

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Dr. William Koenig, et ux, 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 heretofore described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an DR 5.5 zone to an DR 16 zone, for the following reasons:

That the zoning map containing the DR 5.5 is in error

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the heretofore described property, for waiting and reception room for dentist office.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification 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 of Baltimore County.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification 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 of Baltimore County.

ORDERED BY The Zoning Commissioner of Baltimore County, this 1st day of May, 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 10th day of September, 1978, at 10:00 o'clock A.M.

Deputy Zoning Commissioner of Baltimore County.

(over)

10:00 A.M.
9/19/78

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William & Kathryn Koenig, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 18C2, 2R (V, B, 2) to permit a rear setback of 20 feet in lieu of the required 30 feet.

That the existing structure has been located in its present position for many years and to have to relocate it to conform with setback requirements would present a great hardship to the petitioners.

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

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

ORDERED BY The Zoning Commissioner of Baltimore County, this 1st day of May, 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 10th day of September, 1978, at 10:00 o'clock A.M.

Deputy Zoning Commissioner of Baltimore County.

(over)

10:00 A.M.
9/19/78

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION AND PETITION FOR VARIANCE FROM AREA AND HEIGHT REGULATIONS OF OLD HARFORD ROAD, 140 S. OF TOMMYTRUE COURT - 9th ELECTION DISTRICT - Dr. William Koenig, et ux - Petitioners NO. 79-63-RXA (Item No. 16)

This matter comes before the Zoning Commissioner as a result of a Petition for Reclassification from a D.R. 5.5 Zone to a D.R. 16 Zone and Special Exception for offices and, additionally, a Petition for Variance to permit a rear yard setback of 20 feet in lieu of the required 30 feet. The subject property is located on the west side of Old Harford Road, 140 feet south of Tommytrue Court, in the Ninth Election District of Baltimore County, and contains 0.255 of an acre of land, more or less.

Although People's Counsel entered his appearance, he was not present at the hearing.

Testimony indicated that the subject property is part of a larger tract of land, which is divided by the zoning line of demarcation, running in an east-west direction. The northern portion is zoned D.R. 16 with a Special Exception for offices (Case No. 75-275-X). One of the Petitioners, Dr. William Koenig, operates his dental practice on that portion. The southern portion of the property is zoned D.R. 5.5 and is improved with a garage, which is attached to the dental offices. The Petitioners propose to convert the garage to a waiting room, in conjunction with Dr. Koenig's offices, thereby necessitating the requested Variance.

Comments submitted by the Department of Traffic Engineering state that the proposed use would "make little change in the trip density."

Without reviewing the evidence further in detail but based upon all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the present classification of the property is in error, and the Reclassification should be granted; the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met, and the Special Exception should be granted; and the health, safety, and general welfare of the community not being adversely affected, the Variance should be granted.

IDCA APPLICATION FOR SPECIAL EXCEPTION AND/OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, William & Kathryn Koenig, legal owners of the property situate in Baltimore County, the property outline of which is shown to scale, complete with bearings and distances on 200' x 300' scale maps, which are attached hereto, hereby make application to file for a Special Exception, under the Zoning Law of Baltimore County, to use the heretofore described property for DENTAL OFFICE WAITING ROOM.

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:
GROSS SITE AREA 0.255 AC. DEED REF. 122-361
GRAZING NONE % OF OVERALL SITE WILL REQUIRE GRAZING.
BUILDING SIZE
GROUND FLOOR 120' x 110' AREA 13,200'
NUMBER OF FLOORS 1 TOTAL HEIGHT 11'
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY LITE AREA = 0.024

BUILDING USE
GROUND FLOOR DENTAL OFFICE WAITING ROOM OTHER FLOORS NONE

REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR 2 OTHER FLOORS NONE TOTAL 2

PAVING
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES, CALCULATED AS FOLLOWS:
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 363')

UTILITIES
WATER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM EXISTING
SEWER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM EXISTING

UTILITIES SECURITY APPROVAL SEAL OF LAND DEVELOPER

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

WILLIAM & KATHRYN KOENIG
ADDRESS 8424 OLD HARFORD RD.
TOWSON, MD. 21204

THE PLANNING BOARD HAS DETERMINED THAT THE PROPOSED DEVELOPMENT DOES NOT CONFORM TO THE REQUIREMENTS OF SECTION 22-101 OF THE BALTIMORE ZONING LAW.

APPROVED: John F. Etzel
DATE: 9/19/78

OFFICE OF PLANNING & ZONING

ification should be granted; the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met, and the Special Exception should be granted; and the health, safety, and general welfare of the community not being adversely affected, the Variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of December, 1978, that the Petition for Reclassification from a D.R. 5.5 Zone to a D.R. 16 Zone and Special Exception for offices and the Petition for Variance to permit a rear yard setback of 20 feet in lieu of the required 30 feet should be and the same are hereby GRANTED, from and after the date of this Order, subject to the following restrictions:

1. A total of ten parking spaces must be provided, two of which must adjoin the existing parking area and two of which must be located on the driveway of the existing garage.
2. Site plan approval by the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning.

W. H. Dwyer
Zoning Commissioner of Baltimore County

DATE: December 6, 1978
BY: John F. Etzel

IDCA NO. 79-22
IDCA NO. 79-22

- 2 -

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
S. ERIC DENNA
Zoning Commissioner
George J. Martinik
Deputy Zoning Commissioner

Ms. Beatrice S. Daly
Attorney at Law
208 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Reclassification and Special Exception and Petition for Variance from W/S of Old Harford Road, 140 S. of Tommytrue Court - 9th Election District - Dr. William Koenig, et ux - Petitioners I.O. 79-63-RXA (Item No. 16)

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

Very truly yours,
S. ERIC DENNA
Zoning Commissioner

SE: Dnr

Attachments

cc: Ms. Patricia R. Kelly
8402 Arroy Place
Baltimore, Maryland 21234

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

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
415 OLANWAY AVENUE
TOWSON, MARYLAND 21204
823-4470

Zoning Description
8424 Old Harford Road

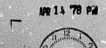
All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the west side of Old Harford Road at a point distant South 9 degrees 03 minutes 31 seconds East 140 feet measured along the west side of Old Harford Road from the center line of Tommytrue Court and running thence on the west side of Old Harford Road, north 9 degrees 03 minutes 31 seconds East 80.23 feet, thence leaving Old Harford Road and ending on the property line of the petitioners herein, the three following courses and distances: Vizi south 85 degrees 17 minutes 17 seconds East 179.00 feet, north 22 degrees 28 minutes 39 seconds West 83.25 feet, then South 65 degrees 01 minute 22 seconds West 0.10 of a foot and north 65 degrees 17 minutes 17 seconds East 148.32 feet to the place of beginning.

Containing 0.255 of an Acre of land more or less.
Being the property of the petitioners herein as shown on a plat filed with the office of the Zoning Commissioner.



John F. Etzel



OFFICE OF PLANNING & ZONING

PROJECT: SUBMITTAL REVIEW COMMENTS
DATE: May 18, 1978
FROM: Ellsworth N. Dwyer, P.E.
Chief, Bureau of Engineering

PROJECT NAME:	IDCA PLAN
Koenig Property <td>PRELIMINARY PLAN</td>	PRELIMINARY PLAN
PROJECT NUMBER: IDCA NO. 79-27X <td>INTERIM PLAN</td>	INTERIM PLAN
LOCATION: Old Harford Rd. & Selby Ave. <td>DEVELOPMENT PLAN</td>	DEVELOPMENT PLAN
DISTRICT: 906 <td>FINAL PLAN</td>	FINAL PLAN

This application for special exception (No. 79-27X) was received by the Developer Design Approval Section on April 20, 1978, and was examined as follows:

Water: (Eastern Third Zone) Urban Area

There is a 12-inch public water main in Old Harford Road, serving this property. There are no problems with water service in this area. This property is within the Urban-Rural Demarcation Line and is an area designated "Fairly Service" on Baltimore County Water Plan S-17A, as amended. The requested change in use will not adversely affect the system. This project is recommended for approval.

Sanitary Sewer: (East Branch Herring Run and Herring Run Interceptors - Main Outfall - Back River Water Treatment Plant)

There is an 8-inch public sanitary sewer in Old Harford Road, serving this property. There are no day weather flow problems reported in the area. This property is within the Urban-Rural Demarcation Line and is an area designated "Fairly Service" on Baltimore County Sewerage Plan S-17A, as amended. The requested change in use will not adversely affect the system. This project is recommended for approval.

Storm Drainage: (East Branch Herring Run - Herring Run - Back River - Chesapeake Bay)

This property drains to Herring Run. There are known flooding problems downstream. The petitioner indicates no proposed increase of onsite impervious area; therefore, no increase in 100-year design storm runoff is anticipated. This project is recommended for approval.

Ellsworth N. Dwyer, P.E.
Chief, Bureau of Engineering

RECEIVED

OFFICE OF PLANNING & ZONING

MAR 16 1979

3

PETITION

WE, the undersigned, hereby place our names and addresses on this Petition to document our opposition to the requests made in Case Number 79-63 RMA for a Special Exception to permit officers, for a Variance to permit a rear yard set back of 20 ft and for a Reclassification from a D.R. 5.5 Zone to a D.R. 16 Zone. We also authorize the submission of this Petition to the Zoning Commissioner at Public Hearing scheduled for September 19, 1978 at 10:00 A.M.

NAME	ADDRESS
Edward W. Hays	8501 Pennsylvania Ave
Robert M. Boyle	26 Tommy True Ct.
William P. Justice	50 Tommy True Ct.
Jack M. Kaufman	8502 Perry Place
Thomas S. Kaufman	8502 Perry Place
Mary E. Gable	8506 Perry Place
Walter J. Gable	8508 Perry Place
Kenneth M. Kaufman	8506 Perry Place
John M. Kaufman	8508 Perry Place
Nancy M. Kaufman	8504 Perry Place
Mary E. Gable	8508 Perry Place
Ellen M. M. Kaufman	30 Tommy True Ct.
Theresa S. Hays	30 Tommy True Ct.
Joseph S. Hays	15 Tommy True Ct.
William H. Gable	2606 Penn Lane

PETITION

WE, the undersigned, hereby place our names and addresses on this Petition to document our opposition to the requests made in Case Number 79-63 RMA for a Special Exception to permit officers, for a Variance to permit a rear yard set back of 20 ft and for a Reclassification from a D.R. 5.5 Zone to a D.R. 16 Zone. We also authorize the submission of this Petition to the Zoning Commissioner at Public Hearing scheduled for September 19, 1978 at 10:00 A.M.

NAME	ADDRESS
Robert W. Hays	8501 Old Harford Rd. Balto Md.
Mary E. Gable	8417 Old Harford Rd. Balto Md.
Joseph M. Hays	8415 Old Harford Rd. Balto Md.
John M. Hays	8415 Old Harford Rd. Balto Md.
Jack M. Hays	8415 Old Harford Rd. Balto Md.
Thomas S. Hays	8415 Old Harford Rd. Balto Md.
Mary E. Gable	8415 Old Harford Rd. Balto Md.
Walter J. Gable	8415 Old Harford Rd. Balto Md.
Kenneth M. Kaufman	8415 Old Harford Rd. Balto Md.
John M. Kaufman	8415 Old Harford Rd. Balto Md.
Nancy M. Kaufman	8415 Old Harford Rd. Balto Md.
Mary E. Gable	8415 Old Harford Rd. Balto Md.
Ellen M. M. Kaufman	8415 Old Harford Rd. Balto Md.
Theresa S. Hays	8415 Old Harford Rd. Balto Md.
Joseph S. Hays	8415 Old Harford Rd. Balto Md.
William H. Gable	8415 Old Harford Rd. Balto Md.

NICHOLAS J. PISTOLAS
ATTORNEY AT LAW

18011 828-3000

608 BALTIMORE AVENUE
TOWSON, MARYLAND 21204

August 17, 1978

Zoning Board of Baltimore County
County Office Building
Towson, Maryland 21204

Re: Case No.: 79-63-RXA

Gentlemen:

This is to advise that I am withdrawing my appearance from the above captioned case. The Petitioners have been advised of my withdrawal and of the hearing date, September 19, 1978 by separate letter.

Very truly yours,

Nicholas J. Pistolas
NICHOLAS J. PISTOLAS

NJP/kzr



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

May 1, 1978

NICHOLAS J. PISTOLAS, Esquire
Chairman

NICHOLAS J. PISTOLAS, Esquire
508 Baltimore Avenue
Towson, Maryland 21204

RE: Cycle III
Reclassification and
Special Exception Petition
Item Number 16
Petitioner - Dr. Wm. Koenig

Dear Mr. Pistololas:

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

Located on the southwest corner of Old Harford Road and Tommytrue Court is the 3rd Election District, this site, partially zoned D.R. 16 and 5.5, is improved with your client's dental office, which was granted a Special Exception as a result of Case #75-275-X. Because the zoning line traversed the attached garage and dwelling, the garage could not be utilized as part of the office. This combination Reclassification and Special Exception is now being requested because of your client's desire to use said garage as a waiting room for the office.

A review of the site plan and your brief indicates that a Variance to validate the existing rear setback of the garage is included with this request. Since no

Nicholas J. Pistololas, Esquire
Page 2
Item Number 16
May 1, 1978

petition forms can be found, they should be submitted before the date below. The site plan must be revised to indicate the required curbing and screening around the existing parking area as well as the elimination of the southern most driveway.

As you are aware, this property is also being processed simultaneously through the I.D.C.A. If all materials for this latter process have not been submitted as yet, I suggest that this be done as soon as possible in order to avoid any delays at the time of this scheduled hearing.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to June 1, 1978 in order to allow time for final Committee review and advertising. All changes must be accompanied by a cover letter indicating these corrections. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1978 and October 15, 1978 will be forwarded to you well in advance.

Very truly yours,

Nicholas J. Pistololas
NICHOLAS J. PISTOLAS
Chairman
Zoning Plans Advisory Committee

NJC/rzf

cc: Gernold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

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

April 16, 1978

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

Re: Item #16 (Cycle III April-October 1978)
Property Owner: William & Kathryn Roemig
W/S Old Harford Rd. 1401 S. Tommytrue Ct.
Existing Zoning: D.R. 5.5
Proposed Zoning: D.R. 16 with Special Exception for office.
Acres: 0.255 District: 5th

Dear Mr. Dinenna:

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

General:

Comments were supplied in connection with the Zoning Advisory Committee review of this property for Item #166 (1974-1975), 75-275-X; these comments are referred to for your consideration.

Very truly yours,

Ellsworth N. Dyer, P.E.
Chief, Bureau of Engineering

END: EAM: PWR: ss

cc: R. Norton
P. Koch (Village of Old Harford)

N-NE Key Sheet
33 NE 14 pos. Sheet
NE 9 D Topo
71 Tax Map

Attachment

Nicholas J. Pistololas, Esquire
608 Baltimore Avenue
Towson, Maryland 21204

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

Your Petition has been received and accepted for filing
this 1st day of May, 1978

S. ERIC DINENNA
Zoning Commissioner

Petitioner Dr. Wm. Koenig
Petitioner's Attorney Nicholas J. Pistololas reviewed by Nicholas J. Pistololas
Chairman, Zoning Plans
Advisory Committee

cc: Gernold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

MAY 16 1978

MAY 16 1978

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Division of Engineering
ELLENBORTH H. DIVER, P. E., CHIEF

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

May 29, 1975

Re: Item #185 (1975-1975)
Property Owner: Henry Lanasa
1/8 of Old Harford Rd., 140' S. of N. of Kings Ridge Rd.
Existing Zoning: D.R. 16 & D.R. 5.5
Proposed Zoning: Special Exception for offices and
residential.

No. of Acres: 0.70 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:

The submitted plan shall indicate that this property comprises certain lots or portions thereof as shown on the recorded plat of Sully Heights, W.P.D. 5, Page 63; it appears that a subdivision plat may be required in conjunction with this site.

Highways:

Old Harford Road, an existing County road is proposed to be improved in the future as a 60-foot closed section roadway on a 60-foot right-of-way. Highway improvements, including highway right-of-way widening and any necessary reversible easements for access will be required in connection with any grading, building or other permit application for this property. Further information may be obtained from the Baltimore County Bureau of Engineering.

The indicated 60-foot right-of-way contiguous to the north side of this site is shown as "Williams Avenue" on the recorded plat of Sully Heights, W.P.D. 5, Page 63. This right-of-way is proposed to be improved as a 30-foot closed section roadway on a 50-foot right-of-way in conjunction with the proposed development of "Village of Old Harford" (Project No. 5055). Although highway improvements would not be directly required for this proposed road to connect with the subject separate property, Item #185 (1975-75), a filllot area for right distance and any necessary reversible easements for access will be required of this property in conjunction with the proposed development of "Village of Old Harford".

Item #186 (1975-1975)
Property Owner: Henry Lanasa
Page 2
May 29, 1975

Highways: (Cont'd)

It is suggested that a permanent entrance for this proposed parking lot be provided at that time from the proposed roadway to be constructed along the north side of this property, which would place both the proposed parking lot and entrance within the present D.R. 16 zone. However, the entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Continuous to the south side of this property is indicated another 60-foot right-of-way which appears on the recorded plat of Sully Heights as "Sully Avenue". It is not proposed that this "water street" be improved as a public road.

Setback Controls:

Development of this property through striping, grading and stabilization could result in a significant pollution problem, domestic private and public holding structures of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Storm Drainage:

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

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are serving the present dwelling.

Very truly yours,
Ellenborth H. Diver
ELLENBORTH H. DIVER, P.E.,
Chief, Bureau of Engineering

END/ELH:FDK

cc: J. Trump
O. Rier (File in Village of Old Harford)
P. Koch

NOTE Key Sheet
33 WF M. Pos. Sheet
WF 9 D Type
71 Tax Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
2011-68-2050

LESLIE H. GRIFF
DIRECTOR

April 21, 1978

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

Dear Mr. DiNenna:

Comments on Item #16, Zoning Cycle III, April 1978, are as follows:

Property Owner: William and Kathryn Koenig
Location: W/S Old Harford Road 140' S. Tommytrue Ct.
Existing Zoning: D.R. 5.5
Proposed Zoning: D.R. 16 with Special Exception for offices
Acres: 0.255
District: 9th

This office has reviewed the subject petition and offers the following comment. 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.

If the petition is granted, the southern driveway should be eliminated. The required re-zoning should be provided around the existing parking area.

Very truly yours,

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

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

April 13, 1978

Re: Item #16 - ZAC - Cycle 3, April, 1978
Property Owner: William & Kathryn Koenig
Location: W/S Old Harford Rd. 140' S. Tommytrue Ct.
Existing Zoning: D.R. 5.5
Proposed Zoning: D.R. 16 with Special Exception for offices
Acres: 0.255
District: 9th

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 5.5 to D.R. 16 with a special exception for offices of .25 acres.

This should make little change in the trip density. The existing entrance to Old Harford Road, however, should be closed unless the parking lot is being relocated.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRH/bca

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

April 24, 1978

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

Dear Mr. DiNenna:

Comments on Item #16, Zoning Advisory Committee Meeting for Cycle III, are as follows:

Property Owner: William & Kathryn Koenig
Location: W/S Old Harford Rd. 140' S. Tommytrue Ct.
Existing Zoning: D.R. 5.5
Proposed Zoning: D.R. 16 with Special Exception for offices
Acres: 0.255
District: 9th

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

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/KS/rhp

Baltimore County
Department of Health
TOWSON, MARYLAND 21204
2011-68-2050

Paul H. Reincke
CHIEF

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

Attention: H. Cunniff, Chairman
Zoning Advisory Committee

Re: Property Owner: William & Kathryn Koenig

Location: W/S Old Harford Rd. 140' S. Tommytrue Ct.

Item No. 16 Zoning Agenda Cycle III

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals 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 _____ exceeds the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER
Charles E. Bunch
Charles E. Bunch
Special Inspection Division

Noted and
Approved: *Chief Wagner*
Chief Wagner
Fire Prevention Bureau

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
2011-68-2050

JOHN L. REVERENT
DIRECTOR

April 6, 1978

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

Dear Mr. DiNenna:

Comments on Item #16, Zoning Advisory Committee Meeting, are as follows:

Property Owner: William & Kathryn Koenig
Location: Old Harford Road and Tommy True Road
Existing Zoning: D.R. 5.5
Proposed Zoning: D.R. 16

Acres: 9th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code ("B.C.B.C.") 1970 Edition and the 1971 Supplement, State of Maryland Code for the Building Code, and all other applicable codes.
- X B. A building permit shall be required before construction can begin.
- X C. If not presently attained - A change of occupancy permit shall be required.
- X D. Building shall be upgraded to new use - requires a revision permit.
- X E. Three sets of construction drawings will be required to file an application for a building permit.
- X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal and/or certification of compliance will be required to file an application for a building permit.
- X G. Wood frame walls are not permitted within 3' of a property line. Contact Building Department if distance is between 3' and 6' of property line.
- X H. Requested setback conflicts with the Baltimore County Building Code. See Section _____.
- X I. No Comment.
- X J. Comment: Compliance with handicapped code is required.

Very truly yours,

Charles E. Bunch
Charles E. Bunch
Plans Section Chief

CRH/rj

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

J.A.C. Meeting of: Cycle III

RE: Item No: 15
Property Owner: William & Kathryn Koenig
Location: W/S Old Harford Rd. 140' S. Tommytrue Court
Present Zoning: D.R. 5.5
Proposed Zoning: D.R. 16 with Special Exception for offices

District: 9th
No. Acres: 0.255

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

W. Dick Petrovich
W. Dick Petrovich
Field Representative

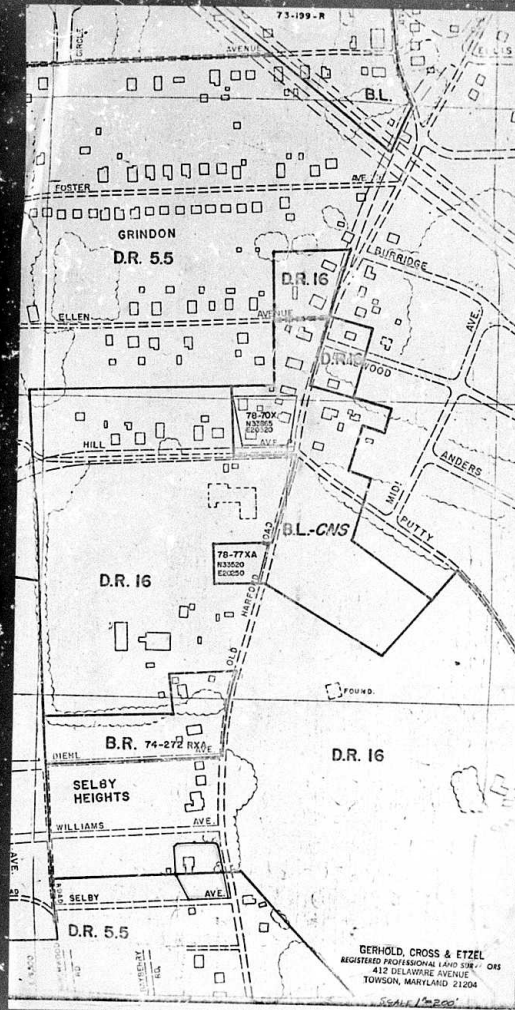
WNP/bp

JOSEPH H. McGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
WANDER H. BOUTMAN

THOMAS H. ROYER
MRS. LORRAINE F. CHURCH
ROBERT H. HAYDEN

ALVIN LORECK
MRS. WILTON R. SMITH, JR.
RICHARD W. TACKER, D.V.M.

MAR 16 1979



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
WELLSFARGO BANK BRANCH

No. 73455

DATE August 15, 1978 ACCOUNT 01-563

AMOUNT \$50.00

RECEIVED BY William J. Nicholas, Captain
FROM Filing Fee for Case No. 78-6-WKA
FOR

28320 AND 16 50.00 MK

VALIDATION OR SIGNATURE OF CASHIER

Post^e 79-63-RXH

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE CITY
Towson, Maryland

District: 9²⁴ Date of Posting: Sept. 4, 1978

Posted for: Lawrence P. Heflinger, Jr.

Postitioner: Dr. William F. Heflinger, Jr.

Location of property: U.S. Rd. Near Ford Rd. 140' S. of intersection

Location of Sign: East 8744 U.S. Highway Rd. 3 by bridge at
Aring Place

Remarks:

Posted by: James R. Heflinger, Jr. Date of return: _____
Signature

6 signs

THE
TIMES
 NEWS-PAPERS

OFFICE OF
 TOWSON, MD. 21204

DATE: August 31
 NUMBER: 1978

THIS IS TO CERTIFY, that the annexed advertisement of
 PETITION FOR RECLASS., SPEC., EXCEPT. & VARIANCE
 Dr. William Koenigs, et ux
 was inserted in the following

☐ Catonsville Times	☐ Towson Times
☐ Dundalk Times	☐ Art's Times
☐ Essex Times	☐ Community Times
☐ Suburban Times East	☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland,
 once a week for 9th successive weeks before the
 1st day of September, 1978, that is to say, the same
 was inserted in the issues of August 31 1978

STROMBERG PUBLICATIONS, INC.
 BY Evelyn Burger

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		GIS Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denies									
Granted by ZC, BA, CC, CA									
Reviewed by: <u>ABC</u>					Revised Plans: Change in outline or description _____ Yes _____ No				
Previous case: <u>75-275-X</u>					Map # _____				

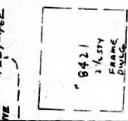
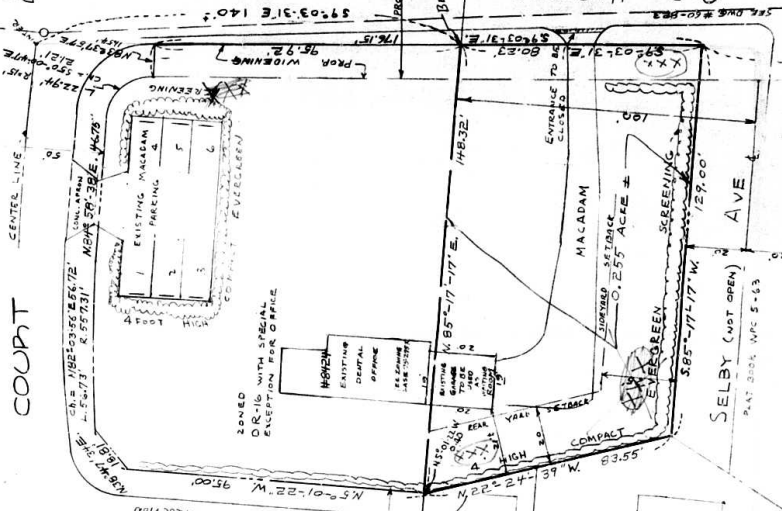
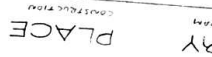
PHOTOS

79-63 RYA





APRY
PLACE



LOCATED IN
9TH ELECTION DISTRICT, BALTO CO. MD

IL

ADDITIONS JUNE 1, 1970
SCALES '520' MAR. 31, 1970

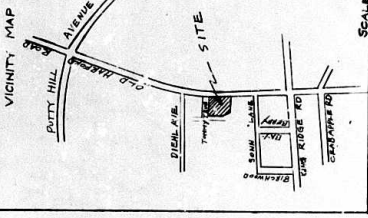
GERY L.D. CROSS & ETTEL
Registered Land Surveyor
412 Duane Avenue
Troy, Maryland 21204

STATE OF MARYLAND
JULY 1970
JAMES H. HARRIS
JAMES H. HARRIS
JAMES H. HARRIS

PARKING SPACE SIZE MINIMUM 7'X11' EACH
PAVING TYPE MACASAM

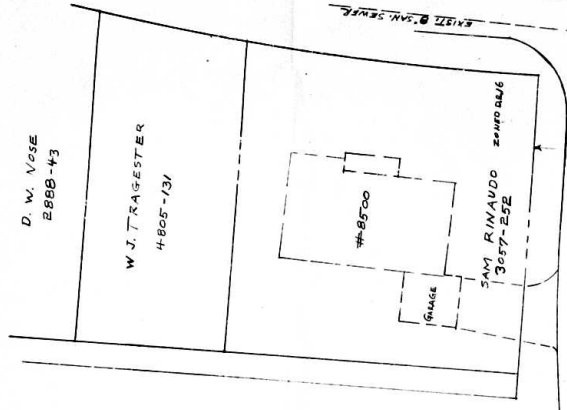
6. DEED REF: E.H.K. JR. NO.5595 Folio 369
7. OWNER: WILLIAM M. KOENIG AND WIFE
8. SEE ZONING CASE 75-575 X

großes
heh8



EXISTING TOWN HOUSES

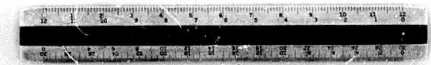
LOT 38	LOT 39	LOT 40	LOT 41	LOT 42	LOT 43	LOT 44	LOT 45
#8500	#8502	#8504	#8506	#8508	#8510	#8512	#8514



TOMMY TROUE

EXISTING TOWN HOUSES

LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
#8500	#8502	#8504	#8506	#8508



THE VILLAGE OF
OLD HARFORD
BLOCK "A"
CH. 35, 1910

- NOTES:
1. PRESENT ZONING DR. 5.5
 2. PROPOSED ZONING DR. 16 WITH SPECIAL EXCEPTION FOR OFFICES
 3. PRESENT USE - GARAGE
 4. PROPOSED USE - WAITING ROOM FOR DENTAL OFFICE
 5. OFF STREET PARKING DATA:
MINIMUM DENTAL OFFICE 100' = 4 SPACES

PROPOSED WAITING ROOM
100' x 20' = 2 SPACES
TOTAL 6 SPACES REQUIRED
TOTAL 10 SPACES PROVIDED
PARKING SPACE SIZE: MINIMUM 7'x18' EACH
PAVING TYPE: MACADAM

PLAN TO ACCOMPANY PETITION
FOR
CHANGE IN ZONING FROM
DR. 5.5 TO DR. 16 WITH
SPECIAL EXCEPTION FOR OFFICES

AND
VARIANCE FROM SECTION 1802.28 (M.L.)
OF ZONING REGULATIONS TO PERMIT THE
VARIANTE EXISTING HERE YIELD OF 10'
INSTEAD OF 30'

6. DEED REF. E.H.K. JR. NO. 5575 FOLIO 369
7. OWNER: WILLIAM M. KOENIG AND WIFE
8. SEE ZONING CASE 75-275X

LOCATED IN
9TH ELECTION DISTRICT, BALTO. CO. MD.



SCALES: 1"=20'
MAR 31 1978
GERHOLD, CROSS & ETTEL
Registered Land Surveyors
412 Delaware Avenue
Towson, Maryland 21204



N - NE

SCALE 1" = 200' APRIL 4, 1978

FRANKLIN CROSS & CIZEL
Registered Land Surveyors
6102 Dumbarton Avenue
Tyngsboro, MA 01874

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS

BY DATE

SCALE

1" = 200'

DATE OF PHOTOGRAPHY

APRIL 1978

LOCATION

PARKVILLE

SHEET

9-0

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

MAR 16 1979

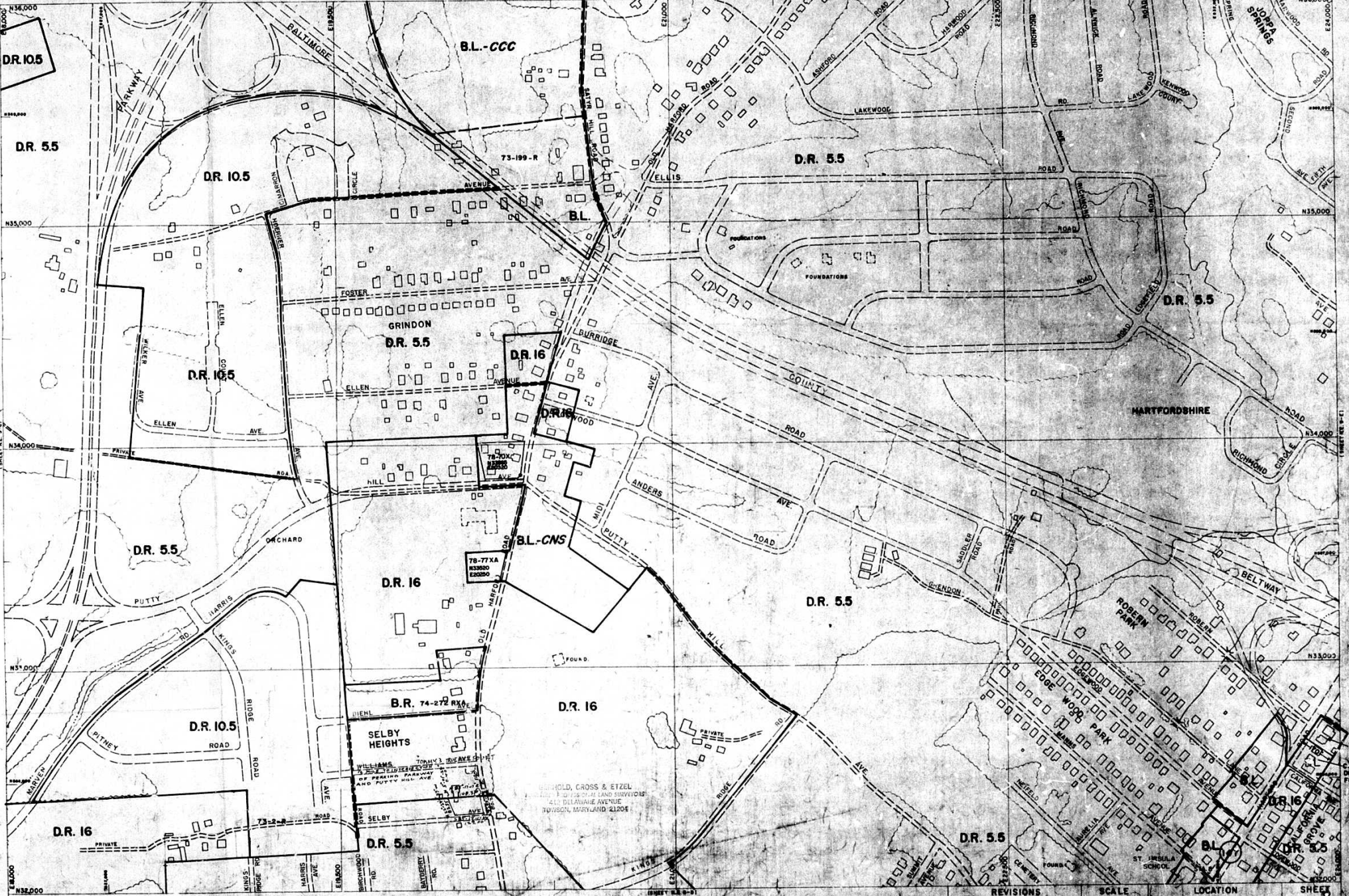
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



WILLIAM CROSS & ETZEL
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204

18-4 SW





1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 7, 1976 & 2-11-8 1976
BILL NO. 106-76, 109-76, 110-76, 111-76
112-76, 113-76, and 114-76

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA



REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
		1" = 200'	PARKVILLE	N.E.
				9-D