

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John E. Seebold, 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 RM-10 zone to an special exception for offices; for the following reasons:

Real Estate Office

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Real Estate 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 for Baltimore County.

John E. Seebold Contract purchaser
John E. Seebold Legal Owner
Address 635 Reisterstown Rd.
Petitioner's Attorney
Protetant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of July, 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 property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of September, 1978, at 10:00 o'clock A.M.

George J. Martin
Deputy Zoning Commissioner of Baltimore County.
(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John E. Seebold, 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 for a Variance from Section 1702.2 B, (1990) (V, B, 2) to permit a side setback of 23 feet in lieu of the required 25 feet and a rear setback of 25 feet in lieu of the required 30 feet, for the existing dwelling located at 639 Reisterstown Rd. of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. In order to convert the existing dwellings to offices a variance is needed.

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 for Baltimore County.

John E. Seebold Contract purchaser
John E. Seebold Legal Owner
Address 639 Reisterstown Rd.
Petitioner's Attorney
Protetant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of July, 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 property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of September, 1978, at 10:00 o'clock A.M.

George J. Martin
Deputy Zoning Commissioner of Baltimore County.
(over)

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John E. Seebold, 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 for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve, The removal of the Special Exception for offices, from the rear portion of the property. (RM-10)

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

John E. Seebold Contract purchaser
John E. Seebold Legal Owner
Address 639 Reisterstown Rd.
Petitioner's Attorney
Protetant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of July, 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 property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of September, 1978, at 10:00 o'clock A.M.

George J. Martin
Deputy Zoning Commissioner of Baltimore County.
(over)

RE: PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCES
E/S of Reisterstown Road, 171' S of Walgrove Road - 4th Election District
John E. Seebold, et ux - Petitioners
NO. 79-69-XSPHA (Item No. 275)

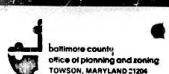
BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

AMENDED ORDER NUNC PRO TUNC

It is hereby ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of October, 1978, that the Order, dated September 25, 1978, passed in this matter, should be and the same is hereby AMENDED, "Nunc Pro Tunc", to impose the following restrictions:

- There shall be no parking immediately in front of the principle structure.
- Parking shall be provided, in concept, in accordance with the plan attached hereto.

George J. Martin
Zoning Commissioner of Baltimore County



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
Office-303

Mr. & Mrs. John E. Seebold
639 Main Street
Reisterstown, Maryland 21136

September 25, 1978

RE: Petitions for Special Exception, Special Hearing and Variances
E/S of Reisterstown Road, 171' S of Walgrove Road - 4th Election District
John E. Seebold, et ux - Petitioners
NO. 79-69-XSPHA (Item No. 275)

Dear Mr. & Mrs. Seebold:

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

Very truly yours,

Eric Di Nenna
S. ERIC DI NENNA
Zoning Commissioner

cc: Mr. & Mrs. Scott A. Broadbent
635 Main Street
Reisterstown, Maryland 21136

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

Mrs. Alice LeGrand, Zoning Chairman
Reisterstown-Owings Mills-Clyndon Coordinating Council
P. O. Box 117
Reisterstown, Maryland 21136



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
Office-303

Mr. & Mrs. John E. Seebold
639 Main Street
Reisterstown, Maryland 21136

October 23, 1976

RE: Petitions for Special Exception, Special Hearing and Variances
E/S of Reisterstown Road, 171' S of Walgrove Road - 4th Election District
John E. Seebold, et ux - Petitioners
NO. 79-69-XSPHA (Item No. 275)

Dear Mr. & Mrs. Seebold:

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

Very truly yours,

Eric Di Nenna
S. ERIC DI NENNA
Zoning Commissioner

cc: Mr. & Mrs. Scott A. Broadbent
635 Main Street
Reisterstown, Maryland 21136

Mrs. Alice LeGrand, Zoning Chairman
Reisterstown-Owings Mills-Clyndon Coordinating Council
P. O. Box 117
Reisterstown, Maryland 21136

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

Snyder and Law, Inc.

1911 Hanover Pike
Hampstead, Md. 21074
Phone: (301) 239-7744

Recorder for Special Exception and Variance

Beginning on the east side of Reisterstown Road approximately 171 feet south of the south side of Walgrove Road and 10.0 feet northwesterly from the northwest corner of the Seebold Property (ESD 4322/342) thence leaving the said east side of Reisterstown Road and running the following eleven courses and distances: the first two of which run through the Broadbent Property (ESD Jn. 5313/413)

1. N 55° 00' E 175.0 feet more or less
2. N 35° 00' E 80.75 feet more or less to the northwesternmost line of Broadbent thence with the outlines thereof
3. N 55° 00' E 155.0 feet and
4. S 35° 00' E 148.0 feet more or less to the southwesternmost corner of the Seebold Property, thence with the outlines thereof the following five courses and distances
5. S 42° 17' 43" E 143.00 feet more or less
6. S 39° 51' 10" E 37.51 feet more or less
7. S 25° 39' 10" E 35.01 feet more or less
8. S 35° 00' E 107.43 feet to the east side of Reisterstown Road, thence along said road
9. N 36° 30' E 115.73 feet to the southeasternmost line of Broadbent and with it
10. S 55° 00' E 7.0 feet and thence
11. N 36° 30' E 10.0 feet along the road to the place of beginning

Containing 0.975 acres of land more or less.

Snyder and Law, Inc.

1911 Hanover Pike
Hampstead, Md. 21074
Phone: (301) 239-7744

Recorder for Special Exception and Variance

Beginning for the same on the east side of Reisterstown Road approximately 171 feet south of the south side of Walgrove Road and 10.0 feet northwesterly from the northwest corner of the John Seebold property (ESD 4322/342) thence running with the east side of Reisterstown Road and with the outlines of the Broadbent property (ESD Jn. 5313/413) the following two courses and distances

1. N 42° 30' E 80.75 feet, thence
2. N 55° 00' E 175.0 feet, thence through the Broadbent property the following two courses and distances:
3. S 35° 00' E 80.75 feet and thence
4. S 55° 00' E 175.0 feet to the place of beginning

Containing 14,131 square feet more or less (0.324 acre)

ORDER RECEIVED FOR FILING
DATE 9/25/78

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met.

Special Exception for ... should be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ... day of September, 1978, that the Petition for the aforementioned Special Exception should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

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

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ... day of September, 1978, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a ... and/or the Special Exception for ... be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
NW corner of Brw Rd. & Old Plank Rd., 4th District

JOHN E. SEEBOLD, et ux, Petitioners : Case No. 79-69-XSPHA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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

Peter Max Zimmerman
Deputy People's Counsel

John W. Heslin, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of August, 1978, a copy of the foregoing Order was mailed to Mr. and Mrs. John E. Seebold, 639 Main Street, Reisterstown, Maryland 21136, Petitioners.

John W. Heslin, III
John W. Heslin, III



ORDER RECEIVED FOR FILING
DATE 9/25/78

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners.

the above Variance should be and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community. Variance to permit a side yard setback of 22 feet and a rear yard setback of 25 feet in lieu of the required 25 feet and 30 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ... day of September, 1978, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

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

the above Variance should NOT BE GRANTED.

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

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Eric DiNenna
Zoning Commissioner
Date: September 19, 1978
From: Leslie H. Graef
Director of Planning

SUBJECT: Petition #79-69-SPH, ITEM #275

Petition for Special Exception for offices, Special Hearing and Variances for side and rear yard setbacks
E/S Reisterstown Rd.; S. of Walgrove Rd.
Petitioner - John E. and Joyce E. Seebold
4th District

HEARING: Thursday, September 21, 1978 (10:00 A.M.)

Office use would be appropriate here. If this petition is granted, it is suggested that the order be conditioned to require that access to both properties be restricted to one entrance/exit and that the parking area and internal circulation pattern be designed accordingly. Further, it is requested that a detailed landscaping plan be prepared by the petitioner and submitted to the Current Planning and Development Division for their approval.

The subject property is on the periphery of the Reisterstown Revitalization area. A Task Force representative will contact the petitioner to discuss the current proposal.

Leslie H. Graef
Director of Planning

LHG:JHT
cc: Sue Camill

ORDER RECEIVED FOR FILING
DATE 9/25/78

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that in accordance with the power granted unto the Zoning Commissioner by Section 500.7 of the Baltimore County Zoning Regulations, it is hereby determined that the request for the Special Hearing will not be detrimental to the health, safety, and general welfare of the community and would be within the spirit and intent of said Regulations, and therefore, the Special Hearing to remove the Special Exception for offices from the rear portion of the property, Case No. 79-36-X, should be granted.

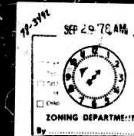
IT IS ORDERED by the Zoning Commissioner of Baltimore County this ... day of September, 1978, that the herein Petition for the aforementioned Special Hearing should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

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

the above Special Hearing should NOT BE GRANTED.

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

Zoning Commissioner of Baltimore County



Reisterstown - Owings Mills - Glyndon
Coordinating Council

P.O. BOX 117
REISTERSTOWN, MARYLAND 21136

Mr. Eric DiNenna
County Office Building
Towson, Maryland 21204

Dear Sir:

Since it was unable to attend the second hearing on 79-69-XSPH-B, the absent demand of ...

We do not oppose the property being used as a retail store as it is already in the zoning. We trust the appropriate officials will consider the environmental (C. and S. 4000) and the second and agree on Reisterstown Rd.

We feel there should be no parking in front of the house, parking should be in the rear of the building. The building as a bulky, large house and, except for the driveway, framed up and the house, is surrounded by well kept, large residences. I have seen a Reisterstown Road from said property, a recently sold house, 0.00 to 0.00, for the house of all things. In the order of this bulky styled of old Reisterstown Rd. we urge you to state in your order, if granted, that there shall be no parking in front of the house at 639 Reisterstown Road.

Yours truly,
Albert ...

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
E/S Reisterstown Road, 171' S Walgrove Road, 4th District

JOHN E. SEEBOLD, et ux, Petitioners : Case No. 79-69-XSPHA

AMENDED ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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

Peter Max Zimmerman
Deputy People's Counsel

John W. Heslin, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of August, 1978, a copy of the foregoing Amended Order (corrected to show proper location of subject site) was mailed to Mr. and Mrs. John E. Seebold, 639 Main Street, Reisterstown, Maryland 21136, Petitioners.

John W. Heslin, III
John W. Heslin, III



Mr. John E. Seebold
639 Main Street
Reisterstown, Maryland 21136

May 1, 1978

RE: Interim Development Control Act (IDCA) Application 78-21-X

Dear Mr. Seebold:

Please be advised that your IDCA application for Special Exception hearing was approved by the Planning Board on April 20, 1978 and you may now file your petitions, plans, and descriptions for said hearing in accordance with the Zoning Commissioner's rules for filing.

In order to assist you, we are enclosing a copy of the Zoning Commissioner's rules for filing and petition forms to be completed by you.

Very truly yours,

Eric DiNenna
Zoning Commissioner

SSO/JED/no

Enlosure

CC: Mr. & Mrs. Scott A. Broadbent
15 Butler Road
Glyndon, Maryland 21071

ICDA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
I, John A. Joyce Seebold, owner of the property situated in BALTIMORE COUNTY, the property outline of which is shown to SCALE, COMPLETE WITH NECESSARY INFORMATION, ON THE 200 FT. SCALE MAP, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL EXCEPTION IN ON 16 ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR Real Estate Office

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:
GROSS SITE AREA 512 Acres 1 DEED REF. Liberty 4322 Folio 342
GRADING 0 % OF OVERALL SITE WILL REQUIRE GRADING
BUILDING SIZE 32 x 36 AREA 1404
NUMBER OF FLOORS 3 TOTAL HEIGHT 45'
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 2.76
BUILDING USE Office OTHER FLOORS Office
GROUND FLOOR Office OTHER FLOORS Office

REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR 4.9 OTHER FLOORS 3.004 TOTAL 7.9
TRADING
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES = 3240 sq. ft.
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

UTILITIES
WATER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM to be installed
SEWER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM to be installed
UTILITIES SECURITY APPROVAL See 11/4/78

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
APPLICANT, LESSEE OR CONTRACT PURCHASER
ADDRESS: 15 Butler Road
Glyndon, MD 21071
833-2080
LEGAL OWNER
ADDRESS: 639 Main Street
Reisterstown, MD 21136
833-3554

THE PLANNING BOARD HAS DETERMINED ON 4/16/78 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-15.1(1) OF THE BALTIMORE COUNTY CODE, 1968.
DATE 4/16/78 BY John A. Joyce Seebold
PLANNING BOARD



See Special Collection B-36 xsp

APPLICATION TO PROCESS SUB
(Subsection 22-15.1(1), Baltimore County Code)
Submit Original and 7 Copies
Final Plat
Deed Ref. No. 22G 4322/342
1. Submit and Law Inc. 2. 1911 Hanover Pike
Name of Applicant Address of Applicant

3. Hampstead, Maryland 4. 639 Main Street
Name of property owner, if other than above Address of property owner
5. East side of Reisterstown Rd. approx. 350' south
Location of proposed subdivision
6. DR-1 7. 0.617 8. 2
Zoning classification(s) of tract Gross Acreage No. of lots or units proposed
9. 3 1/2 10. Residence 11. 2 EXIST. BLDG.
Average lot size Present use(s) of property Nos. & types of dwelling unit(s) proposed

ATTACH 6 COPIES OF A SKETCH MAP (USE FULL SHEET OR SHEETS OF BALTIMORE COUNTY TOPOGRAPHIC MAP 200' SCALE) SHOWING LOCATION AND BOUNDARIES OF PROPERTY TO BE SUBDIVIDED; IDENTIFY MAJOR ACCESS ROADS AND NEAREST ARTERIAL INTERSECTION SERVING PROPERTY
12. Remarks (if any):
13. Sureties for water & sewer required? ☒ Yes ☐ No Amount \$9900
14. I certify that the above information is true and accurate to the best of my knowledge and belief.
15. John A. Joyce Seebold
Signature of Applicant/owner of property
16. The Planning Board has determined on 4/16/78 that the proposed development does/does not conform to the requirements of Subsection 22-15.1(1) of the Baltimore County Code 1968.

Form 1-6-1- April 12, 1977

Chairman, Baltimore County Planning Board

Form 1-6-1- April 12, 1977

Form 1-6-1- April 12, 1977

Form 1-6-1- April 12, 1977

ICDA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
I, John A. Joyce Seebold, owner of the property situated in BALTIMORE COUNTY, the property outline of which is shown to SCALE, COMPLETE WITH NECESSARY INFORMATION, ON THE 200 FT. SCALE MAP, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL EXCEPTION IN ON 16 ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR Real Estate Office

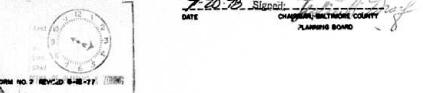
THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:
GROSS SITE AREA 512 Acres 1 DEED REF. Liberty 4322 Folio 342
GRADING 0 % OF OVERALL SITE WILL REQUIRE GRADING
BUILDING SIZE 32 x 36 AREA 1404
NUMBER OF FLOORS 3 TOTAL HEIGHT 45'
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 2.76
BUILDING USE Office OTHER FLOORS Office
GROUND FLOOR Office OTHER FLOORS Office

REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR 4.9 OTHER FLOORS 3.004 TOTAL 7.9
TRADING
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES = 3240 sq. ft.
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

UTILITIES
WATER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM to be installed
SEWER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM to be installed
UTILITIES SECURITY APPROVAL See 11/4/78

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
APPLICANT, LESSEE OR CONTRACT PURCHASER
ADDRESS: 15 Butler Road
Glyndon, MD 21071
833-2080
LEGAL OWNER
ADDRESS: 639 Main Street
Reisterstown, MD 21136
833-3554

THE PLANNING BOARD HAS DETERMINED ON 7-20-78 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-15.1(1) OF THE BALTIMORE COUNTY CODE, 1968.
DATE 7-20-78 BY John A. Joyce Seebold
PLANNING BOARD



See Special Collection B-36 xsp

APPLICATION TO PROCESS SUB
(Subsection 22-15.1(1), Baltimore County Code)
Submit Original and 7 Copies
Final Plat
Deed Ref. No. 22G 4322/342
1. Submit and Law Inc. 2. 1911 Hanover Pike
Name of Applicant Address of Applicant

3. Hampstead, Maryland 4. 639 Main Street
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Average lot size Present use(s) of property Nos. & types of dwelling unit(s) proposed

ATTACH 6 COPIES OF A SKETCH MAP (USE FULL SHEET OR SHEETS OF BALTIMORE COUNTY TOPOGRAPHIC MAP 200' SCALE) SHOWING LOCATION AND BOUNDARIES OF PROPERTY TO BE SUBDIVIDED; IDENTIFY MAJOR ACCESS ROADS AND NEAREST ARTERIAL INTERSECTION SERVING PROPERTY
12. Remarks (if any):
13. Sureties for water & sewer required? ☒ Yes ☐ No Amount \$9900
14. I certify that the above information is true and accurate to the best of my knowledge and belief.
15. John A. Joyce Seebold
Signature of Applicant/owner of property
16. The Planning Board has determined on 7-20-78 that the proposed development does/does not conform to the requirements of Subsection 22-15.1(1) of the Baltimore County Code 1968.

Form 1-6-1- April 12, 1977

Chairman, Baltimore County Planning Board

Form 1-6-1- April 12, 1977

Form 1-6-1- April 12, 1977

Form 1-6-1- April 12, 1977

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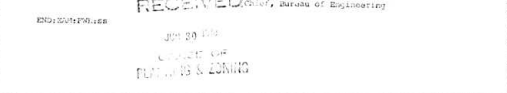
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DATE 7-20-78 BY John A. Joyce Seebold
PLANNING BOARD



See Special Collection B-36 xsp

APPLICATION TO PROCESS SUB
(Subsection 22-15.1(1), Baltimore County Code)
Submit Original and 7 Copies
Final Plat
Deed Ref. No. 22G 4322/342
1. Submit and Law Inc. 2. 1911 Hanover Pike
Name of Applicant Address of Applicant

3. Hampstead, Maryland 4. 639 Main Street
Name of property owner, if other than above Address of property owner
5. East side of Reisterstown Rd. approx. 350' south
Location of proposed subdivision
6. DR-1 7. 0.617 8. 2
Zoning classification(s) of tract Gross Acreage No. of lots or units proposed
9. 3 1/2 10. Residence 11. 2 EXIST. BLDG.
Average lot size Present use(s) of property Nos. & types of dwelling unit(s) proposed

ATTACH 6 COPIES OF A SKETCH MAP (USE FULL SHEET OR SHEETS OF BALTIMORE COUNTY TOPOGRAPHIC MAP 200' SCALE) SHOWING LOCATION AND BOUNDARIES OF PROPERTY TO BE SUBDIVIDED; IDENTIFY MAJOR ACCESS ROADS AND NEAREST ARTERIAL INTERSECTION SERVING PROPERTY
12. Remarks (if any):
13. Sureties for water & sewer required? ☒ Yes ☐ No Amount \$9900
14. I certify that the above information is true and accurate to the best of my knowledge and belief.
15. John A. Joyce Seebold
Signature of Applicant/owner of property
16. The Planning Board has determined on 7-20-78 that the proposed development does/does not conform to the requirements of Subsection 22-15.1(1) of the Baltimore County Code 1968.

Form 1-6-1- April 12, 1977

Chairman, Baltimore County Planning Board

Form 1-6-1- April 12, 1977

Form 1-6-1- April 12, 1977

Form 1-6-1- April 12, 1977

ICDA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
I, John A. Joyce Seebold, owner of the property situated in BALTIMORE COUNTY, the property outline of which is shown to SCALE, COMPLETE WITH NECESSARY INFORMATION, ON THE 200 FT. SCALE MAP, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL EXCEPTION IN ON 16 ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR Real Estate Office

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:
GROSS SITE AREA 512 Acres 1 DEED REF. Liberty 4322 Folio 342
GRADING 0 % OF OVERALL SITE WILL REQUIRE GRADING
BUILDING SIZE 32 x 36 AREA 1404
NUMBER OF FLOORS 3 TOTAL HEIGHT 45'
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 2.76
BUILDING USE Office OTHER FLOORS Office
GROUND FLOOR Office OTHER FLOORS Office

REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR 4.9 OTHER FLOORS 3.004 TOTAL 7.9
TRADING
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES = 3240 sq. ft.
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

UTILITIES
WATER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM to be installed
SEWER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM to be installed
UTILITIES SECURITY APPROVAL See 11/4/78

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
APPLICANT, LESSEE OR CONTRACT PURCHASER
ADDRESS: 15 Butler Road
Glyndon, MD 21071
833-2080
LEGAL OWNER
ADDRESS: 639 Main Street
Reisterstown, MD 21136
833-3554

THE PLANNING BOARD HAS DETERMINED ON 7-20-78 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-15.1(1) OF THE BALTIMORE COUNTY CODE, 1968.
DATE 7-20-78 BY John A. Joyce Seebold
PLANNING BOARD



See Special Collection B-36 xsp

APPLICATION TO PROCESS SUB
(Subsection 22-15.1(1), Baltimore County Code)
Submit Original and 7 Copies
Final Plat
Deed Ref. No. 22G 4322/342
1. Submit and Law Inc. 2. 1911 Hanover Pike
Name of Applicant Address of Applicant

3. Hampstead, Maryland 4. 639 Main Street
Name of property owner, if other than above Address of property owner
5. East side of Reisterstown Rd. approx. 350' south
Location of proposed subdivision
6. DR-1 7. 0.617 8. 2
Zoning classification(s) of tract Gross Acreage No. of lots or units proposed
9. 3 1/2 10. Residence 11. 2 EXIST. BLDG.
Average lot size Present use(s) of property Nos. & types of dwelling unit(s) proposed

ATTACH 6 COPIES OF A SKETCH MAP (USE FULL SHEET OR SHEETS OF BALTIMORE COUNTY TOPOGRAPHIC MAP 200' SCALE) SHOWING LOCATION AND BOUNDARIES OF PROPERTY TO BE SUBDIVIDED; IDENTIFY MAJOR ACCESS ROADS AND NEAREST ARTERIAL INTERSECTION SERVING PROPERTY
12. Remarks (if any):
13. Sureties for water & sewer required? ☒ Yes ☐ No Amount \$9900
14. I certify that the above information is true and accurate to the best of my knowledge and belief.
15. John A. Joyce Seebold
Signature of Applicant/owner of property
16. The Planning Board has determined on 7-20-78 that the proposed development does/does not conform to the requirements of Subsection 22-15.1(1) of the Baltimore County Code 1968.

Form 1-6-1- April 12, 1977

Chairman, Baltimore County Planning Board

Form 1-6-1- April 12, 1977

Form 1-6-1- April 12, 1977

Form 1-6-1- April 12, 1977

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 7, 1978

Mr. & Mrs. John Seebold
639 Main Street
Reisterstown, Maryland 21074

RE: Special Exception
Item No. 275
Petitioner - Seebold

Dear Mr. & Mrs. Seebold:

The subject property, currently zoned D.R. 16, is located on the east side of Reisterstown Road approximately 171' south of Walgrove Road in the 4th Election District. Adjacent properties to the south and north are similarly zoned and are improved with individual dwellings and a residence converted into a office, respectively. This latter use was the subject of a previous zoning hearing, Case No. 73-36-X, in which a Special Exception to utilize this structure for offices was granted.

Because of your proposal to utilize the dwelling on this property (known as 639 Reisterstown Road) for offices, this Special Exception is required. In addition the Special Hearing is necessitated by the desire to reduce the area that was covered by the aforementioned Special Exception and included with this property for use as a future parking area. In keeping with this, the petition forms should also be signed by Mr. & Mrs. Scott Broadbent who own the adjoining property that is covered by both of these hearings. The Variance request is included to "legalize" the setbacks of the existing structure.

This petition has been scheduled for a hearing date. However, I emphasize that revised site plans reflecting the comments of the State Highway Administration, the Office of Current Planning and Development and the Department of Traffic Engineering must be submitted prior to the scheduled hearing. In addition particular attention

Mr. & Mrs. Seebold
Page 2
September 7, 1978

should be afforded those comments of the Health Department and those of the 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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:asm

cc: Mr. & Mrs. Scott Broadbent
635 Main Street
Reisterstown, Maryland 21074

Snyder and Law, Inc.
1911 Hanover Pike
Hampstead, Maryland 21074

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21284

THORNTON M. MCQUEEN, P.E.

August 2, 1978

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

Re: Item #275 (1977-1978)
Property Owner: John & Joyce Seebold
2/5 Reisterstown Rd. 171' S. Walgrove Rd.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices (IDCA 78-24X)
Variance to permit a side setback of 23' in lieu of the required 25' and a rear setback of 25' in lieu of the required 30'; Special Hearing to remove the Special Exception for offices from the rear portion of the property (Case No. 73-36-X)
Acres: 1.299
District: 4th

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 previously supplied for the several portions of these properties; for No. 639, zoning item #4 (1977-1978) 73-36X and IDCA Projects 78-181 and 36 X2Y; for No. 639, IDCA Projects 77-40X and 78-24X. Those comments are referred to for your consideration.

Highways:

Reisterstown Road (U.S. 140) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come 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.

Sediment Control:

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

Storm Drainage:

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

Item #275 (1977-1978)
Property Owner: John & Joyce Seebold
Page 2
August 2, 1978

Storm Drainage: (Cont'd)

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances 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 Sewer:

Public water supply is serving these properties, which utilize private onsite sewage disposal. An 8-inch public sanitary sewer exists in Walgrove Court, which can be extended to this site.

Very truly yours,

Ellsworth M. Dwyer, P.E.
ELLSWORTH M. DWYER, P.E.
Chief, Bureau of Engineering

NBC:SM,FW:es

cc: S. Ballistreri
R. Shalowitz

T-88 Key Sheet
57 & 58 1/2" 39 Pos. Sheets
MS J J Topo
48 Zoo Map

Attachment

Baltimore County, Maryland
Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

July 20, 1978

Re: Item #4 (1977-1978)

Property Owner: William H. and Susie B. Peter
7/5 Reisterstown Rd., 215' S. of Chertley Blvd.
Present Zoning: R.A. 12
Proposed Zoning: Special Exception for offices
District: 4th No. Acres: 90.751 & 284'

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.

Highways:

Reisterstown Road (U.S. 140) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

The status of the 16-foot right-of-way through this property is unknown and assumed to be private. It is the responsibility of the Petitioner to ascertain and clarify rights therein. The redevelopment of this site must not be detrimental to others who may have interests in this right-of-way.

Sediment Control:

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

Storm Drainage:

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

Reisterstown Road (U.S. 140) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

Item #4 (1977-1978)
Property Owner: William H. and Susie B. Peter
Page 2
July 20, 1978

Storm Drainage: (Cont'd)

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances 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:

Public water supply is available and serving this property.

Sanitary Sewer:

This property is utilizing private onsite sewage disposal.

Public sanitary sewers can be made available to serve this property by construction of a public sanitary sewer extension, approximately 250 feet in length, from the 8-inch public sanitary sewer in Walgrove Road (See Drawing 609-019, T14 B).

Very truly yours,

Ellsworth M. Dwyer, P.E.
ELLSWORTH M. DWYER, P.E.
Chief, Bureau of Engineering

NBC:SM,FW:es

cc: Samuel Ballistreri

T-88 Key Sheet
57 & 58 1/2" 39 Position Sheet
MS J J Topo
48 Zoo Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 494-3211

LESLIE W. GRANT

DIRECTOR

August 17, 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 #275, Zoning Advisory Committee Meeting, June 27, 1978, are as follows:

Property Owner: John & Joyce Seebold
Location: 5/5 Reisterstown Road 171' S. Walgrove Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-24 X); Variance to permit a side setback of 23' in lieu of the required 25' and a rear setback of 25' in lieu of the required 30'; Special Hearing to remove the Special Exception for offices from the rear portion of the property (Case No. 73-36-X).
Acres: 1.299
District: 4th

This office has reviewed the subject petition and offers the following comments. Those 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 parking spaces as shown on both sites are not acceptable as they do not meet standards. It is suggested that both properties be served with one (1) driveway in common or one driveway with on-site connection of parking areas.

Very truly yours,

John L. Wimbley, III
John L. Wimbley, III
Chairman
Current Planning and Development

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 18, 1978

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

cc: Mr. & Mrs. John Seebold
639 Main Street
Reisterstown, Maryland 21074

RE: Special Exception

Item No. 275

Petitioner - Seebold

Dear Mr. & Mrs. Seebold:

Please be advised that the revised plans that were submitted do not incorporate the comments of the office of Current Planning and Development. I emphasize that your surveyor contact Mr. John Wimbley (494-3335) in order to resolve this matter.

If you any questions please contact me.

Very truly yours,

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

NBC:asm

cc: Mr. & Mrs. Scott Broadbent
635 Main Street
Reisterstown, Maryland 21074

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

Snyder and Law, Inc.
1911 Hanover Pike
Hampstead, Maryland 21074

August 1, 1978

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

Dear Mr. DiMenna:

The following are comments on Item # 275, Zoning Advisory Committee Meeting of June 27, 1978.

Property Owner: John & Joyce Seebold
Location: E/S Reisterstown Rd. 171' S Walgrove Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-24 X); Variance to permit a side setback of 23' in lieu of the required 25' and a rear setback of 25' in lieu of the required 30'; Special Hearing to remove the Special Exception for offices from the rear portion of the property (Case No. 73-36 X)
Acres: 1.299
District: 4th

Neither a building or occupancy permit will be approved on the above property until a contract has been awarded for the construction of the proposed sanitary sewer. When the structures are connected to the sewer, the existing septic systems are to be pumped out and backfilled with clean earth.

The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning air processing equipment. Additional information may be obtained from the Division of Air Pollution Control, Baltimore County, Department of Health.

Very truly yours,

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

THD/JRP:pg

cc: W.L. Phillips

October 5, 1978

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

Dear Mr. DiMenna:

Comments on Item # 275 Zoning Advisory Committee Meeting, September 26, 1978 are as follows:

Property Owner: John & Joyce Seebold
Location: E/S Reisterstown Road 171' S Walgrove Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-24X); Variance to permit a side setback of 23' in lieu of the required 25' and a rear setback of 25' in lieu of the required 30'; Special Hearing to remove the Special Exception for offices from the rear portion of the property. (Case No. 73-36X)
Acres: 1.299
District: 4th

The items checked below are applicable:

- X1. Structures shall conform to Baltimore County Building Code (B.C.B.C.) 1978 Edition and the 1971 Supplement, State of Maryland Code for the Manufacture and use of other applicable codes.
- B. A building permit shall be required before construction can begin.
- X2. Additional permits shall be required, if building is existing.
- X3. Building shall be upgraded to new use - requires alteration permit.
- E. 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.
- X4. 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 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- E. Requested setback variance conflicts with the Baltimore County Building Code. See Section.
- I. No Comment.
- X5. Comment: Site plan shall conform to State Manufacture Code.

Very truly yours,

Charles E. Burman
Charles E. Burman
Plans Review Chief

July 20, 1978

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

Item No. 275 - ZAC - June 27, 1978
Property Owner: John & Joyce Seebold
Location: E/S Reisterstown Rd. 171' S Walgrove Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-24 X); Variance to permit a side setback of 23' in lieu of the required 25' and a rear setback of 25' in lieu of the required 30'; Special Hearing to remove the Special Exception for offices from the rear portion of the property (Case No. 73-36 X).
Acres: 1.299
District: 4th

Dear Mr. DiMenna:

The Special Exception for offices should not increase the trip density over that for D.R. 16. It is suggested that there only be one entrance for the two offices and it should be located on the northern property. Regardless of whether this is done, all driving lanes on the property should be at least 20' wide. This makes both the northern entrance and the north-south lane in the southern lot inadequate since both are 16' wide. The parallel parking spaces in the northern lot should be marked with paint to clearly indicate that they are parallel and so that this parking pattern will be realized. At the present time perpendicular parking exists at this location creating a 10' driving lane where 20' is required. The diagonal parking in the southern lot should be changed to perpendicular parking because two-way traffic exists on the driveway lanes and this does not lead itself to diagonal parking.

Very truly yours,

Stephen S. Collins
Stephen S. Collins
Engineer I

SSC/hms

Paul H. Balneke
CHIEF

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: John & Joyce Seebold

Location: E/S Reisterstown Rd. 171' S Walgrove Rd.
Item No. 275 Zoning Agenda Meeting of 06/27/78

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals 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.
- (X) 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.

REVIEWED BY *George M. Kagonoff* Noted and Approved: *George M. Kagonoff*
Planning Bureau Fire Prevention Bureau
Special Inspection Division

August 16, 1978

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

Dear Mr. DiMenna:

Comments on Item # 275 Zoning Advisory Committee Meeting, June 27, 1978 are as follows:

Property Owner: John & Joyce Seebold
Location: E/S Reisterstown Road 171' S Walgrove Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-24 X); Variance to permit a side setback of 23' in lieu of the required 25' and a rear setback of 25' in lieu of the required 30'; Special Hearing to remove the Special Exception for offices from the rear portion of the property (Case No. 73-36 X)
Acres: 1.299
District: 4th

The items checked below are applicable:

- X1. Structures shall conform to Baltimore County Building Code (B.C.B.C.) 1978 Edition and the 1971 Supplement, State of Maryland Code for the Manufacture and use of other applicable codes.
- B. A building permit shall be required before construction can begin.
- X2. Additional permits shall be required, if building is existing.
- X3. Building shall be upgraded to new use - requires alteration permit.
- E. 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.
- X4. 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 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- E. Requested setback variance conflicts with the Baltimore County Building Code. See Section.
- I. No Comment.
- X5. Comment: Building may exceed height allowed in Table 6 for business use, wood frame in LB construction. Applicant should have his architect review for Code compliance.

Very truly yours,

Charles E. Burman
Charles E. Burman
Plans Review Chief

CEB:mg

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 26, 1978

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

Z.A.C. Meeting of: June 27, 1978

RE: Item No: 275
Property Owner: John & Joyce Seebold
Location: E/S Reisterstown Rd. 171' S Walgrove Rd.
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-24 X); Variance to permit a side setback of 23' in lieu of the required 25' and a rear setback of 25' in lieu of the required 30'; Special Hearing to remove the Special Exception for offices from the rear portion of the property (Case No. 73-36X)
District: 4th
No. Acres: 1.299

District: 4th
No. Acres: 1.299

Dear Mr. DiMenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/bp

JAMES H. BRYANT, PRESIDENT
T. RICHARD WILSON, JR., VICE-PRESIDENT
MURDOCH H. ROTHSCHILD

THOMAS H. BRYAN
HAROLD L. LORICK
ROBERT H. HAYDEN
ROBERT V. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. WILTON E. SMITH, JR.
ROBERT W. TRACY, C.A.

OFFICE OF THE TIMES NEWSPAPERS

19 78

used advertisement of
S.W. SPECIAL HEARING
8810 et ux

- ☐ Towson Times
- ☐ Arbutus Times
- ☐ Community Times
- ☐ Suburban Times West

papers published in Baltimore, County, Maryland,
for one 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 Esther Burge

CERTIFICATE OF PUBLICATION

TOWSON, MD. ANK989.33, 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 one time
or one time successive weeks before the 21st
day of September 1978, the next publication
appearing on the 31st day of August
1978.

THE JEFFERSONIAN,
G. Frank Smith
Manager.

Cost of Advertisement, \$.....

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

No. 73523

DATE September 20, 1978 ACCOUNT 01-669

AMOUNT \$103.79

RECEIVED FROM John M. Buehler

FOR Advertising & Printing for Case No. 79-69-XSPD

10379.79

VALIDATION OR SIGNATURE OF CASHIER

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

No. 73477

DATE August 23, 1978 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED FROM Albert J. Buehler, 1711 E. Riddick Rd., Reisterstown, Md. 21136, Filing Fee for Case No. 79-69-XSPD

FOR John M. Buehler, et ux - Petitioners, Hearing date 9-21-78 at 10:00 A.M.

50.00

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 4th Date of Posting SEPT. 3, 1978
Posted for: PETITIONERS FOR A SPECIAL EXCEPTION TO SPECIAL HEARING (VARIANCES)
Petitioner: JOHN E. SEEBACH, et ux
Location of property: E/S of Reisterstown Rd. 171 S. of Walgrove Rd.
Location of Sign: FRONT 635 AND 639 REISTERSTOWN RD.
Remarks: See Remarks
Posted by: John E. Seebach Signature Date of return: SEPT. 7, 1978

3-SIGNS

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map					6/26	AMH				
Petition number added to outline										
Denied										
Granted by ZC, DA, CG, CA										
Reviewed by: <u>DI</u>	Revised Plans:				Change in outline or description <u>Yes</u>					
Previous case: <u>78-24X</u>	Map # <u>44/153</u>				<u>No</u>					

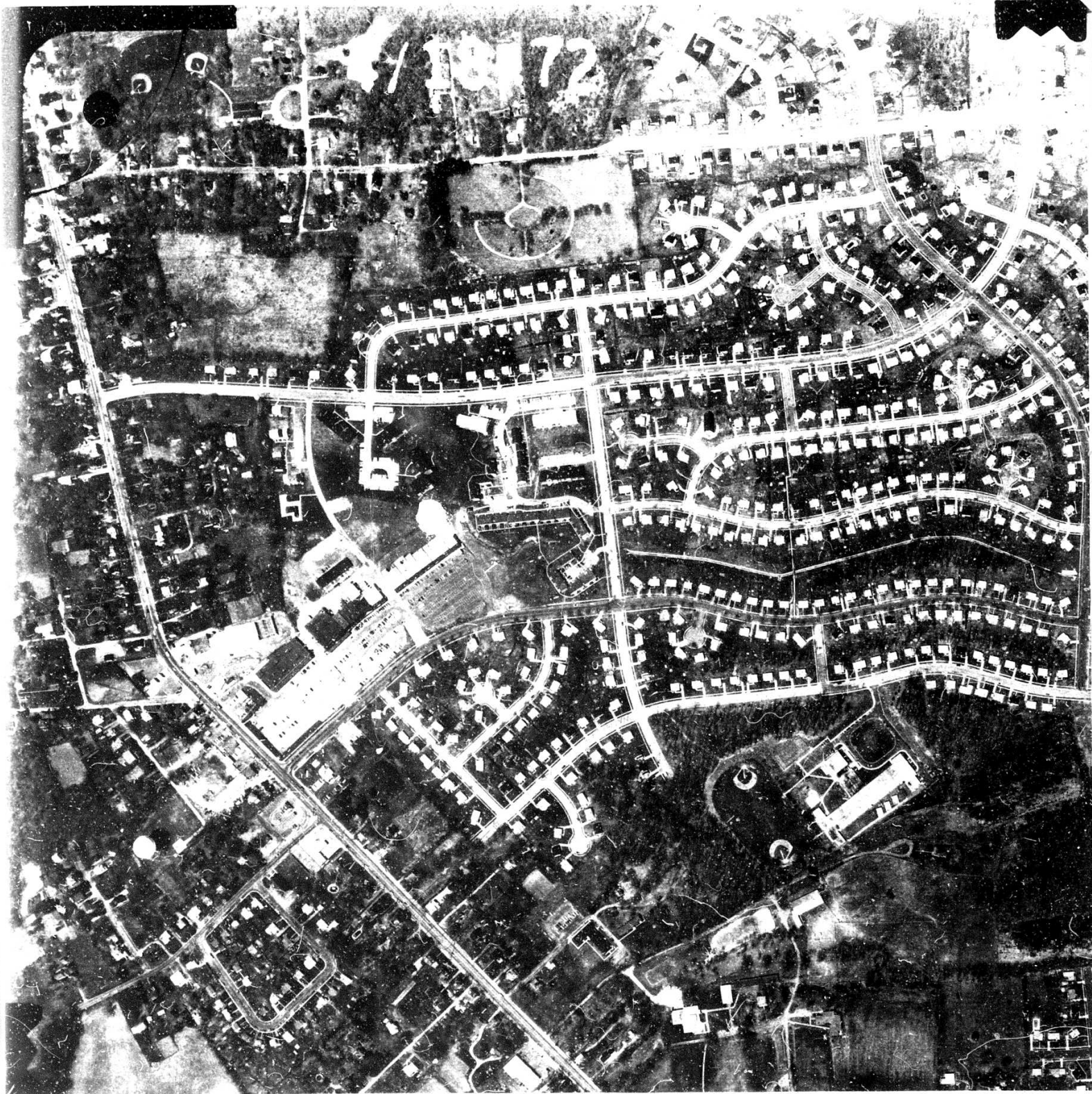
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 16th day of June 1978. Filing Fee \$ 50.00. Received Check
Cash
Other

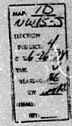
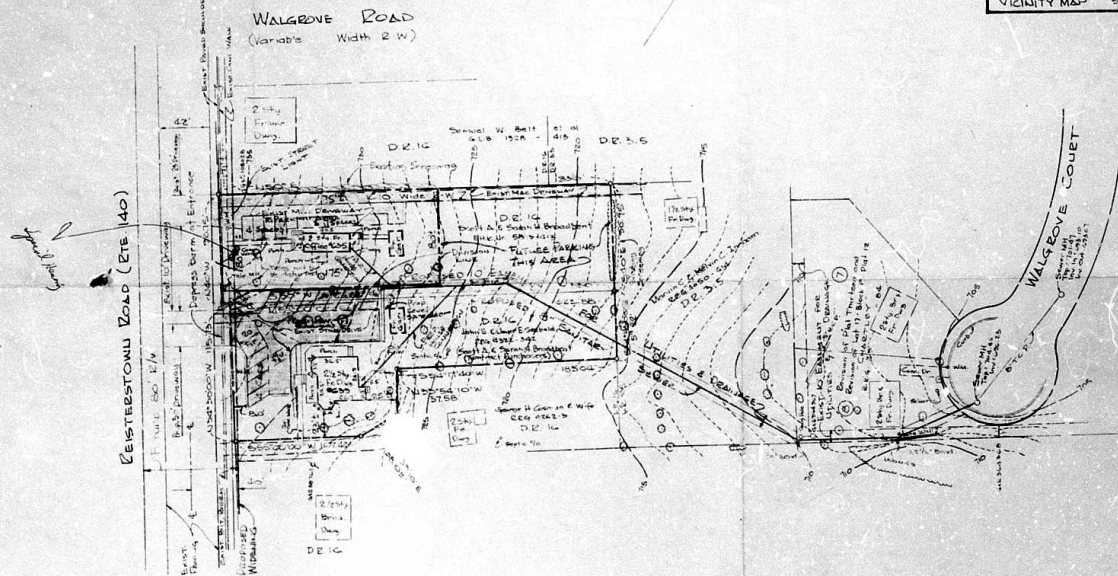
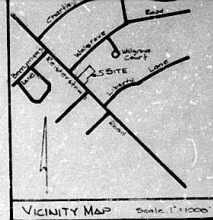
Petitioner Scott Broadbent Submitted by Albert Sydnor
Petitioner's Attorney Albert Sydnor Reviewed by Albert Sydnor

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



5-18 NW

4



- NOTES:**
- 1) Existing zoning DE-1C
 - 2) Area of proposed lot 0.25 acre
 - 3) Area of existing lot 0.25 acre
 - 4) Area of new lot 0.25 acre
 - 5) Proposed use: Offices
 - 6) Parking for Southern lot: First Floor Area 1420 sq ft, Second Floor Area 1420 sq ft, Spaces Provided: 12
 - 7) Entrance to be constructed in accordance with Md. Sub. Standards and Specifications
 - 8) Water: Existing Public Service Water: Eastern of Existing Public Service from Walgrave Court

- 9) Topography shown portion is field run and based on Baltimore County Metroplan District datum
- 10) Parking for Northern lot: First Floor Area 1420 sq ft, Second Floor Area 1420 sq ft, Spaces Provided: 12
- 11) Proposed front yards to be 10 ft. min.

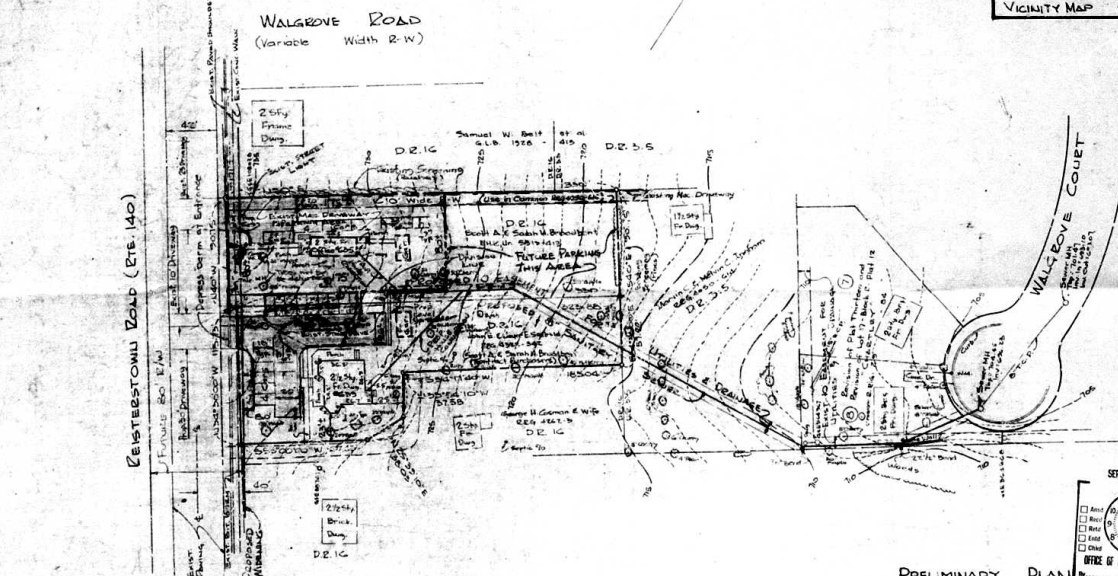
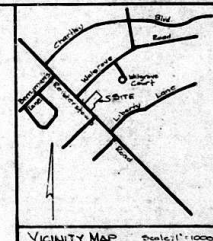
THIS PLAT CONSTITUTES THE FOLLOWING:
SITE PLAN FOR No. 635 and No. 639
VARIANCE PLAT FOR No. 635
SPECIAL HEARING PLAT FOR No. 635
SPECIAL EXCEPTION PLAT FOR No. 635 and No. 639

ZONING PLAT AND SITE PLAN
OR
635 AND 639 MAIN STREET, KEISTERSTOWN
Fourth Election District, Baltimore County, Maryland
IDCA No. 78-24x



SNYDER AND LAW, INC.
SURVEYORS
1911 Hanover Pike
Hampstead, Maryland 21074
(301) 233-1744
Date: May 15, 1978 Job No. 78015
Scale: 1"=50' Dwg. No. 2

Revised 6/14/78 Re: County Comments: N.A.L.
Original 5/22/78 Sent IDCA Number: N.A.L.



- NOTES:**
- 1) Existing zoning DE-1C
 - 2) Area of proposed lot 0.25 acre
 - 3) Area of existing lot 0.25 acre
 - 4) Area of new lot 0.25 acre
 - 5) Proposed use: Offices
 - 6) Parking for Southern lot: First Floor Area 1420 sq ft, Second Floor Area 1420 sq ft, Spaces Provided: 12
 - 7) Entrance to be constructed in accordance with Md. Sub. Standards and Specifications
 - 8) Water: Existing Public Service Water: Eastern of Existing Public Service from Walgrave Court

- 9) Topography shown portion is field run and based on Baltimore County Metroplan District datum
- 10) Parking for Northern lot: First Floor Area 1420 sq ft, Second Floor Area 1420 sq ft, Spaces Provided: 12
- 11) Proposed front yards to be 10 ft. min.

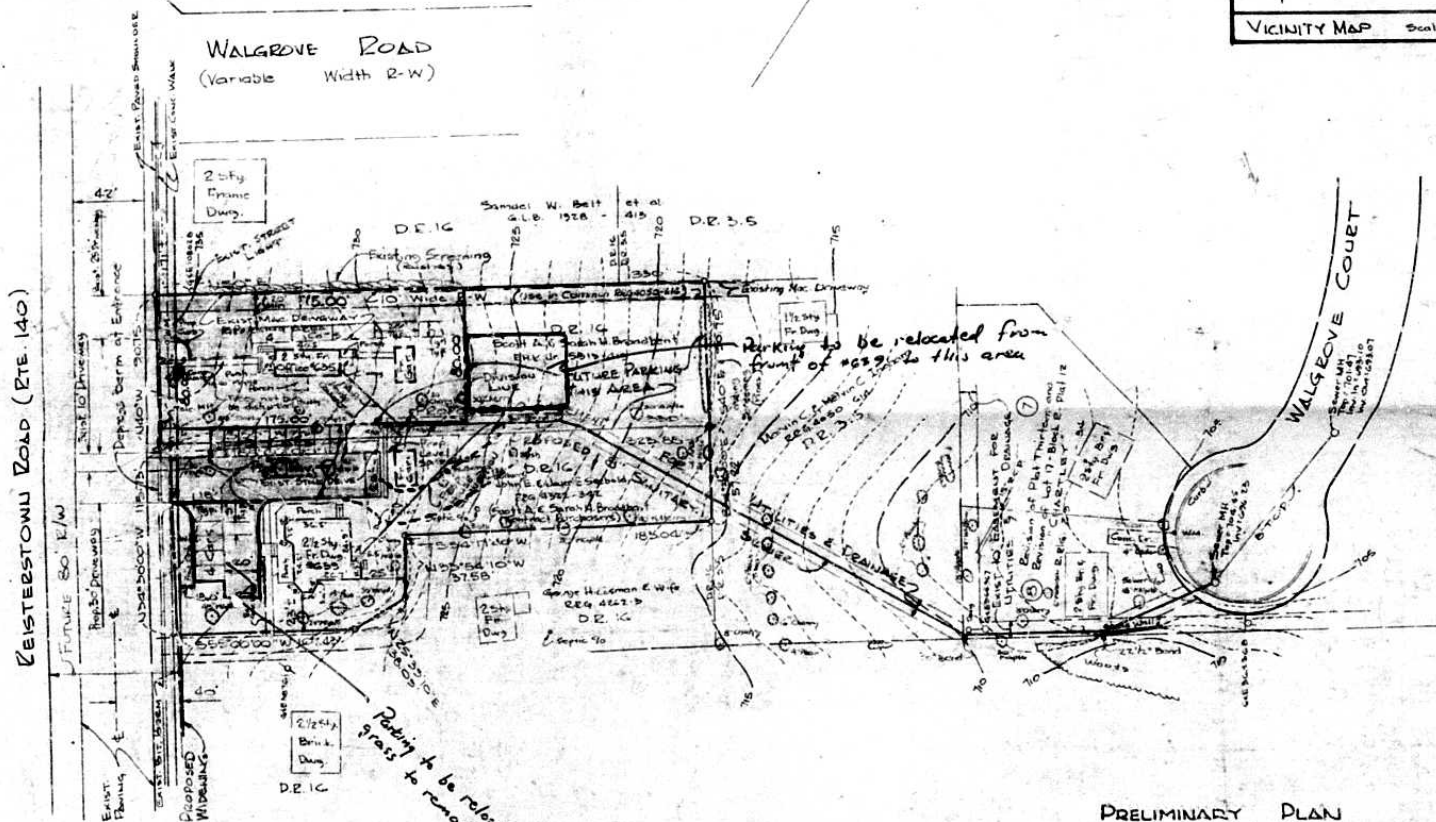
THIS PLAT CONSTITUTES THE FOLLOWING:
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VARIANCE PLAT FOR No. 635
SPECIAL HEARING PLAT FOR No. 635
SPECIAL EXCEPTION PLAT FOR No. 635 and No. 639

ZONING PLAT AND SITE PLAN
OR
635 AND 639 MAIN STREET, KEISTERSTOWN
Fourth Election District, Baltimore County, Maryland
IDCA No. 78-24x



SNYDER AND LAW, INC.
SURVEYORS
1911 Hanover Pike
Hampstead, Maryland 21074
(301) 233-1744
Date: August 12, 1978 Job No. 78015
Scale: 1"=50' Dwg. No. 2

Revised 8/12/78 Re: Planning & Zoning: N.A.L.



- 1) Existing Zoning: PR-16
- 2) Area of Substantial Lot: 0.65 acre
Area of Subtotal Lot: 0.61 acre
Area of New Northern Lot: 0.32 acre
Area of New Southern Lot: 0.36 acre
- 3) a) Parking for Southern Lot:
First Floor Area: 1420 sq. ft.
Second Floor Area: 1420 sq. ft.
Spaces Required: 8
Spaces Provided: 13
- 5) Entrance to be constructed in accord
ance with M.S.B. & Standards and
Specifications.
- 6) Water: Existing Public Service
Sewer: Existing of Existing Public
Service from Walpole Public

- 7) Topography shown herein is field - run and based on Baltimore County Metric: Baltimore District datum.
- 8) Parking for Northern Lot:
First Floor Area: 610 sq. ft.
Second Floor Area: 610 sq. ft.
Spaces Required: 4
Spaces Provided: 4
- 9) All Parking Spaces to be delineated by curb.
- 10) Additional turnoff created by new parking is minimal and will be controlled by local Synchronizer at rear of South Parking area.
- 11) Proposed front curbs to be Md.S. & Type "A".

Rev. Sept. 21, 1978 Flaming - Northern List ALS
Rev. Sept. 14, 1978 Flaming & Drainage Note W.A.L.

PRELIMINARY PLAN
BROADBENT & SEEBOLD PROPERTIES

635 AND 639 MAIN STREET, REISTERSTOWN
Fourth Election District, Baltimore County, Maryland
I.D.C.A. No. 78-24x



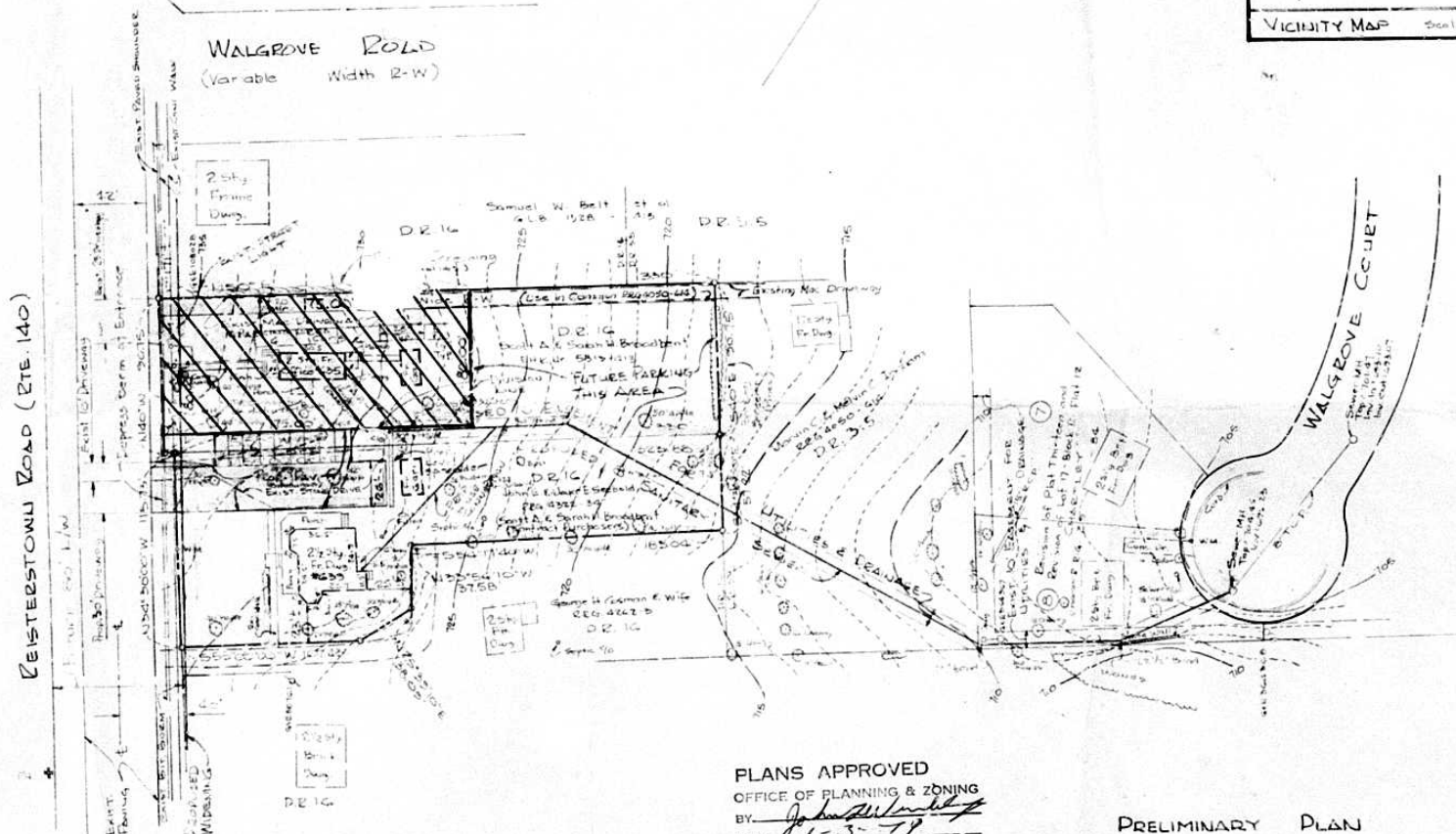
SNYDER AND LAW, INC

FURVEYORS

1911 Hanover Pike
Hampstead, Maryland 21074
(301) 233-7744

Date: August 10, 1978 Job No. 78015
Scale: 1" = 50' Draw No. 3

【例題】計算



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: John M. [Signature]
DATE: 1-3-79

PRELIMINARY PLAN
BROADBENT & SEEBOLD PROPERTIES

635 AND 639 MAIN STREET, ZEISTERSTOWN
Fourth Election District, Baltimore County, Maryland
I.D.C.A. No. 78-24x



SNYDER AND LAW, INC.
SURVEYORS

1911 Hanover Pike
Hampstead, Maryland 21074
(301) 239-7744

Date: August 12, 1978 Job No. 78015
Scale: 1" = 50' Dwg. No. 3

Rev. Sept. 25, 1978	Planning - South Lot	WAL
Rev. Sept. 21, 1978	Planning - Northern Lot	ALS
Rev. Sept. 14, 1978	Planning & Drainage Maps	WAL

NOTES:

- 1) Existing Zoning: DR-16
2) Area of Bounded Lot: 0.63 acre
Area of Seabold Lot: 0.61 acre
Area of New Northern Lot: 0.32 acre
Area of New Southern Lot: 0.05 acre
3) Proposed Use: Offices
4) Parking for Southern Lot:
First Floor Area: 1420 sq. ft.
Second Floor Area: 1120 sq. ft.
Spaces Required: 8
Spaces Provided: 9 (1 x 20')
- 5) Entrance to be constructed in accordance with Md. S.H. & Standards and Specifications.
6) Water: Existing Public Service
Sewer: Extension of Existing Public Service from Walgrave Court.
- 7) Topography shown herein is field view and based on Baltimore County Metro-politan District datum.
8) Parking for Northern Lot:
First Floor Area: 640 sq. ft.
Second Floor Area: 640 sq. ft.
Spaces Required: 4
Spaces Provided: 4
9) All Parking Spaces to be delineated by Paint striping.
10) Additional turn-off created by new parking is minimal and will be controlled by Level Buncher at rear of south parking area.
11) Total Area of New Parking (South Lot only) = 5076 sq. ft.
- 12) Total Disturbed Area: 2300 sq. ft.
- Rev. Oct. 25, 1978
Drawn Sept. 21, 1978