

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 _____ offices _____ should be granted by the Zoning Commissioner of Baltimore County this _____ day of _____, 1978, 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 the approval of a site plan by the State Highway Administration, the Department of Public Works, _____ 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 re-classification 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 _____, 1978, that the above re-classification 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
Zoning Commissioner
Date: November 9, 1978
FROM: Leslie H. Grael
Director of Planning
SUBJECT: Petition 779-112X, Item 37.

Petition for Special Exception for offices
South side of Warren Road, 1337 feet East of York Road
Petitioner - Sara Ann Ruhl

8th District

HEARING: Monday, November 13, 1978 (1:00 P.M.)

This office is not opposed to the conversion of this structure to office use. If granted, it is suggested that the special exception be limited to the existing structure, that no exterior alteration to the building be permitted, and that a detailed landscaping plan be submitted to the Division of Current Planning and Development for their approval.

Leslie H. Grael
Director of Planning

LHG:JGH:rw

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MICROFILMED

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

cc: McKee, DuVal & Associates, Inc.
1717 York Road - Lan Lee Bldg.
Lutherville, Maryland 21093

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 22nd day of September, 1978.

S. ERIC DI NENNA
Zoning Commissioner

Petitioner: Sara Ann Ruhl
Petitioner's Attorney: John B. Howard

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 3, 1978

RE: Item No. 37
Petitioner - Sara Ann Ruhl
Special Exception Petition

Dear Mr. Howard:

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 south side of Warren Road and east of York Road in the 8th Election District, this D.R. 16 zoned site is presently improved with a detached dwelling, which is proposed to be converted to offices. Surrounding properties on the north side of Warren Road are zoned D.R. 3.5 and improved with single family dwellings, while land to the west and south of the subject property are also zoned D.R. 16 and improved with apartment buildings.

Because of your client's proposal to convert the existing dwelling to offices, this Special Exception is required. Prior to the scheduled hearing date, revised site plans, indicating comments of the State Highway Administration and those of the Department of Permits and Licenses, must be submitted to this office. In addition, the comments of the Bureau of Engineering, pertaining to the driveway along the westerly property line, must be clarified.

Item No. 37
Sara Ann Ruhl
November 3, 1978

Page 2

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 days nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:af

cc: McKee, DuVal & Associates, Inc.
1717 York Road - Lan Lee Bldg.
Lutherville, Maryland 21093

Baltimore County
Department of public works
TOWSON, MARYLAND 21204
THORNTON M. MOURING, P.E.
DIRECTOR

October 3, 1978

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

Re: Item #37 (1978-1979)
Property Owner: Sara Ann Ruhl
8/6 Warren Rd. 1337 E. York Rd.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices (IDCA 78-43X)
Acre: 1.15 District: 8th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the zoning advisory committee in connection with the subject item.

General:

Comments were supplied for this property for project IDCA 78-43X.

Highways:

Warren Road (Md. 142) 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.

The status of the indicated offsite drive along the westerly side of this property and which is barricaded at the southwest corner of this property, is unknown to this office. It is the responsibility of the petitioner to ascertain and clarify rights therein. The plats of "Warren Apartments" and "A Resubdivision of Warren Apartments", recorded M.D.C. 30, Folios 51 and 56, respectively, indicate the area as a 30-foot wide strip of land (with a 10-0-0 utility easement therein), being a part of the aforesaid apartment complex.

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.

Item #37 (1978-1979)
Property Owner: Sara Ann Ruhl
Page 2
October 3, 1978

Storm Drainage:

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

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

Water and Sanitary Sewer:

There is a public 12-inch water main and 8-inch sanitary sewerage in Warren Road. Additional five hydrant protection is required in the vicinity.

Very truly yours,

Nicholas B. Commodari
Chief, Bureau of Engineering

ENCLOSURE

cc: T. Wimbley
W. Hanchel

Y-SE Key Sheet
65 89' 4" x 5' 0" Res. Sheets
DW 17 A & B Topp
51 Tax Map



Maryland Department of Transportation
State Highway Administration

Harmon K. Intemann
Secretary
R. S. Calver
Administrator

August 25, 1978

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, August 22, 1978
Item: 37
Property Owner: Sara Ann Ruhl
Location: S/S Warren Road (Rte. 143)
1337' E. York Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception
for offices (IDCA 78-43-X)

Acres: 1.15
District: 8th

Dear Mr. Martinak:

Stopping sight distance at the existing entrance is less than desirable. Although sight distance could be increased by constructing a new entrance near the east end of the property, the grades and existing structures render this as being impractical.

The existing entrance must be widened as indicated, paved and canalized with combination curb and gutter. The curb is to extend along the entire frontage of the site and to the west of the entrance for a minimum tangent distance of 10'. The curb is to return into the entrance around a 10' radius. The curb is to be 20' from and parallel to the centerline of the highway. The area from the existing edge of traveled way to the curb must be paved.

The proposed 60' right of way for Warren Road must be noted.

The plan must be revised prior to a hearing date being assigned.

CL:JEM:dj

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

By: John E. Meyers

My telephone number is (301) 383-4320

P.O. Box 717 / 305 West Preston Street, Baltimore, Maryland 21205



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-2211

LUSHE CRAFT
DIRECTOR

October 23, 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 #37, Zoning Advisory Committee Meeting, August 22, 1978, are as follows:

Property Owner: Sara Ann Ruhl
Location: S/S Warren Road 1337' E. York Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-43-X)
Acres: 1.15
District: 8th

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

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. W. Abley
John L. W. Abley
Planner III
Current Planning and Development



Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

September 24, 1978

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

Dear Mr. DiNenna:

Comments on Item #37, Zoning Advisory Committee Meeting of August 22, 1978, are as follows:

Property Owner: Sara Ann Ruhl
Location: S/S Warren Rd. 1337' E York Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for office (IDCA 78-43-X)
Acres: 1.15
District: 8th

The existing well in the rear of the property must be properly backfilled.

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

Very truly yours,

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

TED/JRP/ltb



Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 484-3000

STEPHEN E. COLLINS
DIRECTOR

October 29, 1978

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

Item No. 37 - SAC - Meeting of August 22, 1978
Property Owner: Sara Ann Ruhl
Location: S/S Warren Rd. 1337' E York Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-43-X)

Acres: 1.15
District: 8th

Dear Mr. DiNenna:

No major increase in trip generation is anticipated by the requested special exception for offices.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

HSF/mjm



Baltimore County
The Department
TOWSON, MARYLAND 21204
(301) 855-1210

Paul H. Heinicke
Chief

October 3, 1978

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Sara Ann Ruhl

Location: S/S Warren Rd. 1337' E York Road

Item No. 37

Zoning Agenda Meeting of 08, 22/78

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 _____ W05506 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: *James M. Wapner*
Planning Bureau
Special Inspection Division

Noted and
Approved: *James M. Wapner*
Fire Prevention Bureau



Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 484-3010

JOHN E. SHERIDAN
DIRECTOR

September 22, 1978

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

Dear Mr. DiNenna:

Comments on Item # 37 Zoning Advisory Committee Meeting, August 22, 1978 are as follows:

Property Owner: Sara Ann Ruhl
Location: S/S Warren Road 1337' E York Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-43-X)

Acres: 1.15
District: 8th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- C. Additional _____ permits shall be required.
- X D. Building shall be upgraded to new use - requires alteration permit.
- X E. Three sets of construction drawings will be required to file an application for a building permit.
- X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal 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.
- X H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- X J. Comment: Plan submitted does not indicate knowledge of the State of Maryland Code for the Handicapped and Aged requirements.

Very truly yours,

Charles E. Burham
Charles E. Burham
Plans Review Chief

CBH/vjs

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 16, 1978

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

Z.A.C. Meeting of: August 22, 1978

RE: Item No: 37
Property Owner: Sara Ann Ruhl
Location: S/S Warren Rd. 1337' E York Road
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-43-X)

District: 8th
No. Acres: 1.15

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WSP/jrp

JOSEPH M. MCGOWAN, PRESIDENT
T. MARION WILLIAMS, JR., VICE-PRESIDENT
MARION W. MCGOWAN

THOMAS H. ROYER
MRS. LAWRENCE F. CONRAD
JOSEPH E. MATHEN

ROBERT W. CROSSLAND, ALTERNATE

ALVIN LOCKER
MRS. WILTON R. SMITH, JR.
NICHARD W. TRACY, D.V.M.

PETITION FOR SPECIAL EXCEPTION
 LOCATION: 111 W. Chesapeake Avenue, Towson, Maryland 21204
 DATE: October 26, 1978
 COUNTY: BALTIMORE
 DISTRICT: 11
 ZONING: R-1
 PETITIONER: Sara Ann Ruhl
 ATTORNEY: John B. Huns
 ZONING COMMISSIONER: Eric D. Huns
 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 111 W. Chesapeake Avenue
 Towson, Maryland 21204
 OCT 26 1978

OFFICE OF THE TIMES
THE TIMES
 NEWSPAPERS

TOWSON, MD. 21204 October 26 19 78

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR SPECIAL EXCEPTION - Sara Ann Ruhl
 was inserted in the following:

☐ Catonsville Times ☒ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☐ Essex Times ☐ Community Times
☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland,
 once a week for one successive weeks before the
 27th day of October, 1978, that is to say, the same
 was inserted in the issues of October 26, 1978

STROMBERG PUBLICATIONS, INC.
 BY E. L. Stroman

PETITION FOR SPECIAL EXCEPTION
 LOCATION: 111 W. Chesapeake Avenue, Towson, Maryland 21204
 DATE: October 26, 1978
 COUNTY: BALTIMORE
 DISTRICT: 11
 ZONING: R-1
 PETITIONER: Sara Ann Ruhl
 ATTORNEY: John B. Huns
 ZONING COMMISSIONER: Eric D. Huns
 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 111 W. Chesapeake Avenue
 Towson, Maryland 21204
 OCT 26 1978

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 26, 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., once in each
 wk. consecutive weeks before the 27th
 day of October, 1978, the 19th publication
 appearing on the 26th day of October
 1978.

THE JEFFERSONIAN
L. Frank Stroman
 Manager

Cost of Advertisement, \$.....

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

Your Petition has been received * this 27 day of
July 1978. Filing Fee \$ 50 Received ☒ Check
☐ Cash
☐ Other

Eric D. Huns
 Zoning Commissioner

Petitioner Sara Ann Ruhl Submitted by John B. Huns
 Petitioner's Attorney John B. Huns Reviewed by John B. Huns

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



CERTIFICATE OF POSTING 79-112-X
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 8 Date of Posting 10/29

Posted for: Special Exception

Petitioner: Sara Ann Ruhl

Location of property: 422 W. Arden Rd., 1332 ft. E. of
York Rd.

Location of Sign: front of property, 111 W. Arden Rd.

Remarks: See Coleman Date of return: 11/1

Posted by: Sara Coleman No. of Signs 1

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										
Petition number added to outline										
Dated										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>GH</u>										
Revised Plans: Change in outline or description										
Previous case: <u>None</u>										
Map # <u>17A NE</u>										

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

No. 76133

DATE: November 13, 1978 ACCOUNT: 01-662

AMOUNT: \$62.47

RECEIVED Sara Ann Ruhl
 FROM: Cost of Advertising and Posting Case No. 79-112-X

62.47 HSE

VALIDATION OR SIGNATURE OF CASHIER

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

No. 76086

DATE: Oct. 18, 1978 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED Cook, Howard, Downes & Tracy
 FROM: Filing Fee for Case No. 79-112-X

50.00 HSE

VALIDATION OR SIGNATURE OF CASHIER

Poland E. Lintz
2291/150

#108

#110

#112

#114

WARREN ROAD

Existing 3" Gas Line

Existing 8" Sanitary Sewer

Zoning Line

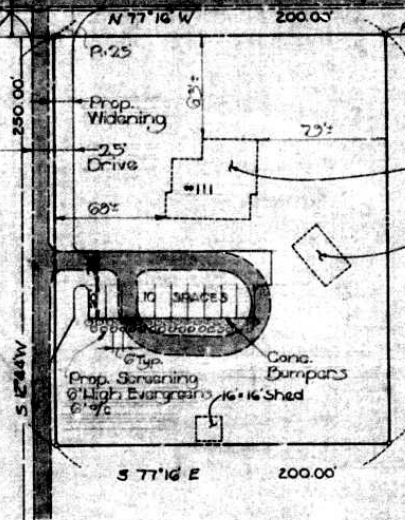
Existing 12" Water

337' to the intersection of York & Warren Rds

D.P. 33
D.P. 16

2 VACANT

Park Manor, Inc.
5021/711

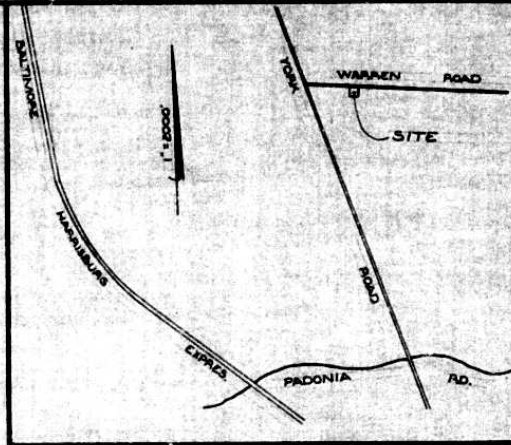


Existing 1 Story Frame & Brick House

Ex. Pool

VACANT

Warren Apartments
Δ 30.36 - Δ 30.53



LOCATION MAP

GENERAL NOTES:

1. Existing Zoning: D.P. 16
2. Existing Use: Residential
3. Proposed Use: Office

MAP:	10
SECTION:	1-2
SUBJECT:	1
D. TEL.:	11
TYPE:	1
HEARING:	1
BY:	1
FINAL:	1
BY:	1

PARKING DATA

1. Total Floor Area: 23035'
2. N^o of Spaces Req'd: 23035 ÷ 500 = 46 Spaces
3. N^o of Spaces Prov.: 10 Spaces
4. Spaces are 10' x 20'
5. All parking area shall be macadam or black top properly drained & maintained.
6. Only passenger vehicles excluding busses, may use this parking area.
7. N^o Loading, Servicing or any other use than parking shall be permitted in the parking area.
8. No additional lighting proposed.
9. Parking area to be used from 7^{am} to 6^{pm}, chained & locked at other times.

**PLAT TO ACCOMPANY
A ZONING PETITION
FOR
PROPERTY LOCATED AT**

"NO 111 WARREN ROAD"

8th Election District
Scale: 1" = 30'

Baltimore County, Md.
July 25, 1970



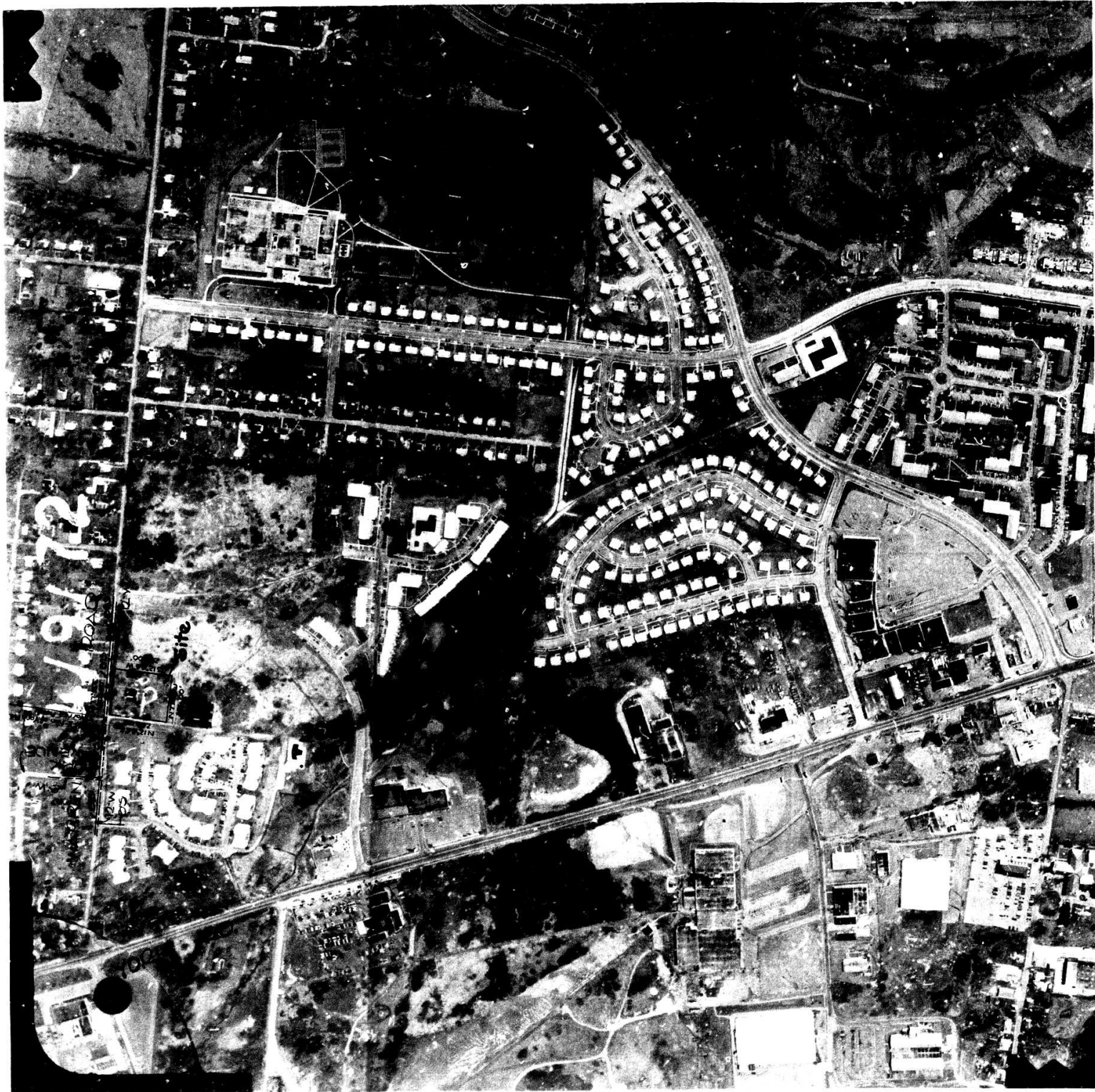
ZONING REQUEST:

Special Exception to allow an Office Building and Off-Street Parking in a Residential Zone.

McKEE, DUVAL & ASSOCIATES, INC.

Civil Engineers & Land Surveyors
1717 York Rd. - Lan Lee Bldg. - Lutherville, Md. 21093
252-5823



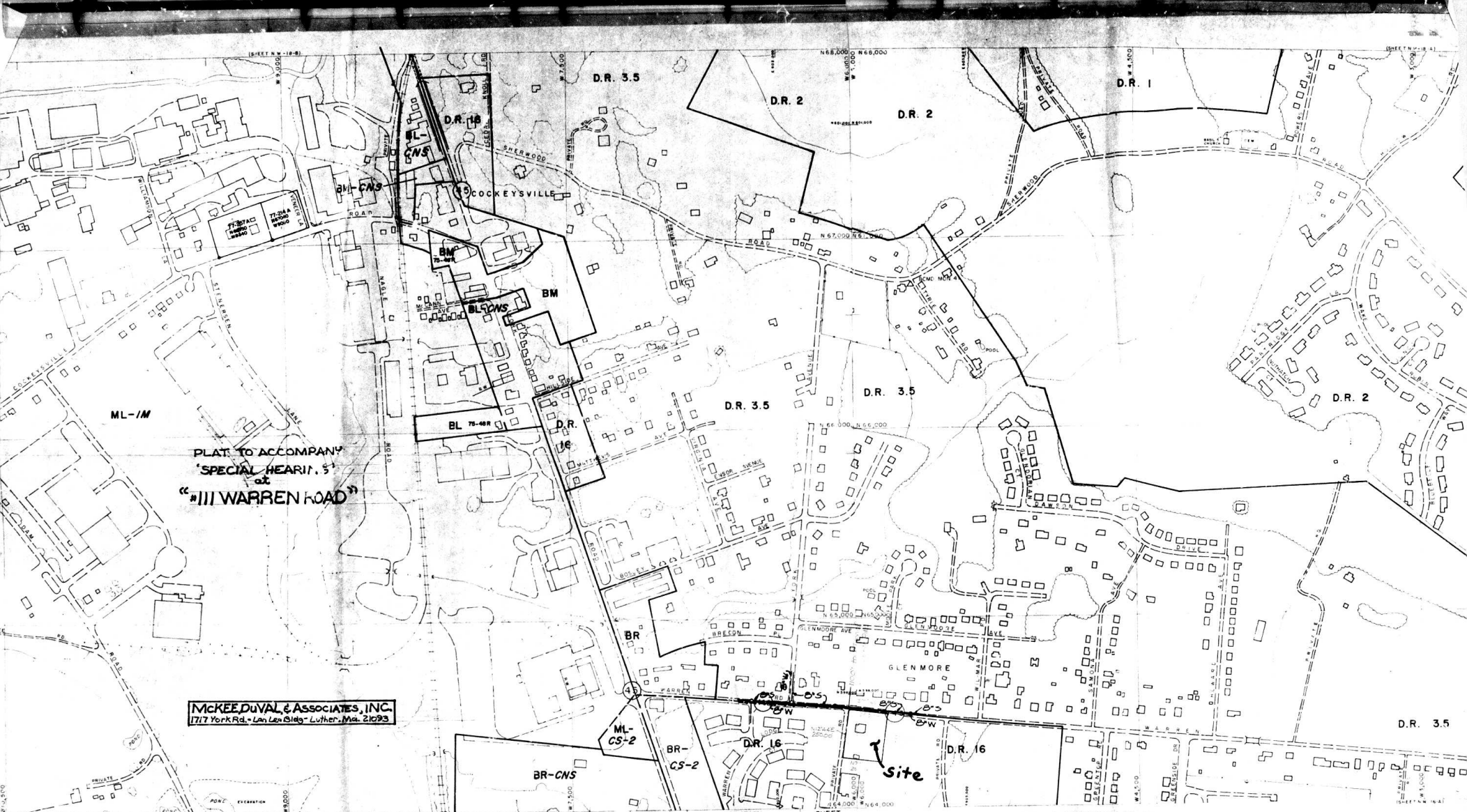


14-16 NW



McKEE, DUVAL, & ASSOC., INC.
 PLAT TO ACCOMPANY
 "SPECIAL HEARING"
 '2111 WARREN ROAD'

4



PLAT TO ACCOMPANY
'SPECIAL HEARIN. 5'
at
"111 WARREN ROAD"

McKee, Duval & Associates, Inc.
1717 York Rd., Lan Lan Side, Luther, Md. 21093

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		
BY	DATE	
P. J. S.	4-11-70	
INC.		
DATE OF PHOTOGRAPHY		
APRIL 1955		
Compiled by Photogrammetric Methods		
AERO SERVICE CORPORATION, FARMERSVILLE, MD.		

SCALE
1" = 200'
LOCATION
COCKEYSVILLE

SHEET
V-SE U-SW
N.W.
17-B

1. 6 COMPILED BY Z
7. DIVIDED BY THE
BALTIMORE COUNTY COMMISSION
OCT. 7 1976 & OCT. 8 1976
6, 105.76, 110-76, 111
AND 114-76
BALTIMORE COUNTY COUNCIL

PHOTOGRAMMETRIC
BALTIMORE COUNTY METRO