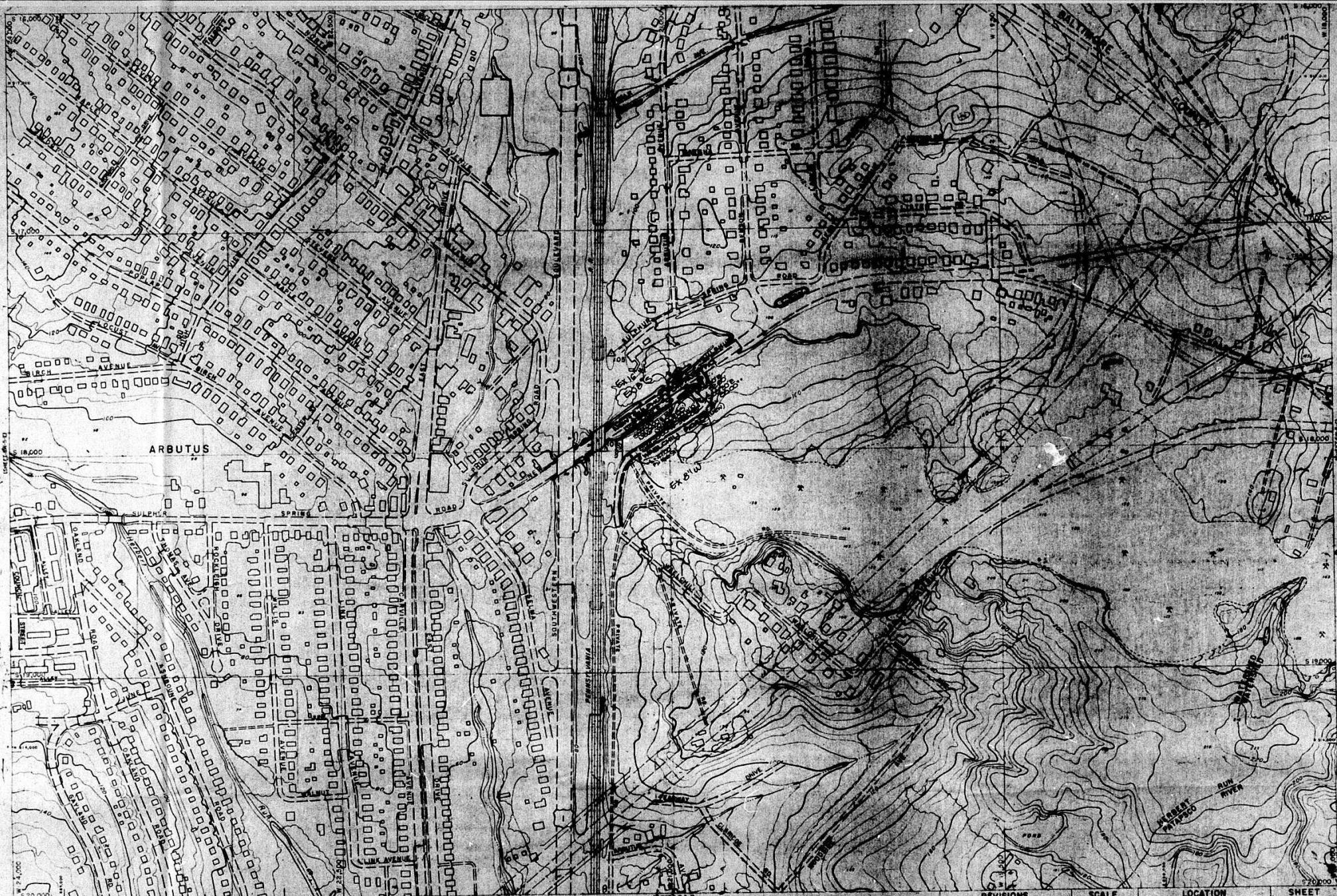
DATE Mar. 20, 1978 ACCOUNT 01-662

AMOUNT \$76.40

RECEIVED Richard N. Kerr, Esq. 9326 Michael's Way
FROM Ellicott City, Md. 21043
FOR Advertising and posting of property for
John C. Coolahan—#78-198-A

VALIDATION OR SIGNATURE OF CASHIER



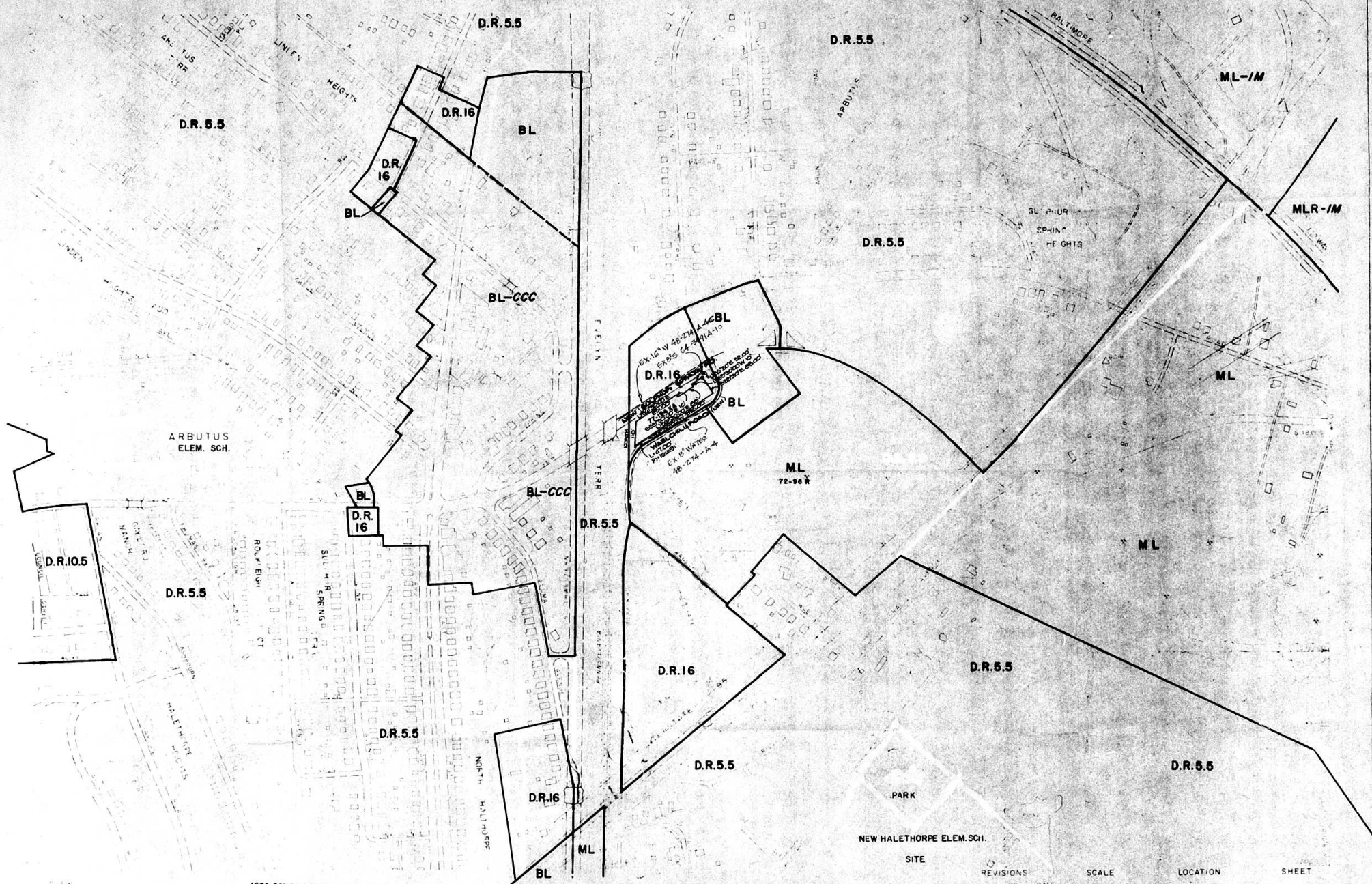


G - SW
C - NW

PHOTO, REVISED, 11/76

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	HALETHORPE	S.W.
				S-D



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

CHATHAM COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA OFFICIAL ZONING MAP

NEW HALETHORPE ELEM. SCH.

SITE

REVISIONS
BY DATE

SCALE
1" = 200'

DATE OF
PHOTOGRAPHY

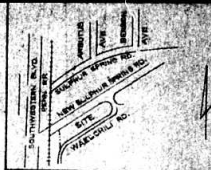
LOCATION

HALETHORPE

SHEET

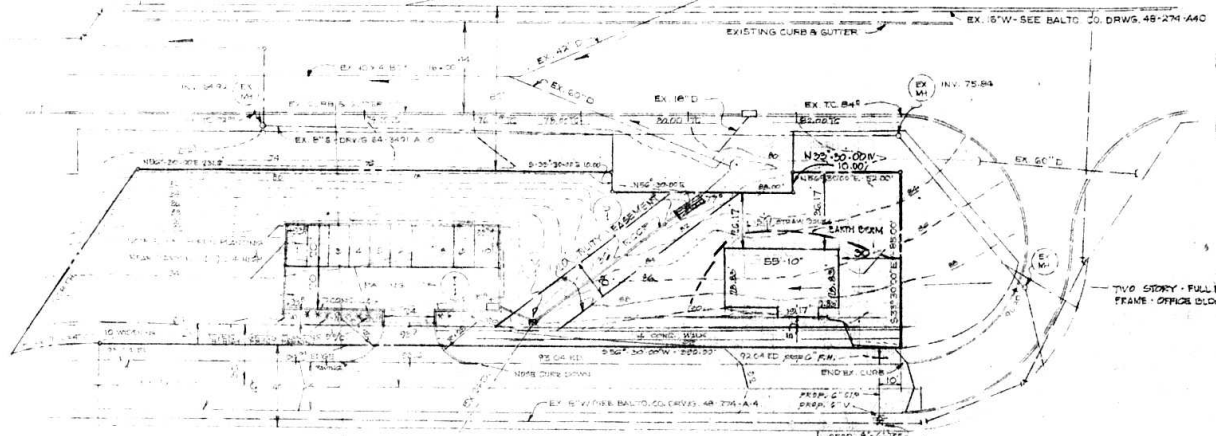
SW
S-D

Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA.



VICINITY MAP
SCALE 1"=500'

NEW SULPHUR SPRING ROAD

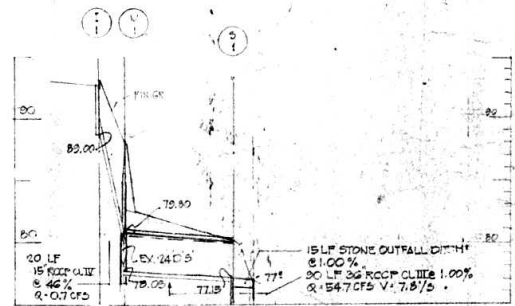


PLAN
SCALE 1"=30'

NOTES: 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

NO.	DATE	BY	CHKD.	APP'D.	REMARKS
1	12-7-77	W.E.	W.E.	W.E.	PRELIMINARY
2	12-7-77	W.E.	W.E.	W.E.	REVISED
3	12-7-77	W.E.	W.E.	W.E.	REVISED

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



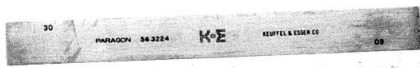
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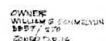
SCALE HOR 1"=50' VERT 1"=5'

ENGINEERS:
LAND DEVELOPMENT CONSULTANTS
5055 D TOWN & COUNTRY BLVD
ELICOTT CITY, MD. 21043
465-0915

REVISED 12-7-77

PLOT PLAN		
DATE 12-7-77	DRAWN BY	APPROVED BY
SCALE 1"=30'	REVISED	
0.76 AC. PARCEL NEW SULPHUR SPRING RD. @ WAELECHI RD. 15TH. DIST. BALTO. CO. MD.		
PLANNED BY LAND DEVELOPMENT CONSULTANTS, 5055 D TOWN & COUNTRY BLVD, ELICOTT CITY, MD. 21043		
DRAWING NUMBER		





PLAN
SCALE: 1" = 30'

STRUCTURE			SCHEDULE				
NO.	TYPE	INV IN	INV OUT	TOP BL	Q	V	REMARKS
I-1	CLASS B	-	87.00	92.50	0.7	0.6	
M-1	STD WH	79.50	78.05	86.50	-	-	
S-1	OUTFLOW	-	77.15	-	-	-	

TIE DOWN MULCH WITH 400 GALLON/AC. OF LIQUID ASPHALT.

1. AREA OF PARCEL 1 0.72 AC.
2. ELECTION DISTRICT 13TH
3. TAX MAP 108
4. PARCEL NO. 1208
5. BLOCK 6
6. OWNER: JOHN C. COGLAND & RICHARD J. HARRIS
JOHN C. COGLAND 1000 DOWLING STREET
N. W. COR. 10TH & DOWLING ST. N.W.
DUBLIN, IOWA 52001
7. DEED REFERENCE 1, 11TH 1880 3RD 2ND
8. PRESENT ZONING 1.0 N. 10
9. PROPOSED USE 1.0 N. 10 FRAME
WITH FULL RAMPAGE, OFFICE SPACE
10. PARKING SPACES REQUIRED
a. 1ST FLOOR 10
b. 2ND FL. 0
11. PARKING SPACES PROVIDED
a. 9 - 10' x 20' PARKING SPACES
b. 1 - 12' x 20' PARKING SPACE
POSTED AS HANDICAPPED SPACE
12. SPECIAL CONDITION PROVISION ITEM 188

SCALE HOR 1'-50"
VERT 1'-50"

ENGINEERS
LAND DEVELOPMENT CONSULTANTS
9088-B TOWN & COUNTRY BLVD.
ELLICOTT CITY, MD 21043
410-831-1111

REVISED 12-7-77

PLOT PLAN

DATE 12-7-77	REPORT BY	APPROVED BY
SCALE 1" = 20'		
0.76 AC. PARCEL: NEW SULPHUR SPRING RD. & WAELECHEL RD. 15TH. DIST. BALTO. CO. MD.		
PLAN BY LARRY COOPER, JR. CONSULTANTS: WOODWARD CLARK & SONS 5111 COTTAGE WAY, BALTO.		



Dec 19, 1977

4th - 6th May

A hand-drawn map showing the location of the site. The map includes labels for 'SOUTHWESTERN ROAD', 'JANUARY 1961', 'ARCADE', 'SITE', 'AND PALMER DRIVE RD', 'HAROLD RD', 'NEWTON', 'BLK', and 'EX. F.H.'. An arrow points to the 'SITE' location.

1. OBTAIN GRADESHEET PERMIT
2. INSTALL DRAINAGE CONTROL MEASURES
3. PERMANENT STATION BATION
APPLY
1000 LBS/AC OF DOLOMITIC LIMESTONE
1000 LBS/AC OF 0-10-10 SUPER PHOSPHATE
1000 LBS/AC OF 0-10-10 NUTRIENT
SEED
25 LBS/AC OF HYDRATED SODIUM BICARB
25 LBS/AC OF ANNUAL RYE GRASS
4. SEED BETWEEN MAY 1 - MAY 31 OR AUG 1 - OCT 1 ONLY
5. MIXED 50/50 RATIO OF UNIMPROVED/IMPROVED UNIMPROVED
TIE DOWN MIXED WITH 50% GALLONS OF LIQUID ASPHALT

1 AREA OF PAVEMENT: 0.75 SQ YD
2 EJECTION DISTANCE: 15 FT
3 TAX MAP: 140
4 PACE: 100
5 PLOT: 0
6 OWNER: JOHN C. COULMAN & EDWARD H.
C/O JOHN C. COULMAN
1940 BURLINGAME SPRING RD
ACQUITTAL: 1/18/82
7 DEED REFERENCE: 1/18/82 SUBS. FOLIO
8 PRESENT ZONING: D-2 U
9 PROPOSED USE: 95000 + 200 SQUARE
FOOT FULL PAVEMENT OFFICE BUILDING
10 PLANS BEING SUBMITTED:
A. FIRST FLOOR: 4
B. SECOND FLOOR: 4
11 PARKING SPACES PROVIDED:
A. 17 1/2" X 30" PARKING SPACES
B. 12 1/2" X 20" PARKING SPACES
12 SPECIAL EXCEPTION SETBACK ITEMS: 12

ROAD

PLAN
SCALE: 1"=30'

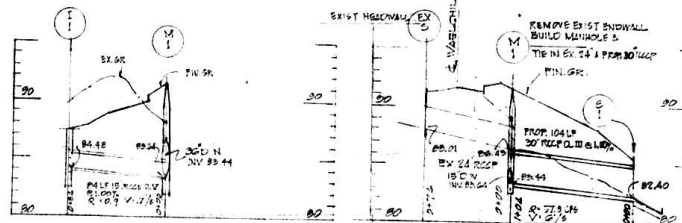
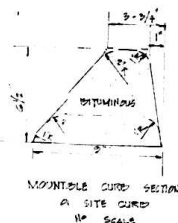
NOTE: FIELD RUN APRIL 1970
NOTE: CONTRACTOR SHALL
VERIFY LOCATION OF ALL
EXISTING UTILITIES HORIZONTAL
& VERTICALLY.

STRUCTURE		SCHEDULE			
NO	TYPE	IN IN	IN OUT	TOP EL	REMARKS
9-1	SPECIAL BRIDGE	-	02.40	SET IN FIELD	
10	WIDEN B NH	06.45	08.44	00.05	*
11	E-GRADE		03.48	07.50	

ENGINEERS:
LAND DEVELOPMENT CONSULTANTS
9035-B TOWN & COUNTRY BLVD
ELLICOTT CITY, MD. 21043
465-8513

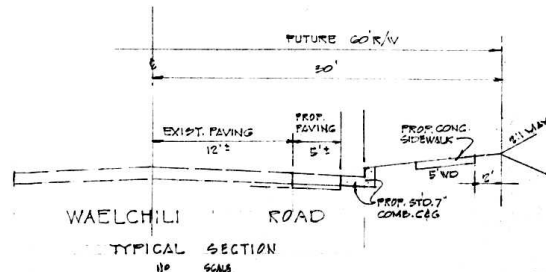
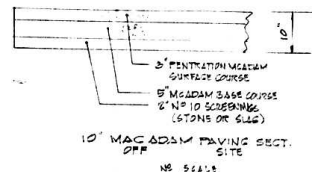
OWNERS:
JOHN C COOLAHAN & RICHARD WERZ
C/O JOHN C COOLAHAN
1330 SULPHUR SPRING RD
ARLHUTUS, MD 21227

TYPICAL ON SITE FAVING SECT.
NO SCALE



PROFILE
SCALE FOR 1:50
VERT. 1"=5'

NOTE:
CONTRACTOR TO VERIFY ALL ELEV. &
INV. OF EXISTING UTILITIES



SITE DEVELOPMENT PLAN
OFFICE BUILDING
0.76 AC. PARCEL NEW SULPHUR SPRING RD
& WAELCHILI ROAD

13TH DISTRICT
MAY 19 1978

