

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 434-3363

S. ERIC DINENNA
ZONING COMMISSIONER

June 21, 1973

R. Bruce Alderman, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 78-260-ASPH (Item No. 196)
N/S of Kenilworth Drive,
418.75 feet E of West Road -
9th Election District
George E. Houck, et ux - Petitioners

Dear Mr. Alderman:

Reference is made to your letter of June 2, 1978, withdrawing the above captioned Petition and requesting that any charges for posting and/or advertising, on behalf of the Petitioners, be waived, due to the Solicitor's conflicting opinion concerning whether or not said Petition must undergo I. D. C. A. submission.

As you are aware, this office does not have any control with regard to the Solicitor's opinions, and we did act in good faith when we accepted and processed your client's Petition. Therefore, I do not feel that we can, in good conscience, honor your request for waiver of the advertising and posting costs.

If you have any further questions concerning this matter, please do not hesitate to contact either Mr. James E. Dyer, Zoning Supervisor, or me.

Very truly yours,


GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM:JED:nr

cc: ✓ Mr. S. Eric DiNenna, Zoning Commissioner
Mr. James E. Dyer, Zoning Supervisor

7-20-ASPH 9/16 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

7-20-ASPH 9/16 **PETITION FOR SPECIAL HEARING**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

George E. Houck and
I, or we, **GEORGE E. HOUCK**, his wife, **Jeanne R. Houck**, of the property situate in Baltimore County and which is described in the description and attached hereto and made a part hereof, Section 250.5 to permit a floor area ratio of .09 in lieu of the maximum permitted floor ratio of .05 for a variance from Section 250.5 to permit a 25 foot front yard setback instead of the required 40 feet; from Section 250.5 to permit a 10 foot side yard setback for one side instead of the required 30 feet and to permit a sum of 70 feet for both side yards instead of the required sum of 80 feet; from Section 250.5 to permit a building to be a minimum of 60 feet from a D.R. 16 zone and 50 feet from a D.R. 5.5 zone instead of the required 100 feet; and from Section 250.5 to permit parking within 10 feet of a residential zone and within 5 feet of the zone boundary.

1. The compliance with the Regulations would cause the Petitioner practical difficulty and unreasonable hardship due, among other factors, to the irregular size and shape of Petitioner's property which is further complicated by division line between an M1A zone and a D.R. 5.5 zone by setting the property, thereby rendering the orderly and reasonable development of Petitioner's property impossible.
2. That the requested variances are in spirit and harmony with the Zoning Regulations and will in no way affect the public health, safety and general welfare of the area involved, but will, in fact, be of benefit to the area.

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.

George E. Houck
Contract purchaser/Leasor
Address: 10807 Falls Road
Lutherville, Maryland 21093

Jeanne R. Houck
Legal Owners/Leasor
Address: 6308 Massey
Baltimore, Maryland 21212

R. Bruce Alderman
305 West Chesapeake Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1978, at 10:00 o'clock A.M.

George E. Houck
Zoning Commissioner of Baltimore County

(over)

16/578
10/10

MICROFILMED

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
George E. Houck and
I, or we, **GEORGE E. HOUCK**, his wife, **Jeanne R. Houck**, of the property situate in Baltimore County and which is described in the description and 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 Commission and/or Deputy Zoning Commissioner should approve, **PARKING OF VEHICLES ON THAT PORTION OF THE** subject property zoned DR 5.5 (containing approximately 0.7 acres), to be used for parking in conjunction with the overall development of the subject property for office building use. The office building will be located on the 0.9 acre more or less portion of the property which is zoned M1A. The use of the DR 5.5 portion for parking is necessary for the orderly and reasonable development of the subject property.

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.

George E. Houck
Contract purchaser/Leasor
Address: 10807 Falls Road
Lutherville, Maryland 21093

Jeanne R. Houck
Legal Owners/Leasor
Address: 6308 Massey
Baltimore, Maryland 21212

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1978, at 10:00 o'clock A.M.

George E. Houck
Zoning Commissioner of Baltimore County

(over)

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BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 19, 1978

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

Joe
Michael R. Condon
Chairman
FOX 280
Bureau of Engineering
Traffic Engineering
County Roads Commission
Bureau of Fire Prevention
Health Department
Public Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

R. Bruce Alderman, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Special Hearing and
Variance Petition
Item Number 196
Petitioner - Mr. and Mrs.
George E. Houck

Dear Mr. Alderman:

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.

This currently vacant property, partially zoned M1A and D.R. 5.5, is located on the northeast side of Kenilworth Drive approximately 418 feet southeast of West Road in the 9th Election District. Surrounding properties are improved with an office building and nursing home to the north, the Twentieth Junior High School to the east and an apartment complex to the west across Kenilworth Drive. This hearing is required as a result of your proposal to construct an office building on this property in conflict with certain sections of the zoning regulations and provide accessory parking in the residentially zoned portion of this site. It

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Mr. R. Eric Dillman
Zoning Commissioner
County Office Building
Towson, Maryland 21204

December 8, 1977

Re: Item #90 (1977-1978)
Property Owner: George E. & Jeanne R. Houck
Property (Voter): "George E. & Jeanne R. Houck"
10807 Falls Road - Sub. 418-75 5/2 West Rd.
Existing Zoning: M1A-16 5/2 West Rd.
Proposed Zoning: Variance to permit a front setback of 10 feet in lieu of the required 40', a side setback of 10 feet and a sum of the side yards of 70' in lieu of the required 80' and 80', respectively, to permit a building to be a minimum of 60 feet from a D.R. 16 zone and 50 feet from a D.R. 5.5 zone in lieu of the required 100 feet and to permit the parking within 10 feet of a residential zone in lieu of the required 25 feet and a Special Hearing to permit off-street parking in a residential zone.
Notes: 1.6 District: 9th

Dear Mr. Dillman:

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 77-578.

Highway:

Kenilworth Drive is an existing County road, improved as a closed section roadway of varying width on an 80-foot right-of-way at this location. Further road improvements are not proposed at this time in the vicinity of this site.

The construction and/or reconstruction of concrete sidewalks (5 feet wide), curb and gutter, 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.

Setback/Control:

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

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R. Bruce Alderman, Esquire
P. O. Box 9184
Towson, Maryland 21204
May 19, 1978

should be noted that if this petition is granted and at the time of application for the necessary building permits, the applicable requirements of Section 252 of the Baltimore County Zoning Regulations must be satisfied.

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,

Michael R. Condon
Chairman
Zoning Plans Advisory Committee

cc: Mr. Dillman

cc: James S. Spenser & Associates
P. O. Box 9184
Towson, Maryland 21204

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
THOMSON M. MOURING, P.E.
DIRECTOR

May 11, 1978

Mr. R. Eric Dillman
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #196 (1977-1978)
Property Owner: George E. & Jeanne R. Houck
Property (Voter): "George E. & Jeanne R. Houck"
10807 Falls Road - Sub. 418-75 5/2 West Rd.
Existing Zoning: M1A-16 5/2 West Rd.
Proposed Zoning: Variance to permit a front setback of 25 feet in lieu of the required 40', a side setback of 10 feet and a sum of the side yards of 70' in lieu of the required 80' and 80', respectively, to permit a building to be a minimum of 60 feet from a D.R. 16 zone and 50 feet from a D.R. 5.5 zone in lieu of the required 100 feet and to permit the parking within 10 feet of a residential zone in lieu of the required 25 feet and a Special Hearing to allow off street parking in a residential zone (IDCA 77-578).
Notes: 1.6 District: 9th

Dear Mr. Dillman:

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 77-578 and in connection with the Zoning Advisory Committee review of this property for Item #90 (1977-1978). 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 #196 (1977-1978).

Very truly yours,

Michael R. Condon
Chairman
Zoning Plans Advisory Committee

EDM:BN/PW/LL

Attachments
8-27 Key Sheet
41 & 42 NE 1 Pos. Sheets
NE 11 A Topo
70 Tax Map

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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:

the above Variance should be had; and it further appearing that by reason of:

a Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 197____, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

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

the above 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

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:

the above Special Hearing for _____

by reason of _____

should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 197____, that the herein Petition for Special Hearing should be and the same is granted, from and after the date of this order.

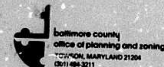
Zoning Commissioner of Baltimore County

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

the above Special Hearing should NOT BE GRANTED.

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

Zoning Commissioner of Baltimore County



LESLIE H. GRANT
DIRECTOR

May 15, 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 #196, Zoning Advisory Committee Meeting, March 28, 1978, are as follows:

Property Owner: George E. & Jeanne R. Houck
Location: NE/S Kaniworth Dr. 418.75' SE West Rd.
Existing Zoning: M.L.R. and D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 25' in lieu of the required 40', a side setback of 10' and a sum of the side yards of 70' in lieu of the required 100' and to permit a building to be a minimum of 60' from a D.R. 5.5 zone in lieu of the required 100' and to permit the parking within 0' of a residential zone and within 5' of the rear property line in lieu of the required 25' and a Special Hearing to allow off street parking in a residential zone (IDCA 77-57 SPH).

Acres: 1.6
District: 9th

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

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nicholas B. Commodari
TO: Zoning Advisory Committee
Rosellen J. Plant
FROM: Industrial Development Commission
Date: April 7, 1978

SUBJECT: #196, Property Owner: George E. & Jeanne R. Houck
Location: NE/S Kaniworth Dr. 418.75' SE West Rd.
Existing Zoning: M.L.R. & D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 25' in lieu of the required 40', a side setback of 10' and a sum of the side yards of 70' in lieu of the required 100' and to permit a building to be a minimum of 60' from a D.R. 5.5 zone in lieu of the required 100' and to permit the parking within 0' of a residential zone and within 5' of the rear property line in lieu of the required 25' and a Special Hearing to allow off street parking in a residential zone (IDCA 77-57 SPH)

The Industrial Development Commission has no comment on this petition.

Rosellen J. Plant
ROSELLEN J. PLANT

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BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 31, 1978

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

Z.A.C. Meeting of: March 28, 1978

RE: Item No: 196
Property Owner: George E. & Jeanne R. Houck
Location: NE/S Kaniworth Dr. 418.75' SE West Rd.
Present Zoning: M.L.R. & D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 25' in lieu of the required 40', a side setback of 10' and a sum of the side yards of 70' in lieu of the required 100' and to permit a building to be a minimum of 60' from a D.R. 5.5 zone in lieu of the required 100' and to permit the parking within 0' of a residential zone and within 5' of the rear property line in lieu of the required 25' and a Special Hearing to allow off street parking in a residential zone (IDCA 77-57 SPH)

District: 9th
No. Acres: 1.6

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Mark F. Trovich
W. Mark F. Trovich
Field Representative

WD/tp

JOHN A. HARRISON, CHAIRMAN
T. GARY WILSON, JR., PRESIDENT
DANIEL H. BOWLING

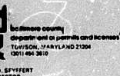
THOMAS H. BOWEN
WILLIAM C. BOWEN
ROBERT B. BOWEN
ROBERT V. BOWEN

PAUL L. LORCH
WILLIAM H. BOWEN, JR.
ROBERT V. BOWEN, JR.

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Very truly yours,
Charles F. Burden
Charles F. Burden
Planning Review Chief



JOHN L. GRANT
DIRECTOR

March 23, 1978

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

Dear Mr. DiNenna:

Comments on Item #196, Zoning Advisory Committee Meeting, March 28, 1978 are as follows:

Property Owner: George E. & Jeanne R. Houck
Location: NE/S Kaniworth Dr. 418.75' SE West Rd.
Existing Zoning: M.L.R. & D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 25' in lieu of the required 40', a side setback of 10' and a sum of the side yards of 70' in lieu of the required 100' and to permit a building to be a minimum of 60' from a D.R. 5.5 zone in lieu of the required 100' and to permit the parking within 0' of a residential zone and within 5' of the rear property line in lieu of the required 25' and a Special Hearing to allow off street parking in a residential zone (IDCA 77-57 SPH)

1. The items should be held as applicable.
2. A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Amendment, State of Maryland Code for the Building and Code and other applicable codes.
3. A building permit shall be required before construction can begin.
4. Additional _____ permits shall be required.
5. Building shall be updated to new use - require attention point.
6. Three sets of construction drawings will be required to file an application for a building permit.
7. Three sets of construction drawings with a registered Professional Architect or Engineer's original seal will be required to file an application for a building permit.
8. Used frame units are not permitted within 100' of a property line. Contact Building Department if 40' zone is between 100' and 40' of property line.
9. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
10. No Comment.
11. Comment: Plot Plan to reflect Handicapped Code requirements (signs curb cut, building access, ramps, etc).

CE/tp

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: George E. & Jeanne R. Houck

Location: NE/S Kaniworth Dr. 418.75' SE West Rd.

Item No: 196

Zoning Agency Meeting of 03/28/78

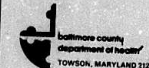
Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "r" 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 _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second source of vehicle access is required for the site.
3. The vacant dead end condition shown at _____ within 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. 301 "Life Safety Code", 1970 Edition prior to occupancy.
6. Site plans are approved as shown.
7. The Fire Prevention Bureau has no comments at this time.

Approved: _____
Special Inspection Division
Approved: _____
Fire Prevention Bureau

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

April 17, 1978

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

Dear Mr. DiNenna:

Comments on Item #196, Zoning Advisory Committee Meeting, March 28, 1978, are as follows:

Property Owner: George E. & Jeanne R. Houck
Location: NE/S Kaniworth Dr. 418.75' SE West Rd.
Existing Zoning: M.L.R. & D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 25' in lieu of the required 40', a side setback of 10' and a sum of the side yards of 70' in lieu of the required 100' and to permit a building to be a minimum of 60' from a D.R. 5.5 zone in lieu of the required 100' and to permit the parking within 0' of a residential zone and within 5' of the rear property line in lieu of the required 25' and a Special Hearing to allow off street parking in a residential zone (IDCA 77-57 SPH)

Acres: 1.6
District: 9th
Metropolitan water and sewer are available, therefore no health hazards are anticipated.
The property owner should have the parking area surfaced with a dustless material (bituminous or concrete surface) to achieve cleaner air in the area.

Very truly yours,
Thomas H. Bowen
Thomas H. Bowen, Director
BUREAU OF ENVIRONMENTAL SERVICES

TD/tp/abg

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baltimore county
department of public engineering
TOWSON, MARYLAND 21204
(410) 491-3300

STEPHEN E. COLLINS
DIRECTOR

April 17, 1978

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

Item No. 196 - ZAC - March 28, 1978
Property Owner: George E. & Jeanne R. Houck
Location: 8625 Kenilworth Dr. 418.75' E of West Rd.
N.E.R. & D.R. 5.5
Existing Zoning: N.E.R. & D.R. 5.5
Proposed Zoning: N.E.R. & D.R. 5.5
In variance to permit a front setback of 25' in
variance to the required 40', a side setback of
10' and a sum of the side yards of 70' in
lieu of the required 30' and 40' respectively,
to permit a building to be a minimum of 60'
from a D.R. 16 zone and 0' from a D.R. 5.5
zone in lieu of the required 120' and to permit
the parking within 0' of a residential zone
and within 5' of the rear property line in
lieu of the required 15' and a Special Hearing
to allow off street parking in a residential
zone (IDCA 77-57 578).

Acres: 1.6
District: 9th

Dear Mr. DiNenna:

The granting of the variances and the Special Hearing allow this
development to be more intense and increases the overall trip density of the
site to 400-500 trips per day.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer
Planning and Design

CRM/tms

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baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(410) 491-3300

5. ERIC DINENNA
ZONING COMMISSIONER

June 21, 1978

R. Bruce Alderman, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 78-260-ASPH (Item No. 196)
N/S of Kenilworth Drive,
418.75 feet E of West Road -
9th Election District
George E. Houck, et ux - Petitioners

Dear Mr. Alderman:

Reference is made to your letter of June 2, 1978, withdrawing the
above captioned Petition and requesting that any charges for posting and/
or advertising, on behalf of the Petitioners, be waived, due to the Sol-
icitor's conflicting opinion concerning whether or not said Petition must
undergo I.D.C.A. submission.

As you are aware, this office does not have any control with regard to
the Solicitor's opinions, and we did act in good faith when we accepted and
processed your client's Petition. Therefore, I do not feel that we can, in
good conscience, honor your request for waiver of the advertising and
posting costs.

If you have any further questions concerning this matter, please
do not hesitate to contact either Mr. James E. Dyer, Zoning Supervisor,
or me.

Very truly yours,

George J. DiNenna
GEORGE J. DINENNA
Deputy Zoning Commissioner

GJM:JEDnr

cc: Mr. S. Eric DiNenna, Zoning Commissioner
Mr. James E. Dyer, Zoning Supervisor

MICROFILMED

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 25, 1978
FROM: Leslie H. Groff, Director of Planning
SUBJECT: Petition #78-260-ASPH. Petition for Special Hearing for off-street parking and
variances for setbacks
North side of Kenilworth Drive, 418.75 feet East of West Road
9th District Petitioner - George E. & Jeanne R. Houck

HEARING: Monday, June 5, 1978 (10:00 A.M.)

Under the procedures reviewing this petition for IDCA, the Planning Board
disapproved this request on December 15, 1977 for a use permit for parking in a
residential zone.

Leslie H. Groff
Leslie H. Groff
Director of Planning

LHG:JGHnw

MICROFILMED

JAMES E. SPANER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
P. O. BOX 9824 - BALTIMORE, MD. 21204
(410) 491-3300

DATE: 10/12/77

DESCRIPTION FOR ZONING PURPOSES
(Variance)

RE: 1-1-1

Description for Special Hearing purposes:

All that parcel or tract of land herein described, saving and excepting
that portion of the land now owned MR by map E.L.-11-4., a 1976 Comprehensive Zon-
ing Map, adopted by the Baltimore County Council October 7, 1976 and October 8, 1976,
being a parcel or tract of land situated in the Ninth Election District of
Baltimore County, Maryland.

Beginning for the same at a point on the northeastern side of Kenil-
worth Drive 80 feet distant 118.75 feet measured southeasterly along the north-
eastern side of Kenilworth Drive from the center line of West Road 70 feet wide,
thence heading on the northeastern side of Kenilworth Drive:

1. Southeasterly by a line curving to the south with a radius of 2040.00 feet for
an arc distance of 273.15 feet, the chord of said arc being
South 68° 29' 13" East 272.94 feet, thence
2. South 59° 34' 29" East 51.13 feet, thence
3. South 18° 59' 52" East 69.85 feet, thence
4. North 13° 05' 50" East 67.78 feet, thence
5. Northeasterly by a line curving to the north with a radius of 2533.61 feet for
an arc distance of 188.16 feet the chord of said arc being
North 39° 17' 12" West 171.75 feet, thence
6. South 59° 24' 53" West 150.39 feet, thence
7. South 19° 23' 38" East 171.75 feet, thence
8. North 25° 01' 08" West 117.75 feet to the place of beginning.

Containing 1.6 acres of land, more or less.

This description compiled from deeds and plats and not an actual survey.

James E. Spaner
James E. Spaner & Associates

WHITE, MINDEL CLARKE & HILL
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 428-1050

June 2, 1978

Re: Case No. 78-260-ASPH;
Property of George E. Houck

Dear George:

Pursuant to our discussion on Friday, June 2, I hereby withdraw
the above referenced petition, which is presently scheduled for
hearing on Monday, June 5, 1978, at 10 AM.

The reason for the withdrawal is that the petition includes a request
for a special permit for parking in a residential zone, and I have
just recently been made aware of the opinion of the Baltimore County
Solicitor dated May 18, 1978, ruling that such a "special permit"
must undergo IDCA submission. As you are well aware, this over-
ruled a previous solicitor's opinion dated March 7, 1978. We have
also been made aware that our property would not receive IDCA
approval because of a nearby arterial intersection designated as an
"R" intersection.

Also, in light of this voluntary withdrawal, we respectfully request
that any changes for posting and/or advertising on behalf of the
petitioners be waived since these costs were incurred at a time
when we relied, in good faith, on the existing solicitor's opinion,
which qualified our petition to be processed and set for hearing
without submission for IDCA approval.

Thank you for your cooperation.

Sincerely,
R. Bruce Alderman
R. Bruce Alderman

RBArC
cc: Mr. S. Eric DiNenna
Mr. Clark P. MacKenzie

MICROFILMED

RE: PETITIONS FOR VARIANCES AND
SPECIAL HEARING
N/S of Kenilworth Drive, 418.75' E
of West Road - 9th Election District
George E. Houck, et ux - Petitioners
NO. 78-260-ASPH (Item No. 196)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioners have withdrawn these Petitions, therefore, IT IS
ORDERED by the Deputy Zoning Commissioner of Baltimore County, this
14th day of August, 1978, that said petition be and the same are hereby
DISMISSED without prejudice.

George J. DiNenna
George J. DiNenna
Deputy Zoning Commissioner of
Baltimore County

RE: PETITION FOR VARIANCES
PETITION FOR SPECIAL HEARING
N/S of Kenilworth Drive, 418.75'
E of West Road, 9th District

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

GEORGE E. HOUCK, et ux, Petitioners : Case No. 78-260-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
thereof, and of the passage of any preliminary or final Order in connection therewith.

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 23rd day of May, 1978, a copy of the
aforegoing Order was mailed to R. Bruce Alderman, Esquire, 305 W. Chesapeake
Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III
John W. Hession, III

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(410) 491-3300

5. ERIC DINENNA
ZONING COMMISSIONER
George J. Martinak
Deputy Zoning Commissioner

R. Bruce Alderman, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petitions for Variances and
Special Hearing
N/S of Kenilworth Drive, 418.75' E
of West Road - 9th Election District
George E. Houck, et ux - Petitioners
NO. 78-260-ASPH (Item No. 196)

Dear Mr. Alderman:

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

Very truly yours,
George J. DiNenna
GEORGE J. DINENNA
Deputy Zoning Commissioner

GJM:nr

Attachment

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

MICROFILMED

ORDER RECEIVED FOR FILING
DATE: August 1, 1978
BY: [Signature]

MICROFILMED

MICROFILMED

3 signs MICROFILMED

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Bruce Alderman, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

Item # 196

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing
this 4th day of May 1978.

Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

Petitioner: Mr. James S. Spamer & Associates

Petitioner's Attorney: B. Alderman

cc: James S. Spamer & Associates
305 West Chesapeake Avenue
Towson, Maryland 21204

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 19, 1978

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

cc: Nicholas B. Commodari
Chairman

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

R. Bruce Alderman, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Special Hearing and
Variance Petition
Item Number 196
Petitioner - Mr. and Mrs.
George E. Houck

Dear Mr. Alderman:

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 Commission with recommendations as to the suitability of the requested zoning.

This currently vacant property, partially zoned M.L.R. and D.R. 5.5, is located on the northeast side of Kenilworth Drive approximately 418 feet southeast of West Road in the 9th Election District. Surrounding properties are improved with an office building and nursing home to the north, the Towson Junior High School to the east and an apartment complex to the west across Kenilworth Drive. This hearing is required as a result of your proposal to construct an office building on this property in conflict with certain sections of the zoning regulations and provide accessory parking in the residentially zoned portion of this site. It

R. Bruce Alderman, Esquire
Page 2
Item Number 196
May 19, 1978

should be noted that if this petition is granted and at the time of application for the necessary building permits, the applicable requirements of Section 252 of the Baltimore County Zoning Regulations must be satisfied.

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: James S. Spamer & Associates
P. O. Box 9804
Towson, Maryland 21204



THORNTON M. MCKINNEY, P.E.
DIRECTOR

May 11, 1978

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

Re: Item #196 (1977-1978)
Property Owner: George E. & Jeanne R. Houck
W/S Kenilworth Dr. 418.75' S/E West Rd.
Existing Zoning: M.L.R. & D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 25' in lieu of the required 40', a side setback of 10' and a sum of the side yards of 70' in lieu of the required 30' and 80', respectively, to permit a building to be a minimum of 60' from a D.R. 16 zone and 0' from a D.R. 2.5 zone in lieu of the required 100' and to permit the parking within 0' of a residential zone and within 5' of the rear property line in lieu of the required 25' and a Special Hearing to allow off street parking in a residential zone (IDCA 77-57 SPH).
Acres: 1.6 District: 9th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied for this property for Project IDCA No. 77-57X; and in connection with the Zoning Advisory Committee review of this property for Item #90 (1977-1978). These 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 #196 (1977-1978).

Very truly yours,

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

cc: EAM:TWB:es

Attachments
3-20 Key Sheet
41 & 42 NE 1 pos. Sheets
NE 11 A Topo
70 Tax Map

December 8, 1977

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

Re: Item #90 (1977-1978)
Property Owner: George E. & Jeanne R. Houck
W/S Kenilworth Dr. 418.75' S/E West Rd.
Existing Zoning: M.L.R. & D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 25' in lieu of the required 40', a side setback of 10' and a sum of the side yards of 70' in lieu of the required 30' and 80' respectively, to permit a building to be a minimum of 60' from a D.R. 16 zone and 0' from a D.R. 2.5 zone in lieu of the required 100' and to permit the parking within 0' of a residential zone in lieu of the required 25' and a Special Hearing to permit off street parking in a residential zone.
Acres: 1.6 District: 9th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied for this property for Project IDCA 77-57X.

Highways:

Kenilworth Drive is an existing County road, improved as a closed section roadway of varying width on an 80-foot right-of-way at this location. Further road improvements are not proposed at this time in the vicinity of this site.

The construction and/or reconstruction of concrete sidewalks (5 feet wide), curb and gutter, entrances, driveways, 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.

Setback Control:

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

Item #90 (1977-1978)
Property Owner: George E. & Jeanne R. Houck
Page 2
December 8, 1977

Storm Drainage:

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

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or danger to adjacent properties, especially by the contamination of surface waters. Collection of any problem which may result, due to construction of surface waters. Collection of any problem which may result, due to construction of surface waters. Collection of any problem which may result, due to construction of surface waters.

This property is subject to the Baltimore County Storm Water Management Policy.

Water and Sanitary Sewer:

Public water main and sanitary sewerage exist in Kenilworth Drive. This property is tributary to the Jones Falls Sanitary Sewer System, subject to State Health Department regulations.

Very truly yours,

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

cc: EAM:TWB:es

cc: J. Spamer
3-20 Key Sheet
41 & 42 NE 1 pos. Sheets
NE 11 A Topo
70 Tax Map



LESLIE H. GRIFFIN
DIRECTOR

May 15, 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 #196, Zoning Advisory Committee Meeting, March 28, 1978, are as follows:

Property Owner: George E. & Jeanne R. Houck
Location: NE/S Kenilworth Drive 418.75' SE West Road
Existing Zoning: M.L.R. and D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 25' in lieu of the required 40', a side setback of 10' and a sum of the side yards of 70' in lieu of the required 30' and 80' respectively, to permit a building to be a minimum of 60' from a D.R. 16 zone and 0' from a D.R. 2.5 zone in lieu of the required 100' and to permit the parking within 0' of a residential zone and within 5' of the rear property line in lieu of the required 25' and a Special Hearing to allow off street parking in a residential zone (IDCA 77-57 SPH).
Acres: 1.6
District: 9th

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

DONALD A. ROOF, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

April 17, 1978

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

Dear Mr. DiMenna:

Comments on Item #196, Zoning Advisory Committee Meeting, March 28, 1978, are as follows:

Property Owner: George E. & Jeanne R. Houck
Location: NE/S Kenilworth Dr. 418.75' SE West Rd.
Existing Zoning: M.L.R. & D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 25' in lieu of the required 40', a side setback of 10' and a sum of the side yards of 70' in lieu of the required 30' and 80' respectively, to permit a building to be a minimum of 60' from a D.R. 16 zone and 0' from a D.R. 5.5 zone in lieu of the required 100' and to permit the parking within 0' of a residential zone and within 5' of the rear property line in lieu of the required 25' and a Special Hearing to allow off street parking in a residential zone (IDCA 77-57 SPH).

Acres: 1.6
District: 9th

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

The property owners should have the parking area surfaced with a dustless material (bituminous or concrete surface) to achieve cleaner air in the area.

Very truly yours,

John A. Severitt
Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/MS/4th

STEPHEN E. COLLINS
DIRECTOR

April 17, 1978

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

Item No. 196 - ZAC - March 28, 1978
Property Owner: George E. & Jeanne R. Houck
Location: NE/S Kenilworth Dr. 418.75' SE West Rd.
Existing Zoning: M.L.R. & D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 25' in lieu of the required 40', a side setback of 10' and a sum of the side yards of 70' in lieu of the required 30' and 80' respectively, to permit a building to be a minimum of 60' from a D.R. 16 zone and 0' from a D.R. 5.5 zone in lieu of the required 100' and to permit the parking within 0' of a residential zone and within 5' of the rear property line in lieu of the required 25' and a Special Hearing to allow off street parking in a residential zone (IDCA 77-57 SPH).

Acres: 1.6
District: 9th

Dear Mr. DiMenna:

The granting of the variances and the Special Hearing allows this development to be more intense and increases the overall trip density of the site to 400-500 trips per day.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer
Planning and Design

CRM/ms

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nicholas B. Commodari
To: Zoning Advisory Committee Date: April 7, 1978
Rosellen J. Plant
From: Industrial Development Commission

SUBJECT: #196. Property Owner: George E. & Jeanne R. Houck
Location: NE/S Kenilworth Dr. 418.75' SE West Rd.
Existing Zoning: M.L.R. & D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 25' in lieu of the required 40', a side setback of 10' and a sum of the side yards of 70' in lieu of the required 30' and 80' respectively, to permit a building to be a minimum of 60' from a D.R. 16 zone and 0' from a D.R. 5.5 zone in lieu of the required 100' and to permit the parking within 0' of a residential zone and within 5' of the rear property line in lieu of the required 25' and a Special Hearing to allow off street parking in a residential zone (IDCA 77-57 SPH).

The Industrial Development Commission has no comment on this petition.

Rosellen J. Plant
ROSCELLEN J. PLANT

Paul H. Reinecke
Chief

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: George E. & Jeanne R. Houck

Location: NE/S Kenilworth Dr. 418.75' SE West Rd.

Item No. 196 Zoning Agenda Meeting of 03/29/78

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 route 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", 1970 Edition prior to occupancy.
6. Site plans are approved as shown.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: [Signature] Noted and Approved: [Signature]
Planning Office Special Inspection Division Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 31, 1978

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

Z.A.C. Meeting of: March 28, 1978

RE: Item No. 196
Property Owner: George E. & Jeanne R. Houck
Location: NE/S Kenilworth Dr. 418.75' SE West Rd.
Present Zoning: M.L.R. & D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 25' in lieu of the required 40', a side setback of 10' and a sum of the side yards of 70' in lieu of the required 30' and 80' respectively, to permit a building to be a minimum of 60' from a D.R. 16 zone and 0' from a D.R. 5.5 zone in lieu of the required 100' and to permit the parking within 0' of a residential zone and within 5' of the rear property line in lieu of the required 25' and a Special Hearing to allow off street parking in a residential zone (IDCA 77-57 SPH).

District: 9th
No. Acres: 1.6

Dear Mr. DiMenna:

No hearing on student population.

Very truly yours,

N. Nick Petrovich
Field Representative

JOSEPH W. V. GOWAN, PRESIDENT
Y. SAYARD WILLIAMS, JR., VICE-PRESIDENT
BARBARA M. BYRNE

THOMAS H. BOYER
MRS. LORRAINE F. CHURCH
ROBERT M. LAYTON
ROBERT T. DUBEL, SUPERINTENDENT

JOHN L. SEVERITT
DIRECTOR

March 23, 1978

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

Dear Mr. DiMenna:

Comments on Item #196 Zoning Advisory Committee Meeting, March 28, 1978 are as follows:

Property Owner: George E. & Jeanne R. Houck
Location: NE/S Kenilworth Dr. 418.75' SE West Rd.
Existing Zoning: M.L.R. & D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 25' in lieu of the required 40', a side setback of 10' and a sum of the side yards of 70' in lieu of the required 30' and 80' respectively, to permit a building to be a minimum of 60' from a D.R. 16 zone and 0' from a D.R. 5.5 zone in lieu of the required 100' and to permit the parking within 0' of a residential zone and within 5' of the rear property line in lieu of the required 25' and a Special Hearing to allow off street parking in a residential zone (IDCA 77-57 SPH).

Acres: 1.6 District: 9th

The items checked below are applicable:

1. Structures shall conform to Baltimore County Building Code (B.C.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
2. A building permit shall be required before construction can begin.
3. Additional _____ permit shall be required.
4. Building shall be upgraded to new use - requires alteration permit
5. Three sets of construction drawings will be required to file an application for a building permit.
6. 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.
7. 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.
8. Reported setback variance conflicts with the Baltimore County Building Code. See Section _____.
9. No Comment.
10. Comment: Plat Plan to reflect Handicapped Code requirements (signs curb cuts, building access, ramps, etc).

Very truly yours,

John A. Severitt
Director
Bureau of Environmental Services

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 18, 1978.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper: printed and published in Towson, Baltimore County, Md., commencing on one time before the 5th day of June 1978, the said publication appearing on the 10th day of May 1978.

THE JEFFERSONIAN,

H. L. Smith
Manager.

Cost of Advertisement, \$.....



TOWSON, MD. 21204 May 18 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL HEARING - George E. & Joanne R. Houck was inserted in the following:

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

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 19th day of May 1978, that is to say, the same was inserted in the issues of May 18, 1978

STROMBERG PUBLICATIONS, INC.

BY *Esther Surge*

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

78-260ASPH

District 7 Date of Posting 5-18-78
 Posted for Business, Special Hearing
 Petitioner: George E. & Joanne R. Houck
 Location of property: NW of Kenilworth Dr. 418.76'E
 Location of Sign: Front Yard

Remarks: _____
 Posted by: Cary Falkner Date of return: 5-18-78

3 signs

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>ERH</i>			Revised Plans:							
Previous case: <u>78-90 (W11-76)</u>			Change in outline or description		Yes					
			Map #		No					

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 20 day of May 1978. Filing Fee \$ 25 Received ☒ Check ☐ Cash ☐ Other

H. D. Houck
E. Eric Dingman,
Zoning Commissioner

Petitioner George E. & Joanne R. Houck Submitted by H. D. Houck

Petitioner's Attorney Eric Dingman Reviewed by ERH

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 65660

DATE May 18, 1978 ACCOUNT 01-660

AMOUNT \$25.00

RECEIVED FROM MacKenzie & Associates

FOR Petition for Variance and Special Hearing for George E. Houck Case No. 78-260-ASPH

68917 MAY 12 25.00 MD

VALIDATION OR SIGNATURE OF CASHIER

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

No. 73355

DATE June 27, 1978 ACCOUNT 01-562

AMOUNT \$93.09

RECEIVED FROM MacKenzie & Associates, Inc.

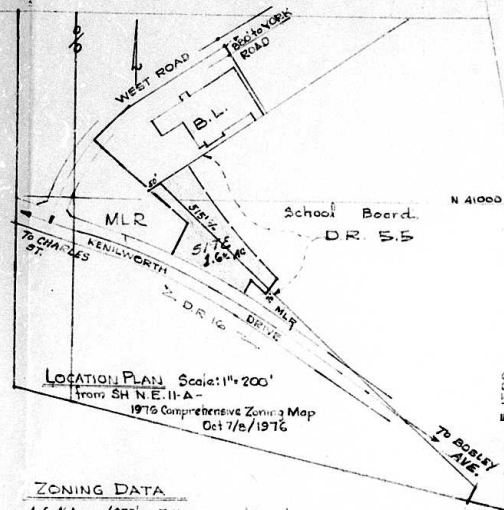
FOR Advertising and Posting Case No. 78-260-ASPH

68917 JUN 27 93.09 MD

VALIDATION OR SIGNATURE OF CASHIER

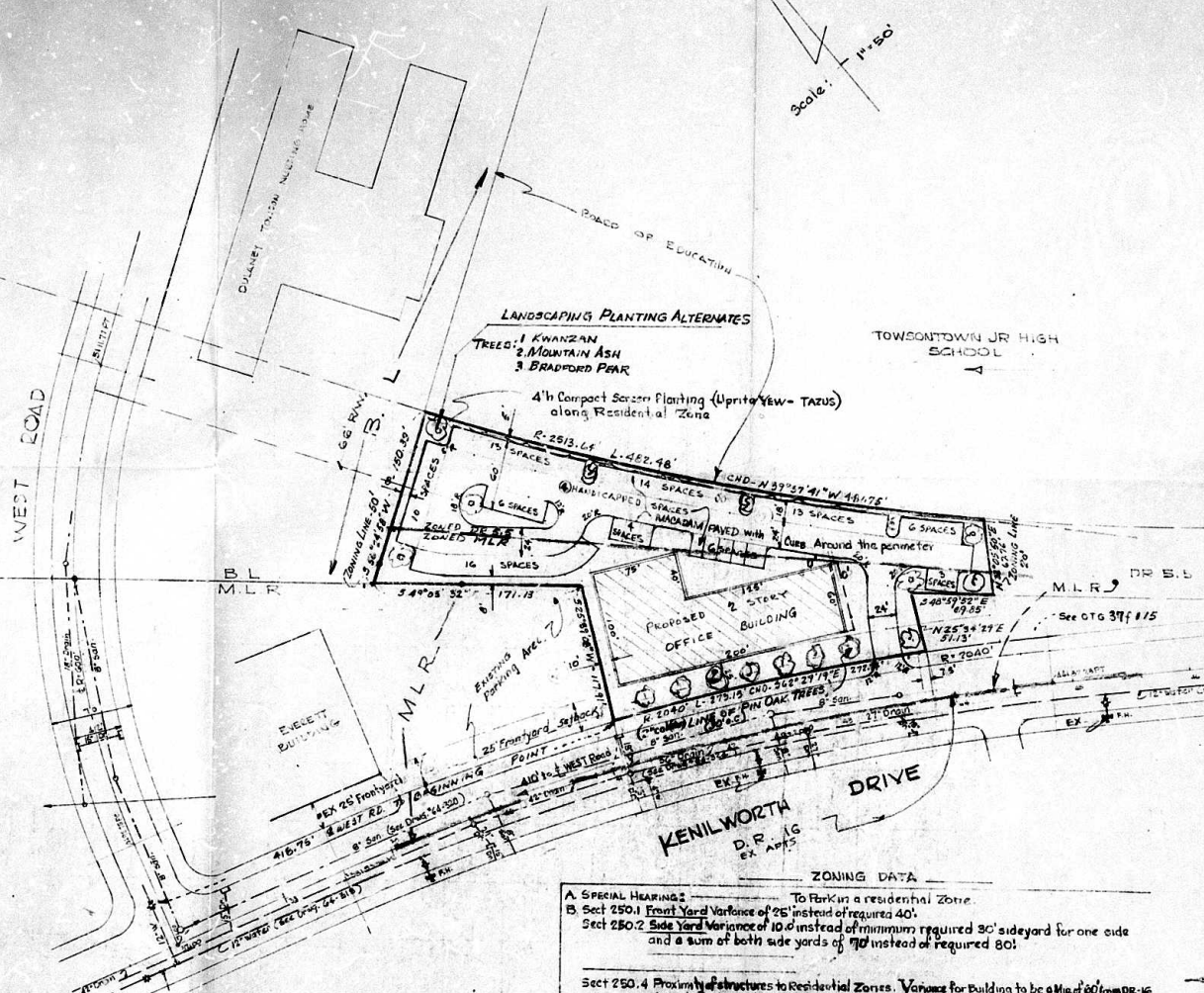
WEST ROAD

Scale: 1"=50'



ZONING DATA

1.6 "Ac w/270 on Fully Improved Road.
 Zoned M.L.R. - 0.81 Ac
 Zoned DR 5.5 - 0.71 Ac
 Prop. Use: Office Building with Parking in rear
 PARKING: Office 1st fl: 5,000 - 500 = 10
 2nd fl: 15,000 - 500 = 30
 TOTAL: 90 Car Spaces (9' x 30' ft)
 250' x 6" Parking lot to be Mandatory Road with curb around perimeter.
 4" Compact Screen planting along residential zone.
 PUBLIC WORKS
 KENILWORTH DRIVE is a fully improved Road (6' paved on 50' R/W)
 Water: Ex. 6"2" Connection by Plumbing Application.
 Sewer: Ex. 6"2" Connection by Plumbing Application.
 Storm/Drains: Ex. 6"2"
 Fire Hydrants: Ex. 6"2"
 250' x 6" Lighting (if used) shall be regulated as to location, direction, hours of illumination, glare and intensity as required by pricing in effect at time of building permit.
 Landscaping to conform to intent of Executive Order 7/7/77 (See Site Plan Alternatives) (etc.)



ZONING DATA

A. SPECIAL HEARINGS: To Park in a residential Zone.
 B. Sect 250.1 Front Yard Variance of 25' instead of required 40'.
 Sect 250.2 Side Yard Variance of 10.0' instead of minimum required 30' side yard for one side and a sum of both side yards of 170' instead of required 80'.
 Sect 250.4 Proximity of structures to Residential Zones. Variance for Building to be a Max. of 60' from DR 16 (Residential Zone) and 0.0' from DR 5.5 (Residential Zone) instead of the required 100'.
 Sect 250.8 Off Street Parking Variance: 1. For Parking within 0.0' of the residential zone and within 5' of the rear property line in lieu of the required 25'.

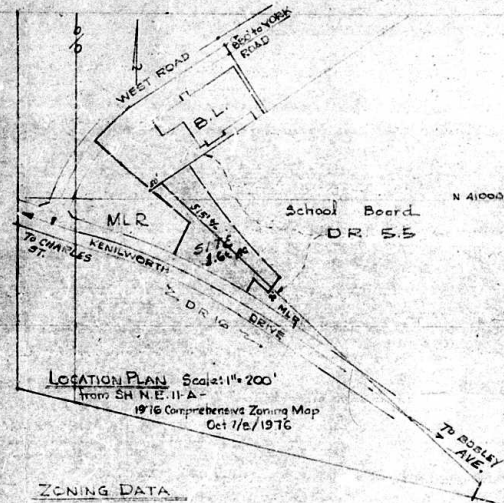
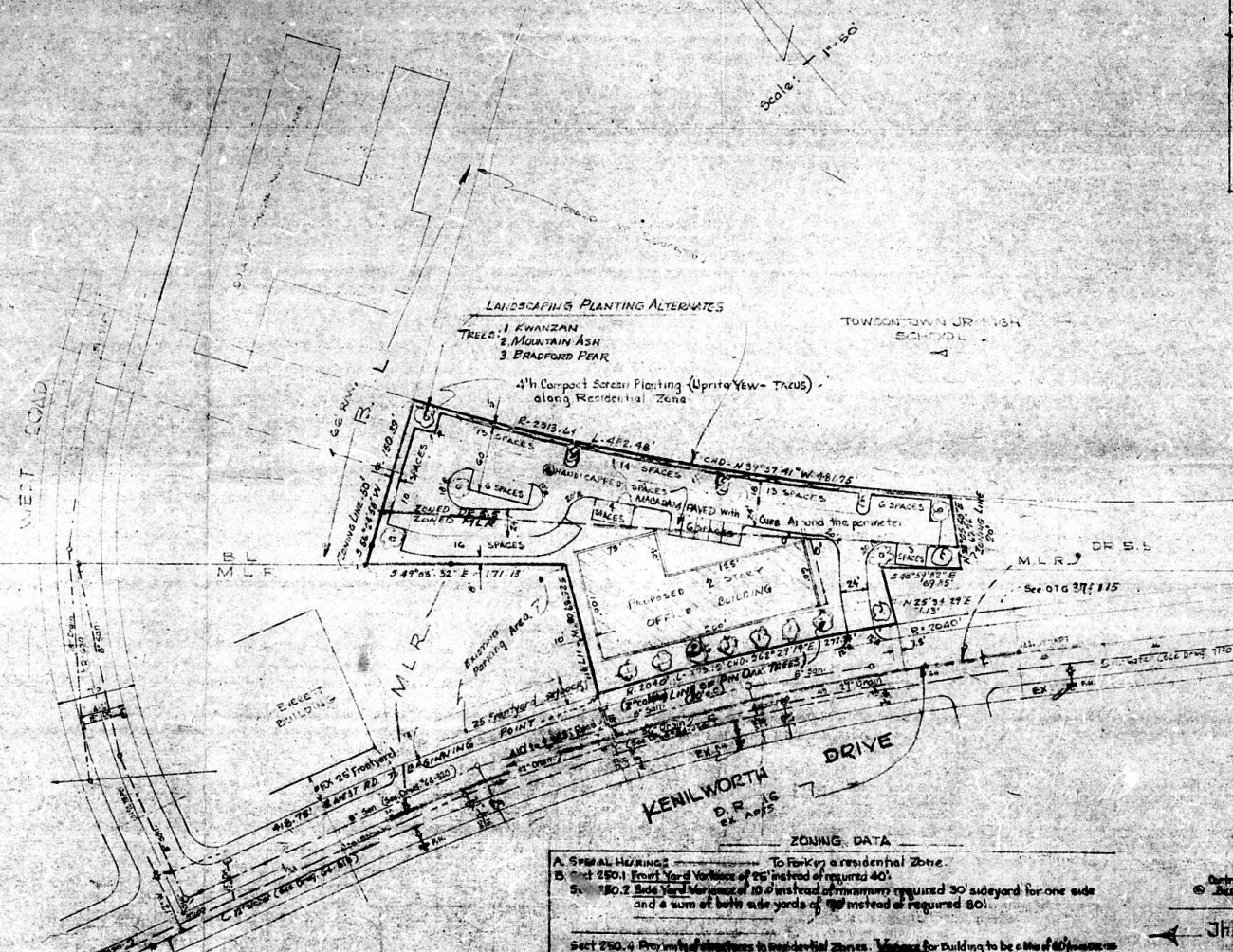
FLAT FOR ZONING PURPOSES

Contract: KENILWORTH DRIVE - OFFICE BUILDING
 Applicant: CLARK F. MacKENZIE - 10807 Falls Rd, Lutherville, Md 21093
 Owner: GEORGE JEANNERET HOLICK

This Application

ZONING DATA

1. PRESENT LOT VACANT (6) PROPOSED OFFICE BLDG (200' x 60' x 30') = 15,000' / (1-2)
 2. TWO FLOORS BASEMENT (5,000 - 1) AREA of Office: 55,000' Site = 70,000' =
 3. PAVED AREA = 32,000' 4. 96 GRADED - 6796
 9' IN DIST BALTO. CO., MD. PO BOX 9804
 SCALE 1"=50' OCT 1977 TOWSON, MD. 21204



ZONING DATA

1.6 ± Ac. w/ 210' on Fully Improved Road.
 Zoned: M.L.R. - 0.94 Ac.
 Zoned: DR 55 - 0.71 Ac.
 Prop. Use: Office Building with parking in rear.
 PARKING: Office 5,000 - 500 = 10
 Office 1st fl - 15,000 - 200 = 30
 Office 2nd fl - 15,000 - 500 = 30
 TOTAL = 70 Car Spaces (9.15 min.)
 250'± Parking lot to be landscaped, Road with curb and 5' perimeter.
 4 in Compact Screen planting against residential zone.
PUBLIC WORKS
 KENILWORTH DRIVE is a fully improved Road (56' paved on 60' R/W)
 Water: Exists. Connection by Plumbing Application.
 Sewer: Exists. Connection by Plumbing Application.
 Storm Drains: Exist.
 Five Hydrants: Exist as shown.
 250'± Lighting (if used) shall be regulated as to location, direction of illumination, glare and intensity as required by policy in effect at time of building permit.
 Landscaping to conform to intent of Ordinance Order 7/7/77 (See Site Plan Alternatives) (etc.)

ZONING DATA

A. SPECIAL HAZARDS: To Facility a residential Zone.
 B. Set 250.1 Front Yard Variance of 25' instead of required 40'.
 C. Set 250.2 Side Yard Variance of 10' instead of minimum required 30' side yard for one side and a sum of both side yards of 75' instead of required 80'.
 Set 250.4 Prohibit of structures in residential zones. Variance for building to be a use of 10,000 sq. ft. (residential zone) and 20,000 sq. ft. (residential zone) instead of the required 1000.
 Set 250.5 Variance of 10' instead of minimum required 30' side yard for one side and a sum of both side yards of 75' instead of required 80'.
 Set 250.7 Floor Area Ratio: Variance for FAR of 0.75 instead of required 0.60.
 Variance for FAR of 0.75 instead of required 0.60.
 Variance for FAR of 0.75 instead of required 0.60.
 Variance for FAR of 0.75 instead of required 0.60.

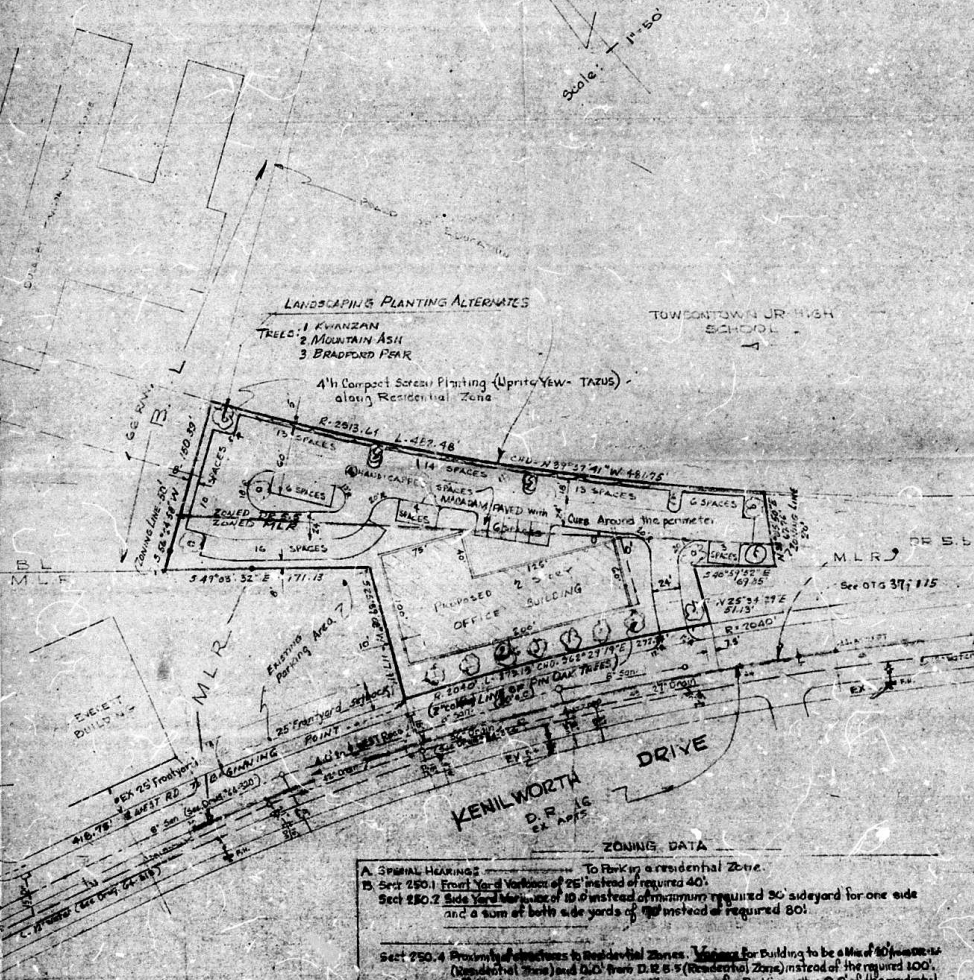
PLAT FOR ZONING PURPOSES

Kenilworth Drive - Office Building
 APPLICANT: CLARK F. MCKENZIE - 10007 Edin Rd, Lutherville, Md 20976
 OWNER: GEORGE E. JENNERS - HOUSE

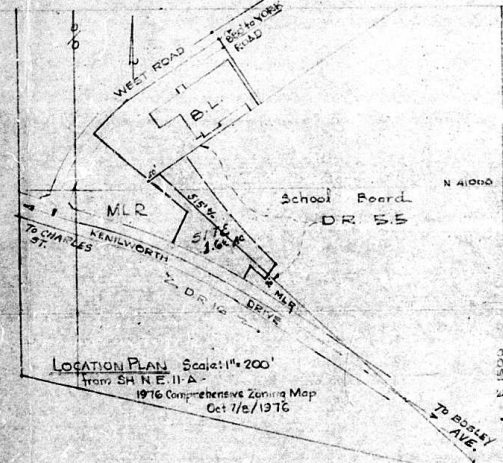
This Application ZONING DATA

PRESENT LOT VACANT (PROPOSED OFFICE BLDG 200' x 60' x 40') - 15,000 sq. ft.
 TWO FLOORS VACANT (1st fl - 15,000 sq. ft. 2nd fl - 15,000 sq. ft.)
 1. 2nd fl - 15,000 sq. ft. 2nd fl - 15,000 sq. ft.
 2. 1st fl - 15,000 sq. ft. 1st fl - 15,000 sq. ft.
 3. 1st fl - 15,000 sq. ft. 1st fl - 15,000 sq. ft.
 4. 1st fl - 15,000 sq. ft. 1st fl - 15,000 sq. ft.
 5. 1st fl - 15,000 sq. ft. 1st fl - 15,000 sq. ft.
 6. 1st fl - 15,000 sq. ft. 1st fl - 15,000 sq. ft.
 7. 1st fl - 15,000 sq. ft. 1st fl - 15,000 sq. ft.
 8. 1st fl - 15,000 sq. ft. 1st fl - 15,000 sq. ft.
 9. 1st fl - 15,000 sq. ft. 1st fl - 15,000 sq. ft.
 10. 1st fl - 15,000 sq. ft. 1st fl - 15,000 sq. ft.

WEST ROAD



Scale: 1" = 50'



ZONING DATA

1/4" Ac. w/ 270' or Fully Improved Road.
 Zoned M.L.R. - 0.9% Ac.
 Zoned D.R. 5.5 - 0.7% Ac.
 Prop. Use: Office Building with Parking as reqd.
 PARKING: Office 1st fl - 13,000 - 200 = 50
 2nd fl - 15,000 - 500 = 30
TOTAL 90 Car Spaces (91 Spaces)
 250' Parking lot to be Modern Road with Curb around perimeter.
 4 1/2 Compact Screen planting along residential zone.
PUBLIC WORKS
 KENILWORTH DRIVE is a fully improved Road (60' paved on 80' R/W).
 Water: exists. Connection by Plumbing Application.
 Sewer: exists. Connection by Plumbing Application.
 Storm/Drains: exist.
 Fire Hydrants: exist as shown.
 250' Light (if any) shall be regulated as to location, direction of illumination, glare and intensity as required by policy in effect at time of building permit.
 Landscaping to conform to intent of Executive Order (See Site Plan Alternates) (et.)



PLAN FOR ZONING PURPOSES

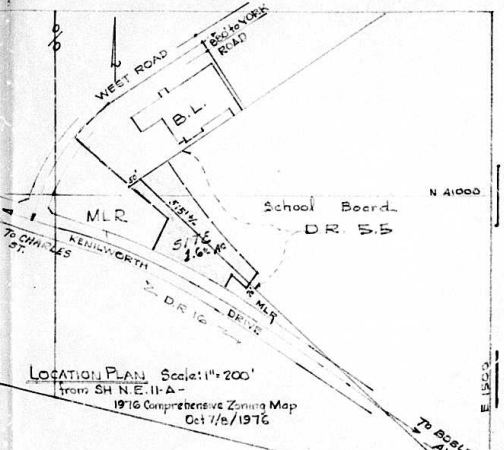
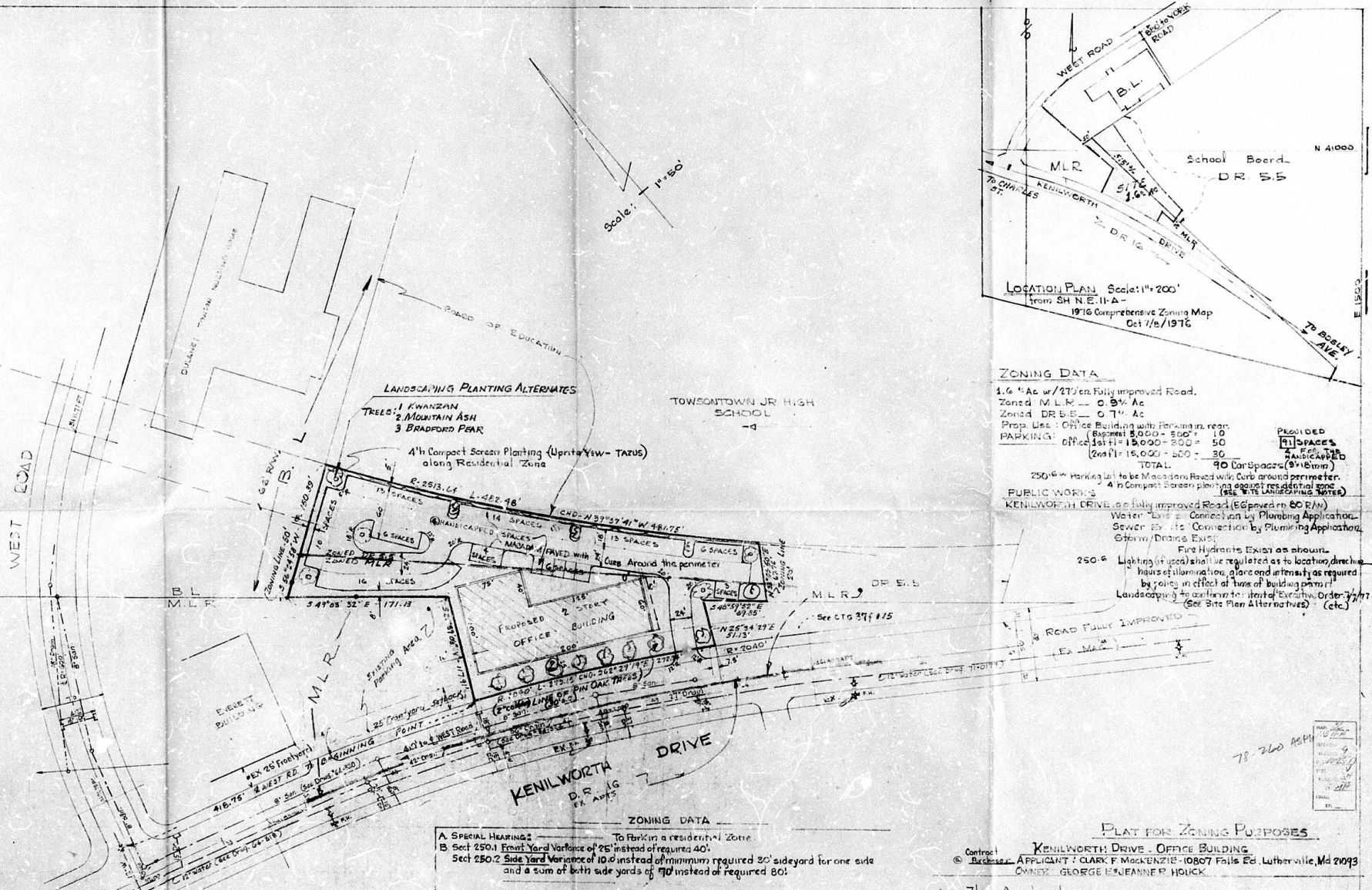
ZONING DATA

A. SPECIAL HEARINGS - To Park in a residential zone.
 B. Sect 250.1 Front Yard Variance of 25' instead of required 40'.
 Sect 250.2 Side Yard Variance of 10' instead of minimum required 30' side yard for one side and a sum of both side yards of 10' instead of required 80'.
 Sect 250.4 Proximity of Structures to Residential Zones. Variance for Building to be a Max of 40' maximum (Residential Zone) and 200' from D.R. 5.5 (Residential Zone) instead of the required 100'.
 Sect 250.6 Off-street Parking. Variance for Parking within 0.0 of the residential zone and within 5' of the rear property line in lieu of the required 25'.
 Sect 250.5 Floor Area Ratio. Variance for FAR of 0.14 instead of 0.10.
 Variance for FAR of 0.14 instead of 0.10.

KENILWORTH DRIVE OFFICE BUILDING
 Applicant: CLARK F. MCKENZIE - 10007 Edin Ed. Lutherville Md 2093
 OWNER: GEORGE E. JENNERS HOUSE

This Application ZONING DATA

PRESENT LOT W/ AREA (PROPOSED OFFICE BLDG 200' x 80' x 40') = 152,000'²
 1. TWO FLOORS VARIANCE (250' x 80' x 40') = 80,000'² SITE = 152,000'²
 2. PARKING 100' x 20' x 10' = 20,000'²
 3. PARKED AREA = 100' x 20' x 10' = 20,000'²
 4. DIST. = 100' x 20' x 10' = 20,000'²
 5. DIST. = 100' x 20' x 10' = 20,000'²
 6. DIST. = 100' x 20' x 10' = 20,000'²
 7. DIST. = 100' x 20' x 10' = 20,000'²
 8. DIST. = 100' x 20' x 10' = 20,000'²
 9. DIST. = 100' x 20' x 10' = 20,000'²
 10. DIST. = 100' x 20' x 10' = 20,000'²



ZONING DATA

1.6 "Ac w/ 27' on Fully Improved Road.
 Zoned M.L.R. - 0.9% Ac
 Zoned D.R. 5.5 - 0.7 "Ac
 Prop. Use: Office Building with Parking in rear.
 (Basement 5,000 - 500' 10
 Office 1st fl = 15,000 - 500' 50
 2nd fl = 15,000 - 500' 30
 TOTAL: 45,000 - 1,500' 90
 250.6 " Parking lot to be Masonry Paved with curb around perimeter.
 4 " Compact Screen planting against residential zone (See Site Landscaping Notes)

PUBLIC WORKS
 KENILWORTH DRIVE - a fully improved Road (Ed paved on 60 R/W)
 Water: Lines & Connection by Plumbing Application.
 Sewer: 24 " dia. Connection by Plumbing Application.
 Storm: Drains: Exits.
 Fire Hydrants: Exist as shown.
 250.6 " Lighting (if used) shall be regulated as to location, direction of illumination, glare and intensity as required by zoning in effect at time of building permit.
 Landscaping to conform to state of Executive Order 7/7/77 (See Site Plan Alternatives) - (etc.)

ZONING DATA

A SPECIAL HEARING 2 To Park in a residential Zone.
 B Sect 250.1 Front Yard Variance of 25' instead of required 40'.
 Sect 250.2 Side Yard Variance of 10' instead of minimum required 30' sideyard for one side and a sum of both side yards of 70' instead of required 80'.
 Sect 250.4 Proximity of structures to Residential Zones. Variance for Building to be a Max of 60' from 100' (Residential Zone) and 0.0' from D.R. 5.5 (Residential Zone) instead of the required 100'.
 Sect 250.4 Off-street Parking Variance: (for Parking within 0.0' of the residential zone and within 50' of the rear property line in lieu of the required 25'.

PLAT FOR ZONING PURPOSES

Contract
 Kenilworth Drive - Office Building
 APPLICANT: CLARK F. MACKENZIE 10867 Falls Ed. Lutherville, Md 21093
 CANCELED: GEORGE E. JEANNERET HOUCK

This Application
ZONING DATA

PRESENT LOT VACANT & PROPOSED OFFICE BLDG (200' x 60' x 40' x 15') = 15,000' (11-27)
 & TWO FLOORS BASEMENT 15,000 - (1) AREA of Offices = 35,000' site = 70,000' &
 (1) FAR = 3.5 (1) PARKING 90' dia. 31 Provided
 (1) PAVED AREA = 32,000' (1) 36 GRADED = 67%
 9th DIST BALTO CO. MD. PO BOX 1804
 SCALE 1" = 50' OCT 12, 1977 TOWSON, MD. 21204

MICROFILMED