Please disriss the appeal filed on behalf of Martex Proporties, Inc. on case No. 79-149-X, H. Favid Gann, ec al, S.E. for office building and offices, n/w of old Court Road, 611 feet n/e of Reisterstown Road.

RECEIVED FOR FILING

SADER

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS: GROSS SITE AR 4 0.33 Ac. 2 DEED REF. E.H.K., Jr. 5674 - 934 80 % OF OVERALL SITE WILL REQUIRE GRADING ORGINO PLOOR __ 25 _ X _58 ___ AMEA 2-030_B-C-HUMBER OF FLOORS 2 TOTAL HEIGHT 301 PLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = _Q.25___ OROUND FLOOR Office OTHER FLOORS OFFICE REQUIRED NUMBER OF PARKING STACES GROUND FLOOR __ 6.76 ____ OTHER FLOORS 4.06 ____ TOTAL __ 11 UTILITIES WATER: DEVALIC PRIVATE, TIPE OF SYSTEM A please Se LEGAL OWNER Accoust 23 Coversand Lane DOWNER MILLS HO 21112 THE PLANNING BOARD HAS DETERMINED ON 10-19-72 THE THE PROPOSED DEVELOPMENT CHIFORM TO THE REQUIREMENTS OF SUBSECTION 22-15.1(F) OF THE BAITMORE COUNTY CODE, 10 -20 -78 Signed: JUL 21 78 AM

DCA NO 78-46 x

2 2 OFFICE OF PLANNING & CONDIC

S. ERIC DINENNA

January 11, 1979

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER

......

ORDER TO EN TER APPEARANCE

Pursuant to the authority contained in Section 524.1 of the Baltimore County

I HEREBY CERTIFY that on this 19th day of December, 1978, a copy of the

aforegoing Order was mailed to Runald L. Schreiber, Esquire, 701 Cathedral Street,

Baltimore, Maryland 21202, Attorney for Petitioner.

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 rassage of any preliminary or final Order in connection therewith.

OF BALTIMORE COUNTY

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

John W. Hessian, III

N/S (Old) Old Court Rd. 611'
NE of Reisterstown Rd., 3rd District

H. DAVID GANN. Petitione

Peter Max Zimmerman Deputy People's Counsel

Ronald L. Schreiber, Esquire 701 Cathedral Street Baltimore, Maryland 21202

RE: Petition for Special Exception N/S of (Old) Old Court Read, 611' NE of Reisterstown Road 3rd Election District H. David Gann, et al - Petitioners NO. 75-149-X (Item No. 21)

Dear Mr. Schreiber:

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

Very tendy yours, S ERIC DI NENNA

SED:nr

cc: Mr. Robert Horn 104 Purvis Pince Pikesville, Maryland 21208

John W. Hessian, III, Esquire

1 RE- PETITION FOR SPECIAL EXCEPTION . for Office Building and Offices
N/S of (Old) Old Court Road 611'
NE of Reisterstown Road
3rd District

BEEORE COUNTY BOARD OF APPEALS CF

H. David Gann, et al

BALTIMORE COUNTY No 79-149-Y

ORDER OF DISMISSAL

Petition of H. Danid Gann, et al for special exception for an Office Building and Offices on property located on the north side of (Old) Cld Court Road 611' northeast of Reisterstown Road, in the Third Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of appeal filed June 27, 1979 (a copy of which letter is attached hereta and made a part hereof) from the Protestant-Appellant Pikesville Community Growth Corporation, Eugene Gogel, President, in the above entitled matter.

WHEREAS, the said Protestant-Appellant requests that the appeal filed or behalf of said Protestant-Appellant be dismissed as of June 27, 1979.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of appeal filed June 27, 1979 (a copy of which letter is attached hereto and made a part hereof) from the Protestant-Appellant Martex Properties, Inc., Marris Silberman. President, in the above entitled matter.

WHEREAS, the said Protestant-Appellant requests that the appeal filed on behalf of said Protestant-Appellant be dismissed as of June 27, 1979.

IT IS HEKEBY OPDERED this 28th day of June, 1979, that said appeals be and the same are DISMISSED.

COUNTY BOARD OF APPEALS

William T. Hockett

November 6, 1978

Ronald . Schreiber, Esquire 701 Cathedral Street Baltimore, Maryland 21702

RE: Special Exception Petition Item No. 21 per - H. David Gann, et al

Ecclosed is an additional comment that was received after those that were sent to you on October 23, 1978. Since this comment indicates "looselile interference with a new rood", I magges (fast you and/or your engineer clarify this matter before this petition will be scheduled for a hearing.

If you have any questions concerning this matter, please feel free to contact this office.

Very truly yours,

Mill B Commely MICHOLAS B. COMMODARI

Zoning Plans Advisory Committee

cc: Paul Lee Engineering, Inc. 206 Washington Avenue Towson, Maryland 21204

PIKESVILLE COMMUNITY GROWTH CORP.

County Board of Appeals Room 219, Court House Towson, Maryland 21264

Please diamus the appeal filed on behalf of Pikesville Community Growth Corporation on the case No. 79-149-X H. David Gann, et al, S.E. for office building and offices, n/s of Old Court Road, 611 feet n/c or Reishartown Road.

Very truly yours,

PIKESVILLE COMMUNITY GROWTH CORPORATION

Engra Angl Eugene Gogel, Presiden

CC: Mr. H. David Gann

RECEIVED
ALTIMORE COUNTY
ALTIMORE COUNTY
COUNTY BOARD
COUNTY BOARD
COUNTY BOARD

ABALTIMORE COUNTY
Jun 77 3 33 PH 175
CRUY 19480

Very truly yours,

MARTEX PROPERTIES, INC. ai pili

CC: Mr. H. David Gain

Morris Silberman, President

1413 Reisterstown rioad • Pikesville, Maryland 21208 • (301) 484-3210 23/0

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE

DENIED and that the above described property or area be and the same is hereby continued as and

197 ... that the above re-classification be and the same is hereby

IT IS ORDERED by J-e Zoning Commissioner of Baltimore County, this...

PETITION IS SOUNDED HE CARE

Zoning Commissioner of Baltimore County

.zone; and/or the Special Exception for.....

Martex Properties, Inc. Merris Silberman, President 3035 Old Court Road Pikesville, Maryland 21208

February 9, 1979

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

GRANTED

Re: Peticion for Special Exception Case No. 79-149-X Petitioner - H. David Gann et al. Location - N/S of Old Court Road, 611' N/E of Reisterstown Road 3rd Election District

Dear Mr. DiNenna:

Please process an appeal in the above referenced case to the County Board of Appeals on behalf of Martex Property, Inc., a body corporate of the State of Maryland, by and through its corporate president, Morris Silberman, and as cause assigns as follows:

That an application for special exception to construct an
office building in the D. R. - 16 zone, on the above captioned case, was
granted on or about January 11, 1979.

2. That the grant of special exception was arbitrary, capricious, against the weight of evidence, and not in conformity with law in that it neglects the rights of your appellar in that the construction or ass of the referenced pr. perty as an office building will save the effect of derogating from the present and future value and use of appellant's property, viz. the sufficiency and adequacy of parking space used by serve the commercial property known as the "Union Trust Building", 3635 Old Court Road, Pikeaville, Maryland 21208.



BAL MORE COUNTY, MARYLAND

INTER-OFFICE CORRESPOND

To Nicholas B. Commodari, Chairman Date November 30, 1978. Rusellen Plant, Industrial Development Commission

Name of 11/1/78 - Item #78-21, Gann Property;

Our comment of 14/4/78 was not intended to delay the scheduling of a hearing on this petition but serely to inform the Zoning Officer of the proposals in a ctudy, nearing completion, and strongly support had force. We recognize that these proposals have not been adopted and the jetticoner has a right to a hearing. We therefore recommend that this hearing be scheduled as noon as possible.

Please amend our comment to resd "request for a special exception" instead of "request for change of zoning". There are no changes otherwise.

Knella Fleat ROSELLEN J. PLANT Administrative Assistant

R.TP. lms

That derogation from the number of parking spaces now used by the customers of the cited commercial property owned by your appellant, Martex Properties, Inc., a body corporate of the State of Maryland, results in great and special aggrievement to

- 2 -

4. That your appellant 's prepared at a hearing on this administrative appeal to show further special, and us the aggrieve-

That a check in the amount of \$75.00 is attached hereto to cover the costs of this appeal.

Respectfully,

Martex Properties. Inc.

by and through Morris Silbern man. President

BALTMORE COUNTY, MARYLAND

S. Eric Di Nenna Zoning Commission December 29, 1978 Director of Planning and Zoning

Petition for Special Exception for office building and offices North side (Old) Old Court Road, 611 feet Northeast of Reistent Petitioner – H. David Gann

3rd District

Petition #79-149X, Item 21.

HEARING: Monday, January 8, 1974 (1:00 P.M.)

This property is located in the Pikesville Study Arna. Severe traffic congestion in the area was one of the obvious problems that dictated the selection of this area for such a program.

The subject property would be severely impacted by a proposed road alignment delinected in the consultants final draft report for the Pikesville Revitalization. The plan is expected to be adapted by the Planning Board in the near future.

In view of the existing traffic problems in the area, and the need for this in view of the existing trainic problems in the one, and the need to this major program to allevides such conditions, this office is opposed the greating of the subject petition. Despite the fact that the petitioner's proposal will not be a major froffic generator, it is this office's opinion that no degree of intensification of trip generation should be provided for in this cree at this time.

> PTERSYTLES COMMUNITY GROWTH CORPORATION 300 Reisterstown Road Pikesville, Maryland 21208

FEB 12 79 AM

I HG - IGH-re

February 9, 1979

Mr. S. Bris Prienna

Zoning Commission County Office Building Towson, Maryland 21204

He: Petition for Special Exception
Came No. 79-149-X
Petitioner - H. David Garm, et al
Location - N/S Old Court Read
611 ft, N/E of Relateratown Read
Third Election District

Enclosed please find a check in the amount of \$75.00

Paul Lee Engineering, Inc. Town, Maryland 21204

DESCRIPTION

0.33 ACRE PARCEL, LAND OF RUTH R. COMEN, AND OTHERS, NORTH SIDE OF OLD COURT ROAD, EAST OF REISTERSTOWN ROAD, THIRD ELECTION DISTRICT, BALTINORE COUNTY, MARYLAND.

This Description is fo. Special Exception

Beginning for the same at a point on the north side of Old Court road distant 611 feet, more or less, as measured northeasterly and masterly along the northwest and north side of said Old Court Road from the northeast side of Reisterstown Road, 66 feet wide, said beginning point being at the beginning of the 0.33 acre parcel described in the deed to Ruth R. Cohen, and others, recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 5374, Page 934, thence leaving north side of said Old Court Road, the three following courses (1) N O1 degrees 16 minutes 00 seconds W 130 feet (2) N 88 degrees 19 minutes 30 seconds E 1:0.77 feet, and (3) S 01 degrees 21 minutes 53 seconds E 130 feet to intersect the north side of said Old Court Road. (4) S 88 degrees 19 minutes 00 seconds w 111 feet, more or less, to the place of beginning.



Containing 0.33 acres of land, more or less.

Engineers . Surveyors . Site Planners

PIKESVILLE COMMUNITY GROWTH CORPORATION

February 22, 1979

Zonning Commissioner County Office Building Towson, Maryland 21204

Please process an appeal in above reference case to the County Board of Appeals in the name of the Pikesville Community Growth Corporation.

Very truly yours,

Eugene N. Gogel

Corrected appeal

Mr. S. Eric DiNenna

ReL Request for Special Fxception North Side Old Old Courc Road 611 ft. Northeast Reisterstown Road Case No. 79-149X

Eugen n Agy

Pikesville 1413 Reli

Re: Case No. 79-149-X H. David Gann, et al

Dear Ny . Good

losed herewith is a copy of the Order of Dismi

Edith Y. Fleenbert, Adv., Secretor

cc: M. Martis Silberman Ronald L. Schreiber, Esquire Mr. H. David Gann Mr. Robert Horn John W. Hessler, III, Esqu Mr. J. E. Dyar Mr. W. E. Homo Mr. L. H. Graef Mr. J. Hoswell

Conter

Gentlemen.

Polity Levis

Michael Goldstein.

Hurry Kinshman pulme Wasse LOG

PIKESVILLE REVITALIZATION TASK-FORCE DEC 1 8 78 44 .



December 6, 1978

79-149-4

Mr. Eric DiNenna Mr. George Martinse County Office Building Towson, Md. 21204

The Pikesville Bevitalization Test Force occasising of tenty-seven members from the residential and business community was openinted by the County Executive to Tentalize plans for the future of Pikesville, A serving condities of this task plan is presently integrated by 1978. The final draft of a comprehensive plan is presently being during for openints by the County Council:

A vital portion or this mian concerns the realizament of roads in the area surrounded by the Court is not, Relatorishen Houd, and Salker Ave. The smedial exception for se office when the surrounded by the confidence of the surrounded searches as parent 74% on Old to Boart live, nools is in direct conflict expression roads. This would severally affect the entire revitalization effort and thus accuracy affect the factor of this pract.

Eugen M. Argel Chairman 806 Reisterstown Ho.

William With

Canol MB now

ann Passeis

Kan Jani Henry Lewis Men of Jeahn

.331 AC NS

03-02-070470 COHEN, RUTH R GANN, H CAVID 7900 PD HATL BK BLDG

TO LIGHT ST BALTIMORE NO 21202

APPEAL COSY

CLO COURT SCAD

OTICE OF ASSESSMENT STATE DEPARTMENT OF ASSESSMENTS AND TXXATION OFFICE OF SUCCESSMENT OF ASSESSMENTS OF AUTHORS. COURTHOUS. TOWSON MAINTAINS 21204

PROPOSED NEV

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S____O

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THIS IS NOT A TAX BILL.

THIS IS NOT A TAX BILL.

If purposes for the 1- this; ye is recovery described hereon has been revised for the purpose for the 1- this; ye is recovered and always to the week purpose of the 1- this purpose for the 1- this purpose of this purpose of this purpose of the 1- this purpose of this p

Type ascend, please sign the reverse side of this copy and return it to your Assess-ment Office. After receipt of this propriot aspend, you set be nested of your schools-of hearing, it your take made such a features.

copy of the assessment worksheet may be obtained by a propuly owner for it

PIKESVILLE REVITALIZATION TASK PORCE

CHAIRMAN Hr. Gene Gogel, President Pikesville Chamber of Communes 2 Undereliff Court Baltimore, Naryland 21208

Mr. John Langrehr Fikesvills Office Supply 836 Milford Hill Road Baltisore, Maryland 21208

Mr. Jeffrey Levin Field's Pharmacy 8137 Salt Lake Drive Baltimore, Maryland 21207

Mr. Michael Goldstein Union Trust Company 109 Church Road Owings Mills, Maryland 21117

Mr. Benton J. Pumpian Pikesville Shopping Center 3607 Barberry Court Baltimore, Maryland 21208

Mr. Murray Kirshman & Merrell Rief Rikir Place 26 Woodholme Avenue Baltimore, Maryland 21208

Mr. Brien Bluefeld Bluefeld Caterers 8267 Streamwood Drive Baltimore, Maryland 21208

Colonial Village Improvement Asso. 4100 Lowell Drive Paltimore, Maryland 21208

Mrs. Joan Millison Pine Ridge Commity Asso.
1322 (burchill Drive
Baltinore, Maryland 21308
Court / Mulling Wr. Anthony Bucchner. Chairman Campfield Improvement Association 3807 Southern Cross Drive Beltimore, Maryland 21207

Mr. Jerome Rudich Shapiro's Market 9943 Stevenson Hoad Baltimore, Maryland

Mr. Mare Kraue Midas Muffler Co. 2529 Smith Avenue Baltimore, Maryland 21209

Mr. Carl Durkee Wells, Durkee, Albert and Rahn 7 Church Lame Baltimore, Maryland 21208

Ms. Penny Green Custom Monogram Co. 7511 Shellwood Road Beltimore, Maryland

Mr. Edward Dopkin Beef Inn 2719 Geartner Road Baltimore, Maryland

Mr. Frank Bressler Bressler Cleaners \$122 Romis Road Paltimore, Maryland

Mr. William V. Hutt, President Ralston Community Association, Inc. 24 Clarendon Avenue Baltimore, Maryland 21208

Mr. Morris Silberman Martex Builders Inc. 3601 Anton Farms Road Bultimore, Maryland 21208

PETERVIALE REVITALIZATION TASK FORCE

Mr. Carrell M. Brown, Jr. The Sudbrook Club 926 Clustead Drive Pultimore, Maryland 212

Mr. Carl Becht 4015 Old Court Road Beltimore, Maryland 21208

Reverend Martin Schwalenberg St. Charles Borroseo Catholic Church P.O. Box 5783 Baltimore, Maryland 21208

Reverend Roger Tilden St. Marks on the Rill Episcopal Church 1620 Reisterstown Road Baltimore, Maryland 21206

Mr. Brian Meritt 2700 Jenner Drive Baltimore, Maryland 21209

Ex OFFICIO Baltimore County Council The Courthouse Towson, Maryland 21204

E.m. Melvin A. Steinberg 202 Loyola Federal Building Towson, Maryland 21204

Hon. Howard Reedle 1321 Earden Lane Baltimore, Maryland 21208

Hom. Arthur S. Alperatein 4104 Balmofal Circle Baltimore, Maryland 21208

Son. Theodore Levin 626 Relaton Avenue Baltimore, Maryland

Mr. Edward F. Pats Suburban Country Club 7917 Stevenson Rosa Baltimore, Maryland 21208

Mrs. Ann Brodie 3438 Birch Hollow Road Baltimore, Maryland 21208

Reverend Ramon F. Reno Sudbrook United Methodist Church 501 Reisterstown Road Baltimore, Maryland 21208

Reverend Buddy R. Pipes Ames United Methodist Church 9 Welker Awane Beltimore, Maryland 21208

95347

5_ 3.165

S______ C

S 3.166

LAW OFFICES AZRASL AND GANN 1700 MARYLAND NATIONAL BANK BUILDING BALTIMORY, MARYLAND 20202

January 11, 1979

JUN 15'79"M

373

ZONING DEPARTMENT

Eric S. DiNemaa, Esquire Zoning Commissioner of Baltimore County County Office Building Towson, Maryland 21204

Re: old Old Court Road Property (79-149X)

Dear Mr. DiNenna:

CHACLE STATE OF THE STATE OF TH

Pleare be advised that the lot of ground (approximately 1/3 acre) lying on the north side of the old Old Court Road, and which is the subject matter of the Petition for Special Exception in these proceedings, is owned by Wuth R. Cohen and H. David Gann. I am enclosing herewith a photocopy of a present Notice of Assessment indicating that the property is also assessed in that manner. Mrs. Cohen and I own the property as tenants in common and, of course, we own the property in the simple.

The Petition for Special Exception, which I executed in July, 1978, was obviously intended to represent a Petition on behalf of both Mrs. Cohen and myself. We are in complete agreement as to our wish to have a special exception granted as to this property.

Should you need any additional verification, please do not hesitate to call me.

Sincerely yours,

H. David Gann cc: Max E. Blumenthal, Esquire

23 C3 C2 C7C47C 78 3 734 5374 934 8503 12 12 78 C7 C1 79

NS RESIDENTIAL

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Haryland 2120 000 holes B. Com Chairman

HEINERS 95347 Durets of Department of Traffic Engineering tate Roads Commi

Barons of Fire Frevention ealth Department roject Planning uilding Departmen board of Education or.ng . injetrati

eductrial

BALTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 26, 1978

Ronald L. Schreiber, Esquire 701 Cathedral Street Baltimore, Maryland 21202

RE: Item No. 21 Petitioner - H. David Gann, et a Special Exception Petition

Dear Mr. Schreiber:

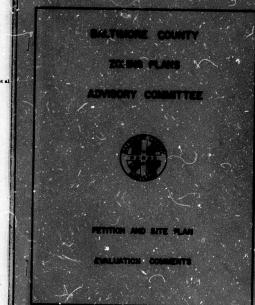
In light of the enclosed comment, forwarded to this office subsequent to my previous comments, I [coceeded to schedule this petition for a hearing.

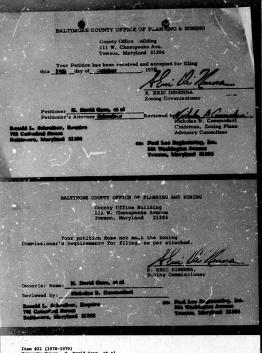
This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future

Micholas B. Commodari Chairman Zoning Plans Advisory Committee

NBC/sf

cc: Paul Lee Engineering, Inc. 206 Washington Avenue Towson, Maryland 21204





BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 W. Chesspeaks Are. Towson, Maryland 21204

Oto Micholas B. Commoderi Chairman

> Bursou of Engineering

Boreau of Fire Prevention

Sealth Department Project Flanning Building Department Towns of Education

Zoning Administr

Industrial

Ronald L. Schreiber, Esquire 701 Cathedral Street Baltimore, Maryland 21202

RE: Special Exception Petition Item No. 21 Petitioner - H. David Gann, et al

October 23, 1978

Dear Mr. Schreiber:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection. These comments are not intended to indicate the appropriateness of the soning 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. An Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the

This currently vacant site is zoned Density, Residential (D. R. 16) and is located on the north side of (Old) Old Court Road, approximately 600 feet northcast of Reisterstown Road in the 3rd Election District. Properties immediately surrounding this site have been granted Special Exceptiors for office use as a result of Case No. 76-137-XN, which was for the office building being constructed to the west of this site, and Case No. 78-211-XSPII, which was for an office building and off-street parking for the property surrounding this site to the north and east.

Because of your client's proposal to construct a two-story office building on the site, this Special Exception is required. The site plan must be revised to incorporate the comments of the office of Current Planning and Davelopment concerning the relocation of the

Ronald L. Schreiber, Esquire Page 2 October 23, 1978

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments above, and any comments from other departments as requested.

Very truly yours,

Nicholas B. Commoderii Nicholas B. Commoderii Chairman Zoning Plans Advisory Committee

NBC/sf

cc: Paul Lee Engineering, Inc. 206 Washington Avenue Towson, Maryland 21204 ballimore county department or put Towson, MARYLAN

THORNTON M. MOURING, I DIRECTOR August 21, 1978

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120

No: Item #21 (1978-1979)
Property Omner: N. David Gann, et al
N/S (Old) Old Court M1. 611' N/E Meisterstown M1.
Existing Zening: DR 16
Proposed Zening: Special Exception for offices
(ICCA 79-46%)

Acres: 0,33 District: 3rd

Dear Mr. DiNenna:

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

General:

This property is the subject of Project IDCA No. 78-46X. Comments were supplied for the property which surrounds this specific site on three sides for Project IDCA No. 77-60X and Zoning Iron #106 (197-1976). Those comments are referred to for your

Highways:

Old Court Road, an existing public road, is proposed to be improved in the future as a 36-foot closed section roadway on a 50-foot right-of-way, Highway right-of-way widening including any necessary revertible easements for slopes, will be required in connection with any grading or building permit application.

The construction and/or reconstruction of concrete sidewalk, carb and gutter, entrance, apron, etc. will be the full responsibility of the Petitioner.

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

Sediment Control:

Directoment 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 #21 (1978-1979) Property Owner: H. David Gann, et al Page 2 August 21, 1978

Storm Drains:

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 mnisances or demages to edjacent properties, esperially by the concentration of surface waters. Correction of any problem which may result, the to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitions.

Mater and Sanitary Sewer:

Public water supply and sanitary sewerage exist in Old Court $_{\rm sOS}$ d. Additional fire hydrant protection is required in the vicinity.

Very cruly yours,

Clausth M. Diws/10 Miles
ELISHORTH N. DIVER, F.E.
ELISHORTH N. DIVER, F.E.
Engineering

END: EAM: PWR: SS

J. Somers W. Munchel

P-SE Key Sheet 30 NW 21 Pos. Sheet NW 8 P Topo 78 'ax Map

Attachmen

December 27, 1977

Mr. S. Eric Dimenna Soning Commissioner County Office Building Towson, Maryland 21204

Day 1 ten #106 (1977-1978)
Property Conner; Abba B. Thomas, Jr., et al
1/4 (Old) Old Court Rd. 598 E. Relataratows Md.
Didating Souths; O. R. 10 & s Th.
Proposed Controy: Expedial Exception for offices (DOA 77-60%)
and Operain Bearing to posmit off-street pathing in a
residential room for a pation on the encoded 4 years.
Actual 1.77 District. 1 and

Dear Mr. DiMenna

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

General:

Commits were supplied for this property for Project IDCA No. 77-60%.

Pighways

old court hoad, an existing public road, is proposed to be improved in the future as a 35-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way vicenting, including any necessary rewritible essements for alopes, with he required in connection with any grating or brilling penult application.

The construction of concrete sidewalk, curb and getter, eathernos, agram, etc. will be full responsibility of the Pertitioner. Protection will be required for vehicles and persons along the drop— on the continum outlines of this site.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimora County Standards

Setiment Control

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and jubic holdings downtrawn of the property. A grading pennit is, therefore, necessary for all grading, including the stripping of top sell.

Storm Draine

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

Item \$106 (1977-1978) Property Cwner: John B. Thomas, Jr., et al Page 2 Dacember 27, 1977

Storm Drains; (Cont'd)

The Patitioner must growide necessary drainage facilities (temporary or pursues to prevent creating any minances or desages to adjacent properties, especially by the concentration of surface vaters. Correction of any problem due to due to improper grading or improper installation of drainage facilities, would be the full responsibility of the patitions:

Water and Sanitary Sever:

Public water supply and sanitary severage exist in Old Court word. Additional fire hydrant protection is required in the vicinity.

ELISKORN N. DIVER, P.E. Chief, Bureau of Engineering

ZIED : EAM : FWR: 68

J. Somers

P-SE Key Shoet 30 NM 21 Pos. Sheet NM 8 F Topo 78 Tax Map BALTIMORE COUNTY, MARYLAND

INTER-OFFICE COPRESPONDENCE

70 Nick Commodari, Zoning Ad igory Date November 1, 1978
Committee

FROM Gary E. Burl, Director Industrial Development Con

SUBJECT ... 221 ... Property Owner, H., David Gann, et al Location: N/S (old) Old Court Road 611' NE Reisters. wn Road Existing Zoning: DR 16 Proposed Zoning: Special Exception for Offices (IDCA 78-46 X)

Proposed Zoning: Special Exception for Offices (IDCA 78-46: Acres: 0.33
District: 3rd

The Industrial Development Commission does not support this request for change of soning at this time because of its possible interference with a new road proposed in the Pikesville Revitalization Study. We recommend waiting until the Revitalization Plan is completed and/or adopted for a decision on this matter.

GARY E'S BURL

GEB:pk

Sentember 21 1978

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

Dear Mr. DiNenno

Comments on Item #21, Zoning Advisory Committee Meeting, August 8, 1978, are as follows

Property Owner: H. David Gann, etal Location: N/S (Old) Old Court Road 611' NE Reisterstown Road Existing Zoning D.R.16
Proposed Zoning Special Exception for offices (PCA 78-46-X)
Acres 0.33 District: 3rd

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

The driveway to the parking area should be located on the east side of the property, it common with the adjacent property.

Very truly yours.

TOWSON MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.

August 28, 1978

Comments on Item #21, Zoning Advisory Committee Heeting, August

Property Owner: Location: Bristing Zoning: Proposed Zoning:

H. Bavid Genn, et al M/S (Old) Old Court Rd. 611' HE Reisterstown Rt. D.R. 16 Special Exception for offices (IBCA 78-46 X)

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

Any new installations of fuel burning equipment at the above properties should contact the Division of Air Pollution Control, 194-3775, to obtain requirements for such installations before work begins.

homas H. Devlin, Director

THD/JEP/fth&

STEPHEN E. COLLINS

October 17 1076

Mr. S. Kric DiMenna Joning Commissioner County Office Bailding Towson, Maryland 21204

> Team No. 21 - EAC - Meeting of August 8, 1978 Property Owner:
> H. David Gann, et al.
> Location:
> M/S (Old) Old Court Rd. 611' NE Reisterstown Rd.
> Existing Soning: D. R. 16 ing: Special Exception for offices (IDCA 78-46 X)

The requested special exception for an office building is not expected to be a major traffic generator.

Very truly yours, Thickoff Flowers. Michael S. Flanigan Engineer Associate II

79-149-X

MSF/m to



Paul H. Reincke

August 18, 1978

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

Attention: N. Commodari, Chairman Zoning Adivsory Committee

Re: Property Owner: H. David Gann, et al

Location: N/S (Old) Old Court Rd. 611' NE Reisterstown Rd.

Zoning Agenda Meeting of 08/08/78

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

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

() 3. The vehicle dead end condition shown at ___

EXCERDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations

The buildings and structures orising or proposed on the site shall comply with all applicable requirements of the National Pire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupance

() 6. Site plane are approved as drawn.

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

District 3 rd Date of Posting Ported for Petition For Special Exception

REISTERSTOWN Rd

Location of property: N/S (GAB) OLD COURT Pd., GIL NE OF Reisterstown Rd.

Petitioner: H. DAVID GANN

Hoted and Leorge M Weigandt HEVIEWER H. Thomas Kally out the Planning Group A Special Inspection Division

CERTIFICATE OF POSTURE

Towner, Moryland

Location of Signs: N/S (CAD) OAD COURT Rd. 660 + 01 - NE OF

Posted by Lleguras & Roland Date of return Dec. 29 1978

1- SIGN

ARTMENT OF BALTIMORE COUNTY

Fire Prevention Bureau

79-149-X

Date of Posting Dec. 23 1978

August 22, 1978

Zoning Advisory Committee Feeting, August 8, 1978

Property Owner: H. David Gann, etal. Location: N/S (Old) Old Court Road - 611' MEW Rejeterstown Road Special Exception for offices (IDCA 78-46 X)

The items checked below are applicables

Y.A. Structure shall confers to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Buddearest and aced and other annicable codes.

E. A building permit shall be required before construction can begin Fermit shall be required.

XD. Building shall be upgraded to new use - requires alteration pounts Three sets of construction drawings will be required to file an application for a building penalt.

. Three sets of construction tracings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

Wood frame walls are not permitted within 3'0" of a property lime Contact Brilding Department if distance is between 3'0" and 6'0"

I. No Comment J. Comments

Year trails yours.

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 3, 1978

Mr. S. E-ic DiNenna Loning Commissioner Baltimore County Office Building Towson, Maryland 21204

Z.A.C. Meeting of: August 8, 1978

RE: Item No: 21
Property Owner: H. David Gann, et al
Location: y/S (014) Old Court Rd. 611' NE Reisterstown Rd.
Present Joning: D.R. 16
Proposed Zening: Special Exception for offices (IDCA 78-46 X)

District: 3rd

No bearing on student population.

ROBERT Y. DUBEL, SUPERINT -- DES

Very truly yours W. histothand W Nick Petrovich

MNP/bp

MRS. MILTON R. SMITH. JR. MICHARD W. TRACEY, D.V.M.

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY Towner, Maryland District 3rd Date of Posting MARCH 19, 1979 Posted for APPEAL

Petitioner: H. DAVID STIMLET BL Location of respect. N/S OF (SUD) OLD COURT Pd 611' NE OF REISTORSTOWN ROAD Location of Signar N/S OF (OLD) OLD COURT Pd. 660 to1-NE OF REISTERSTOWN Pd. Posted by Flower h. Roland Date of return: MBRCH 23 1979

1-5,600

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 20 1978. Piling Pee \$ 57 Peceived /Check Cash

Other Zoning Commissioner

Petitioner K. Quid Gann of of Submitted by S. heal Petitioner's Attorney Rould , School Reviewed by Late This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET Wall Map Original Duplicate Traving 200 Sheer FUNCTION Descriptions checked and Petition number added to Granted by ZC, BA, CC, CA Eevised Plans: Reviewed by: 675 Change in outline or description___Yes Previous case:

Map # 100 1-F

CEBITTS



OFF	OF	
THE TE	MISS NEWSPAPERS	
TOWSON, MD. 21204	Dec. 21.	١

THIS IS TO CERTIFY, that the annexed advertise PETITION FOR SPECIAL EXCEPTION-H. David Gann was inserted in the following.

☐ Catonsville Times
☐ Dundalk Times

☐ Towson Times

☐ Essex Times
☐ Suburban Times East

☐ Arbutus Times
☐ Community Times Reist ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 22 day of Dec. 19 78 that is to say, the same was inserted in the issues of Dec. 22: 1978.

STROMBERG PUBLICATIONS, INC. BY Laura V. fannelycher



CERTIFICATE OF PUBLICATION

19.76... THE JEFFERSONIAN

(Sub	section 22-15.10 (Interim Develop	ment Control Propinal and Copi	ovisions)	Date Rec'd b
eliminary Plan	Find	l Plat	1 :	
PAUL LEE Name of Applicant		2. <u>2.6</u> Addre	WASHING TO 35 of Applicant	JANE BAUS M
DAVID N. CONEN & DAVID N. GANN None of property owner, If	other than above		ATT OUR BOOK	wner Bus
N.S. OLD COVET RO. 6	Soll E. Reis	TERSTON N	RD. BALTO,	e. ELECT D
Location of propried subdivi				

Average lot size

10. VACANT

11. OFFICE ELOS

Nos. & types of dwelling unit() pr yposed

ATTACH D COPIES OF A SECTION AND ISSUES OF SATER AND SECTION AND SOLUTION SERVING:

SUBDIVIDED; IDENTIFY MAJOR ACCESS ROADS AND NEAPEST ARTERIAL INTERSECTION SERVING:

ROCERTY

13. Sureties for water & sewer required? yes no

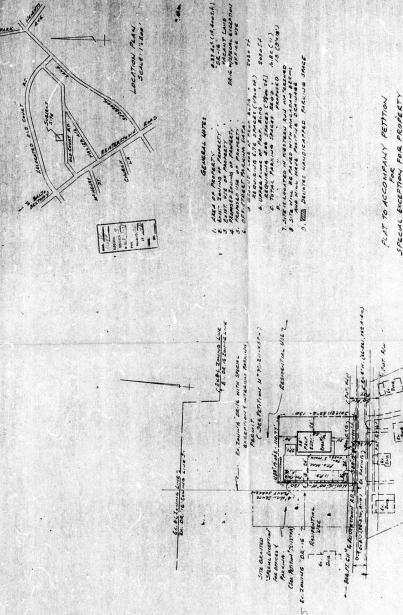
14. Lectify that the showe information is true and accurate to the best of my knowledge and belief.

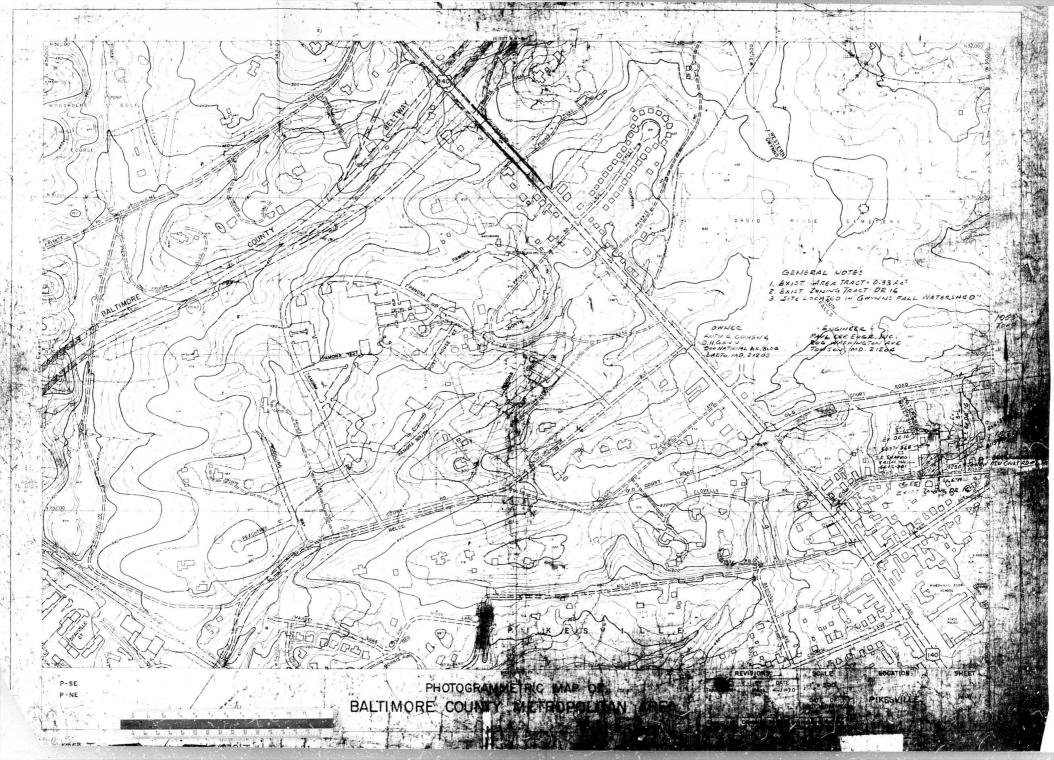
15. Land de

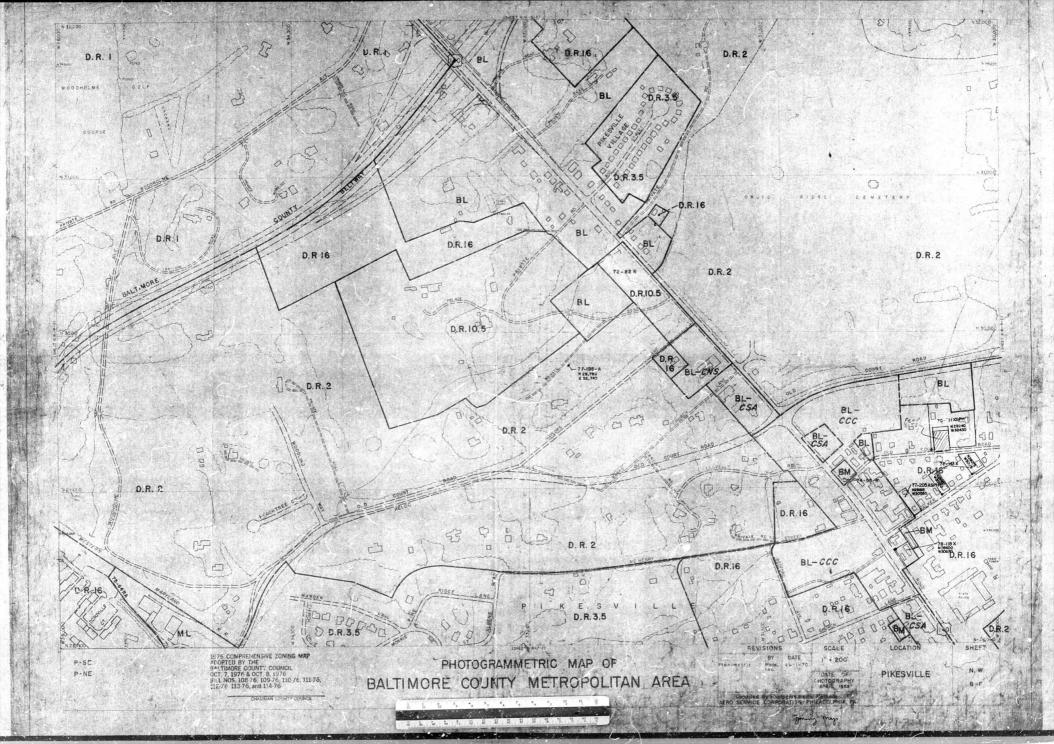
The Planning Board has determined on conform to the requirements of Subsection 22-15. 1(f) of the Baltimere County Code 1958.

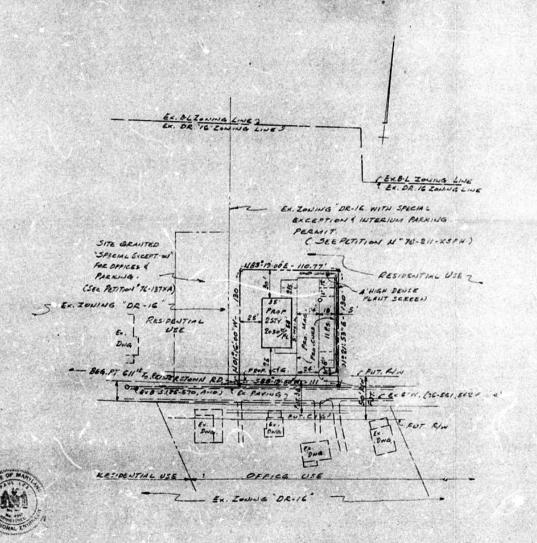
Chairmon, Baltimore County Planning Boor

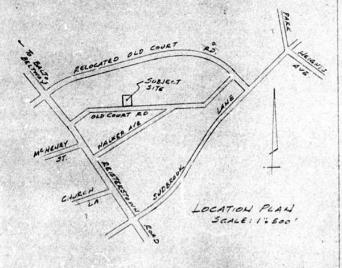
Form No. 1. April 15, 1977











GENERAL MOTES

AREA OF PROPERTY DR-16" EXIST. ZONING OF PROPERTY YACANT LAND EXIST USE OF PROPERTY 4. PROPOSED ZONING OF PROFERTY . DR. 16 W/SPECHL EXCEPTION PROPOSED USE OF PROPERTY OFFICE USE OFF. STREET PARKING DATA. a GROUND FLOOR OF PROP BLOG

REQUIRING 6.76 SPACES (V300 54) b. UPPER FLOOR OF PROP. BLOG 20305.4 REDUIENA 4.06 SPACES (YSOU SE!

10.82 (11) C. TOTAL PARKING SPACES REQ'D . 13 (34/81) PROPOSED

7. SITE IS LOCATED IN WESTELD CON WATCESHED 8 SITE WILL BE PAVED WITH MACADAM BERM AND WILL HAVE POSITIVE DEAWAGE

9. WIA DENOTES HANDICAPPED PIRKING SPACE

10. SITE SUBJECT TO STORM WATER MANAGEMENT IN ACCORDANCE WITH BALTO, CO. STANDARDS IF REQUIRED

REVISED PLANS

DEC 2 78 PM

PLAT TO ACCOMPANY PETITION SPECIAL EXCEPTION FOR PROPERTY VICINITY



OLD COURT RD. & WALKER AVE.

ELECT DIST & S SCALE: 1"= 50'

BALTIMORE COUNTY MD JUNE 30, 1978 Rev. Nov. 1, 1978

Post La Engineery Son 206 Westington Ston From May sal sores

