

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Margaret M. Cramer, 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 off street parking in a residential zone (Section 500.9 Baltimore Co. Zoning Regulations).

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.

Contract Purchaser: Enterprise, Ltd.
Address: 3315 Chapel Hill Drive
Baltimore, MD. 21237

Petitioner's Attorney: _____
Precastant's Attorney: _____

ORDERED By the Zoning Commissioner of Baltimore County, this 25th 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of October, 1978, at 1:00 o'clock P.M.

George J. Motz
Deputy Zoning Commissioner of Baltimore County

(over)

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Margaret M. Cramer, 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 re-classified, from, it to the Zoning Law of Baltimore County, from an R/A zone to an N/A zone, for the following reasons:

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

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.

Contract Purchaser: Enterprise, Ltd.
Address: 3315 Chapel Hill Drive
Baltimore, MD. 21237

Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED By the Zoning Commissioner of Baltimore County, this 25th 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of October, 1978, at 1:00 o'clock P.M.

George J. Motz
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, Margaret M. Cramer, 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 1802.20 (V.B.2) to permit ten (10) feet rear yard not back/in lieu of the required thirty (30) feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: indicate hardship or practical difficulty

The practical difficulty of 30' rear yard is that the total width of the property is only 100' and with a minimum building width of 25', the balance will not allow ample parking and drive areas.

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.

Contract Purchaser: Enterprise, Ltd.
Address: 3315 Chapel Hill Drive
Baltimore, MD. 21237

Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED By the Zoning Commissioner of Baltimore County, this 25th 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of October, 1978, at 1:00 o'clock P.M.

George J. Motz
Deputy Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21286

Chairman: Nicholas B. Commodari

- MEMBERS:
- Bureau of Engineering
 - Department of Traffic Engineering
 - State Road Commission
 - Survey of Plan Development
 - Health Department
 - Project Planning
 - Building Department
 - Board of Education
 - Planning Administration
 - Land Use Development

September 22, 1978

Ms. Margaret M. Cramer
9621 Harford Road
Baltimore, Maryland 21234

RE: Special Exception/Variance/
Special Hearing Petition
Item No. 14
Petitioner - Cramer

Dear Ms. Cramer:

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 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 east side of Harford Road, north of Joppa Road, in the 11th Election District, the subject property is presently improved with a one-story office building, dwelling and garage. Adjacent properties to the north, south, and west, are improved with individual dwellings, the Carney Village Shopping Center and existing dwellings, respectively.

This hearing is necessitated by your proposal to construct two office buildings to the rear of this property within 10' of the rear property lines in lieu of the required 30' and also to provide an accessory parking area. As I am sure you are aware, there was some question concerning the right to request the Special Hearing, since it is within 300' of existing dwellings to the rear of this site. However, since this decision was not rendered until after your petition was in process, this office felt that the petition could be scheduled for a hearing.

Ms. Margaret M. Cramer
Page 2
September 22, 1978

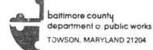
Prior to the scheduled hearing date, revised plans reflecting all the comments of the Office of Current Planning and Development, and those of the State Highway Administration must be submitted. In addition, these site plans must be sealed by a registered professional engineer or surveyor.

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/sf
Enclosure

cc: Lancellotti, Hofmann and Associates, Inc.
118 Potomac Building
Maryland Executive Park
8500 LaSalle Road
Towson, Maryland 21204



HORNTON M. MOURING, P.E.

August 17, 1978

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

RE: Item #14 (1978-1979)
Property Owner: Margaret M. Cramer
8725 Harford Rd. 435' N/E Joppa Rd. relocated
Existing zoning: R/A, SR 36 and SR 3.5
Proposed use: "1" Special Exception for offices, Variance to permit a rear setback of 10' in lieu of the required 30' and Special Tracing to allow off street parking in a residential zone.
Access: 0.55 District 11th

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.

Comments were supplied for this property for Project IDCA No. 78-25XSP.

Highways:
Harford Road (Md. 147) 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 Drains:
Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item #14 (1978-1979)
Property Owner: Margaret M. Cramer
Page 2
August 17, 1978

Storm Drains (Cont'd)

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

There is, as indicated, a County storm drain traversing this site within a drainage and utility easement (Drawing #72-0826, File 4). The Petitioner is cautioned that no encroachment by construction of any structure, including footings, will be permitted within County rights-of-way or utility easements. During the course of grading and construction on this site, protection must be afforded by the contractor for the existing drainage system. Any damage sustained would be the full responsibility of the petitioner.

Water and Sanitary Sewer:

There is a public 12-inch water main in Harford Road which serves the buildings on this property. Additional fire hydrant protection is required in the vicinity.

There is public 8-inch sanitary sewerage in Harford Road, and also traversing this site, as indicated, within a County utility easement (Drawing #49-0826, File 1). The Petitioner is also cautioned in regard to encroachment of this County easement and sanitary sewerage therein and the protection thereof.

The Petitioner is responsible for the cost of capping and plugging any existing water main or sanitary sewer construction, due to the proposed removal of the present dwelling, not used to serve the proposed office buildings.

Very truly yours,
Ellsworth M. Diver, P.E.
ELLSWORTH M. DIVER, P.E.
Chief, Bureau of Engineering

END:EWMPW:as

cc: W. Munchall
S-W Key Sheet
36 SE 18 Pos. Sheet
86' P 2 Topo
71 Tax Map

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 laws enacted under the Zoning Commission by Section 509.7 of the Baltimore County Zoning Regulations the requirements of Section 493.4 having been met, and the health, safety, and general welfare of the locality involved not being adversely affected and being in the public interest and in view of said Regulations, the Special Hearing to approve off-street parking in a residential zone should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 196____, 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 Zoning Commissioner of Baltimore County 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 _____, 196____, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for office buildings and offices should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 197____, that the herein Petition for the aforementioned Special Exception should be and the same is GRANTED, from and after the date of this Order, subject to ingress and egress on Harford Road, approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning, and utilization of the Special Exception within _____ years.

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 MADE and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 197____, 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 _____ zone, and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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

the above Variance should be had, and it further appearing that by reason of the VARIANCES requested not adversely affecting the health, safety, and general welfare of the community, the Variances to permit rear yard setbacks of ten feet in lieu of the required thirty feet, for both of the proposed office buildings, should be GRANTED.

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

Zoning Commissioner of Baltimore County



July 27, 1978

Mr. George J. Martinak
Deputy Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, July 25, 1978
Item: 14
Property Owner: Margaret M. Cramer
Location: SE/S Harford Road (Rt. 14)
435 NE Joppa Road relocated
D.R. 5-5
Existing Zoning: B.L., D.R. 16 &
D.R. 5-5
Proposed Zoning: Special Exception
for offices, Variance to permit a rear setback of 10' in lieu of the required 30' and Special Hearing to allow off street parking in a residential zone.
Acres: 0.95
District: 11th

Dear Mr. Martinak:

The paving of the shoulder, fronting the site, is substandard. This area must be repaved so that the paving is on an even grade from the edge of the traveled way of Harford Road to the roadside curb. This paving is to be done under permit from the State Highway Administration.

The plan must be revised to note the required paving, prior to a hearing date being assigned.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
By: John E. Meyers

CL:JEM:dj



My telephone number is 383-4320

0, Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



Paul H. Reinecke
Chief

July 27, 1978

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Margaret M. Cramer

Location: SE/S Harford Rd. 435' NE Joppa Rd. relocated

Item No. 14

Zoning Agenda Meeting of 07/25/78

Gentlemen:

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

- (X) 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.
NOTE: Locate fire hydrant at entrance.
() 2. A second source of vehicle access is required for the site.
() 3. The vehicle dead end condition shown at _____
VIOLATES the maximum allowed by the Fire Department.
() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
() 6. Site plans are approved as drawn.
() 7. The Fire Prevention Bureau has no comments, at this time.

REVISOR

Planning Group

Noted and Approved: [Signature]
Fire Prevention Bureau

Sincerely yours,
[Signature]
Mike S. Flanigan
Traffic Engineering Associate II

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

Item No. 14 - ZAC - Meeting of July 25, 1978
Property Owner: Margaret M. Cramer
Location: SE/S Harford Rd. 435' NE Joppa Rd. relocated
Existing Zoning: B.L., D.R. 16, & D.R. 5-5
Proposed Zoning: Special Exception for offices, Variance to permit a rear setback of 10' in lieu of the required 30' and Special Hearing to allow off street parking in a residential zone.
Acres: 0.95
District: 11th

Dear Mr. DiNenna:

As presently zoned this site can be expected to generate 230 trips per day; the proposed zoning can be expected to generate about 340 trips per day. The site will be allowed only one entrance.

MSF/sjs



September 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 #14, Zoning Advisory Committee Meeting, July 25, 1978, are as follows:

Property Owner: Margaret M. Cramer
Location: SE/S Harford Road 435' NE Joppa Road relocated
Existing Zoning: B.L., D.R. 16 and D.R. 5-5
Proposed Zoning: Special Exception for offices, Variance to permit a rear setback of 10' in lieu of the required 30' and Special Hearing to allow off-street parking in a residential zone
Acres: 0.95
District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems in regard to development plans that may have a bearing on this petition.

The southern most driveway should be eliminated and the property served by one driveway.

All exterior light standards must be shown on the site plan. Light standards should be a maximum of 8' in height and of the cut-off design.

The type of paving for the driveway and parking areas must be shown on the site plan.

The type of screening and landscaping must be shown on the site plan by common sense.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development



September 19, 1978

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

Dear Mr. DiNenna:

Comments on Item #14, Zoning Advisory Committee Meeting, July 25, 1978, are as follows:

Property Owner: Margaret M. Cramer
Location: SE/S Harford Rd. 435' NE Joppa Rd. relocated
Existing Zoning: B.L., D.R. 16, & D.R. 5-5
Proposed Zoning: Special Exception for offices, Variance to permit a rear setback of 10' in lieu of the required 30' and Special Hearing to allow off street parking in a residential zone.
Acres: 0.95
District: 11th

Metropolitan water and sewer exist on the site, therefore no health hazards are anticipated.

Any new installation/s of fuel burning equipment should contact the division of Air Pollution Control, 409-3775, to obtain requirements for such installation/s before work begins.

The parking area/s should be surfaced with a dustless, bonding material.

TED/REP/5th G

cc: W. L. Phillips

Very truly yours,
[Signature]
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

ORDER RECEIVED FOR FILING
November 29, 1978
John L. Wimbley

ORDER RECEIVED FOR FILING
November 29, 1978
John L. Wimbley

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21284

August 15, 1978

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 21, 1978

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

Comments on Item # 14, Zoning Advisory Committee Meeting, July 25, 1978
see as follows:
Property Owner: Margaret M. Cramer
Location: SE/S Harford Road 435' NE Joppa Road - relocated
Existing Zoning: R.L., D.B. 18 & D.B. 5-5
Proposed Zoning: Special Exception for offices, Variance to permit a rear setback of 10' in lieu of the required 30' and Special Hearing to allow off street parking in a residential zone.
Area: 0.95
Acres: 11th

Z.A.C. Meeting of: July 25, 1978

RE: Item No: 14
Property Owner: Margaret M. Cramer
Location: SE/S Harford Rd. 435' NE Joppa Rd. relocated
Present Zoning: R.L., D.B. 18 & D.B. 5-5
Proposed Zoning: Special Exception for offices, Variance to permit a rear setback of 10' in lieu of the required 30' and Special Hearing to allow off street parking in a residential zone.

District: 11th
No. Acres: 0.95

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich

W. Nick Petrovich,
Field Representative

MWP:dp

JOSEPH H. MCGIVAN, PRESIDENT
T. MARION WALKER, JR., VICE-PRESIDENT
MARGUS B. WATSON

THOMAS H. ROYER
ALAN LOROCK
AND WILSON M. SMITH, JR.
ROGER B. HAYDEN
RICHARD W. HAZEL, DVM.

KURENT T. DUBAL, REPRESENTATIVE

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
for office buildings and offices : OF BALTIMORE COUNTY
PETITION FOR SPECIAL HEARING :
for off-street parking in a residential :
zone and PETITION FOR VARIANCE :
for Rear Yard Setback :
SE/S of Harford Rd., 435' :
NE of Joppa Rd., Relocated :
11th Election District :

MARGARET M. CRAMER, Petitioner : Case No. 79-84-XSPHA

ORDER FOR APPEAL

Mr. Commissioner:
Please note an appeal from the decision of the Zoning Commissioner in the above-entitled matter, under date of November 22, 1978, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 14th day of December, 1978, a copy of the foregoing Order was mailed to Ms. Margaret M. Cramer, 9621 Harford Road, Baltimore, Maryland 21234 and Mr. Thomas T. Poll, 9719 Harford Road, Baltimore, Maryland 21234, Protestant.

John W. Heston, III
John W. Heston, III

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING :
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
SE/S of Harford Rd., 435' :
NE of Joppa Rd., Relocated :
11th District :

MARGARET M. CRAMER, Petitioner : Case No. 79-84-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 an 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
Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 11th day of September, 1978, a copy of the foregoing Order was mailed to Margaret M. Cramer, 9621 Harford Road, Baltimore, Maryland 21234, Petitioner.

John W. Heston, III
John W. Heston, III

IDCA APPLICATION FOR
SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, OR WE, MARGARET M. CRAMER LEGAL OWNER OF THE PROPERTY SITUATED IN BALTIMORE COUNTY, THE PROPERTY OUTLINE OF WHICH IS DRAWN TO SCALE, COMPLETE WITH BEARINGS AND DISTANCES ON 200 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL EXCEPTION & VARIANCE IN A RE-18 ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR OFFICE BUILDINGS (OR-18) AND OFF STREET PARKING (OR-18)

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GRASSY SITE AREA 36,324 sq DEED REF. T.B.B. 1664/557
GRAZING 90 % OF OVERALL SITE WILL REQUIRE GRADING
BUILDING ZONE 25 43
GROUND FLOOR 35 100
AREA 7965
NUMBER OF FLOORS TWO PLUS TOTAL HEIGHT 25 ft.
BASEMENT
FLOOR AREA (NOT TO TOTAL FLOOR AREA DIVIDED BY SITE AREA) 40,424
(22,770)
BUILDING USE
GROUND FLOOR OFFICES OTHER FLOORS second floor - Offices
and basement - Offices and Mechanical Room
REQUIRED NUMBER OF PARKING SPACES 14 second
GROUND FLOOR 27 OTHER FLOORS 16 basement TOTAL 57

PAVING:
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 29,000 sq - Total
PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 3601 SQUARE FEET/LOAD (77)

UTILITIES
WATER: PUBLIC PRIVATE, TYPE OF SYSTEM _____
SEWER: PUBLIC PRIVATE, TYPE OF SYSTEM _____
UTILITIES SECURITY APPROVAL _____
I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF

APPLICANT'S SIGNATURE: *Margaret M. Cramer*
MARGARET M. CRAMER
ADDRESS: 9621 Harford Road
BALTIMORE, MD 21234

PREPARED BY: *Margaret M. Cramer*
MARGARET M. CRAMER
ADDRESS: 9621 Harford Road
BALTIMORE, MD 21234

THE PLANNING BOARD HAS DETERMINED ON _____ THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-81.01 OF THE BALTIMORE COUNTY CODE, 1988

DATE _____ CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

494-5180
County Board of Appeals
Room 218, Court House
Towson, Maryland 21204
October 26, 1979

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 79-84-XSPHA (Item 1a)
MARGARET M. CRAMER
W. C. L. Enterprises, Ltd.

SE-for office buildings and offices:
50'-off-street parking in residential zone
VAL-10-permit 10' rear yard setback for 2 proposed office bldgs. in lieu of req. 30'
SE/S of Harford Rd., 435' NE of Joppa Rd.
11th District

ASSIGNED FOR: TUESDAY, DECEMBER 11, 1979 at 10 a.m.

cc: Mr. Bill Caltrider Represents Buyer and Seller
Ms. Margaret M. Cramer Petitioner
Messrs. Robert Lutz and Theodore Wilson Contract Purchasers
Mr. Thomas T. Poll Protestant
John W. Heston, III, For People's Counsel

12/5/79 - Per WAC after phone call from Mr. Carson. Mr. Heston is going to dismiss the SE and Variance. Only issue is the parking, and according to both People's Counsel and attorney for Petitioner, the issue is the same as the Radebaugh case. Therefore, it seems to make sense to postpone the hearing on the merits until after the final decision of the Court of Special Appeals in the Radebaugh case.

Quick letter from Mr. Carson 12/6/79

John Holman, Secretary
County Board of Appeals

County Board of Appeals

Room 218, Court House
Towson, Maryland 21204

December 9, 1982

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

This case has been dormant on the Board's docket for some time. In order to ascertain the status we are formally scheduling it for the purpose of reopening the record to determine its present standing. If this preliminary hearing determines the case will be a viable one, it will be set for a later hearing, but at this time the case will not be tried nor will any testimony relative to the merits of the case be accepted. All parties interested in this proceeding should attend. If no participants to the scheduled matter appear on the assigned date, the Board will consider the case moot and WILL SUMMARILY DISMISS IT.

CASE NO. 79-04-XSPHA MARGARET M. CRAMER
SE/S Harford Rd., 435' NE of Joppa Rd.
11th District

Special Exception for office buildings & offices
Special Hearing for off-street parking
Variance-Rear yard setback for 2 proposed office bldgs.

ASSIGNED FOR: WEDNESDAY, JANUARY 19, 1983, at 9:30 a.m.

cc: Bill Caltrider Represents buyer and seller *Notice returned*
Ms. Margaret Cramer Petitioner *Notice returned*
Messrs. R. Lutz, Theo Wilson & Philip Conklin Contract Purchasers
W.C.L. Enterprises, Ltd. *not as case 12-17-82*
Mr. Thomas T. Poll Protestant
James B. Carson, Esq. Counsel for Contract Purchaser *SEEKING APPEARANCE 12-17-82*
J. W. Heston, Esq. People's Counsel
J. E. Dyer
W. Humason
N. Gerber
J. Hoswell

John Holman, Secretary

IN THE MATTER OF THE APPLICATION OF MARGARET M. CRAMER FOR SPECIAL EXCEPTION FOR OFFICE BUILDINGS AND OFFICES, SPECIAL HEARING FOR OFF-STREET PARKING IN A RESIDENTIAL ZONE (SECTION 409.4), AND VARIANCE FROM SECTION 1802.28 (V.B.2) OF THE BALTIMORE COUNTY ZONING REGULATIONS SE/S Harford Road 435' NE of Joppa Road, relocated 11th District

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

No. 79-84-XSPHA

ORDER OF DISMISSAL

Petition of Margaret M. Cramer for special exception of Office Buildings and Offices, special hearing for off-street parking in a residential zone, and variance from Section 1802.28 (V.B.2) of the Baltimore County Zoning Regulations on property located on the southeast side of Harford Road 435 feet northeast of Joppa Road, relocated, in the Eleventh Election District of Baltimore County.

WHEREAS, in open hearing before the Board of Appeals on January 19, 1983, and prior to the taking of any testimony, the People's Counsel made a Motion to Dismiss this case for nonappearance of the Petitioner or its representative. The Board granted the Motion.

IT IS HEREBY ORDERED, this 19th day of January, 1983, that said case be and the same is DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

John W. Heston, III
John W. Heston, III, Acting Chairman
Patricia Phipps
Patricia Phipps
John W. Heston, III
John W. Heston, III, Secretary



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
for office buildings and offices;
PETITION FOR SPECIAL HEARING : OF BALTIMORE COUNTY
for off-street parking in a residential
zone; and PETITION FOR VARIANCE :
for Rear Yard Setback
SE 1/4 of Harford Rd., 435'
NE of Joppa Rd., Relocated
11th Election District
MARGARET M. CRAMER, Petitioner
Case No. 79-84-XSPHA

MOTION FOR DISMISSAL

To the Honorable, Members of Said Board:

The Motion of the People's Counsel for Baltimore County respectfully represents,

1. That the proceeding now pending before the Board is based upon three Petitions, the first seeking a Special Exception for office buildings, the second seeking variances in connection therewith, while the third concerns a petition for off-street parking in a residential zone pursuant to Section 409.4 of the Baltimore County Zoning Regulations.

2. That the Movant is the sole proponent and Appellant with regard to each of said Petitions.

3. That your Movant has now determined that maintenance of his appeal with regard to the first petition, concerning the Special Exception, and the second petition, concerning the variances, is no longer in the public interest.

4. That your Movant does maintain, however, that the authority for maintenance of off-street parking in a residential zone pursuant to Section 409.4 of said Regulations is not appropriate and that his appeal with regard thereto should be maintained.

WHEREFORE, this Motion is made to effect the dismissal of the Movant's appeal with regard to the Petition and Order granting the Special Exception, and the Petition and Order granting the variances in connection therewith, while maintaining his said appeal with regard to the aforesaid parking in a residential zone.

AND AS IN DUTY BOUND, etc.,

John W. Heslian, III
John W. Heslian, III
People's Counsel for Baltimore County

I HEREBY CERTIFY that on this 19th day of December, 1979, a copy of the foregoing Motion for Dismissal was mailed to Ms. Margaret M. Cramer, 9621 Harford Road, Baltimore, Maryland 21234; and James B. Carson, Esquire, Carson & Jones-Soteman, 3617 East Lombard Street, Baltimore, Maryland 21224, Attorney for Messrs. Theodore M. Wilson, Jr., Philip E. Cwach and Robert P. Lutz, Contract Architects.

John W. Heslian, III
John W. Heslian, III

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
for office buildings and offices;
PETITION FOR SPECIAL HEARING :
for off-street parking in a residential
zone; and PETITION FOR VARIANCE :
for Rear Yard Setback
SE 1/4 of Harford Rd., 435'
NE of Joppa Rd., Relocated
11th Election District
MARGARET M. CRAMER, Petitioner : Case No. 79-84-XSPHA

1111111

ORDER

Upon the foregoing Motion by the People's Counsel for Baltimore County, the Board having noted that there are no other Appellants of record in said case, it is, this 19th day of December, 1979, by the County Board of Appeals of Baltimore County,

ORDERED that the appeal of the People's Counsel for Baltimore County as it pertains to the Petition for Special Exception and the Petition for Variances in connection therewith now pending in this case be and it is hereby DISMISSED, with the result that the Board's file and docket in this case shall reflect that only the Petition and Order of the Zoning Commissioner of Baltimore County based thereon granting authority pursuant to Section 409.4 of the Baltimore County Zoning Regulations shall remain open and pending.

COUNTY BOARD OF APPEALS

OF BALTIMORE COUNTY

Eric S. Dinenna
Robert T. Hofmann
William T. Hubert

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinenna, Zoning Commissioner
FROM: Leslie H. Graef, Director of Planning
DATE: September 27, 1978

SUBJECT: Petition 79-84SPHA, Petition for Special Exception for office buildings and offices, special parking for off-street parking and Variance for rear yard setbacks, Southeast side of Harford Road, 435 feet Northeast of Joppa Road, Relocated Petitioner - Margaret M. Cramer

11th District

HEARING: Wednesday, October 4, 1978 (1:00 P.M.)

Office use would be appropriate here; however, this office is of the opinion that a use permit for parking in a residential zone cannot be granted in a transition area.

Leslie H. Graef
Leslie H. Graef
Director of Planning

LHG:JHw

BALTIMORE COUNTY, MARYLAND

PROJECT: SUBDIVISION REVIEW COMMENTS DATE: May 12, 1978
FROM: Ellsworth H. Dwyer, P.E., Chief, Bureau of Engineering

PROJECT NAME: Cramer Property	INDEX PLAN	<input checked="" type="checkbox"/>
PROJECT NUMBER: IDCA No. 79-25XSP	PRELIMINARY PLAN	<input checked="" type="checkbox"/>
LOCATION: N. of Joppa Road	TEMPERATURE PLAN	<input type="checkbox"/>
DISTRICT: 110C	SETBACKMENT PLAN	<input type="checkbox"/>
	FINAL PLAN	<input type="checkbox"/>

This application for special exception (No. 79-25XSP) was received by the Developer Design Approval Section on April 11, 1978, and we comment as follows:

Water: (Eastern third zone) Urban Area
There is a 12-inch public water main in Harford Road. There are no problems with water service in this area. This property is within the Urban-Rural demarcation line and in an area designated "Existing Service" on Baltimore County Water Plan W-17A, as amended. The requested use will not adversely affect the system. This project is recommended for approval.

Sanitary Sewer: (Janitor Run Interceptor - Gunpowder Interceptor - Gunpowder Pumping Station - Whitmarsh Interceptor - Whitmarsh Pumping Station - Brian Run Interceptor - Stomers Run Pumping Station - Back River Waste Water Treatment Plant) Gunpowder Pumping Station - 11.5 mgd/Whitmarsh Pumping Station - 24.5 mgd/Stomers Run Pumping Station - 14.4 mgd.
There is an 8-inch public sanitary sewer in Harford Road. No dry weather flow problems are reported in the area. This property is within the Urban-Rural demarcation line and in an area designated "Existing 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 Drains: (Janitor Run - Gunpowder Falls - Gunpowder River - Chesapeake Bay)
This property is tributary to Gunpowder Falls w/ Janitor Run. There are known flooding problems downstream. The petitioner indicates a proposed increase of runoff impervious area of approximately 37,126 square feet. This project, subject to Baltimore County Storm Water Management Policy, will present no additional impact downstream from the development of this property; this project is recommended for approval. Estimated 100-year design storm runoff of 6.05 cfs.

RECEIVED
MAY 15 1978
OFFICE OF PLANNING & ZONING
Ellsworth H. Dwyer, P.E., Chief, Bureau of Engineering

END/HEM: PMS/ISS

PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCE

11th District

ZONING: Petition for Special Exception for office buildings and offices, Special Hearing for off-street parking and Variance for rear yard setbacks

LOCATION: Southwest side of Harford Road, 135 feet Northeast of Joppa Road, Relocated

DATE & TIME: Wednesday, October 11, 1978 at 1:00 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning/Deputy Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for office buildings and offices, Special Hearing, under Section 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 off-street parking in a residential zone, and a Variance to permit rear yard setbacks of 10 feet for two proposed office buildings in lieu of the required 30 feet

The Zoning Regulation to be exempted as follows:

Section 1802.2B (7.9.2) - rear yard setbacks for office buildings
Section 109.1 - off-street parking in a residential zone

All that parcel of land in the Eleventh District of Baltimore County

Being the property of Margaret M. Cramer, as shown on plan filed with the Zoning Department

Hearing Date: Wednesday, October 11, 1978 at 1:00 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. ERIC DINENNA, ZONING COMMISSIONER
AND
GEORGE J. MARPLE, DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY



SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 110 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21286
633-3538

ROBERT S. SPELLMAN, P.L.C.
JOSEPH L. LARSON
LEON J. PAREKSI, P.E.

DESCRIPTION FOR SPECIAL EXCEPTION & VARIANCE

DR-16

Beginning for the same at the two following courses and distances from the centerline of Joppa Road as relocated, running northeasterly along the southeast side of Harford Road 435 feet, more or less, and thence South 85 Degrees East 148 feet, more or less, to the zoning line dividing that land zoned BL and that land zoned DR-16 and running thence from said place of beginning and binding on said zoning line South 85 Degrees East 294 feet more or less, to the zoning line dividing that land zoned DR-16, that land zoned DR 5.5 and that land zoned BL and running thence and binding on said zoning line northerly 100 feet more or less, thence leaving said zoning line and running North 85 Degrees West 236 feet, more or less, to the zoning line dividing that land zoned BL and that land zoned DR-16 and running thence and binding on said zoning line Southwesterly; 115 feet more or less to the place of beginning.

Containing 0.61 acres of land, more or less.

3-22-78



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

IANNIELLO, HOFMANN and ASSOC. INC. ARCHITECTS

118 POTOMAC BUILDING MARYLAND EXECUTIVE PARK
4800 LABALLE ROAD TOWSON, MARYLAND 21284 (DCU 581-0144)

September 5, 1978

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

Re: IDCA Application
Carney Business Center

Dear Mr. Dinenna

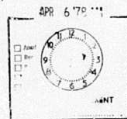
It is our understanding at the present time IDCA approval is not required for a special hearing for "Off Street Parking in a Residential Zone". However, the developer and myself feel it would be wise to apply for approval. The approval would protect this project from any alteration in IDCA policy.

I hope the above satisfies all of your requirements.

Very truly yours,

Robert T. Hofmann
Robert T. Hofmann, AIA

Robert P. Lutz
Mr. Robert P. Lutz
W & L Enterprises, Ltd. (Developers)
1215 Chapel Hill Drive
Baltimore, MD 21237



September 29, 1978

Margaret M. Cramer
9621 Harford Road
Baltimore, Maryland 21234

RE: Petition for Special Exception, Special
Hearing and Variances
SE/8 Harford Rd., 1.35' NE of Joppa Rd.
(Relocated) 11th District
No. 79-84-XSPHA

Dear Sir:

This is to advise you that \$71.70 is due for advertising
and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit
to Mrs. Champagne, Room 113, County Office Building, Towson, Maryland
21284, before the hearing.

Very truly yours,

Eric Dinenna
ERIC DINENNA
Zoning Commissioner

EM/so

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21284

January 19, 1983

John W. Hession, III, Esquire
People's Counsel for Baltimore County
Court House
Towson, Maryland 21204

Re: Case No. 79-84-XSPHA
Margaret M. Cramer

Dear Mr. Hession:

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

Very truly yours,

Eric Dinenna
ERIC DINENNA
Adm. Secretary

End.

cc: Mr. Thomas T. Folk
Mr. Bill Caltrider
Ms. Margaret M. Cramer
W C L Enterprises, Ltd.
Mr. W. E. Hammond
Mr. J. E. Dyer
Mr. N. E. Geiser
Mr. J. C. Howell

January 18, 1979

Mr. Bill Caltrider
The Hubble Company
313 North Charles Street
Baltimore, Maryland 21201

RE: Petition for Special Exception, Special
Hearing and Variances
SE/8 of Harford Road, 1.35' NE of Joppa
Rd., Relocated - 11th District
Margaret M. Cramer - Petitioner
No. 79-84-XSPHA (Item No. 1)

Dear Mr. Caltrider:

Please be advised that an appeal has been filed by the People's Counsel from
the decision rendered by the Zoning Commissioner of Baltimore County in the above
referenced matter.

You will be notified of the date and time of the appeal hearing when it is
scheduled by the Baltimore County Board of Appeals.

Very truly yours,

Eric Dinenna
ERIC DINENNA
Zoning Commissioner

SD/so

cc: Ms. Margaret M. Cramer
9621 Harford Road
Baltimore, Maryland 21234

Messrs. Robert Lutz and
Theodore Wilson
W C L Enterprises, Ltd.
1315 Chapel Hill Drive
Baltimore, Maryland 21237

Mr. Thomas T. Folk
9719 Harford Road
Baltimore, Maryland 21234

NOTICE OF HEARING

RE: Petition for Special Exception, Special Hearing, and Variances, SE/8 Harford Rd.,
1.35' NE of Joppa Rd. - 11th District, Margaret M. Cramer - Petitioner. Case No.
79-84-XSPHA

TIME: 1:00 P.M.

DATE: ~~Wednesday, October 3, 1978~~

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 V. CHRISTOPHER AVENUE,
TOWSON, MARYLAND

TOWSON, MARYLAND

George J. Hession III
GEORGE J. HESSON III
Deputy Zoning Commissioner of
BALTIMORE COUNTY

cc: W C L Enterprises, Ltd.
1315 Chapel Hill Drive
Baltimore, Maryland 21237

JAMES B. CARSON
732-8115

JAMES B. CARSON
732-8115

ANTHONY J. THOMAS
813-3900

December 14, 1982

Baltimore County Board of Appeals
Room 218, Court House
Towson, Maryland 21204

Re: Case No. 79-84-XSPHA

Gentlemen:

W C L Enterprises, Ltd., the party in interest represented by
this firm, having disposed of its interest in the subject prop-
erty, please strike my appearance as counsel to Messrs. Wilson,
Owch and Lutz and W C L Enterprises, Ltd.

Very truly yours,

CARSON & JONES-BATEMAN
James B. Carson
James B. Carson
732-8115

JBC/mry

cc: John W. Hession, III, People's Counsel
Ms. Margaret M. Cramer
Mr. Theodore N. Wilson, Jr.
Mr. Philip E. Ovach
Mr. Robert P. Lutz

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

January 25, 1979

Mr. Bill Caltrider
The Hubble Company
313 N. Charles Street
Baltimore, Md. 21201

Re: Reclassification Petitions
F79-84-XSPHA Margaret M. Cramer
(WCL Enterprises, Ltd., contr./pur.)

Dear Mr. Caltrider:

Enclosed please find a copy of the recently enacted
Bill 122-78 which affects your petition. No further hearings on
reclassification petitions will be held until the petitioners advise the
Board as to their intentions within the purview of this act.

Your prompt reply is necessary.

Very truly yours,

Walter A. Reiter, Jr.
Walter A. Reiter, Jr., Chairman

WAR/so

Enclosure: Bill 122-78
cc: Ms. Margaret M. Cramer
Messrs. Robert Lutz and Theodore Wilson
Mr. Thomas T. Folk
John W. Hession, III, Esq.
Mr. James Dyer

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

January 30, 1979

Mr. Thomas T. Folk
9719 Harford Road
Baltimore, Md. 21234

Re: File No. 79-84-XSPHA - Margaret M. Cramer
(WCL Enterprises, Ltd., contr./pur.)

Dear Mr. Folk:

- 1. Number of witnesses you anticipate calling _____
- 2. How many of these witnesses will be "expert witnesses"? _____
- 3. Fields to be covered by experts you intend to call - please check:
Land Planner _____
Real Estate _____
Engineer _____
Traffic _____
Other _____
- 4. Total time required (in hours) for presentation of your side of the case
1 1/2

Land Planner _____
Real Estate _____
Engineer _____
Traffic _____
Other _____

James B. Carson
Attorney for Protestants ()
Attorney for Petitioners ()

Case 79-79
12-20-82

JAMES B. CARSON
732-8115

JAMES B. CARSON
732-8115

November 1, 1979

Baltimore County Board of Appeals
Room 218, Court House
Towson, Maryland 21204

Re: Case No. 79-84-XSPHA (Item 14)

Gentlemen:

Please enter my appearance as counsel for Messrs.
Theodore N. Wilson, Jr., Philip E. Ovach and Robert P.
Lutz, Contract Purchasers in the above captioned matter.

Thank you for your kind attention to this request.

Very truly yours,
CARSON & JONES-BATEMAN

James B. Carson

JBC/mry
cc: John W. Hession, III, Esquire
Mr. Thomas T. Folk

RECEIVED
BALTIMORE COUNTY
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COMMUNICATIONS
SECTION

RECEIVED
BALTIMORE COUNTY
NOV 7 9 20 AM '82
COMMUNICATIONS
SECTION

December 5 1979

Baltimore County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

Re: 79-84-XSPHA (Item 14)
Margaret M. Cramer

Content:

This letter is to confirm my telephone conversation this date with the secretary to the Board regarding the above captioned matter.

The matter is an appeal from the Commissioner's decision regarding a special exception for office building and offices, a variance to permit a 10' rear setback for two (2) proposed office buildings in lieu of the required thirty (30') feet, and a special hearing regarding off-street parking in a residential zone.

It is my understanding that Peoples Counsel, John W. Hession, III, the Appellant in this matter, will dismiss the appeal as to the special exception for office building and offices and the variance. The other matter at issue, namely the off-street parking in a residential zone granted under the "old" interpretation of the buffer zone regulations, will be held in abeyance pending an appeal in the Radebaugh case or a decision regarding no appeal in that case.

The hearing set for December 11, 1979 at 10:00 a.m. will be postponed with the 15-day rule waived because of the circumstances outlined above.

Thank you for your many courtesies in this matter.

Very truly yours,
CARSON & JONES-BATHMAN

James B. Carson

cc: John W. Hession, III, Esquire
Robert T. Niffmeyer & Associates
W.C. & L. Enterprises, Ltd.

10/26/79 - Notified the following of the appeal hearing scheduled for TUESDAY, DEC 11, 79 at 10 a.m.

Mr. Bill Caltrider
Ms. Margaret M. Cramer
Messrs. Robert Lutz and Theodore M. Wilson
Mr. Thomas T. Polk
John W. Hession, III, Esq.

Mr. J. E. Dyer
Mr. William Hammond
Mr. John Seyffert
Bis. of Ed.
Mrs. Carol Beresh

Postponed 12-11-79

POSTPONED by agreement of People's Counsel and Petitioner. Reason is that the petitioner for a special hearing for parking in a residential zone involves the same issue as the Radebaugh case, and it was felt that this hearing should wait until the appellate decision in the Radebaugh case.

NOTE: People's Counsel indicated that his office was not particularly concerned about the special exception and at least one of the variances. He is considering filing a Motion to Dismiss his appeal as to the SE and as to one or both of the variances. The Planning office (Howell) seems to agree with the dismissal of the SE and one variance, but not as to the variance for the second new building. W.J.A.R. 12/11/79

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

December 19, 1979

John W. Hession, III, Esq.
People's Counsel for Baltimore County
County Office Bldg.
Towson, Md. 21204

Re: Margaret M. Cramer
Case No. 79-84-XSPHA

Dear Mr. Hession:

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

Very truly yours,

June Holmen
June Holmen, Secretary

Encl.

cc: Mr. Bill Caltrider
Ms. Margaret M. Cramer
Messrs. Robert Lutz and
Phillip E. Covich, and
Theodore M. Wilson
Mr. Thomas T. Polk
Mr. J. E. Dyer
Mr. William Hammond
Board of Education
James B. Carson, Esq.

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

October 6, 1980

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 79-84-XSPHA

MARGARET M. CRAMER

Special Exception for office bldgs. & offices
Special Hearing for off-street parking
Variance to permit 10' rear yd. setback for 2 proposed office bldgs. in lieu of req. 30'
SE 1/3 of Harford Rd., 435' NE of Joppa Rd.
11th District
11/22/78 - Z.C. (Dinenna) GRANTED Special Exception, Special Hearing & Variance

ASSIGNED FOR:

cc: Margaret M. Cramer

Mr. Bill Caltrider
Represents Buyer and Seller
Messrs. Robert Lutz, Theodore Wilson & Phillip E. Covich
Contract Purchasers
Thomas T. Polk
Protestant
James B. Carson, Esq.
Counsel for Contract Purchasers
J. W. Hession, Esq.
People's Counsel
J. E. Dyer
Zoning Office
William Hammond
" "

June Holmen, Secy.

RECEIVED
BALTIMORE COUNTY
NOV 15 2 00 PM '79
COUNTY BOARD OF APPEALS
CLERK



Baltimore County, Maryland

PEOPLE'S COUNSEL
100 WEST BALTIMORE STREET
TOWSON, MARYLAND 21204

TEL. 494-2180

JOHN W. HESSIAN, III
People's Counsel

PETER MAX ZIMMERMAN
Deputy People's Counsel

November 19, 1980

The Honorable
Walter A. Reiter, Jr., Chairman
County Board of Appeals
Rm. 219, Court House
Towson, Maryland 21204

Re: Margaret M. Cramer, Petitioner
Zoning Case No. 79-84-XSPHA

Dear Mr. Reiter:

I have written you simultaneously with regard to the case of Thomas S. Rafalides, Zoning Case No. 79-10-XSPHA, sitting the present position of the appellate effort. Rather than repeat the principal thrust of that letter for Mr. Carson, counsel for the Contract Purchasers in this case, I have attached to Mr. Carson's copy of this letter a copy of my letter to you with regard to "Rafalides."

This case is also trapped in the dilemma that afflicts the "Rafalides" case. I would suggest that this case, now assigned for Tuesday, December 19th, also be postponed pending appellate action and would hope that Mr. Carson responds directly to you with his thought on the matter at his very earliest convenience.

Very truly yours,

John W. Hession, III

cc: James B. Carson, Esquire

RECEIVED
BALTIMORE COUNTY
NOV 15 2 00 PM '79
COUNTY BOARD OF APPEALS
CLERK

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

November 20, 1980

NOTICE OF POSTPONEMENT

CASE NO. 79-84-XSPHA

MARGARET M. CRAMER

SE 1/3 Harford Rd., 435' NE of Joppa Rd.

11th District

Scheduled for hearing on Tuesday, December 9, 1980 at 10 a.m. has been

POSTPONED at the request of People's Counsel (Letter of 11/19/80)

cc: James B. Carson, Esquire

Counsel for Contract Purchasers

Messrs. Robert P. Lutz,
Theodore M. Wilson, and
Phillip E. Covich
W.C. & L. Enterprises, Ltd.

Contract Purchasers

Mr. Bill Caltrider
The Lubbe Co.

Represents Buyer and Seller

Mr. Thomas T. Polk

Protestant

John W. Hession, III, Esquire

People's Counsel

Mr. W. E. Hammond
Mr. J. E. Dyer
Mr. N. E. Gerber

Edith T. Eisenhart, Adm. Secretary

10/6/80 - Notified of appeal hearing scheduled for TUESDAY, DECEMBER 9, 1980 at 10 a.m.

J. Carson, Esq.
Margaret Cramer
Bill Caltrider
R. Lutz, T. Wilson, A. P. Covich
T. Polk
J. Hession, Esq.

*Postponed 11-20-80
see letter from P.C.
and notes*

11/20/80 - Per W.A.R. - Postpone case per letter from Mr. Hession. If we do not hear from Mr. Carson in a few days, call him and get his reply as to this postponement, and put response in the file. Case similar to Rafalides.

11/24/80 - Per phone conversation with Mr. Carson. When he received Mr. Hession's letter he wrote to his clients advising them of the situation and at present is awaiting their reply. In the meantime, he has received our postponement notice and in agreement with the postponement and Mr. Hession's reasons for same. He will advise us further when he has heard from his clients as to whether or not they agree with his action.

12/9/82 - Above notified of hearing set for Wednesday, Jan. 19, '83, at 9:30 a.m.



SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 110 - JEFFERSON BUILDING
108 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
812-3338

ROBERT E. SPELLMAN, P.L.S.
JOSEPH W. LARSON
LOUIS J. FINCHER, P.E.

DESCRIPTION FOR SPECIAL HEARING FOR OFF-STREET PARKING

DR 5.5

Beginning for the same at the two following courses and distances from the centerline of Joppa Road as relocated, running northeasterly along the southeast side of Harford Road 435 feet, more or less, and thence South 85 Degrees East 442 feet, more or less, to the zoning line dividing that land zoned DR 16, that land zoned DR 5.5 and that land zoned BL and running thence and binding on the zoning line dividing that land zoned DR 5.5 and that land zoned BL, South 85 Degrees East 150 feet, more or less, thence leaving said zoning line and running North 3 Degrees 30 Minutes East 100.04 feet and North 85 Degrees West 150 feet, more or less, to the zoning line dividing that land zoned DR 16 and that land zoned DR 5.5 and running thence and binding on said zoning line southerly 100 feet more or less to the place of beginning.

Containing 0.34 acres of land, more or less.

3-23-78





IANNIELLO, HOFMANN and ASSOC. INC. ARCHITECTS

118 POTOMAC BUILDING MARYLAND EXECUTIVE PARK
8600 LABALLE ROAD TOWSON, MARYLAND 21286 (301) 581-0144

September 13, 1978

Mr. Nicholas B. Commodari
Office of Zoning Commissioner
Baltimore County Office Building
111 Chesapeake Avenue
Towson, MD 21204

Re: Carney Business Center
9621 Harford Road
Baltimore, MD 21234
Petition for Special Hearing for Off Street Parking

Dear Nick,

Per our conversation and your request, I understand you are scheduling the above hearing for early October; however, because of County policy in reference to the right to park in a DR 5-5 zone, the hearing is subject to adjustments.

I hope the above satisfies your request.

Very truly yours,

Robert T. Hofmann
Robert T. Hofmann, AIA



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 581-0143

S. ERIC DINEMKA
ZONING COMMISSIONER
George J. Martinak
Deputy Zoning Commissioner

November 22, 1978

Ms. Margaret M. Cramer
9621 Harford Road
Baltimore, Maryland 21234

RE: Petitions for Special Exception,
Special Hearing, and Variance
SE/S of Harford Road, 435' NE
of Joppa Road, Relocated - 11th
Election District
Margaret M. Cramer - Petitioner
NO. 79-84-XSPHA (Item No. 14)

Dear Ms. Cramer:

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

Very truly yours,

S. Eric DiNemka
S. ERIC DINEMKA
Zoning Commissioner

SED:mr

cc: Mr. Thomas T. Polk
9719 Harford Road
Baltimore, Maryland 21234

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

Mr. Bill Calder
The Hubble Company
313 North Charles Street
Baltimore, Maryland 21201

*Called 10/10/78
for appropriate
length to call*

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing
this 25th day of August 1978.

S. Eric DiNemka
S. ERIC DINEMKA
Zoning Commissioner

Petitioner Cramer Reviewed by Nicholas P. Commodari
Petitioner's Attorney Robert T. Hofmann Chairman, Zoning Plans Advisory Committee

Ms. Margaret M. Cramer
9621 Harford Road
Baltimore, Maryland 21234

cc: Ianniello, Hofmann and Associates, Inc.
118 Potomac Building, Maryland Executive Park
8600 Laballe Road
Towson, Maryland 21204

PETITIONS FOR SPECIAL EXCEPTIONS AND VARIANCES HEARING

BEING HEARD FOR THE REASON that the above named and other persons have petitioned for special exceptions and variances for the following:

1. A Special Exception for the proposed relocation of the front entrance of the Harford Road, 435' NE of Joppa Road, Relocated - 11th Election District.

2. A Special Exception for the proposed relocation of the front entrance of the Harford Road, 435' NE of Joppa Road, Relocated - 11th Election District.

3. A Special Exception for the proposed relocation of the front entrance of the Harford Road, 435' NE of Joppa Road, Relocated - 11th Election District.

4. A Special Exception for the proposed relocation of the front entrance of the Harford Road, 435' NE of Joppa Road, Relocated - 11th Election District.

5. A Special Exception for the proposed relocation of the front entrance of the Harford Road, 435' NE of Joppa Road, Relocated - 11th Election District.

6. A Special Exception for the proposed relocation of the front entrance of the Harford Road, 435' NE of Joppa Road, Relocated - 11th Election District.

7. A Special Exception for the proposed relocation of the front entrance of the Harford Road, 435' NE of Joppa Road, Relocated - 11th Election District.

8. A Special Exception for the proposed relocation of the front entrance of the Harford Road, 435' NE of Joppa Road, Relocated - 11th Election District.

9. A Special Exception for the proposed relocation of the front entrance of the Harford Road, 435' NE of Joppa Road, Relocated - 11th Election District.

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 14, 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 each of one time, successively before the 14th day of October, 1978, the 19th publication day of the month of September, 1978, appearing on the 14th day of September, 1978.

THE JEFFERSONIAN,
Lowland
Manager.

Cost of Advertisement \$.....



TOWSON, MD. 21204 September 14 1978

THIS IS TO CERTIFY that the annexed advertisement of PETITIONS FOR SPEC. EXCEPT., Spec. Hearing and Variance in Margaret M. Cramer was inserted in the following:

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

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 15th day of September, 1978, that is to say, the same was inserted in the issues of September 14, 1978

STROMBERG PUBLICATIONS, INC.
By *Esther Burge*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11 Date of Posting 11/28

Posted for: Board of Appeals
Petitioner: Margaret M. Cramer
Location of property: SE/S of Harford Rd. 435' NE of Joppa Rd.
Location of Sign: front of property

Remarks: See below
Posted by: Ben Gorman Date of return: 2/12

BALTIMORE COUNTY, MARYLAND No. 76236

OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: January 18, 1979 ACCOUNT: 01-629
AMOUNT: 175.00

RECEIVED John W. Hessian, III, Esquire
FOR: Cost of Appeal Case No. 79-84-XSPHA

7 500 MB
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND No. 73496

OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: September 6, 1978 ACCOUNT: 01-662
AMOUNT: 850.00

RECEIVED FROM: Ianniello Hofmann & Assoc., Inc.
FOR: Filing Fee for Case No. 79-84-XSPHA - Margaret Cramer Case set for Hearing Wed., Oct. 4, 1978 at 1:00 P.M.

7 500 MB
VALIDATION OR SIGNATURE OF CASHIER

79-04-XSPHA 11th District

SE/S Harford Rd. 435' NE of Joppa Rd. Relocated
Margaret M. Cramer, Petitioner
W.C.L. Blumenthal, Ltd., Contract Purchaser

1 SIGN

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11E Date of Posting: 9-18-78

Posted for: Special Exception

Petitioner: Margaret M. Cramer

Location of property: SE/S of Harford Rd. 435' NE of Joppa Rd.

Location of Sign: SE/S of Harford Rd. 435' NE of Joppa Rd.

Remarks: See below
Posted by: Ben Gorman Date of return: 9-19-78

3 signs
79-84-XSPHA

3 signs

BALTIMORE COUNTY, MARYLAND No. 76136

OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

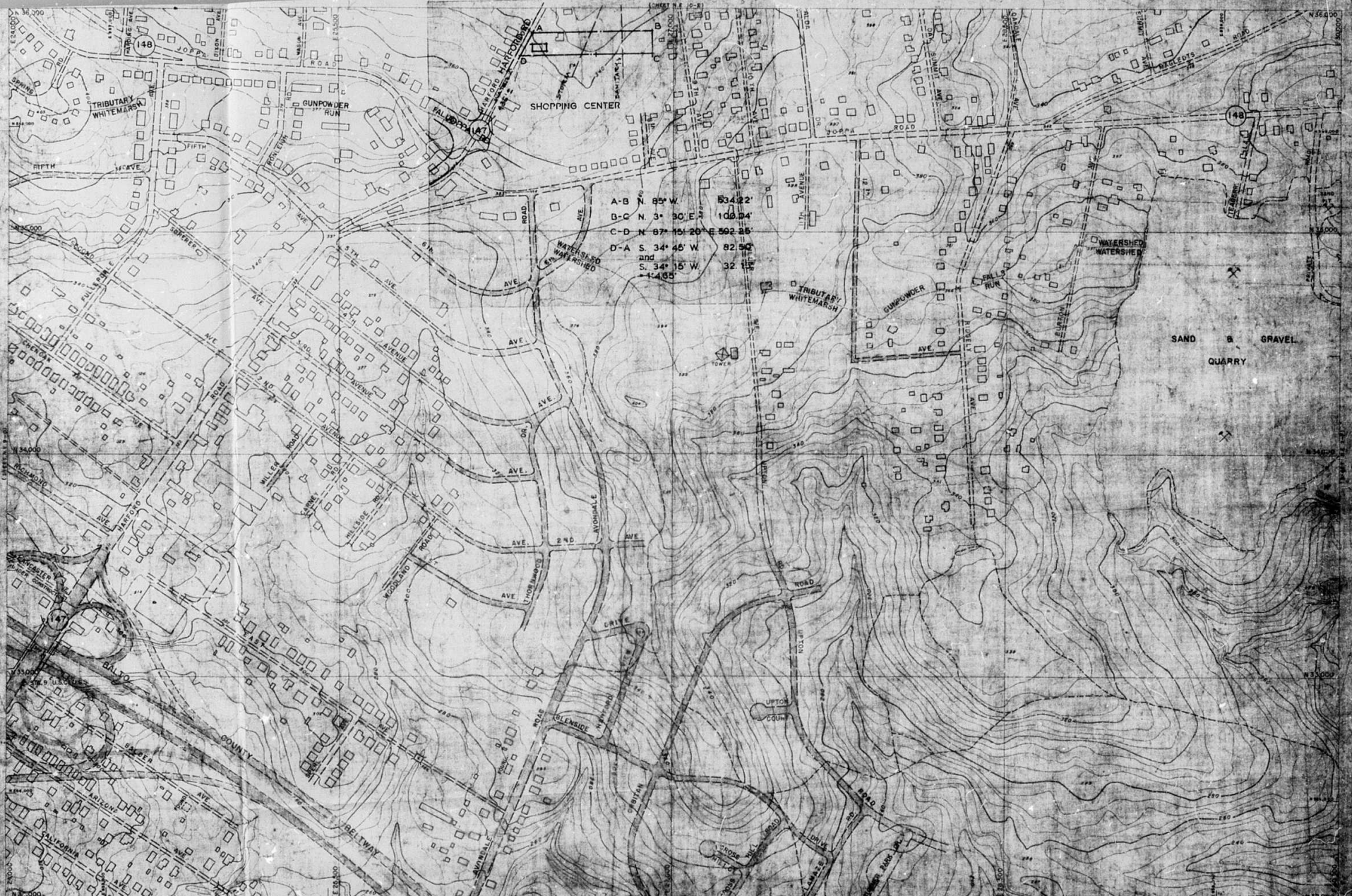
DATE: November 15, 1978 ACCOUNT: 01-662
AMOUNT: 871.70

RECEIVED FROM: Ed Wil son
FOR: Cost of Advertising and Posting Case No. 79-84-XSPHA

7 500 MB
VALIDATION OR SIGNATURE OF CASHIER

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					<u>7K</u>	<u>70A</u>				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>CMS</u>			Revised Plans:				Change in outline or description:	<u>Yes</u>		
Previous case:			Map #	<u>1095</u>						

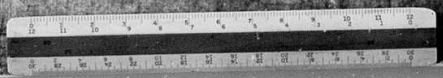


A-B N 85° W 534.22'
 B-C N 3° 30' E 106.04'
 C-D N 87° 15' 20" E 592.25'
 D-A S 34° 46' W 82.90'
 and
 S 34° 15' W 32.11'

PHOTOGRAMMETRIC MAP OF
 BALTIMORE COUNTY METROPOLITAN AREA

N-NE M-SW

REVISIONS	SCALE	LOCATION	SHEET
BY DATE	1" = 200'	PARKVILLE	N-5
	DATE OF PHOTOGRAPHY		
<small>Topographic Control by Photogrammetric Survey AERO SERVICE CORPORATION, BALTIMORE, MARYLAND</small>			





N-NE M-NW

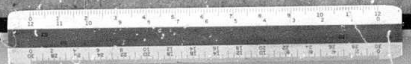
1976 COMPREHENSIVE ZONING MAP
 ADOPTED BY THE
 BALTIMORE COUNTY COUNCIL
 OCT 7, 1976 & OCT 8, 1976
 BILL NOS. 108.76, 109.76, 110.76, 111.76,
 112.76, 113.76, and 114.76

SALISBURY COUNTY COUNCIL

PHOTGRAMMETRIC MAP OF
 BALTIMORE COUNTY METROPOLITAN AREA
 OFFICIAL ZONING MAP

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	FARKVILLE	N.E.
		DATE OF PHOTOGRAPHY		S.E.
		APR 1983		

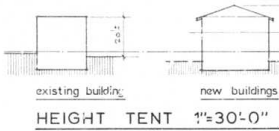
Compiled by Photogrammetric Methods
 AERO SERVICE CORPORATION, PHILADELPHIA, PA.



PARKING AREA RESPONSES:

Section 409.4 Item A thru H
Baltimore County Zoning Regulations

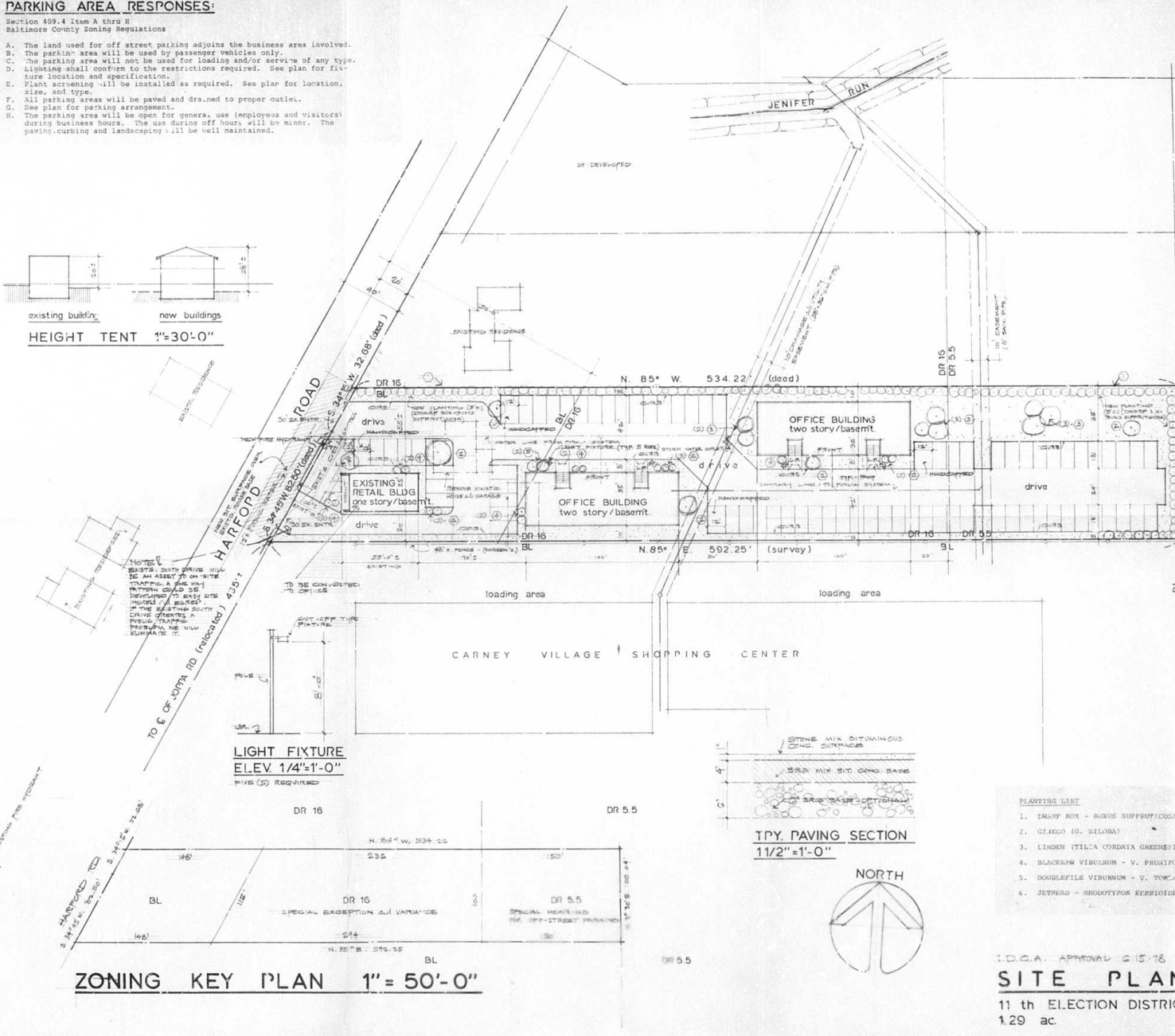
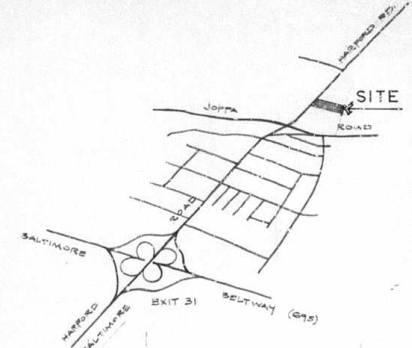
- A. The land used for off street parking adjoins the business area involved.
- B. The parking area will be used by passenger vehicles only.
- C. The parking area will not be used for loading and/or service of any type.
- D. Lighting shall conform to the restrictions required. See plan for fixture location and specification.
- E. Plant screening will be installed as required. See plan for location, size, and type.
- F. All parking areas will be paved and drained to proper outlet.
- G. See plan for parking arrangement.
- H. The parking area will be open for general use (employees and visitors) during business hours. The use during off hours will be minor. The paving, curbing and landscaping will be well maintained.



PARKING DATA:

Existing Building	
Basement	1400/500 = 2.80
First Floor	1400/300 = 4.68
Total Existing Building	7.48
Building No. 1	
Basement	3340/300 = 6.68
First Floor	3340/300 = 11.13
Second Floor	3340/500 = 6.68
Total Building No. 1	24.49
Building No. 2	
Basement	3340/500 = 6.68
First Floor	3340/300 = 11.13
Second Floor	3340/500 = 6.68
Total Building No. 2	24.49
Total Spaces Required	56.46
Total Spaces Provided	77
Space = 3' X 18'	

VICINITY MAP



**LIGHT FIXTURE
ELEV. 1/4"=1'-0"**
FIVE (5) REQUIRED

**TYP. PAVING SECTION
1/2"=1'-0"**



PLANTING LIST

1. EMARF BOX - BUXTUS SUFFRUTICOSA
2. GLIRICO (G. SELABA)
3. LINDEN (TILIA CORDATA GREENSTRIPE)
4. BLACKHAM VIBURNUM - V. FRUITFULIUM
5. DOUBLEFILE VIBURNUM - V. TOMENTOSUM
6. JETREAD - RHODYTOPUS KERRIOTIDE

COMMON NAMES

- EMARF BOXWOOD
- MAIDENHAIR
- GREENSPICE LINDEN
- BLACKHAM
- DOUBLEFILE
- JETSEAD

ZONING KEY PLAN 1"= 50'-0"

I.D.C.A. APPROVAL 6-15-78, 4-178-25-3P
SITE PLAN 1"=30'-0"
11th ELECTION DISTRICT
1.29 ac.

CARNEY BUSINESS CENTER

harford rd. / balto co., md.

ANNFIELD, HOFMANN AND ASSOCIATES, INC.
118 POTOMAC BUILDING
MARYLAND EXECUTIVE PARK
800 LASKIE ROAD TOWSON, MD. 21284
ARCHITECTS 321-0144
W.C. and L. ENTERPRISES, LTD.
1315 CHAPEL HILL RD.
BALTO., MD. 21234
DEVELOPERS

DRAWING TITLE

SITE PLAN

SCALE: as noted
COMM. NO. 7807
DATE: 3-24-78 DWG. NO. 1
REV. 6-1-78 9-20-78



