

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

Know all men, Eric Dott, and Esther, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an Res. A-1 zone to an Office zone; and (2) for the following reasons:

and (3) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for office buildings and offices.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and/or 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.

Eric Dott, Legal Owner
Esther J. Dott, Legal Owner
Contract purchaser
James D. Nolan, Esquire
Nolan, Plumbhoff & Williams
James D. Nolan, Esquire
Nolan, Plumbhoff & Williams
204 W. Pennsylvania Avenue
Address: Towson, Maryland 21204 233-7000
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of June, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of June, 1978, at 1:00 o'clock P.M.

Eric D. Nolan
Zoning Commissioner of Baltimore County

(over)

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
201-464-3253
S. ERIC DINENNO
ZONING COMMISSIONER

June 29, 1978

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
SE/corner of York and Algburth Roads - 9th Election District
A. Eric Dott, et ux - Petitioners
NO. 78-276-X (Item No. 181)

Dear Mr. Nolan:

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

Very truly yours,
George J. Martinak
GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM/jhm

Attachments

cc: Mr. Richard Parsons, President
Greater Towson Council of Community
Association
412 Woodbine Avenue
Towson, Maryland 21204

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

RE: PETITION FOR SPECIAL EXCEPTION
SE/corner of York and Algburth Rd.,
9th District
A. ERIC DOTT, et ux, Petitioners
OF BALTIMORE COUNTY
: Case No. 78-276-X

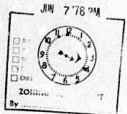
ORDER TO ENTER APPEARANCE

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 issues of any preliminary or final Order in connection therewith.

John W. Hessian, III
John W. Hessian, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188
Peter Max Zimmerman
Deputy People's Counsel

I HEREBY CERTIFY that on this 7th day of June, 1978, a copy of the foregoing Order was mailed to James D. Nolan, Esquire, Nolan, Plumbhoff & Williams, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.



KIDDE CONSULTANTS, INC.
Subsidiary of Walter Kidde & Company, Inc.

Cable KIDDECON
New 8780
1000 Cornwell Bridge Road
Baltimore, Maryland 21204
(301) 361-0555
Direct Dial Number

DESCRIPTION

1.54 ACRE PARCEL, SOUTHEAST CORNER OF YORK ROAD
AND ALGBURTH ROAD, BALTIMORE COUNTY, MARYLAND.

This Description is for Special Exception for Office Use

Beginning for the same at the southeast corner of York Road and Algburth Road, running thence binding on the south side of Algburth Road, (1) S 74° E 281.75 feet, thence binding on the outline of the land conveyed to S. Clayton Seitz and wife in Liber C.W.D. Jr. 1031, page 324, (2) S 15° W 240 feet, thence binding on the outline of the land conveyed to A. Eric L. and wife in Liber G.L.D. 2198, page 307, (3) N 74° W 289.17 feet to the east side of said York Road, thence binding thenceon, (4) northerly, 240 feet, more or less, to the place of beginning.

Containing 1.554 acres of land.

RLS:mmp J.C. 1-76042 1/18/78
W.O. 13028-C



ENGINEERS • ARCHITECTS • PLANNERS

RE: PETITION FOR SPECIAL EXCEPTION
SE/corner of York and Algburth Roads -
9th Election District
A. Eric Dott, et ux - Petitioners
NO. 78-276-X (Item No. 181)
BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for a Special Exception for an office building and offices on property at the above location.

The subject property consists of a tract of land containing 1.55 acres, more or less, is improved with a three story dwelling and a frame garage, and is located in a D.R.16 Zone. The house was formerly used as an apartment house and currently has one apartment on the third floor. The Petitioners plan to convert the first and second floors to office use and to retain the third floor apartment. No changes to the exterior of the building, or roof lines, were said to be contemplated.

Testimony on behalf of the Petitioners indicated that there have been significant changes in the character of the neighborhood since the 1950's and that these include the expansion of St. Joseph's Hospital, Towson University's growth, and the expansion of a florist and flower growing business nearby. Further testimony by the Petitioners claimed that the property's use as a residence is inhibited by the cost of heating and maintenance. A representative of the Towson Manor Association placed that civic group on record as unopposed to the request.

Mr. Richard Parsons, on behalf of the Greater Towson Council of Community Associations, claimed that the Towson area presently offers an adequate amount of office space and that the proposed use would increase traffic in the area, including at the Burke Avenue and York Road "F" level intersection.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric Dinunno
Zoning Commissioner
To: Leila H. Grael Date: June 14, 1978
FROM: Director of Planning
ITEM 181
SUBJECT: Petition 78-276-X, Petition for Special Exception
Southeast corner of York Road and Algburth Road
Petitioners - A. Eric Dott and Faller J. Dutt
9th District

HEARING: Wednesday, June 21, 1978 (1:00 P.M.)

The granting of this petition would be in conflict with the principles of both the Policy Plan for Towson and the Towson Town Center plan. Ample opportunities for office use exist within the town center.

Leila H. Grael
Director of Planning

LHG:JGHw

The advent of the long-rallied Towson Town Center Plan appears to be at hand; the office use here does not coincide with that proposal and its objectives of orderly development of the area. Further, the zoning philosophy of residential conversions to office use had its conception in the recognition of particular area needs for office space. In the instant case, there appears to be no urgency regarding a need for office space, in light of the recent and current office building construction in the Towson area and certain existing vacancies. Reasonable residential use of the building, while it may entail a degree of financial difficulty, is not entirely ruled out.

Without reviewing the evidence further in detail but based upon all of the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, his request is ultimately and should not be granted. Further, the Petitioners have not met the requirements of Section 502.1 of the Baltimore County Zoning Regulations.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 29th day of June, 1978, that the Special Exception for an office building and offices be and the same is hereby DENIED.

George J. Martinak
Deputy Zoning Commissioner of Baltimore County

DATE June 29, 1978
BY John P. Ray, Esq.

- 2 -

LAW OFFICES OF
NOLAN, PLUMBHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

July 6, 1978

The Honorable George J. Martinak
Deputy Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception at the Southeast Corner of York and Algburth Roads - 9th Election District, Mr. and Mrs. A. Eric Dott, Petitioners.
Case No. 78-276-X, Item No. 181

Dear Commissioner Martinak:

It will be greatly appreciated if you and your Staff will note an appeal from your Opinion and Order of June 29, 1978, in the above entitled matter, to the County Board of Appeals. Of course, we are appealing each and every part of both the Opinion and Order, and we would ask that the papers be forwarded to the Board of Appeals for processing.

Finally, we are enclosing our check in the amount of \$75.00 to cover the appeal and posting of the property. Thanking you and your Staff for your kind attention to this appeal, I am

Respectfully,
Newton A. Williams

NAM/hl
cc: The Hon. Walter A. Reiter, Jr., Chairman
County Board of Appeals

Richard Parsons, President
Greater Towson Council of Community Ass'n's.
John W. Hessian, III, Esq., People's Counsel
Mr. and Mrs. A. Eric Dott
Richard L. Smith, Kidde Consultants, Inc.
Hugh E. Gelston



AUG 01 1979

RE: PETITION FOR SPECIAL EXCEPTION
for an Office Building and Offices
In a D.R. 16 zone
SE corner of York
and Aigburth Roads
9th District
A. Eric Dott, et ux
Petitioners
No. 78-276-X

OPINION

This case comes before the Board on an appeal by Petitioners from an Order of the Zoning Commissioner, dated June 29, 1978, denying the petition for special exception for an office building and offices. The subject property is a three story dwelling and frame garage on a 1.55 acre tract of land located on the southeast corner of York and Aigburth Roads in the Ninth Election District of Baltimore County. The subject property is now zoned D.R. 16 and a special exception is necessary if the property is to be used for offices. The Petitioner desires to convert the first and second floors to office use and to retain the third floor apartment.

The Petitioner, Mrs. Esther Dott, testified that the increased cost of maintenance and heating are prohibitive and inhibit the continued use of the property as apartments. She also stated that no exterior changes were contemplated. The Petitioner further testified that significant changes have occurred in the neighborhood, including the expansion of Towson University, the Newman Center, the granting of a special exception for offices at the Cardiff Hall Apartments and Petitioner's Exhibit #2, Case #78-64-XA, the special exception for a dental office next-door on Aigburth Road. Also cited as testimony was I.D.C.A. approval, and a letter from the Towson Manor Improvement Association.

Testimony from Mr. Richard Smith, Project Manager of Kiddie Consultants, and Ron Lipman, real estate appraiser, was made to the effect that the prerequisites of Section 502.1 could be met and, therefore, the special exception should be granted.

The Protestants' objection was primarily based upon fear of increased traffic in the area and the accompanying additional off-street parking problem. It was also felt that the granting of a special exception for office use in this area would be inconsistent

May 9, 1979

Newton A. Williams, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Case No. 78-276-X
A. Eric Dott, et ux

Dear Mr. Williams:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Lumbert
Edith T. Lumbert
Administrative Secretary

End.

cc: Mr. and Mrs. A. Eric Dott
Mr. Richard Parsons
John W. Hensley, III, Esquire
Mr. Charles E. Briggeman
Mr. Donald Gerdling
Mr. J. E. Dyer
Mr. S. L. Dillman
Mr. L. H. Groat
Mr. J. Howell
Board of Education

A. Eric Dott - #78-276-X

with the Towson plan.

The Board finds in this case, based upon the testimony and evidence presented, that the Petitioner has met all of the requirements of Section 502.1 which reads:

"Before any Special Exception shall be granted, it must appear that the use for which the Special Exception is requested will not:

- Be detrimental to the health, safety, or general welfare of the locality involved;
- Tend to create congestion in roads, streets or alleys therein;
- Create a potential hazard from fire, panic or other dangers;
- Tend to overcrowd land and cause undue concentration of population;
- Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences, or improvements;
- Interfere with adequate light and air. (B.C.Z.R., 1955)."

The Board further finds that, provided certain restrictions are met, parking and traffic will not create increased problems in the area, and further, that the subject property is located outside the boundaries of the Towson Plan. An Order to this effect follows hereafter.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 9th day of May, 1979, by the County Board of Appeals, ORDERED that the special exception petitioned for, be and the same is hereby GRANTED, subject to the following restrictions:

- There shall be no substantial exterior changes made to the subject property so that its residential character and appearance shall be maintained.
- There shall be no additional structures constructed on the subject property.
- No more than 25% of the office space may be leased as medical offices.

Law Offices of
NOLAN, PUTNHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

July 10, 1978

The Honorable George J. Martinak
Deputy Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception at the
Southeast Corner of York and Aigburth
Roads - 9th Election District, Mr. and
Mrs. A. Eric Dott, Petitioners.
Case No. 78-276-X, Item No. 181

Dear Commissioner Martinak:

It will be greatly appreciated if you and your Staff will note an appeal on behalf of the Petitioners, A. Eric Dott and Esther J. Dott, from your Opinion and Order of June 29, 1978, in the above entitled matter, to the County Board of Appeals. Of course, we are appealing each and every part of both the Opinion and Order, and we would ask that the papers be forwarded to the Board of Appeals for processing.

Mr. and Mrs. Dott reside at 7925 York Road, Towson, Maryland, 21204.

Our check in the amount of \$75.00 to cover the appeal and posting of the property was enclosed with a previous letter. Thanking you and your Staff for your kind attention to this appeal, I am

Respectfully,

Newton A. Williams
Newton A. Williams



A. Eric Dott - #78-276-X

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

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiner, Jr., Chairman

Robert L. Gilford

Steven Millhouser
Principia Millhouser

3.

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Eric A. and Esther J. Dott, owner of the property situated in Baltimore County, the property outline of which is shown to scale, complete with dimensions and distances of 200 FT. SCALE MAPS, which are attached hereto, hereby make application to file for a special

exception in a D.R. 16 zone to use the herein described property for

Office Use Within the Existing Building

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA: 354.46 sq. ft. DEED REF.: 2192-307

GRADING: 4 % OF OVERALL SITE WILL REGRADE GRADING.

BUILDING SIZE (Existing): 401 sq. ft. 1.52 (sq. ft.) AREA: 2,244 sq. ft. 2nd

NUMBER OF FLOORS: 3 TOTAL HEIGHT: 40' 8" STORIES OF 1000

FLOOR AREA RATIO: 1.12 FLOOR AREA DIVIDED BY SITE AREA: 0.12

BUILDING USE: Office Use OTHER FLOORS: 2nd Floor office use,

3rd Floor residential use.

REQUIRED NUMBER OF PARKING SPACES

EXISTING FLOOR: 8 OTHER FLOORS: 7 TOTAL: 15

PAVING

AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES: 2,582 sq. ft. (site is partially paved)

UTILITIES

WATER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM

SEWER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM

UTILITIES SECURITY APPROX: 3/4" 3/4" 3/4"

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

A. Eric Dott and Esther J. Dott

ADDRESS: 7925 York Road

TOWSON, MD 21204

PLANNING & ZONING

RECEIVED

MAR 16 1979

OFFICE OF PLANNING & ZONING

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MAR 16 1979

OFFICE OF PLANNING & ZONING

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Stephen E. Collins Date: January 11, 1978

FROM: Thornton N. Moring

SUBJECT: IDCA PROJECT
York Rd & Burke Avenue
Old Eastern and Back River Neck Road

Your inter-office correspondence dated January 9, 1978 is noted regarding the program for construction within the next succeeding five years for the York and Burke Avenue, and the Old Eastern and Back River Neck Road intersections. The Planning Board has requested formal letters on IDCA permits which fall in the category of Section 8-141 on Page 11, Bill 12-77.

York and Burke Avenue

Funding for the right-of-way and construction phases for Baltimore County's share is available within the present Baltimore County budget item No. 5-284. These funds will be supplemented with State and Federal funding. At the present time, the Baltimore County Bureau of Land Acquisition is preparing a cost estimate for the right-of-way acquisition that will be needed for this project. When this estimate has been finalized it will be used to allocate the necessary funds for this project.

It is estimated that we will program the construction funding for this project in the summer of 1979 if there are no right-of-way problems.

Old Eastern and Back River Neck Road

Funding for the construction phases for Baltimore County's share is available within the present Baltimore County budget item 5-285. These funds will be supplemented with Federal funding. At the present time the project is now in the process of receiving construction advertisement approval from the State Highway Administration. A construction schedule has been programmed for 1979.

END:237:B/S
cc: M. McCoy
L. Graef
J. J. Towner
File

THORNTON N. MORING, P.E.
Director of Public Works

BALTIMORE COUNTY, MARYLAND

SUBMITTAL REVIEW COMMENTS

DATE: May 3, 1978

TO: Silasworth H. River, P.E.
Chief, Bureau of Engineering

PROJECT NAME: Dott Property ID# A PLAN
PROJECT NUMBER: IDCA NO. 78-17X PRELIMINARY PLAN
LOCATION: N/8 Aigburth Road, E. of York Road TENTATIVE PLAN
DISTRICT: 904 DEVELOPMENT PLAN
FINAL PLAN

This application for special exception (IDCA 78-17X) was received by the Developers Design Approval Section on March 29, 1978, and we comment as follows:

Water (Township Fourth Zone) Urban Area

There are public 6 and 16-inch and 10-inch water mains in York Road and Aigburth Road, respectively. There are no problems with water service in this area. This property is within the Urban-Rural Demonstration Line and in an area designated "Existing Service" on Baltimore County Water Plan W-169, as amended. The requested office use within the Existing Building will not adversely affect the system. This project is recommended for approval.

Sanitary Sewer: (Township Run - Roland Run and Jones Falls Interceptors - Mt. Washington Plume - Jones Falls Interceptor - Jones Falls Sewage Pumping Station - Back River Waste Water Treatment Plant) Mt. Washington Plume - 27.00 mgd, restricted to 14.48 mgd

There is 8-inch public sanitary sewerage within York Road and Aigburth Road. No weather flow problems are reported in this area. This property is within the Urban-Rural Demonstration Line and in an area designated "Existing Service" on Baltimore County Sewerage Plan S-169, as amended. The requested office use within the Existing Building will not adversely affect the system. This project is recommended for approval.

Storm Drain: (Township Run - Lake Roland - Jones Falls - Patuxent River)

There are known problems downstream. The Petitioner indicates a proposed increase of onsite impervious area of less than 11,000 square feet. No appreciable increase of 100-year design storm runoff is anticipated. This project is recommended for approval. Estimated 100-year design storm runoff increase of 0.40 cfs.

END:234:1/PB:22

MAY 3 1978
OFFICE OF
PLANNING & ZONING

MAY 4 1978
OFFICE OF
PLANNING & ZONING

DEPARTMENT OF TRAFFIC ENGINEERING

IDCA NO. 78-17X

LOCATION: AIGBURTH RD

IDCA Analysis

1) Nearest Arterial Intersection York Rd & Burke Ave

a) Level of Service

F 5/3/77

2) Trip Generation from Site 7600 ft² X (11.7 TRIPS/DAY / 1000 FT²) = 89 TRIPS/DAY

a) Proposed Level of Service

F

3) Proposed Roads Improvements Programmed for Construction Within Next Two Years. INTERSECTION IMPROVEMENTS PROGRAMMED FOR 1979.

Recommendation

Approval: *[Signature]*

Denial:

Remarks:

SEE ATTACHED LETTER DATED 1/11/78 FROM MURKIN TO COLLINS

RECEIVED

APR 5 1978
OFFICE OF
PLANNING & ZONING

MCA ENGINEERING CORPORATION		1000 CROWNVIEW BRIDGE ROAD 1000 PICCADILLY DRIVE 70 SOUTH CHAPEL STREET NEWARK, DELAWARE 19711	BALTIMORE, MARYLAND 21204 ROCKVILLE, MARYLAND 20850 NEWARK, DELAWARE 19711
DESIGNED BY: ELS	SUBJECT: Dott Property	DATE: 2/17/78	SHEET 1 OF 1
CHECKED BY: ELS	DATE: 2/17/78	DATE: 2/17/78	DATE: 2/17/78
USE	WATER PRESENT FLOWS	WATER PROPOSED FLOWS	SEWAGE PRESENT FLOWS
7 Apt. Dwlg	14,810 gpd	14,810 gpd	14,810 gpd
16-3 BR THs	16,130 gpd	16,130 gpd	16,130 gpd
33-1 BR Apts	33,100 gpd	33,100 gpd	33,100 gpd
4500 Office Sq ft Apt	4500 gpd	4500 gpd	4500 gpd
40-8 Efflu. Apts	40,800 gpd	40,800 gpd	40,800 gpd

+ BASED UPON JONATHAN'S WATER REPORT, JUNE 1966

+ BASED UPON ST. OF MD. TECH. BUL. 14-DHMA-EHA-5-001 1978 EDITION

MCA ENGINEERING CORPORATION 1000 CROWNVIEW BRIDGE ROAD
1000 PICCADILLY DRIVE
70 SOUTH CHAPEL STREET
NEWARK, DELAWARE 19711

DESIGNED BY: ELS SUBJECT: Dott Property

CHECKED BY: ELS DATE: 2/17/78

USE	TRIPS/DAY	PARKING SPACES REQUIRED
7 Apt. Dwlg (EXIST)	7 x 6.5 = 45.5	7 x 0.15 x 1.55 = 0.95
16-3 BR THs (Proposed)	16 x 8.5 = 136	16 x 0.15 x 1.55 = 3.75
33-1 BR QUADRO Apts (Prop)	33 x 6.5 = 214.5	33 x 0.75 x 1.55 = 38.85
4500 Sq Ft Office Space: Apt (Prop)	4500 x 0.15 = 675	4500 x 0.15 x 1.55 = 10.5
40-8 Efficiency Apts (Prop)	40 x 6.5 = 260	40 x 0.15 x 1.55 = 9.3

* BASED UPON TABLE 3-1 OF CALIF. CO. CMDD

+ BASED UPON TABLE 3-3 OF CALIF. CO. CMPP & CALIF. CO. ZONING REG.

The Greater Towson Council of Community Assoc.

PROTESTANT'S EXHIBIT A

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

Dear Mr. DiNenna:

At a special Board meeting of the Greater Towson Council on January 11th, 1978 attended by the presidents of all the member organizations, the following were empowered to represent the Greater Towson Council on planning and zoning matters before all boards, groups, commissioners or individuals:

Richard Parsons; David Kreek; J. Donald Gerding; Jean Duval; Katherine Turner; Carl Bruff.

At its regular Board meeting of June 15th, 1978, at which there was a quorum, the Greater Towson Council by a majority voted to oppose the application of Mr. and Mrs. Dott for a special exception for offices for the property at the corner of York and Aigburth.

The Greater Towson Council is composed of the following organizations: Anselme Community Association, Inc.; Birkleigh Square Community Association; Campus Hills Community Association; East Towson Neighborhood Association; Knollwood-Donnybrook Improvement Association, Inc.; Morningdale Improvement Association, Inc.; Ridgewood Hills Community Association; Rodgers Forge Community Association; Southland Hills Improvement Association; Stoneleigh Community Association; Towson Manor Association; Towson Manor Improvement Association; Towson Park Community Association; West Towson Neighborhood Association; Wilkendale Improvement Association.

Yours Sincerely,

Richard Parsons

Richard Parsons
President

RP:cw

The Greater Towson Council of Community Assoc.

PROTESTANT'S EXHIBIT B

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

Dear Mr. DiNenna:

The Greater Towson Council is entering its opposition to the application of A. Eric and E. J. Dott for a special exception, S.E. corner of York Road & Aigburth, IDCA 678-17X.

The existence of available offices in Towson makes the need for this application dubious at best. We are not persuaded by the quality of professional judgment which conferred engineering approval for a corner where the surface runoff is already a problem, and which the creation of parking lots would only aggravate.

In addition, we deplore any exceptions leveled to office or commercial development granted to existing IDCA lots outside of the proposed Ring Road, as being diametrically opposite to the spirit and intent of the Towson Plan, now being considered.

At a special Board meeting on January 11, 1978, at which a quorum of the Board of the Council was present, Richard Parsons, Kay Turner, J. Donald Gerding, David Kreek, Jean Duval and Carl Bruff were empowered to speak publicly for the Council on all matters pertaining to Planning and Zoning.

We suggest you defer a decision on this application until a House Office Zone is adopted.

Yours sincerely,

Richard Parsons

Richard Parsons
President

RP:1



MINUTES OF THE MEETING: THE BOARD OF THE TOWSON MANOR ASSOCIATION

June 7, 1978

A meeting was held at the home of Genevieve Kemper, President, at 8:00 p.m. In attendance were the following block captains and officers:

Mary Anderson
Hilda and Charles Briggman
Carl Bruff

Etherbett
Brooks Hubbard
George Sawyer

The zoning case dealing with the Moon family property on Terrace Dale has been decided in our favor. The Moon family was directed to vacate the premises within thirty days; however, it is possible that they will appeal. We are informed that an appeal will cost our Association approximately \$750 legal fees and expenses. No action will be taken on this until it is determined that an appeal will be made.

The zoning case on the Heller property has been heard and we are now waiting for a decision.

Based on the responses to the questionnaires distributed, Genevieve Kemper will inform the County parking people that the residents of certain streets as listed below had expressed a desire for the indicated parking restrictions:

Burke Avenue - that portion in our Association only - no parking at any time.

Cedar Avenue - that portion in our Association only - permit or two-hour parking restrictions.

Marbury Avenue - permit parking.

The discussion of the remaining streets seemed to indicate no clear consensus that would be recommended to improve the parking situation for all the residents of each street.

Etherbett asked to address the Board with respect to the upcoming zoning petition on her property at the corner of York Road and Aigburth Road. Due to a number of other personal reasons, the Dotts have decided to request the necessary zoning variance needed to convert the house to office space. They believe that their only other alternative would be to sell the property and they feel that any purchaser would very likely destroy the house and set up another structure. The plan proposed by Etherbett provides for no outside structural changes on the house that now exists. There will be an increase in the number of parking spaces to a total of 17 from the present 12 which are available.

Additional buildings would be erected on the property. The house is presently divided into a number of natural apartments which would facilitate the conversion to office space. No further changes are contemplated to that property. Based on the presentation of plans made by Etherbett and the subsequent discussion of these plans, the Board decided not to oppose the zoning change which is being requested.

All members of the Association are reminded of the bull roast which will be held in the back of 9 Aigburth Road on Saturday, June 17 beginning at 12 noon. Tickets are available from your block captain.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

James D. Nolan, Esquire
Nolan, Pounch and Williams
204 West Pennsylvania Avenue
Towson, Maryland 21204

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

Your Petition has been received and accepted for filing
this 19th day of May, 1978

S. ERIC DINENNA
Zoning Commissioner

Petitioner: A. Eric & Esther J. Dett
Petitioner's Attorney: James Nolan

cc: Kidd Consultants, Inc.
1070 Crownwell Bridge Road
Baltimore, Maryland 21204

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

Item # 181

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

Chairman
Nicholas B. Commodari

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 8, 1978

James D. Nolan, and
Nolan, Pounch and Williams
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Special Exception
Item Number 181
Petitioner - A. Eric & Esther J. Dett

Dear Mr. Nolan:

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 that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the southeast corner of York and Albright Roads in the 9th ED - 10th District, this D.R. 16 zoned site is presently improved with a three-story frame dwelling, which is situated approximately in the middle of this 1.5 acre tract. Surrounding properties are improved with apartments. To the north, Towson State College to the west across York Road, the Newman Center to the south and an existing dwelling to the east, which was granted a Special Exception (Case #78-64-XA) for office use.

Because of your client's proposal to convert the first and second floors of the existing dwelling to office use, this Special Exception is required. As indicated in the comments of The Office of Current Planning and Development, the westernmost entrance on Albright Road must be eliminated. Revised plans must reflect this change as well as the requirement of providing a twenty foot driveway for the proposed parking adjacent to the easterly property line.

Mr. James Nolan
Page 2
June 8, 1978

In addition to the above, you, and your client are advised to pay particular attention to the comments from the Health and Fire Departments and Department of Permits and Licenses.

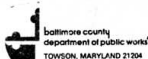
This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NB:Gmw

cc: Kidd Consultants, Inc.
1070 Crownwell Bridge Road
Baltimore, Maryland 21204



THORNTON M. MOURING, P.E.
DIRECTOR

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

April 18, 1978

Re: Item #181 (1977-1980)
Property Owner: A. Eric & Esther J. Dett
3/4 cor. York Rd. & Albright Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
(IDCA 78-17A)
Acres: 1.554 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:

This property is the subject of Project IDCA NO. 78-17X.

Highways:

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road zone under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Albright Road, an existing County road, is proposed to be further improved in the future as a 40-foot section roadway on a 60-foot right-of-way. Highway right-of-way widening, including a fillet area for sight distance at the intersection and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

The westernmost entrance for this property is in close proximity to York Road.

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

Item #181 (1977-1980)
Property Owner: A. Eric & Esther J. Dett
Page 2
April 18, 1978

Storm Drains:

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 damages 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 Sewers:

Public water supply and sanitary sewerage are serving this property. This property is tributary to the Towson-Belted Run-Snow Falls Sanitary Sewerage system.

Very truly yours,

Edmund Newman
EDMUND W. NEWMAN, P.E.
Chief, Bureau of Engineering

END/ENM:FWH:SS

cc: J. Tronier
J. Somers
S. Collins

30-W Key Sheet
35 NE 3 Pos. Sheet
36 3 A Topo
30 Top Map



Maryland Department of Transportation
State Highway Administration

Raymond E. Johnston
Director
J.S. Galtider

March 22, 1978

Mr. S. Eric Dinenna
Zoning Commissioner
County Office Building
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, March 21, 1978
Item: 181
Property Owner: A. Eric & Esther J. Dett

Location: SE/C York Road (Rte. 45)
& Albright Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-17 X)
Acres: 1.554
District: 9th

Dear Mr. Dinenna:

The western entrance from Albright Ave. is rather close to York Road. This could cause a problem at the intersection, therefore, the entrance should be eliminated or be moved farther to the east.

CL:JEM:dj

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers



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 #181, Zoning Advisory Committee Meeting, March 21, 1978, are as follows:

Property Owner: A. Eric & Esther J. Dett
Location: SE/C York Road and Albright Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-17-X)
Acres: 1.554
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.

The western most driveway must be closed.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

April 25, 1978

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

Dear Mr. DiMenna:

Comments on Item #181, Zoning Advisory Committee Meeting,
March 22, 1978, are as follows:

Property Owner: A. Eric & Esther J. Dott
Location: SE/C York Rd. & Alghurth Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
(IDCA 78-17 X)
Acre: 1.554
District: 9th

Metropolitan water and sewer are available, therefore a
health hazard is not anticipated.

Notice to the above property owners: that any new installations
of fuel burning equipment should contact the Division of Air Pollution
Control, 104-3775, to obtain requirements for such installations before
work begins.

Very truly yours,

Thomas R. Dorman
Thomas R. Dorman, Director
BUREAU OF ENVIRONMENTAL SERVICES

TD/ES/rth

cc: W. L. Phillips

March 29, 1978

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

Item No. 181 - ZAC - March 21, 1978
Property Owner: A. Eric & Esther J. Dott
Location: SE/C York & Alghurth Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-17 X)

Acre: 1.554
District: 9th

Dear Mr. DiMenna:

The requested Special Exception for offices is not expected to increase
the trip generation. The nearest arterial intersection is Burke Avenue and York
Road and it is at "T" level of service.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF/hms

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

Attention: N. Comm. Inr. Chairman
Zoning Advisor: Committee

Re: Property Owner: A. Eric & Esther J. Dott

Location: SE/C York Rd. & Alghurth Ave.

Item No. 181 Zoning Agenda Meeting of 3/21/78

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 reference 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 means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____
violates the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Pro-
tection Association Standard No. 10 "Life Safety Code", 1970
Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comment, at this time.
Second and third floors must comply with Section 12-2.4 of the
101 Life Safety Code. Revised and 1978 Edition
Approved: *George W. Gagnett*
Special Inspection Division Fire Prevention Bureau

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 # 181 Zoning Advisory Committee Meeting, March 21, 1978
are as follows:

Property Owner: A. Eric & Esther J. Dott
Location: SE/C York Road and Alghurth Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-17X)

Acre: 1.554
District: 9th

The items checked below are applicable:

Xa. Structure shall conform to all Baltimore County Building Code (B.C.B.C.)
1970 Edition and the 1971 Supplement, State of Maryland Code for the
Unincorporated and new and other applicable codes. - Also may require elevator.

D. A building permit shall be required before construction can begin.
A change of occupancy permit shall be required.

C. Additional _____ permits shall be required.

B. Building shall be upgraded to new use - requires alteration permit.

Xb. Three sets of construction drawings will be required to file an
application for a building permit.

F. 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.

G. Wood frame walls are not permitted within 10' of a property line,
or each building department if distance is between 10' and 6' of
property line.

E. Requested setback variance conflicts with the Baltimore County
Building Code. See Section _____

I. No Comment.

J. Comment: Building appears to exceed the allowable height for a wood frame
office building, Table 6, Use "R" type LB construction B.C.B.C. Code.

Very truly yours,

Charles E. Dorman
Charles E. Dorman
Plans Review Chief

CDH:J

April 15, 1978

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

Dear Mr. DiMenna:

Comments on Item # 181 Zoning Advisory Committee Meeting, July 25, 1978
are as follows:

Property Owner: A. Eric & Esther J. Dott
Location: SE/C York Road and Alghurth Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-17X)

Acre: 1.554
District: 9th

The items checked below are applicable:

Xa. Structure shall conform to Baltimore County Building Code (B.C.B.C.)
1970 Edition and the 1971 Supplement, State of Maryland Code for the
Unincorporated and new and other applicable codes.

D. A building permit shall be required before construction can begin.
A change of occupancy permit shall be required.

C. Additional _____ permits shall be required.

B. Building shall be upgraded to new use - requires alteration permit.

Xb. Three sets of construction drawings will be required to file an
application for a building permit.

F. 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.

G. Wood frame walls are not permitted within 10' of a property line,
Contact Building Department if distance is between 10' and 6' of
property line.

E. Requested setback variance conflicts with the Baltimore County
Building Code. See Section _____

I. No Comment.

J. Comment: Please have professional review table 6 - Height and
area for compliance.

Very truly yours,

Charles E. Dorman
Charles E. Dorman
Plans Review Chief

CDH:J

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: March 26, 1978

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

Z.A.C. Meeting of: March 21, 1978

Re: Item No. 181

Property Owner: A. Eric & Esther J. Dott
Location: SE/C York Road & Alghurth Ave.
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-17 X)

District: 9th
No. Acres: 1.554

Dear Mr. DiMenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

MSF/hp

JOSEPH N. MCCORMAN, HARRISON
Y. BAYARD WILLIAMS, JR., HARRISON
MARION M. RUTLAND

THOMAS H. ROYER
WILLIAM L. LORICK, JR., CHICAGO
ROGER B. HATHORN

ROBERT T. DUBEL, HARRISON

ALVIN LORICK
MARK BULTON, M. BULTON, JR.
RICHARD W. TRACY, D.D.M.



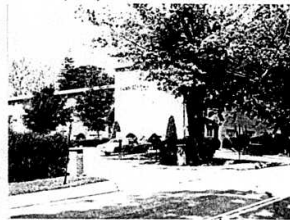
A. Dett Property from across York Rd. Looking S.E.



B. Dett House - 7925 York Rd.



C. Looking S. at Dett Property from N/E of Aighburth Rd.



D. Looking N.E. at Carriff Hall Apt. from N/E of York Rd.



E. Looking N.E. at Carriff Hall Apt. from N/E of York Rd.



F. Looking S.E. at Dett Property from N/E of York Rd.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Town 4, Maryland

District 9 Date of Posting 8-15-78
 Posted for: Special Exception for Advertising Office
 Petitioner: A. Eric Dett et al.
 Location of property: SE corner York Rd. & Aighburth Rd.
 Location of Signs: Covered as above
 Remarks: _____
 Posted by: [Signature] Date of return: 8/15/78
 Signature _____

1.5.00

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Town 4, Maryland

District 9 Date of Posting 8-15-78
 Posted for: Board of Appeals
 Petitioner: A. Eric Dett et al.
 Location of property: SE corner York Rd. & Aighburth Rd.
 Location of Signs: as above
 Remarks: _____
 Posted by: [Signature] Date of return: 8-15-78
 Signature _____

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 6 day of MAR 1978. Filing Fee \$ 50. Received ✓ Check _____ Cash _____ Other _____

[Signature]
S. Eric Dett
Zoning Commissioner

Petitioner DOIT Submitted by [Signature]
 Petitioner's Attorney [Signature] Reviewed by [Signature]

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		2-D 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, RA, CC, CA										
Reviewed by: <u>[Signature]</u>										
Previous cases: _____										

Revised Plans: _____
 Change in outline or description: Yes _____ No _____
 Map # 34912

PETITION FOR SPECIAL EXCEPTION - 2ND REVISION

NOTICE: Petition for Special Exception.
 A. Eric Dett et al. 7925 York Rd. & Aighburth Rd.
 DATE & TIME: Wednesday, June 20, 1978 at 1:00 P.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Board of Appeals of Baltimore County, in order to hear the petition for special exception for the proposed use of the property at the northeast corner of York Rd. and Aighburth Rd., hereby gives notice that a public hearing will be held on the above-named property at the time and place specified herein.

Notice is hereby given that the petition for special exception for the proposed use of the property at the northeast corner of York Rd. and Aighburth Rd. was filed with the Board of Appeals of Baltimore County on June 15, 1978, and that the petition is now pending before the Board of Appeals.

Any person desiring to appear at the hearing should file a written statement of the grounds on which he or she desires to be heard with the Board of Appeals at least ten (10) days before the hearing.

Witness my hand and the seal of the Board of Appeals of Baltimore County this 15th day of June, 1978.

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 1, 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., on or about one time ~~one time~~ weeks before the 21st day of June 1978, the first publication appearing on the 1st day of June 1978.

THE JEFFERSONIAN
[Signature]
 Manager

List of Advertisers: _____

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

No. 73379

DATE May 10, 1978 ACCOUNT 01-662

AMOUNT \$75.00

RECEIVED FROM James D. Nolan, Esquire
 Cost of Appeal, Case No. 78-276-X Petition for Special Exception.

411523 26 75.00

VALIDATION OR SIGNATURE OF CASHIER

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

No. 73344

DATE June 23, 1978 ACCOUNT 01-662

AMOUNT \$41.96

RECEIVED FROM A. E. Dett & Assoc., 7925 York Rd., Towson, Md. 21204
 For Cost of Advertising and Posting for Case No. 78-276-X

411523 26 41.96

VALIDATION OR SIGNATURE OF CASHIER

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

No. 5831

DATE May 24, 1978 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED FROM Newton A. Williams, Filing Fee for Special Exception, A. Eric Dett, SR/cor. York Rd. & Aighburth Rd. Case No. 78-276-X

411523 26 50.00

VALIDATION OR SIGNATURE OF CASHIER



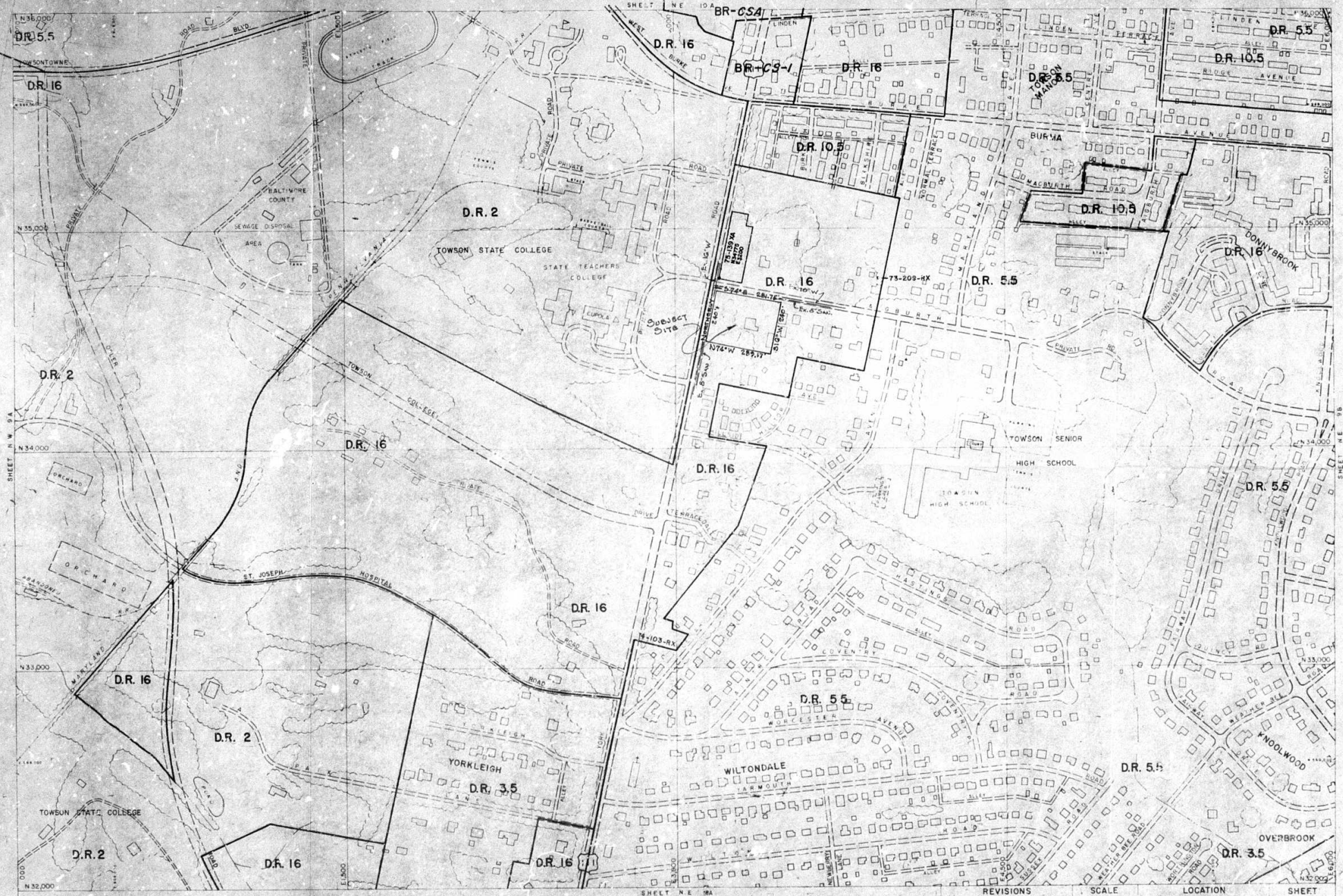


baltimore county
office of planning and zoning

TOWSON, MARYLAND 21204

18-276-4
D2 - TOWN OF TOWSON'S
EXHIBIT 2





0-NE N-NW

1976 COMPREHENSIVE ZONING MAP
 ADOPTED BY THE
 BALTIMORE COUNTY COUNCIL
 OCT. 7, 1976 * OCT. 8, 1976
 BILL NOS. 108, 109, 110, 111, 112
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PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA OFFICIAL ZONING MAP

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
		1" = 200'	WILTONDALE.	NE
		DATE OF PHOTOGRAPHY APRIL 1953	TOWSON	9-A
Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.				





Scale: 1"=200'

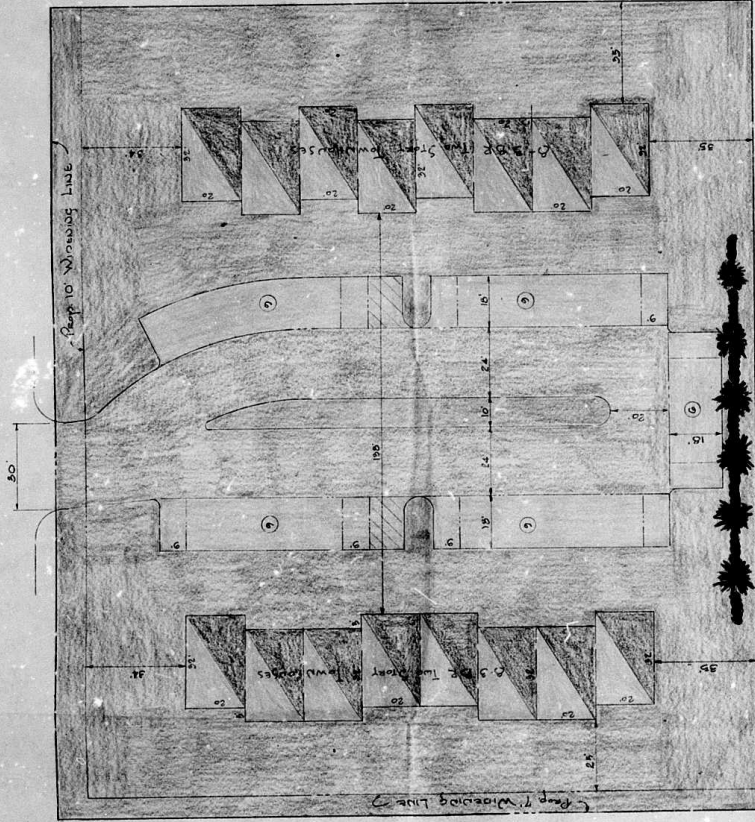
FZ 10-10-1950'S Aerial No 3 15-4 SE
EXHIBIT #3

4

North

Road

Existing Entrance



Road

York

BOARD OF APPEALS
PEOPLED TOWNHOUSES
EXHIBIT 4A

GENERAL NOTES

1. Area = 1.254 Acres
2. Total Lot Area = 1.254 Acres
3. Proposed Density = 24.00 Dpts/Acre
4. Proposed Density = 16.98 Dpts/Acre
5. Required Density = 31.5 Dpts/Acre (24.00)
6. Proposed Density = 24.00 Dpts/Acre
7. Proposed Density = 24.00 Dpts/Acre

BOARD OF APPEALS

PEOPLED TOWNHOUSES

OVERLAY

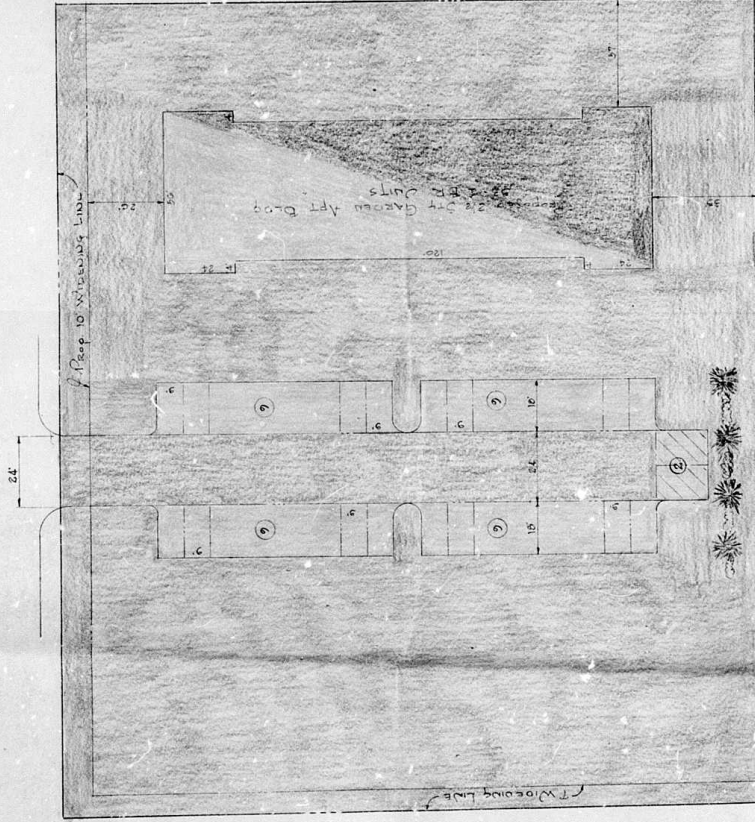
Peopled Townhouses
DOTT PROPERTY
East Dist. 9
Date: 10.12.1979
Scale: 1"=20'

KIDDE
KIDDE CONSULTANTS, INC.
1000 MARKET STREET, SUITE 100
PHILADELPHIA, PA 19102

North

Road

Existing Entrance



Road

York

GENERAL NOTES

1. Area = 1.254 Acres
2. Total Lot Area = 1.254 Acres
3. Proposed Density = 24.00 Dpts/Acre
4. Proposed Density = 16.98 Dpts/Acre
5. Required Density = 31.5 Dpts/Acre (24.00)
6. Proposed Density = 24.00 Dpts/Acre
7. Proposed Density = 24.00 Dpts/Acre

BOARD OF APPEALS

PEOPLED TOWNHOUSES

EXHIBIT 4B

OVERLAY

Peopled Townhouses
DOTT PROPERTY
East Dist. 9
Date: 10.12.1979
Scale: 1"=20'

KIDDE
KIDDE CONSULTANTS, INC.
1000 MARKET STREET, SUITE 100
PHILADELPHIA, PA 19102

CARDIFF HALL EAST APARTMENTS

EXIST. ENTE TO REMAIN, GATE
TO BE BUILT & WILL REMAIN
CLOSED TO TRAFFIC GOING
TO THE OFFICE AREAS.

AIGBURTH ROAD
(MACADAM & SIKING)

S / 4 E M / 7 S
Rice & C. Wm. J. G. L.

TOMSON STATE COLLEGE

YORK ROAD

Exiguo Paving

Capitulum

Future 64 S/yr

TO BALTIMORE

EXISTING ZONING DRUG
Community Use
Newman Center Club Offices
for
Johnson State College

EXISTING ZONING OR IS
RESIDENTIAL USE

VICINITY MAP
Scale 1"=500'

GENERAL NOTES

- [illegible]

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION

SOUTHEAST CORNER YORK ROAD & AIGLEBETH ROAD
9TH ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE 1"=20' JAN. 17, 1978
Key: 150 June 20, 1978

Put x 1

Pet. Exhibit #

75042

KIDDE

KIDDE CONSULTANTS, INC.
2020 CROMWELL, BRIDGE ROAD
BALTIMORE, MARYLAND 21204

TOMSON STATE COLLEGE

YORK ROAD

CARDIFF HALL EAST APARTMENTS

EXIST. EASE T. (KIDDE) GATE
TO DA C. (KIDDE) ROAD
CLOSED TO TRAFFIC GOING
TO THE OFFICE AREAS

AIGBURTH ROAD
(MACADAM PAVING)

WOOD GATE

EXISTING ZONING DDIG
Community Use
Newman Centre Club Offices
Tomson State College

VICINITY MAP
Scale 1"=300'

GENERAL NOTES

1. Total Area of Property Equals 1.55 Acres
2. Existing Zoning of Property DDIG
3. Existing Use of Property Residential Office Use on 2nd Floor
4. Proposed Use of Property Office Use on 1st & 2nd Floors Residential Use on 3rd Floor
5. Proposed Zoning of Property DDIG with Special Exception
6. Off-street Parking Data:
A. Area of 1st Floor for Offices 2,204 sq. ft. Requiring 8 p.s.
B. Area of 2nd Floor for Offices 2,204 sq. ft. Requiring 8 p.s.
C. Parking Required for Residence 1183 sq. ft.
D. Total Parking Required 15 p.s.
7. Total Sprinkler Protection for Offices 15 p.s. Residence in Garage 15 p.s.
8. Existing Water and Sewer at Site

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

SOUTHEAST CORNER YORK ROAD & AIGBURTH ROAD
9TH ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE 1"=20'
JAN 17, 1978
Revised June 20, 1978



TOWSON STATE COLLEGE

CARDIFF HALL EAST APARTMENTS

AIGBURTH ROAD
(MAGADAM RAVING)

YORK ROAD
Existing Right of Way

NORTHERLY 3/4" (SEE PLAN & NOTES)

EXISTING ZONING DRUG
Community Use
Newman Center - Club Offices
for
Towson State College

EXISTING ZONING DRUG
RESIDENTIAL USE

(Note: Special Exception & Variance Required
Due Partitions N 75° 10' 24"



VICINITY MAP
Scale 1" = 300'

GENERAL NOTES

1. Total Area of Property Equals 1.581 Acs.
2. Existing Zoning of Property - R-2.
3. Existing Use of Property - Residential - 1st, 2nd & 3rd Floor.
4. Proposed Use of Property - Office Use 1st & 2nd Floors Residential Use 3rd Floor.
5. Proposed Zoning of Property - R-2 with Special Exception.
6. City Street Section, Detail:
 - A. Area of 1st Floor for Offices - 2,254 sq. ft. (approx. 1/2 Acs.)
 - B. Area of 2nd Floor for Offices - 2,254 sq. ft. (approx. 1/2 Acs.)
 - C. Parking Required for Residence - 11.83 Cars.
 - D. Total Parking Required - 13.83 Cars.
 - E. City Street Section for Offices & Residential - 28.5 Acs.
7. Existing Water and Sewer at 5 ft.

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION

SOUTHEAST CORNER YORK ROAD & AIGBURTH ROAD
9th ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE 1" = 20' JAN. 17, 1975

6
10-4-75
9
S-G-N
10
11



KIDDE
KIDDE CONSULTANTS, INC.
3000 CONNELL ROAD
BALTIMORE, MARYLAND 21204



TOMSON STATE COLLEGE

YORK ROAD

Existing Paving

Future H.D. R.W.

RT BALTIMORE

RT PARKWAY

EXISTING 10' WIDE DRIVE

EXISTING 10' WIDE DRIVE

EXISTING 10' WIDE DRIVE

EXISTING 10' WIDE DRIVE

EXISTING 10' WIDE DRIVE

EXISTING 10' WIDE DRIVE

EXISTING 10' WIDE DRIVE

EXISTING 10' WIDE DRIVE

EXISTING 10' WIDE DRIVE

EXISTING 10' WIDE DRIVE

EXISTING 10' WIDE DRIVE

CARDIFF HALL EAST APARTMENTS

EXIST. EASE TO REMAIN, GATE IS TO BE DIRT & WILL REMAIN CLOSED TO TRAFFIC TRAVELING TO THE OFFICE AREAS. GATE TO BE PLACED 20' FROM CURB LINE.

AIGBURTH ROAD (MACADAM PAVING)

EXIST. 10' WIDE DRIVE

EXIST. 10' WIDE DRIVE

EXIST. 10' WIDE DRIVE

EXIST. 10' WIDE DRIVE

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EXIST. 10' WIDE DRIVE

EXISTING ZONING DR 16
Community Use
Newman Center - Public Offices
Tomson State College

EXISTING ZONING DR 16
RESIDENTIAL USE

(Note: Space between & Avenues Requested
Once Permitted W/ 10' W.D.)



VICINITY MAP
Scale 1"=500'

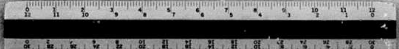
GENERAL NOTES

1. Total Area of Property Equals 1.534 Acs.
2. Existing Zoning of Property DR 16 with Special Exception (Petition N° 3-276)
3. Existing Use of Property Residential - Office Use on 2nd Floor
4. Proposed Use of Property Office use on 1st & 2nd floors Residential Use 3rd Floor. (No More Than 25% of the Office Space May be Leased As Medical Offices)
5. Off-street Parking Drive:
 - A. Area of 1875 sq. ft. of Office - 2000 sq. ft. Existing A.P.S.
 - B. Area of 1000 sq. ft. of Office - 2000 sq. ft. Existing A.P.S.
 - C. Existing Property A.P.S. 1183 sq. ft.
 - D. Total Parking Required 1875 sq. ft.
 - E. Total Space 1875 sq. ft. of Office - 2000 sq. ft. Existing A.P.S.
6. Existing Water and Sewer on Site
7. There shall be no Substantial Exterior Changes Made to the Subject Property so That its Residential Character and Appearance Shall be Maintained.
8. There shall be no Additional Structures Constructed on the Subject Property.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE 7-16-79
70-276
C-022-79

SITE PLAN
OF PROPERTY OF
A. ERIC DOTT
AT

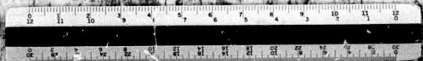
SOUTHEAST CORNER YORK ROAD & AIGBURTH ROAD
9th ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE 1"=20' JUNE 22, 1979





0-NE N-NW

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA



REVISIONS

DATE

SCALE

1" = 200'

DATE OF PHOTOGRAPHY

APRIL 1983

LOCATION

WILTONDALE

TOWSON

SHEET

N.E.

9A

J.O.TG042

Topography Compiled by Photogrammetric Methods
AEC SERVICE CORPORATION PHILADELPHIA, PA