## PETITION FOR ZONING RE-CLASS ICATION 19.9.P. AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I or we\_LYON\_ASSOCIATES,\_INC.\_\_legal owner... of the property situate in Baltimore unity and which is described in the description and plat attached hereto and made a part hereof, elby petition (1) that the soning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from agt. D.R. 3,5

D.R. 16 sone; for the following reasons:

- In classifying the property D.R. 3.5 such zoning was and is erroneous as set out on the attached exhibit, which is incorpo-rated by reference herein; and
- Substantial changes have occurred and are occurring in the heigh-borhood so as to alter its character since the property was so classified by the Council, as set out on the attached exhibit

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of County, to use the herein described property, for .. Offices and office buildings /44.76 in a D.R. 16 zone.

Frozerty is to be posted and advertised as prescribed by Zoning Regulat I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising,
posting, etc., upon filler of this petition, and further agree to and are to be bound by the sealing

LYON ASSOCIATES, INC. By: 1. Hobot Cassell Use Pro

Joseph D. Molern Joseph D. Nolan Petitioner's At
201 W. Pernsylvania Avenue
Addess - Toeson - Maryland 21204
822-7600

Baltimore County, Md. 21207

Address 6707 Whitestone Road

, 1978\_, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of gen out Baltimore County, that property be posted, and that the public hearing be had before the Zonian Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore day of September

> 1:00 P.M 915178

MARYLAND SURVERING AND ENGINEERING CO., INC.

 BALTIMORE, MARYLAND 21207
 SURVEYING

LYCN PROPERTY DESCRIPTION

Beginning for the same at a point on the West Right-of-Way Line of Baltimore Beltusy, said point being situated at the north and of a State Roads Commission Right-of-Way, 45 feet wide, west of and adjacent to the said West Right ore Beltway, leading from Sylvan Way, 40 feet wide, to Kemwoo said point of beginning being situated 1200 feet more or less Northwesterly from Wilkens Avenue; thence leaving the place of beginning and running and binding along said State Roads Commission Right-of-Way leading from Sylvan Way to Kemwood Avenue, bearings referred to True North, S 14° 50' 55" E, 64.03 feet; thence S 61° 34' 59" E. 60.88 feet; thence leaving said Right-of-Way and running the following thirteen courses and distances: (1) S 20° 52' 55" W. 303.63 feet; (2) N 69° 07' 05" N, 462.68 feet, (3) S 52° 16' 00" N, 201.29 feet, (4) N 40° 31' 00" N, 100.39 feet, W, 52.02 feet, (8) % 9° 20' 00" W, 66.41 feet, (9) N 25' GO" E, 132.98 feet, (10) N 19° 46' 00" W, 67.29 foet, (11) % 61° 11' 56" W, 45.72 feet, (12) S 80° 56 08" W, 124.58 feet, and (13) N 33° 44' 02" E, 485.26 feet to intersect the above Wast Right-of-Way Line of Baltimora Beltway; thence running and binding and Wight-of-Way the following six courses and distances: (1) S 53° 30' 30" E. 230.13 feet. (2) S 67° 32' 40" E, 103.08 feet. (3) S 57° 19' 21"E, 150.33 feet (4) \$ 47° 47' 52" E, 100.50 feet, (5) \$ 39° 28' 20" E, 103 C feet, and (6) 5"5" 30' 30" F. 250.00 feet to the place of beginning

Containing: 11.90 Acres more or less.

\_\_fr. - 1 inch File No. 2155 Ravised 5/4>/70

Signed This 7 th day MARCH

RE PETITION FOR RECLASSIFICATION : SW/S of the Baltimore Beltway, 1200' NW of Wilkens Avenue -1st Election District Lyon Associates, Inc. - Petitione.

DEPUTY ZONING

OF

PALTIMORE COUNTY

... ... ...

The Petitioner has withdrawn this Petition; therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 234 da

of November, 1978, that said Petition be and the same is hereby DISMISSED

DATE

7

POINTS OF ERROR
IN CLASSIFYING THE SUBJECT
PROPERTY D.R. 3.5

In classifying the subject 11.90-acre property D.R. 3.5, the zoning maps contain at least the following errors, oversights and omissions:

1. The subject property is dominated by the Bal-timore County Belewsy with in excess of 50f feet of the Baltway exposure in the section of the unsuited to residential development, most particularly D.R. 3.5 density residential development.

2. The subject property of less shan 12 acres is sandwiched directly between the Sections Countries and the Space directly between the Sections Countries and the Space directly of the Section Section Section Section Sec

3. The property, due to the presence of the Belt-way and the Spring Grove State Bospital, both intensive insti-tutional uses, is ideally suited for office purposes, parti-cularly those office uses requiring proximity to the Beltway and the Baltimore-Reshington corridor.

4. Appropriate office use on the property could have been enabled, and should have been enabled, by proposing on a local property of the proposing of the property of the prop

5. That the very rough topography of this tract, the heavy tree cover, the costs of road and utility improvements, etc., all render this tract impossible to develop in any manner whatsoever on a D.R. 3.5 basis, and, honce, this D.R. 3.5 soning was and is confiscatory.

For such other and further errors as may disclosed following a minute examination of the property, which will be brought out as such investigation continues.

CHANGES IN THE AREA SINCE ACTION BY THE COUNCIL

The following changes have occurred in the neighborhood and area since the property was zoned D.R. 3.5 by the Council:

The Spring Grove State Hospital Complex has continued its expansion and improvement program very close to the subject property.

 The University of Maryland Baltimore Campus has continued to expand, and, thus, the need for office space in the area has continued to grow. 3. Daily traffic counts on the Baltimore County broparty, and this traffic increase the Council acted on this property, and this traffic increase has had, is having and will have a direct, and continuing adverse effect on the property for residential use.

Page two

4. Such other and further changes as may be detacted by a minute exumination of the area, which will be brought out when and as discovered, by the time of the hearing(s) hereon.

Puepectivilly submitted.

George J. Martinak

November 27, 1978

7

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

RE: Petition for Reclassification SW/S of the Baltimore Beltway, 1200' NW of Wilkens Avenue -Lyon Associates, Inc. - Petitioner NO. 79-52-R (Item No. 2)

Dear Mr. Nolan I have this dute passed my Order in the above referenced matter,

GReen

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

Page two - George J. Martinak - October 30, 1978

cc: The Hon. S. Eric DiNenna Zoning Commissioner

Ellsworth N. Diver, P.E. Chief, Bureau of Engineering Department of Public Works

Frederick W. Ringger, Jr. Bureau of Engineering Department of Public Works

Mr. Ray R. Potter, Jr. and David C. Flowers Planning Office Courts Building Towson, Md. 21204

J Pohert Cassell, P.E. & L.S., Lyon Associates, Inc 6767 Whitestone Road Baltimore, Md. 21207

Mannes P. Greenberg, Esquire Kaplan. Heyman, Greenberg, Engelman & Belgrad, P.A. 10th Ploor, Sun Life Building Baltimore, Md. 21201

Thanking you and your Staff as well as Mr. Potter and his Staff for your attention to this Order of Dismissal Without Prejudice, I am ames D. nolan James D. Nolan

LAW OFFICES

NOLAN, PLUMHOFF & WILLIAMS

TOWSON MARYLAND 21204

October 30, 1978

We have just resently been instructed by our clients, Lyon Associates Inc. the owners of a 12-acre parcel on the set of the acres of the parcel parcel on the set of Milkens Arenue, that they wish to withdraw both the pending IDCA special exception partition and the petition for reclassification to D.R. 16 and a special exception for offices.

special exception and reclassification .ase he dismissed without prejudice at the request of the pelitioner amazinate that the received received and reclassification .ase he dismissed that Pir. Potter of the Planning Office consider that Pir. Potter of the Planning Office consider this letter as a withdrawal of the IDCA special exception request Ror. 78-54-X, which is acheduled for consideration by the entire Planning board on Rowesber 16 and by the Planning Board's Planning Bo

Dismissal Withour Prejudice of IDCA Special Exception Request 78-54-X and retition for Reclassification to D.R. 16 and Special Exception for Offices for the Lyon Associates, Inc., Case No. 79-52-R.

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

\_ OCT 31 '78 AM

ZONING DEPARTMENT

JDN/hl Enclosure cc: See next page

MAR 1 6 1979

RE: PETITION FOR RECLASSIFICATION : BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

LYON ASSOCIATES, INC.,

. Com No. 79-52-8

......

## ORDER TO ENTER APPEARANCE

Mr. Commissioner

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

Peter Max Bin Peter Max Zimmerman Deputy People's Counsel

Orlen W. Newson, Ht John W. Hessian, III People's Counsol County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 9th day of August, 1978, a copy of the

foregoing Order was mailed to James D. Nolan, Esquire, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.

> Dolin Zi. Herring AT John W. Hessian, III



Can No. 79-52-R

---NOLAN, PLUMHOFF & WILLIAMS 204 WEST PENNSYLVANIA AVENU

July 21, 1978

The Honorable 5. Eric DiNenna, Zoning Commissioner and The Honorable George J. Martinak, Deputy Zoning Commissioner Baltimore County Office Building Towson, Maryland 21204

Re: The Lyon Associates Property, Third Cycle, Property Number 2.

Dear Commissioner DiNenna and Commissioner Martinak:

For several weeks we have been working with your Staff in order to attempt to resolve the problems caused by the present site plan for the above property failing the IDCA water tests, due to inadequate water pressure on some .Aevations on the property.

At the present time our client is repositioning the proposed office building on this 12-acre cract, and it is being placed at a much lower elevation an the southwestern corner of the property and following such placement, we intend to resubmit it for IDCA re-avaluation.

In the meanwhile, it is our understanding from talk-ing with fit. Dyer that we should submit 10 outline plats of the property with the building completely de-sted, and it will be on this basic that the case will Le called for a hearing on Tuesday, September 5, perhaps at 1:00 p.m.

As you know, until the IDCA obstacle is removed, the special exception for offices aspect of the case cannot be heard, and thus it would be our suggestion that the case be called and continued until suc! time as the IDCA problem has been resolved and the office special exception can be heard. As you know, this practice has been followed in the past on time rases:



IDCA APPLICATION FOR

RECEIVED SPECIAL EXCEPTION AND OR SPECIAL PERMITME 29 1918

THE THREE COUNTY OF BALTWORF COUNTY PLANNING & ZONNOS 

\_\_\_\_\_ D.R. AS zone to use the resent nest and Office Building ...

TTE AREA\_UL99 AS \_\_\_ DEED REF. 2002/437\_\_\_ \_16.08 \_\_ % OF OVERALL SITE WILL REQUIRE GRACOME

2 TOTAL HEIGHT 30' MATIO - TOTAL PLOOR AMEA DIVIDED BY SITE AMPA - 0.677

Office \_\_ other ploons \_\_Office \_\_\_\_

GROUND FLOOR \_\_\_\_ 67 \_\_\_ OTHER FLOORS \_\_\_\_ 40 \_\_\_ TOTAL \_\_ 107

UI LITIES

MITES ED-MUC COMMITE, TYPE OF STREET. STREET, existing 8 inch main to Sylven Long SEWER: MEURIC COMMUNE, TYPE OF SYSTEM . Excisting 10-inch mains in Paradia

Pular fresh COMMITTE TO THE REST OF MY KNOWLEDGE AND

Holat Creedy Vice-President Access 6707 Whitestone Road

Baltimire, HD 21207 (944-9211) 4/16/28 THE THE PACPOSED DE LOPE

As soon as the 10 revised outline plats deleting the building are available, they will be immediately filed with your office.

Respectfully,

James D. Nolan

Jane D. Why

Thanking you and your Strff for your attention to this matter, I am

Mannes F. Greenberg, Esq. Kaplan, Heyman, Greenberg, Eigelman & Belgrad, P.A. 10th Ploor, Sun Life Building Baltimore, Md. 21201

James E. Dyer, Zoning Supervisor Office of Planning & Zoning

Ms. Mary Campagna Office of Planning & Zoning

J. Robert Cassell, Vice Pres. The Lyon Associates, Inc. Mr. Richard Cassell The Lyon Associates, Inc.

James G. Hoswell Planning Office Courts Building 21204

Who stand Liste H. The Notan Plumber Williams
Notan Plumber Williams
187 W. Standy vania Avanua
Towson, Md. 21204 (823-7800)

90

Page two - July 21, 1978

LAW OFFICES O NOLAN, PLUMHOFF & WILLIAMS TOWSON MARYLAND 21204

August 30, 1978

ALG 3 8 '78 PM-

- W 200)

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

Re: Petition for Reclassification to D.R. 16 and Special Exception for Offices for the Lyon Associates. Inc., Case No. 79-52-R. Scheduled Zoning Commissioner Heering Date Tuesday, September 5, 1978 at 1100 P.M. and Resubmitted IDCA Materials.

As everyone involved in this matter will recall, a carlier this year we filed a Petition for Reclassification and Special Exception for Offices for the Lyon Associates, covering a 12-acre parcel on the southwest Side of the Baltisore County Boltway, northwest of Wilkens Avenue.

At the time of filing the reclassification case, an IDCA petition was also filed, and an extint was identified and the reclassification of the requirement except water, and due to the placement of the building on the higher elevations of the property, there susthought to be a problem with water pressure.

Our client, Lyon Associates, through their Engineering Division, Marylard Surveying and Engineering, has prepared an IDCA submission with the building relocated to 4 lower elevation to cure the water pressure problem.

Seven copies of a revised site plan dated August 9, 1978, with the proposed building relocated for a first floor elevation of 240 feet above seal seval, are substited herealth, together with the usual IDCA Petitions, soming map, serial photo and topography maps;

Relocating the building at elevation 240, with the second floor at elevation 255 should cure the water pressure problems noted in Mr. Diver's Commence, corroborated in by Mr. Ringer, of May 15, 1978. Some other Comments by th

BAINTHORE COUNTY, MARYLAND

DATE: May 15, 1978

IDCA PLAN

PRELIMINARY PLAN

Page two - George J. Martinak - August 30, 1978

Department of Public Works, most paticularly the Zoning Advisory Committee Comments of April 19, 1978; under the water than the Comment of April 19, 1978; under the water transmission of the Comment of the Publisher of April 1979; the Comment of Apri

Comments.

In accordance with our letter of July 21, 1978 to Mr. DINenna, we would again emphasize that Lyon Associates only plan for this property is the two-otory office building, which has always been shown, and it is on this basis that case must be tried. Of course require the last is that the case must be tried. Of course required the propertion for office building cannot be granted under the terms of the IDCA Bill 12-77. Accordingly, we would respectfully suggest that the case be called on Tuesday, September 5 at 1:00 p.m. and thereafter continued as to the hearing until this resubstited IDCA material is processed by the Department of Public Works and the Planning Beard.

Thanking everyone for their attention to this resubmission and ready to answer any questions that any interested party may have, I em

Respectfully, James D. Molan James D. Nolan

JDN/hl-Enclosures cc: The Hon. S. Eric DiNenna Zoning Commissioner

J. Robert Cassell, P.E. & L.S., Vice President Lyon Associates Inc. 6797 Whitestone Road Baltimore, Md. 21207 Joseph A. Warfield Bureau of Public Services Department of Public Works County Office Building Towson, Md. 21204 Mannes P. Greenberg, Esquire Kaplan, Heyman, Greenberg, Engelman & Belgrad, P.A. 10th Floor, Sun Life Building Baltimore, Mi. 21201

Ellsworth N. Diver, P.E. Chief, Bureau of Engineering Dept. of Public Works

Frederick W. Ringger, Jr. Bureau of Engineering Dept. of Public Works

Nicholas B. Commodari Office of Planning & Zoning

Ray R. Potter, Jr. David C. Flowers Planning Office Courts Building 21204

IDCA NO. 78-22X IDCA NO. 78-22X Lyon Associates, Inc. Page 2 May 15, 1978

Scorm Drains: (Herbo: t Run - Patapsoo River - Chesapeake Bay)

This property drains to Nutapeco Rivervia Herbert Ann. There are known flooding and the first supervises area of a property of the property of the supervises area of the property of the supervises area of the property of the development of this property this project is recommended for approximate of the development of this property this project is recommended for approximate of the property of the project is recommended for approximate of the property of the project is recommended for approximation of the property of the project is recommended for approximation of the project is recommended for appr

Elsworth M. Diver to Mea-ELISWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: 65

RECEIVED

MAY 17 1918 OFFICE OF PLANNING & ZONENG

WESTERN SUPPLYISHON REVIEW COMMENTS

Ellsworth N. Diver, 9.E.

PROJECT NAME: Lyon Associates, Inc.

PROJECT NUMBER: INCA NO. 78-22X TOCATTIN.

N/ES Paralise Avenue DISTRICT:

101

TENTATIVE PLAN DEVELOPMENT PLAN FINAL PLAT

This application for special exception (No. 78-22%) was received by the Developersign Approval Section on April 5, 1978, and we comment as follows:

Water: (Reduced Western Third Zone) Urban Area

This property is within the Urban-Bural Demarcation Line and in an area consted "Existing Service" on Baltimore County Water Plans W-22A and B, as amended.

The existing B-inch public veter main' in Sylvan Lane (Manwood Avenue), and also in Parcellae Avenue, at the scutbarmost, outline of this property, supply water in the Renderd Western Hind Home of Mater jestlow which is not capable of supplying the water volume, pressure, and fire protection coresidented adequate to serve this project. these pressure problems have been reported in the airs.

Construction of public water mains so as to supply water from the Western construction of public Water Mains so as to supply water from the Western Third form of Mater Service could serve this and other properties, an adequate public water sains do not actually corend to this proceedy, this proper may not be recommended for the construction of adequate public water nains, from the Mestern Third Some of Mater Supply to this property, per sub-scotion e(1)A(i) of Bill 12-77, (IDAI), this project may be approved.

Sanitary Sever: (Herbert Run - Patapaco Xivar Interceptors - Patapaco Sewage Purping Station - Patapaco Kaste Water Treatment Plant) Patapaco Purping Station - 24.40 mgd.

Then 4s public Deletch sentire; someoney along function pursue, and in Kanneck change granulately 75 effect each of the sinte. No day weather (for problems was reported in the area. This property is within the Urban-Re. a) Described in the area. This property is within the Urban-Re. a) Described in the area described "injuring Service" on Balthouce county Secreey Plans 5-22 And N, as searched. The requested change in use will not witherestly affect the system. This project is reconceded for approval.

ZONING DEP.

# 24'78 ··

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

TON M. MOUNING, P.E.

April 19, 1978

Mr. S. Eric DiMenna Zoning Co. missioner County Office Building Tresson, Maryland 21204

No: Item 42 (Cycle III April-October 1978)
Property Gener: Lyon Associates, Inc.
SAN Bairs, Bairos; 1200; Say Milkens Ave.
Exist to Soning; D.R. 3.55
Proposed Soning; D.R. 1.6 with Special Exception for
offices (IDCA 70-222)
Acres: 11,00 Districts lat

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

this property is the subject of Project IDCA NO. 78-22X.

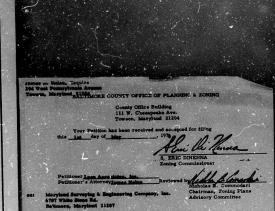
Comments were supplied in connection with the Zoning Advisory Committee review of this property for Item #334 (1969-1970), 71-108R.

Saltimore Baltomy (1-695) is a State Bond; therefore, all improvements, inter-sections, entrances and drainage requirements as they affect the road come ander the jurisdiction of the Newly-ind Salts Higheys Administration. Any utility construction within the State Bond right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Sylvan Lane (Sylvanside Drive - Kammool Arenne) and Paradise Avenne, existing public Drude, are proposed to be improved in the future as 30-foot closed section roadways on 50-foot rights-of-sey, Highway rights-of-way videalings, including an assessary rewarfible assessment for alogae, will be required in consection with any grading or building pearls application.

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

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



Item #2 (Cycle III April-October 1978) Property Owner: Lyon Associates, Inc. Page 2 April 19, 1978

Story Drains:

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

In accordance with the drainage policy, the Developer is responsible for the total actual cost of drainage facilities required to carry the storm water runoff through the property to be developed to a suitable outfall.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 fact is remired.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any mais-nose or dasages to adjacent properties, especially by the concentration of surface starts. Correction of any problem which may result, due to improper graing or improper installation of drainage facilities, would be the rull responsibility of the relationer.

There are public 8-inch water mains in Sylvan Lane (Kenwood Avenue) (Drawings 658-0265 and 0266, File 3), as shown on the subsitted plan, and in Naradise Avenue from Milkens Avenue northwestarly to the south-mount outline of this property (Drawing #74-0539, File 3).

This property is within the Reduced Western Third Zone of Water Service. A private extension and onsi's water system, including private pumping facilities, would be required to adequately serve any property above elevation 260 fest. Additional Tire hydrant protection is required in the vicinity.

There is public 10-inch sanitary sewerage along Paradise Avenue (Drawings \$30-0160 and 0157, File 1). An offsite essement is required for a service connection for this property, which is tributary to the Nethoric Ren-Patapeco River Sanitary Sewer

Very truly yours, Elloworth A Tim / Comer ELLSWORTH N. DIVER, P.E.

END: EAN: PWR: 84

cc: J. Loos W. Munchel J. Somers

12 & 12 a.W 19 Pos. Sheats SW 3 & 4 E Topo 101 Tax Mep

BATTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 1, 1978

COUNTY OFFICE BLOG. 111 W. Chesapeake Ave. Towson, Maryland 2120

Burneu of Engineering Department of Traffic Engineering State Poads Comissi

Bureau of Fealth Department Project Planning Building Department Board of Education

Joning Administratio Industrial

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

RE: Cycle III

Reclassification and
Special Exception Petition
Item Number 2 Petitioner - Lyon Associates,

Dear Mr. Nolan:

The Ioning 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 each submitted that the property of the property with the goal of the property with the Soling Comments with recommendations as to the suitability of the requested Soning.

The subject property, zoned D.R. 3.5 and improved two detached dwellings, contains 11.9 acres and is surrounded by the Baltimore Beltway to the north, individual dwellings to the east and the Spring Growe State Hospital to the southwest, all C which are similarly zoned.

A review of our files indicates that this site was the subject of two previous zoning hearings (Case #53-12-WX and \$71-103-M). In the former case, the previous commer was granted a Special Exception to the property at the property case involved a request or serone the subject property, comprising 11.9 acres to a sit.

### Indicates the property of the property comprising 11.9 acres to a sit.

James D. Nolan, Esquire Page 2 Item Number 2 May 1, 1978

However, this was eventually denied.

This combination Reclassification/Special Exception is necessitated by your client's proposal to acquire a D.R. 16 zoning and construct a two-story office building and accessory parking area with direct access from Sylvan Lane.

At the time of field improction, the Committee approached the situ from Sylvan Lane because this was the only arcess shown on the ributted site plan. And the comments from the committee of the comments from the Bureau of Engineering, it is obvious that the subject site also has frontage on Paradise Avenue. The submitted plan should be revised to indicate the location of this process. The comments from the submitted plan should be revised to indicate the location of this process of the property and the existing dwellings on the site. In addition, particular attention should be afforded all the comments from the Bureau of Engineering.

This petition for Reclassification is accepted for filing on the date of the enalosed filing certificate. However, any revisions or operations to petitions the petitions of the second second second the second sec

Very truly yours, Nicholas B. Commodaki

MRCtrf

cc: Maryland Surveying & Engineering Company, Inc. 6707 White Stone Road - Baltimore, MD 21207



Maryland Department of Transportation

M.S. Caltrider

April 19, 1978

Mr. S. Eric DiNenna Zoning Commissioner County Office Bldg. Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Zoning Cycle III, April 1','9
Item: 2
Item: 2
Coner: Lyon Associates, Inc.
Location: SM/S Baltimore Beltway.
1200' NW Willens Ave.
Existing Zoning: D.R. 3 With Special
Proposed Zoning: Exception for offices
(IDCA 78-22X)

Acres: 11.90 District: 1st

Dear Mr. DiNenna:

The proposed development should have no adverse effects on the State highway.

CL:JEM:dj

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

By: John E. Meyers



April 21, 1978

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

Dear Mr. DiNenna

1

Comments on Item # 2 , Zoning Cycle III, April 1978, are as follows

Property Owner: Lyon Associates, Inc. Location: SW/5 Baltimore Behrwy 1200' NW Wilkens Avenue Estiting Zonig: D. R.3.5 Proposed Zoning: D. R. 16 with Special Exception for offices (IDCA 78-22X) Acres: 11,20

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

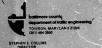
The access to the property is poor along Sylvan Lane.

Very truly yours,

John Felilly

John L. Wimbley

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



April 13, 1978

Zening Commissioner First Floor; County Office Building Towson, Maryland 21204

Re: Item #2 - ZAC - Cycle 3 - April. 1978 Item 27 - 2AG - Cycle 5 - Agrii, 1978
Proporty Dome: 19on Associate, Inc.
Existing Rowing: D. R. 36 - 2007
Existing Rowing: D. R. 36 with Special Exception for offices (IDCA 78-22X)
Acres: 11.99
District: 1st

The subject potition is requesting a change from D. R. 3.5 to D. R. 16 with a special exception for offices on 11.9 acres.

This should increase the trip density from 416 to 1430 or

Sylvan Lame is not adequate to handle this type of density without improvement. Congestion presently occurs at the interchange of Wilkens Avenue and the Beltway and this increated density can only compound that problem.

Very truly yours,

C life Associated Moore
Assistant Traffic Engineer

April 21, 1978

Mr. S. Eric DiHenre Office of Flamming and Zoning County Office Building Towson, Maryland 21204

Comments on Item #2, Zoning Advisory Committee Heeting for Cycle III, are as follows:

ly m Associates, Inc. 89/5 Balto, Beltwey 1200: NW Wilkens Ave. Dat. 35 This width Special Exception for offices (100 18-22X) Property Caners Locations Existing Zonings Proposed Zonings

Metropolitan water and sewer must be extended to the site approval of a building permit application.

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

THD/KS/2th

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

Attention: N. Commodari, Chairman Zoning Edivsory Committee

se: Property Comer: Lyon Associates, Inc.

Location: SW/S Belto. Peltway 1200' NW Wilkens Ave. Zoning Agenda Cycle III

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

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or <u>JAY</u> feet along an approved road in accordance with Baltane wanty Standards as published by the Depurituant of Publish Order.

( ) 2. A second means of webjole access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_ MONSOS 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.

The buildings and structures existing or proposed on the acts shall comply with all applicable requirements of the Battoni Fire Protection Association Standard Bo. 101 "Mide Safety Code", 1970 Miltion prior to company.

( ) 6. Site plane are approved as dreval.

( ) 7. The Fire Prevention Bureau has no comments, at, this time.

Hoted and One May Dork ENTINES A DAN Special Inspection Division

Anril 6, 1978

r Demeri Lyon Associates

Y Baltimore Beltway at Kenwood Ave on Sylvan Lane
| Boning: D.R. 3.5

XA. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement, State of Haryland Code for the Bard carried and and the complements.

X 3. A building permit chail be required before construction can begin

C. Additional Permits shall be required.

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

xJ. Commental. Compliance to the State Handicapped Code shall be shown on plat plan.
2. Soil analysis may be required before construction starts.

Very truly yours.



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

I J. Comments See attached sheet for additional notes.



RE: Permit No: Item 2 Cycle III

Your revised site plans fail to reflect compliance with the Maryland State Code for the Mandicapped and Aged. Specifically Section 316.3 and 316.4.

Macho & Sumhom

CEBITT

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND - 21204

Date: April 24, 1978

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

Z.A.C. Meeting of: Cycle III

NE: Iten No: 2
Property Owner: Lyon Associates, Lac.
Loration: 3M/S Belto. Beltway 1200' NN Wilkens Avenue
Fresent Joning: D.R. 3.5
Proposed Coming: D.R. 16 with Specia: Exception for offices (IDCA 78-22X)

District: 1st No. Acres: 11.90

No adverse effect on student population. Mould only result in loss of approximately 19 Elementary, 7 Junior High and 5 Senior High pupils.

Very truly yours, to Will towns W. Nick Petrovich, Field Representative

KNP/bp

7	0	5	1	2	D

Date of Posting A 06057 19, 1978

	OFFICE OF
TIMES -	PIMES
	NEWSPAPERS

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR RECLASSIFICATION - Lyon Assoc. Inc. was inserted in the following:

☐ Catonsville Times
☐ Dundalk Times

☐ Towsor. Times
☐ Arbutus Times

☐ Essex Times
☐ Suburban Times East

☐ Arbutus Times
☐ Community Times
☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 18th day of August 19.2a., that is to say, the same was inserted in the issues of August 17, 1978

STROMBERG PUBLICATIONS, INC

BY Esthe Burger

## CERTIFICATE OF PUBLICATION

G. Leank Strucking

Cost of Advertisement, \$\_\_\_\_\_

CERTIFICATE OF POSTING

Location of property SWS OF THE BAKTIMONE BEKTWAY, 1200' NW OF

Location of Signa O NE Con Kennoon & walkers Ave @ Su Con Kennoon Ave & Sylvin

Posted by Florus & Robert Date of return AVGUST 23, 1978

3-51605

Posted for Petition Fere Rechassification

LANCE (3) N/S PARAS SE AVE 750'+07-N OF WILKENS AUG.

Petitioner: LYON ASSOCIATES INC.

WILKENS AVE







BALTIMORE COUNTY, MARYLAND
OFFICE OF PHYMOE - REVENUE DIVISION
MISCELLANE S CASH RECEIPT
DATE AUgust 9, 1978
ACCOUNT 01-662

AMDUNT \$50.00

1863 TANK 9 501

		/5	flui lli	Venne-	Cash Other
Pet	itioner / Attorney This is not to be assignment of a he	NOLAN interpreted as	oning Commissi Submitted by	N. MILLIA red by N.	ze_

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeuke Avenue
Towson, Maryland 21204

Your Petition has been received this 29 day of 1918. Filing Fee \$ 50 . Received Check

CHS.	VALIDATION OR SIGNATURE OF CASHIER
	ren Md. 21207, Ad ertising & Posting Case No. 79-52
	RICELVED Lyon Associates, Inc., 6707 Whitestone Rd.,
	AMOUNT 8245-71
	DATE September 6, 1978 ACCOUNT. 01-662
	SALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

