

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John B. Thomas, Jr., et al., legal owners 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 use of the property for interim parking for a church for a period not to exceed four years.

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.

Edward E. Lichtberg
Contract Purchaser
2418 Forest Green Road
Baltimore, Md. 21209
Address: 22 W. Pennsylvania Avenue
Towson, Maryland 21204
Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 17th day of February, 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 newspapers 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 17th day of February, 1978, at 10:00 o'clock A.M.

John B. Thomas, Jr.
Zoning Commissioner of Baltimore County

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John B. Thomas, Jr., et al., legal owners 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 Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for medical buildings.

See attached description
ORDERED for a Special Exception, under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for medical buildings.

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

Edward E. Lichtberg
Contract Purchaser
2418 Forest Green Road
Baltimore, Md. 21209
Address: 22 W. Pennsylvania Avenue
Towson, Maryland 21204
Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 17th day of February, 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 newspapers 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 17th day of February, 1978, at 10:00 o'clock A.M.

John B. Thomas, Jr.
Zoning Commissioner of Baltimore County

POWER OF ATTORNEY

We, the undersigned, of Baltimore County, State of Maryland, do hereby appoint Frank H. Newell, III, Attorney, of Towson, Maryland, as our Agent and Attorney to execute for us and on our behalf any and all papers that are necessary for zoning purposes for all of our properties situate on Old Court Road, Pikesville, Baltimore County, Maryland, and more particularly known on the Tax Plat of Baltimore County as Lots Nos. 740, 741 and 415, and generally to do and perform all things necessary in and about the premises as fully in all respects as we could do if personally present.

WITNESS our hands and seals this 1st day of November, 1977.

John B. Thomas, Jr.
John B. Thomas, Jr.
Charles E. Keuntz, Jr.
Charles E. Keuntz, Jr.
Charles E. Keuntz, Jr.
Charles E. Keuntz, Jr.
Charles E. Keuntz, Jr.
Charles E. Keuntz, Jr.

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR SPECIAL HEARING
N/S of Old Court Rd, 590
NE of Reisterstown Rd., 3rd District
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

JOHN B. THOMAS, JR., et al.,
Petitioners
Case No. 78-211-XSPH

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. Keuntz, Jr.
Charles E. Keuntz, Jr.
Charles E. Keuntz, Jr.
Charles E. Keuntz, Jr.
Charles E. Keuntz, Jr.
Charles E. Keuntz, Jr.
Charles E. Keuntz, Jr.
Charles E. Keuntz, Jr.

I HEREBY CERTIFY that on this 17th day of March, 1978, a copy of the foregoing Order was mailed to Ronald L. Schreiber, Esquire, 701 Cathedral Street, Baltimore, Maryland 21202, Attorney for Petitioners, and Frank H. Newell, III, Attorney and Agent for Legal Owners, 22 W. Pennsylvania Avenue, Towson, Maryland 21204.



MCA
MC ENGINEERING CORPORATION
CONSULTING
ENGINEERS

1020 Conquest Bridge Road, Baltimore, Maryland 21204
Telephone: (301) 823-0900
Cable address: MCAENGR

DESCRIPTION

1.37 ACRE PARCEL, LAND OF JOHN J. THOMAS, JR., AND OTHERS, NORTH SIDE OF OLD COURT ROAD, EAST OF REISTERSTOWN ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for Special Exception

Beginning for the same at a point on the north side of Old Court Road distant 576 feet, more or less, as measured northwesterly and easterly along the northwest and north side of said Old Court Road from the northeast side of Reisterstown Road, 66 feet wide, said beginning point being at the beginning of the 1,090 acre parcel described in the deed to John J. Thomas, Jr., and others, recorded among the Land Records of Baltimore County in Liber E.L.R., Tr. 5637, page 868, thence lying on the north side of said Old Court Road,

- (1) N 88° 19' 00" E 12.50 feet to the beginning of the 0.331 acre parcel described as an exception in said deed, thence binding on the outlines of said 0.331 acre parcel three courses:
- (2) N 01° 16' 00" W 130 feet, (3) N 88° 19' 00" E 110.77 feet, and (4) S 01° 21' 53" E 130 feet, thence again binding on the north side of said Old Court Road, (5) N 88° 19' 00" E 173.50 feet, thence along the east outline of the land heretofore conveyed to John J. Thomas, Jr., by deeds recorded in Liber R.R.G. 4119, page 235, and in Liber C.L.B. 3255, page 322,
- (6) N 1° 27' 44" W 117 feet, more or less, thence along the line between the area zoned "DR-16" and the area zoned "BL" on the Zoning Map of Baltimore County, three courses:
- (7) westerly 148 feet, more or less,
- (8) northerly 50 feet, more or less, and
- (9) westerly 148 feet, more or less, to a point on the first line of the 1,090 acre parcel herein referred to, and thence binding reversely on a part of said line,
- (10) S 01° 16' 00" E 290 feet more or less, to the place of beginning.

Containing 1.37 acres of land, more or less.

HGW:mps J.O. 1-77151
W.O. 19135-G

10/4/77



Ronald L. Schreiber, Esquire
701 Cathedral Street
Baltimore, Maryland 21202

April 6, 1978

RE: Petitioners for Special Exception and Special Hearing
N/S of Old Court Road, 590 NE of Reisterstown Road - 3rd Election District
John J. Thomas, Jr., et al - Petitioners
NC, 78-211-XSPH (Item 7 of 106)

Dear Mr. Schreiber:

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

Very truly yours,

SED:ast

Attachment:

cc: Frank H. Newell, III, Esquire
22 West Pennsylvania Avenue
Towson, Maryland 21204

Ms. Katherine Turner
618 West Chesapeake Avenue
Towson, Maryland 21204

Ms. Sandra Calvin
1 Barstad Court
Lutherville, Maryland 21093

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



Baltimore County, Maryland
PEOPLE'S COUNSEL
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

JOHN W. HESLIAN, III
People's Counsel
CHARLES E. KEUNTZ, JR.
Deputy People's Counsel
Frank H. Newell, III, Esquire
22 W. Pennsylvania Avenue
Towson, Maryland 21204

March 27, 1978

RE: JOHN B. THOMAS, JR., et al
Case No. 78-211-XSPH

Dear Mr. Newell:

The above-captioned case is pending before the Zoning Commission of Baltimore County and has been assigned for public hearing on Monday, April 3, 1978, at 10 am. We have filed our written notice of appearance as a party in the case. In accordance with our usual procedure, approved by the Circuit Court for Baltimore County, we will not participate in the hearing before the Commission but do retain our right to appeal any of his decision to the County Board of Appeals for a full hearing.

It is our understanding that only your client's application for Special Exception for Offices and Office Building was referred to the Planning Board for its scrutiny as provided under the so-called "Interim Development Control Act" prior to assignment for hearing by the Commission. The application for authorization to install, operate, and maintain a parking lot in a residential zone pursuant to the provisions of Section 409.4 of the Baltimore County Zoning Regulations was not. The change in procedure is apparently based on an opinion given by the Office of Law to the effect that the filing of these petitions under the provisions of the IDCA is not necessary.

We disagree with the opinion of the Office of Law and decline to follow it. It is our opinion that the "Interim Development Control Act" applies to these petitions within the class affected by the IDCA. We therefore feel that the Commission lacks the authority to conduct the scheduled hearing absent Planning Board approval under the provisions of the IDCA.

Quite apart from consideration of the factual merits of the petition, unless prior IDCA approval is obtained, we will be required to resist it at the appellate level on the premise that it was improperly assigned for the initial hearing and any action thereon is therefore a nullity.

Very truly yours,

cc: S. Eric DiNenna, Esquire
Donald L. Schreiber, Esquire

John W. Heslian, III

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 to the Zoning Commissioner by Section 500.7 of the Baltimore County Zoning Regulations, the Petitioner's plans meeting the requirements of Section 402.4 and the prerequisites of Section 402.1 having been met, and the health, safety, and general welfare of the locality involved not being adversely affected and being within the spirit and intent of the Baltimore County Zoning Regulations, the Special Hearing to approve off-street parking in a residential zone should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 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 following finding of facts that in accordance with the power granted to the Zoning Commissioner by Section 500.7 of the Baltimore County Zoning Regulations, the Petitioner's plans meeting the requirements of Section 402.4 and the prerequisites of Section 402.1 having been met, and the health, safety, and general welfare of the locality involved not being adversely affected and being within the spirit and intent of the Baltimore County Zoning Regulations, the Special Hearing to approve off-street parking in a residential zone should be granted.

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

Zoning Commissioner of Baltimore County

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, the above Re-classification should be and it is further appearing that by reason of the following finding of facts that in accordance with the power granted to the Zoning Commissioner by Section 500.7 of the Baltimore County Zoning Regulations, the Petitioner's plans meeting the requirements of Section 402.4 and the prerequisites of Section 402.1 having been met, and the health, safety, and general welfare of the locality involved not being adversely affected and being within the spirit and intent of the Baltimore County Zoning Regulations, the Special Hearing to approve off-street parking in a residential zone should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of April, 1978, that the Special Exception for an Office Building and Offices 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 following finding of facts that in accordance with the power granted to the Zoning Commissioner by Section 500.7 of the Baltimore County Zoning Regulations, the Petitioner's plans meeting the requirements of Section 402.4 and the prerequisites of Section 402.1 having been met, and the health, safety, and general welfare of the locality involved not being adversely affected and being within the spirit and intent of the Baltimore County Zoning Regulations, the Special Hearing to approve off-street parking in a residential zone should be granted.

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of April, 1978, that the above re-classification should NOT BE GRANTED, and/or the Special Exception should NOT BE GRANTED.

Zoning Commissioner of Baltimore County

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, John P. Thomas, Jr., of the County of Baltimore, Maryland, do hereby certify that I am the owner of the property situated in Baltimore County, the property address of which is shown in bold type, and I hereby apply for a Special Exception and/or Special Permit for the use of the property for the purpose of the following:

Exception: DR 16 ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR

Office Use

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA: 1.59 AC. ² DEED REF. M. & C. 4119-235 E. H. K. Jr. 5637-848

GRADING: 80 % OF OVERALL SITE WILL REQUIRE GRADING

BUILDING SIZE:

GROUND FLOOR	29.8	37.7	AREA	1784.55 square feet
OFFICE FLOOR	60	100	AREA	6000 sq. ft.
NUMBER OF FLOORS	2		TOTAL	7784.55 sq. ft.
FLOOR AREA RATIO	TOTAL FLOOR AREA DIVIDED BY SITE AREA =		0.26	

BUILDING USE:

GROUND FLOOR: Office OTHER FLOORS: Office

REQUIRED NUMBER OF PARKING SPACES:

GROUND FLOOR: 26 OTHER FLOORS: 12 TOTAL: 38

PAVING:

AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES: 2625 Square Yards

(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: See attached

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

John P. Thomas, Jr. LEARNER
2418 FARMER ROAD
BALTIMORE, MD. 21209

Frank H. Newell, III, Attorney and Agent for
ADDRESS: 22 W. Druryville Avenue
Towson, Maryland 21204

DATE: 1-19-78

THE PLANNING BOARD HAS DETERMINED ON 1-19-78 THAT THE PROPOSED DEVELOPMENT DOES COMPLY WITH THE REQUIREMENTS OF SUBSECTION 32-8.1(1) OF THE BALTIMORE COUNTY ZONING REGULATIONS.

DATE: 1-19-78 CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 438-1251

January 11, 1978

5. ERIC DINENNO
ZONING COMMISSIONER

Ronald L. Schreiber, Esq.
701 Cathedral Street
Baltimore, MD. 21202

RE: Interim Development Control Act (IDCA) Application #77-60-I John P. Thomas, Jr., et al - Petitioners

Dear Sirs:

Please be advised that your IDCA application for a Offices & Office Bldg. hearing was approved by the Planning Board on January 19, 1978 and you may now file your petitions, plans, and supporting data 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.

Petitions, Plans and Descriptions already filed in the Zoning Dept.

Very truly yours,
Nicholas B. Connodari
S. ERIC DINENNO
Zoning Commissioner

SED/JED/sow
Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinenna, Zoning Commissioner Date: March 24, 1978

FROM: Leslie H. Groel, Director of Planning

SUBJECT: Petition #78-211-XSPH. Petition for Special Exception for Offices and Office Building

Petition for Special Hearing for Off-Street Parking in a Residential Zone, North side of Old Court Road 598 feet Northeast of Reisterstown Road 3rd District - 2nd Councilmanic District

Petitioner - John J. Thomas, Jr., et al

HEARING: Monday, April 3, 1978

Office use would be appropriate here. Please note, however that this property lies within the boundaries of the Pikesville Revitalization Plan; separate comments will be forthcoming from the Pikesville Steering Committee.

In reviewing this proposal, it is apparent that both the grading and the landscaping of the southernmost portion of the property will be critical factors as to the impact on the immediate area. Detailed information should be submitted for review at the earliest possible date. Additionally, provision for future internal circulation between adjacent properties as they develop should be considered. Grading, landscaping and a scheme of provision for future internal circulation should be provided to the Division of Current Planning and Development for review.

Leslie H. Groel
Leslie H. Groel
Director of Planning

LHG/JGH:ime

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Ronald L. Schreiber, Esquire
701 Cathedral Street
Baltimore, MD. BALTIMORE COUNTY OFFICE OF PLANNING & ZONING 21202

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

ITEM #106

Your Petition has been received and accepted for filing this 6th day of February 1978

John P. Thomas, Jr.
Zoning Commissioner

Petitioner: JOHN THOMAS, JR. ET AL
Petitioner's Attorney: Ronald Schreiber reviewed by Nicholas B. Connodari

cc: Kidd Consultants, Inc.,
1020 Cromwell Bridge Road
Baltimore, MD. 21204

Nicholas B. Connodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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

Nicholas B. Connodari
Chairman

MEMBERS

CLARK OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROAD COMMISSION

RECREATION

FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

March 17, 1978

Ronald L. Schreiber, Esquire
701 Cathedral Street
Baltimore, Maryland 21202

RE: Special Exception and Special Hearing Petition Item Number 106 Petitioner - John Thomas, et al

Dear Mr. Schreiber:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(ies) of the Zoning Plans Advisory Committee.

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. Connodari
NICHOLAS B. CONNODARI,
Acting Chairman,
Zoning Plans Advisory Committee

NBC:JD

Enclosure

cc: Kidd Consultants, Inc.
1020 Cromwell Bridge Road
Baltimore, Maryland - 21204

Ronald L. Schreiber, Esquire
701 Cathedral Street
Baltimore, Maryland 21202

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

Your petition does not meet the Zoning
Commissioner's requirements for filing, as per attached.

Eric S. DiNenna
Eric S. DiNenna,
Zoning Commissioner

Owner(s) Name: John B. Thomas, et al

Reviewed by: Nicholas B. Commodari

cc: Riddle Consultants, Inc.
1830 Cromwell Bridge Rd.
Baltimore, Maryland 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 6, 1978

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

cc:
Nicholas B. Commodari
Chairman

HONORABLE
Bureau of Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Bureau of Education
Zoning Administration
Industrial
Development

Ronald L. Schreiber, Esquire
701 Cathedral Street
Baltimore, Maryland 21202

RE: Special Exception and
Special Hearing Petition
Item Number 106
Petitioner: John B. Thomas, et al

Dear Mr. Schreiber:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property, currently zoned in its majority D.R. 16 with a small portion zoned B.U. in the rear, is located on the northwest side of (Old) Old Court Road approximately 598 feet east of Reisterstown Road in the 3rd Election District. Adjacent properties consist of vacant land to the east, south and west, while a parking lot, a combination retail/office building and post office exist to the north.

This combination Special Exception/Special Hearing is necessitated because of your client's proposal to utilize this property in two phases. The former hearing is due to the proposed construction of a two-story office building, while the latter hearing is required to allow off-street parking on this site for a period not to exceed four years in the interim. In the parking calculations,

Ronald L. Schreiber, Esquire
Page 2
Item Number 106
February 6, 1978

It appears that the existing dwelling will also be converted to offices. This should be clarified on revised site plans. These revised plans should also include the notes contained in Section 409.4 of the Baltimore County Zoning Regulations and an indication of who will utilize this interim parking area. It should be noted that properties in the surrounding area have been the subject of a number of similar zoning requests with the property immediately to the west (Case No. 76-137-24) the most recent. If the Special Exception is granted and based on this proposal, particular attention should be afforded section 502.3 of the aforementioned regulations, which limits the time for utilization of a Special Exception.

In addition to the above revisions, all comments from the Office of Current Planning and Development must be reflected in the revised plans as well as the provisions for a accommodating storm water or drainage.

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments above, and any comments from other departments as requested.

Very truly yours,

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

HDC:rf

cc: Riddle Consultants, Inc.
1830 Cromwell Bridge Road
Baltimore, Maryland 21204

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 454-2211

January 31, 1978

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

Dear Mr. DiNenna:

Comments on Item #106, Zoning Advisory Committee Meeting, November 29, 1977, are as follows:

Property Owner: John B. Thomas, Jr., et al
Location: N/S (Old) Old Court Rd. of 598' E. Reisterstown Road
Existing Zoning: D.R. 16 and B.U.
Proposed Zoning: Special Exception for offices (IDCA 77-60 X) and Special Hearing to permit off-street parking in a residential zone for a period not to exceed four years
Acre: 1.37
District: 3rd

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.

An overall site plan showing the Old Court Road frontage must be submitted. Topography and land-scaping must also be provided before this office can make further detailed comments.

Very truly yours,

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

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOFFATT, P.E.
DIRECTOR

December 27, 1977

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

Re: Item #106 (1977-1978)
Property Owner: John B. Thomas, Jr., et al
N/S (Old) Old Court Rd. 598' E. Reisterstown Rd.
Existing Zoning: D.R. 16 & B.U.
Proposed Zoning: Special Exception for offices (IDCA 77-60X) and Special Hearing to permit off-street parking in a residential zone for a period not to exceed 4 years.
Acre: 1.37 District: 3rd

Dear Mr. DiNenna:

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. 77-60X.

Highways:

Old Court Road, an existing public road, is proposed to be improved in the future as a 36-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary reversible lane(s) for slopes, will be required in connection with any grading or building permit application.

The construction of concrete sidewalks, curb and gutter, entrance, apron, etc., will be the full responsibility of the petitioner. Protection will be required for vehicles and persons along the drop-off at the northern outlines of this site.

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

Signament Control:

Development of this property through strippling, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the strippling of top soil.

Storm Drainage:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #106 (1977-1978)
Property Owners: John B. Thomas, Jr., et al
Page 2
December 27, 1977

Storm Drainage (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating 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.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage exist in Old Court Road. Additional fire hydrant protection is required in the vicinity.

Very truly yours,

William H. Davis, P.E.
WILLIAM H. DAVIS, P.E.
Chief, Bureau of Engineering

END:HDC:rf

cc: J. Tremore
J. Tomers
W. Munchel

P-SE Key Sheet
30 NW 21 Pos. Sheet
NW 8 P Page
78 Tax Map

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 454-3500

STEPHEN COLLINS
DIRECTOR

January 30, 1978

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

Item No. 106 - DEC - November 29, 1977
Property Owner: John B. Thomas, Jr., et al
Location: N/S (Old) Old Court Rd. 598' E. Reisterstown Rd.
Existing Zoning: D.R. 16 & B.U.
Proposed Zoning: Special Exception for offices (IDCA 77-60 X) and Special Hearing to permit off-street parking in a residential zone for a period not to exceed four years.
Acre: 1.37
District: 3rd

Dear Mr. DiNenna:

No major increase in trip operation is anticipated by the requested Special Exception for offices.

Very truly yours,

Michael S. Furlan
Michael S. Furlan
Traffic Engineer Associate

HSP/hms

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204

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

December 10, 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 # 106, Zoning Advisory Committee Meeting of November 29, 1977

Property Owner: John B. Thomas, Jr., et al
Location: N/S (Old) Old Court Rd. 598' E. Reisterstown Rd.
Acre: 1.37
District: 3rd

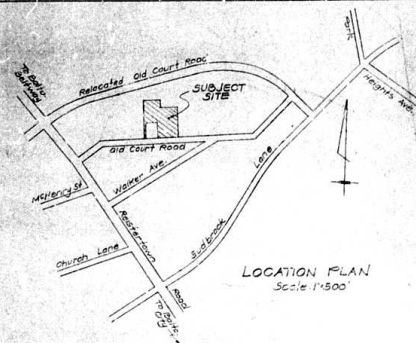
Metropolitan water and sewer are available, therefore no health problems are anticipated.

Very truly yours,

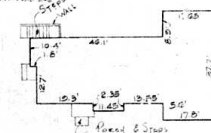
Thomas B. Devlin
THOMAS B. DEVLIN
BUREAU OF ENVIRONMENTAL SERVICES

TED/ES/pep

SEC 35 118



- ## GENERAL NOTES
1. Area of property = 100 Acres
 2. Existing Zoning of property = R-1 OR UG
 3. Existing use of property = Residential
 4. Proposed Zoning of property = "R-1" or "UG" (Special Ordinance 1157A)
 5. Proposed use of property = "Office use"
 6. Off-street parking data:
 - a. Area of existing City State Bldg. (Tribune) = 1750 25 Sq. Ft.
 - b. requiring 4 spaces (1000)
 - c. Ground floor of proposed building = 6000 30 ft
 - d. requiring 20 spaces (1000)
 - e. Upper floor of proposed building = 6000 30 ft
 - f. requiring 2 spaces
 - g. Total required = 28 Spaces
 - h. Total provided = 30 Spaces
 7. Site is located in Western Run Watershed
 8. Existing 6 1/2 City frame dwelling to be removed
 9. Only passenger vehicles will be allowed to park on the site.
(No loading or unloading will be permitted)
 10. Lighting, if required will not be directed toward residences in the area and will coincide with shopping and office hours in the area.
 11. Security will be provided.
 12. Site will be paved, with macadamic terrins and will have positive drainage.
 13. Hours of operation will coincide with those of offices and businesses in the area which will use the parking area.
 14. Existing parking spaces on shopping center site less than 10' of adjoining driveway.



Detail Existing 1 Sty. Stone Building
(To Remain)
Scale: 1"=8'

REVISÉ PLANS



PLAT TO ACCOMPANY PETITION
For
SPECIAL EXCEPTION FOR PROPERTY

Special Hearing for a Four Year Special Interim Parking use in a Residential Zone Vicinity

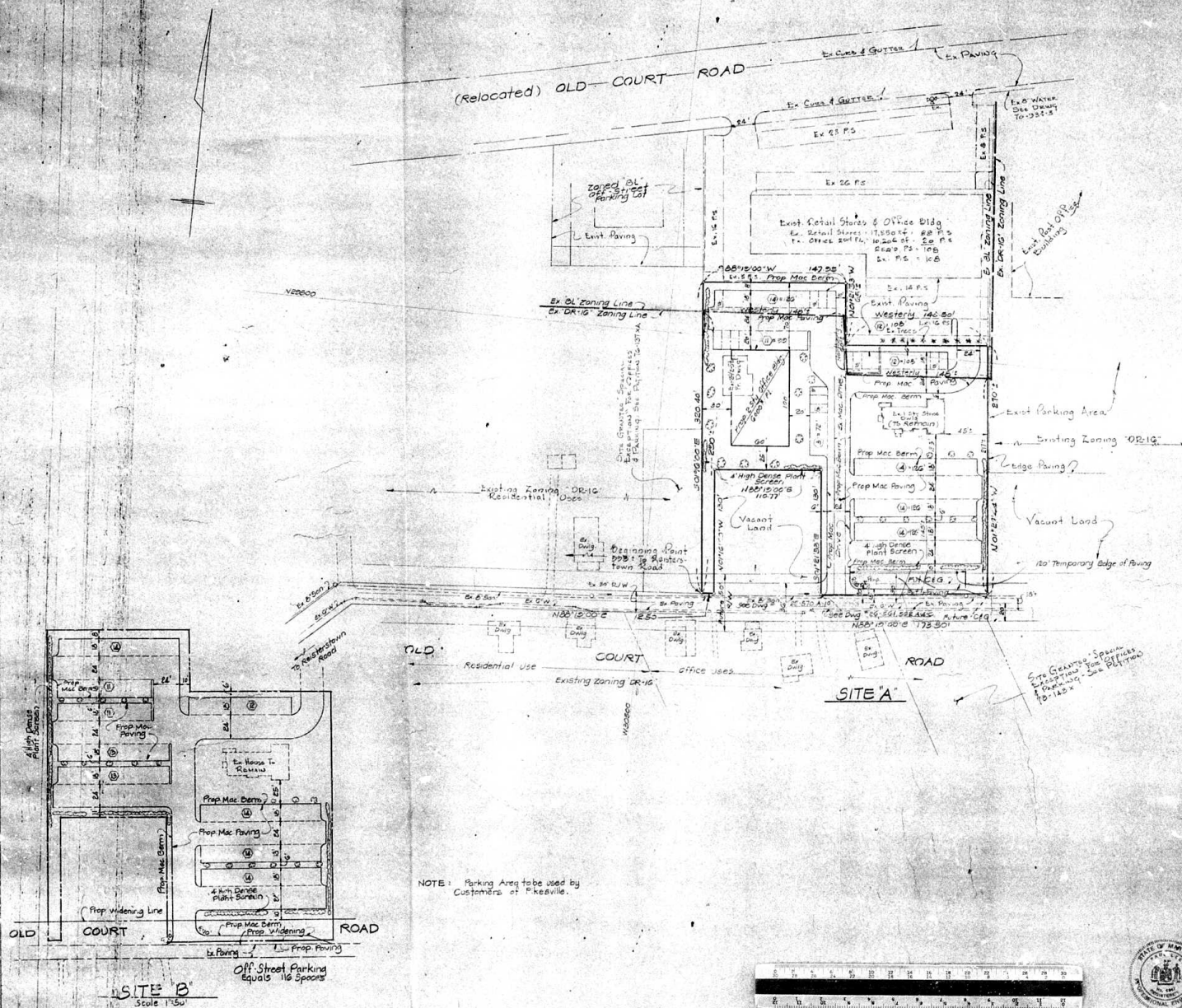
OLD COURT RD. E WALKER AVE.

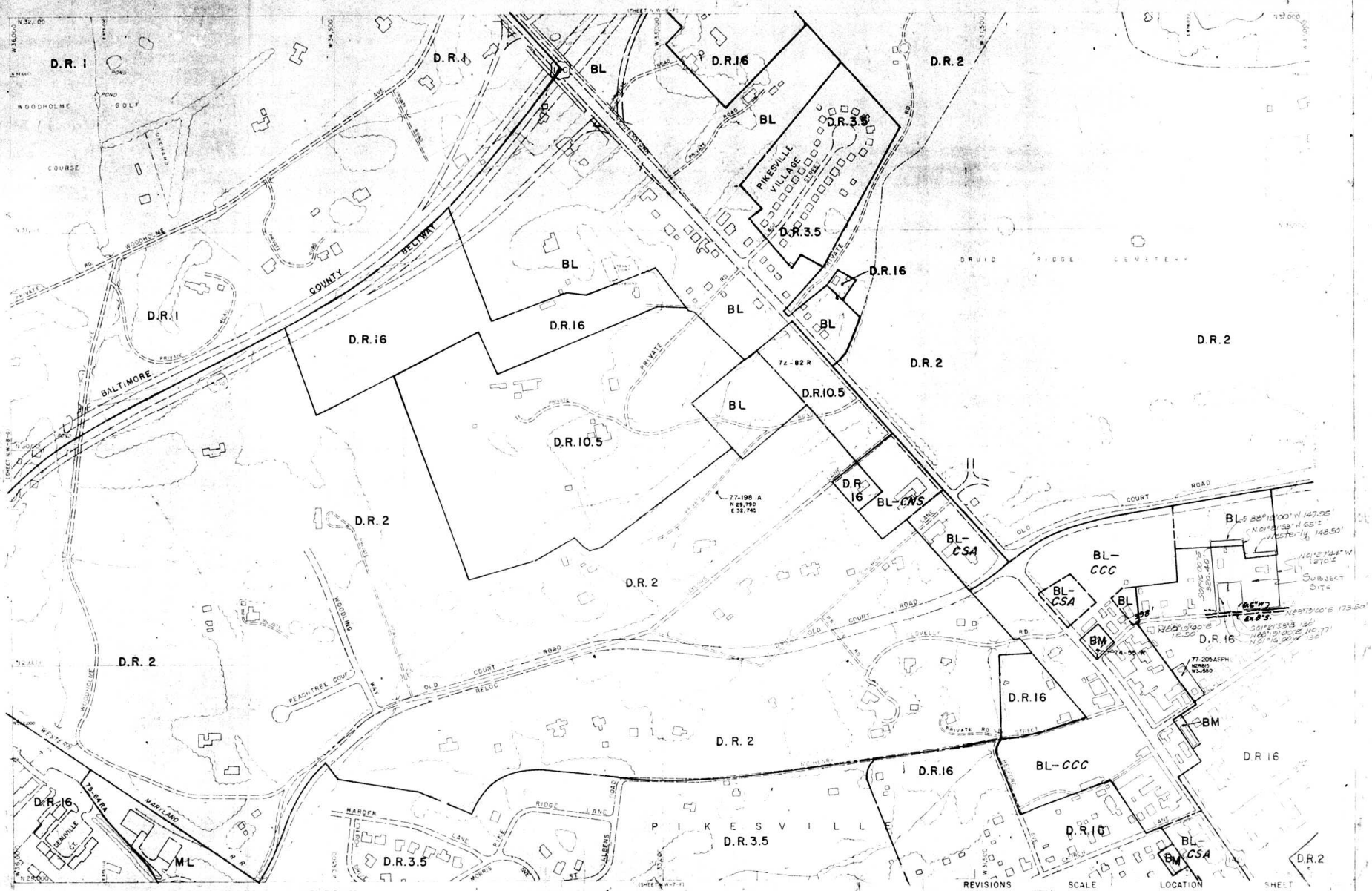
Election Dist. #3
Scale: 1" = 50'

Baltimore County, Md.
October 21, 1977
Revised: February, 27, 1978



MCA □ ○ ▷
MCA ENGINEERING CORP
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MD. 21204





P-SE
P-NE

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

CHAIRMAN, COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA



REVISIONS
BY DATE
Plan Metric
Mod. 4-11-70
INC

SCALE
1" = 200'

DATE OF
PHOTOGRAPHY
APRIL, 1953

LOCATION
PIKESVILLE

SHEET
N. W.
8-F

Compiled by Photogrammetric Service
AERO SERVICE CORPORATION PHILADELPHIA, PA.



P-SE
P-NE

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA



REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
		1" = 200'	PIKESVILLE	N.W. 8-F
		DATE OF PHOTOGRAPHY APRIL 1955		
Typeset by Compt. 2 By Photogrammetric Methods APRO SERVICE CORPORATION, PHILADELPHIA, PA.				

