

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, H. David Gann et al., legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

DATE Jan 21 1979
FILED 1979
BY 1979
OFFICE OF PLANNING & ZONING

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for office use in a D.R. - 16 zone

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 be 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 H. David Gann Legal Owner
Address 1810 N. Howard Street, Baltimore, MD 21206
Protestant's Attorney Ronald L. Schreiber
Address 701 Cathedral Street, Baltimore, MD 21202

ORDERED BY The Zoning Commissioner of Baltimore County, this 19th day of January, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of January, 1979, at 10:00 o'clock A.M.

John W. Hession, III
Zoning Commissioner of Baltimore County.

(over)

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, William T. Hackett, et al., legal owner of the property situated in Baltimore County, the property outline of which is shown to scale, complete with dimensions and distances on 200 ft. scale maps, which are attached hereto, hereby make application to file for a special exception _____ in a _____ zone to use the herein described property for office use.

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:
GROSS SITE AREA 0.33 AC. DEED REF. B.H.L., Jr., 5676 - 934
GRADING 0.00 % IF OVERALL SITE WILL REQUIRE GRADING.

PROPOSED BUILDING SIZE
Prop. GROUND FLOOR 35 x 58 AREA 2,030 S.F.
Prop. NUMBER OF FLOORS 2 TOTAL HEIGHT 20 FT.
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 0.28

BUILDING USE
GROUND FLOOR office OTHER FLOORS office

REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR 50 OTHER FLOORS 50 TOTAL 100

UTILITIES
AREA OF SITE TO BE FINISHED TO ACCOMMODATE REQUIRED PARKING SPACES AS SHOWN (FINISHED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 300)

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, LESSEE OR CONTRACT PURCHASER William T. Hackett LEGAL OWNER
ADDRESS 1810 N. Howard Street, Baltimore, MD 21206

THE PLANNING BOARD HAS DETERMINED ON 10-19-72 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 24.1(b) OF THE BALTIMORE COUNTY CODE, 1968.

JUL 21 78 AM 10:20 78
OFFICE OF PLANNING & ZONING

CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

RECEIVED
BALTIMORE COUNTY
JAN 27 3 31 PM '79
COUNTY BOARD OF APPEALS
BY _____

RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE ZONING COMMISSIONER
N/S (Old) Old Court Rd, 611' NE of Reisterstown Rd., 3rd District OF BALTIMORE COUNTY
H. DAVID GANN, Petitioner Case No. 79-149-X

ORDER TO ENTER APPEARANCE

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

Peter Max Zimmermann
Peter Max Zimmermann
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 19th day of December, 1978, a copy of the foregoing Order was mailed to Ronald L. Schreiber, Esquire, 701 Cathedral Street, Baltimore, Maryland 21202, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III

RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE ZONING COMMISSIONER
for Office Building and Offices N/S of (Old) Old Court Road 611' NE of Reisterstown Road 3rd District OF BALTIMORE COUNTY
H. David Gann, et al. Petitioners Case No. 79-149-X

ORDER OF DISMISSAL

Petition of H. David Gann, et al for special exception for an Office Building and Offices on property located on the north side of (Old) Old Court Road 611' north-east 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 in copy of which letter is attached hereto and made a part hereof from the Protestor/Appellant Pikesville Community Growth Corporation, Eugene Gogel, President, in the above entitled matter.

WHEREAS, the said Protestor/Appellant requests that the appeal filed on behalf of said Protestor/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 in copy of which letter is attached hereto and made a part hereof from the Protestor/Appellant Martex Properties, Inc., Morris Silberman, President, in the above entitled matter.

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

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

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Acting Chairman

John W. Hession, III
John W. Hession, III

Patricia Millhouser
Patricia Millhouser

MARTEX PROPERTIES, INC. / 3635 Old Court Road / Baltimore, Maryland 21208 / Phone: 484-4162

June 26, 1979

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

Gentlemen:
Please dismiss the appeal filed on behalf of Martex Properties, Inc. on case No. 79-149-X, H. David Gann, et al. S.E. for office building and offices, n/w of Old Court Road, 611 feet n/e of Reisterstown Road.

Very truly yours,
MARTEX PROPERTIES, INC.
Morris Silberman, President

Respectfully,

CC: Mr. H. David Gann

June 26, 1979

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

Gentlemen:
Please dismiss 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/e of Old Court Road, 611 feet n/e of Reisterstown Road.

Very truly yours,
PIKESVILLE COMMUNITY GROWTH CORPORATION
Eugene Gogel, President

Respectfully,

CC: Mr. H. David Gann



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
494-3303
S. ERIC DINENNA
ZONING COMMISSIONER

January 11, 1979

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

RE: Petition for Special Exception
N/S of (Old) Old Court Road,
611' NE of Reisterstown Road -
3rd Election District
H. David Gann, et al - Petitioners
NO. 79-149-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 truly yours,
S. ERIC DINENNA
Zoning Commissioner

SDM:
Attachments
cc: Mr. Robert Horn
104 Purvin Place
Pikesville, Maryland 21208
John W. Hession, III, Esquire
People's Counsel

November 6, 1978

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

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

Dear Mr. Schreiber:
Enclosed is an additional comment that was received after those that were sent to you on October 23, 1978. Since this comment indicates "possible interference with a new road," I suggest that 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,
Nicholas D. Commodari
NICHOLAS D. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf

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

RECEIVED
BALTIMORE COUNTY
JAN 27 3 31 PM '79
COUNTY BOARD OF APPEALS
BY _____

1412 Reisterstown Road • Pikesville, Maryland 21208 • (410) 484-3210 2310

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Commodari, Chairman Date: November 30, 1978
Zoning Plans Advisory Committee
FROM: Rosellen J. Plant, Industrial Development Commission
SUBJECT: Memo of 11/1/78 - Item #78-21, Gann Property;
and letter of 11/6/78 to Ronald L. Schreiber

Our comment of 11/1/78 was not intended to delay the scheduling of a hearing on this petition but merely to inform the Zoning Officer of the proposals in a study, nearing completion, and strongly supported by the working committee of the Pikesville Revitalization Task Force. We recognize that these proposals have not been adopted and the petitioner has a right to a hearing. We therefore recommend that this hearing be scheduled as soon as possible.

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

Rosellen J. Plant
ROSELLEN J. PLANT
Administrative Assistant

RJP:lms

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
Zoning Commissioner
TO: Leslie H. Groat Date: December 29, 1978
FROM: Director of Planning and Zoning
SUBJECT: Petition #79-149X, Item 21.

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

3rd District

HEARING: Monday, January 8, 1979 (1:00 P.M.)

This property is located in the Pikesville Study Area. 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 delineated in the consultants final draft report for the Pikesville Revitalization. The plan is expected to be adopted by the Planning Board in the near future.

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

Leslie H. Groat
Leslie H. Groat
Director of Planning

LHG:JGH:m

Paul Lee, P.E.

Paul Lee Engineering, Inc.
206 Washington Avenue
Towson, Maryland 21204 821-5941

DESCRIPTION

0.33 ACRE PARCEL, LAND OF RUTH B. COHEN, AND OTHERS, NORTH SIDE OF
OLD COURT ROAD, EAST OF REISTERSTOWN ROAD, THIRD ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND.

This Description is for "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 easterly 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 B. 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 01 degrees 16 minutes 00 seconds W 130 feet (2) N 88 degrees 19 minutes 30 seconds E 110.77 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.

7/3/78

J.O. 78052

Engineers - Surveyors - Site Planners



Martex Properties, Inc.
Morris Silberman, President
3635 Old Court Road
Pikesville, Maryland 21208

February 9, 1979

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

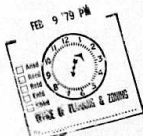
Re: Petition for Special Exception
Case No. 79-149-X
Petitioner - H. David Gann et al.
Location - N/S of Old Court Road,
611' N/E of Reisterstown Road
3rd Election District

Dear Mr. DiNenna:

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

1. 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 applicant in that the construction or use of the referenced property as an office building will have the effect of derogating from the present and future value and use of applicant's property, i.e., the sufficiency and adequacy of parking space used by serve the commercial property known as the "Union Trust Building", 3635 Old Court Road, Pikesville, Maryland 21208.



Martex Properties, Inc.

Respectfully,

Morris Silberman
by and through
Morris Silberman, President

3. 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 aggravement to your appellant.

4. That your appellant is prepared at a hearing on this administrative appeal to show further special, and use the aggravement.

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

PIKESVILLE COMMUNITY GROWTH CORPORATION
300 Reisterstown Road
Pikesville, Maryland 21208

February 9, 1979

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

Re: Petition 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
Third Election District

Dear Mr. DiNenna:

Please process an appeal in the above referenced case to the County Board of Appeals on behalf of Morris Silberman, 3601 Anton Farm Road, Baltimore, Maryland 21208.

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

Very truly yours,
Eugene N. Gogel
Eugene N. Gogel, President
Pikesville Community Growth Corporation
486-6666



PIKESVILLE COMMUNITY GROWTH CORPORATION

February 22, 1979

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

Re: Request for Special Exception North Side
Old Old Court Road 611 ft. Northeast
Reisterstown Road
Case No. 79-149X

Dear Mr. DiNenna:

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
Eugene N. Gogel

ENG:eh



Granted appeal

cc: Mr. Morris Silbermann
Ronald L. Schreiber, Esquire
Mr. H. David Gann
Mr. Robert Horn
John W. Hessler, III, Esquire
Mr. J. E. Dyer
Mr. W. E. Hammond
Mr. L. H. Graef
Mr. J. Howell
Board of Education

Allen H. Hecker

Baltimore, Maryland 21206

Mon. Theodore Levin
626 Balston Avenue
Baltimore, Maryland 21208



HDG:mb
cc: Max E. Blumenthal, Esquire

Mon. Theodore Levin
626 Balston Avenue
Baltimore, Maryland 21208

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

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 18th day of October, 1978

Eric Dinnenna
S. ERIC DINNENNA
Zoning Commissioner

Petitioner: H. David Gann, et al
Petitioner's Attorney: Richard B. Commadore

Reviewed by: *Richard B. Commadore*
Nicholas B. Commadore
Chairman, Zoning Plans
Advisory Committee

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

Ronald L. Schreiber, Esquire
701 Cathedral Street
Baltimore, Maryland 21201

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your petition does not meet the Zoning
Commissioner's requirements for filing, as per attached.

Eric Dinnenna
S. ERIC DINNENNA
Zoning Commissioner

Owner(s) Name: H. David Gann, et al

Reviewed by: Nicholas B. Commadore

Ronald L. Schreiber, Esquire
701 Cathedral Street
Baltimore, Maryland 21201

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

cc:

Nicholas B. Commadore

Chairman

MEMBER

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

October 23, 1978

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

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

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 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.

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 northeast of Reisterstown Road in the 3rd Election District. Properties immediately surrounding this site have been granted Special Exceptions for office use as a result of Case No. 76-137-XA, which was for the office building being constructed to the west of this site, and Case No. 78-211-XSPH, 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 Development concerning the relocation of the proposed entrance.

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. Commadore
NICHOLAS B. COMMADORE
Chairman
Zoning Plans Advisory Committee

NBC/sf

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

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THOMSON M. MOURING, P.E.
DIRECTOR

August 21, 1976

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

Re: Item #21 (1978-1979)
Property Owner: H. David Gann, et al
W/S (old) Old Court Rd. 611' N/E Reisterstown Rd.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices
(IDCA 78-46X)
Acres: 0.33 District: 3rd

Dear Mr. Dinnenna:

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:

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 Item #106 (1977-1978). Those comments are referred to for your consideration.

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 reversible easements for slopes, will be required in connection with any grading or building permit application.

The construction and/or reconstruction of concrete sidewalk, curb 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:

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 #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 nuisance or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

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

Very truly yours,

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

END/EM:FWB:es

cc: J. Tremmer
J. Somers
W. Munchel

P-22 Key Sheet
30 SW 21 Box Sheet
NW 8 P Topo
78 Tax Map

Attachment

December 27, 1977

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

Re: Item #106 (1977-1978)
Property Owner: John B. Thomas, Jr., et al
W/S (old) Old Court Rd. 585' N. Reisterstown Rd.
Existing Zoning: D.R. 16 & T.R.
Proposed Zoning: Special Exception for offices (IDCA 77-60X)
and Special hearing to permit off-street parking in a residential zone for a period not to exceed 4 years.
Acres: 1.37 District: 3rd

Dear Mr. Dinnenna:

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 No. 77-60X.

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 reversible easements for slopes, will be required in connection with any grading or building permit application.

The construction of concrete sidewalk, curb and gutter, entrance, apron, etc. will be the full responsibility of the Petitioner. Protection will be required for vehicles and persons along the driveway at the northern outlines of this site.

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:

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.

Item #106 (1977-1978)
Property Owner: John B. Thomas, Jr., et al
Page 2
December 27, 1977

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. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

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

Very truly yours,

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

END/EM:FWB:es

cc: J. Tremmer
J. Somers
W. Munchel

P-22 Key Sheet
30 SW 21 Box Sheet
NW 8 P Topo
78 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commadore, Zoning Ad Agency
FROM: Gary E. Burl, Director
SUBJECT: Item #21 (1978-1979)
Property Owner: H. David Gann, et al
Location: W/S (old) Old Court Road 611' NE Reisterstown Rd.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for Offices (IDCA 78-46 X)
Acres: 0.33
District: 3rd

The Industrial Development Commission does not support this request for change of zoning 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. BURL
GARY E. BURL
Director

GEB:pk

Mr. 76277

BALTIMORE COUNTY, MARYLAND
RECEIVED FROM
MISCELLANEOUS CASH RECEIPT

DATE February 9, 1977 ACCOUNT 01-662

AMOUNT \$75.00

PAID TO Parties Properties, Inc.
Date of Appeal Case No. 76-1-5

FOR

483 3 0 0 0 1 2 7 5 0 0 C R

WASHINGTON DEPARTMENT OF CLIMATE

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, GENERAL DIVISION MISCELLANEOUS RECEIPT	No. 76184
DATE: <u>Dec. 11, 1978</u> ACCOUNT: <u>01-662</u>	AMOUNT: <u>\$50.00</u>
PAY TO: <u>Wardens, Jailers, Jail & County</u> <u>Prisoners</u> <u>Filing Fee for Class B, 75-102-A</u>	
\$39.95 PAID 12 VALIDATION OF CASHING OF CHECKS	500.00

(Subsection 22-15.1(f), Baltimore County Codes)
 (Interim Development Control Provisions)
 7
 Submit Original and 12 Copies

Date Rec'd by P.B. _____

Preliminary Plan ☒ Final Plat _____

Deed Ref. No. 5374-354
5419-022

1. PAUL LEE 2. 26 WHEATSTONE AVE BALTO MD 21206
 Name of Applicant Address of Applicant

3. DAVID R. COHEN 4 4. 200 NATIONAL BANK BLDG BALTO MD 21201
DAVID R. COHEN Address of property owner
 Name of property owner, if other than above

5. N.S. OLD COURT RD. LT 12 E. REITHEASTOWN RD. BALTO CO. EIGHT DIST. 3
 Location of proposed subdivision

6. D2-16 7. 0.35 8. 6
 Zoning classification(s) of tract Gross Acreage No. of lots or units proposed

9. 1 10. VACANT 11. OFFICE BLDG
 Average lot size Present use(s) of property Nos. & types of dwelling unit(s) proposed

ATTACH 8 COPIES OF A SKETCH MAP (USE FULL SHEET OR SHEETS OF BALTIMORE COUNTY TOPOGRAPHIC MAP 200' SCALE) SHOWING LOCATION AND BOUNDARIES OF PROPERTY TO BE SUBDIVIDED; IDENTIFY MAJOR ACCESS ROADS AND NEAREST ARTERIAL INTERSECTION SERVING PROPERTY

12. Remarks (if any): _____

13. Sureties for water & sewer required? yes ☒ no _____ Amount _____

14. I certify that the above information is true and accurate to the best of my knowledge and belief.

15. Paul Lee
 Signature of Applicant/owner of property

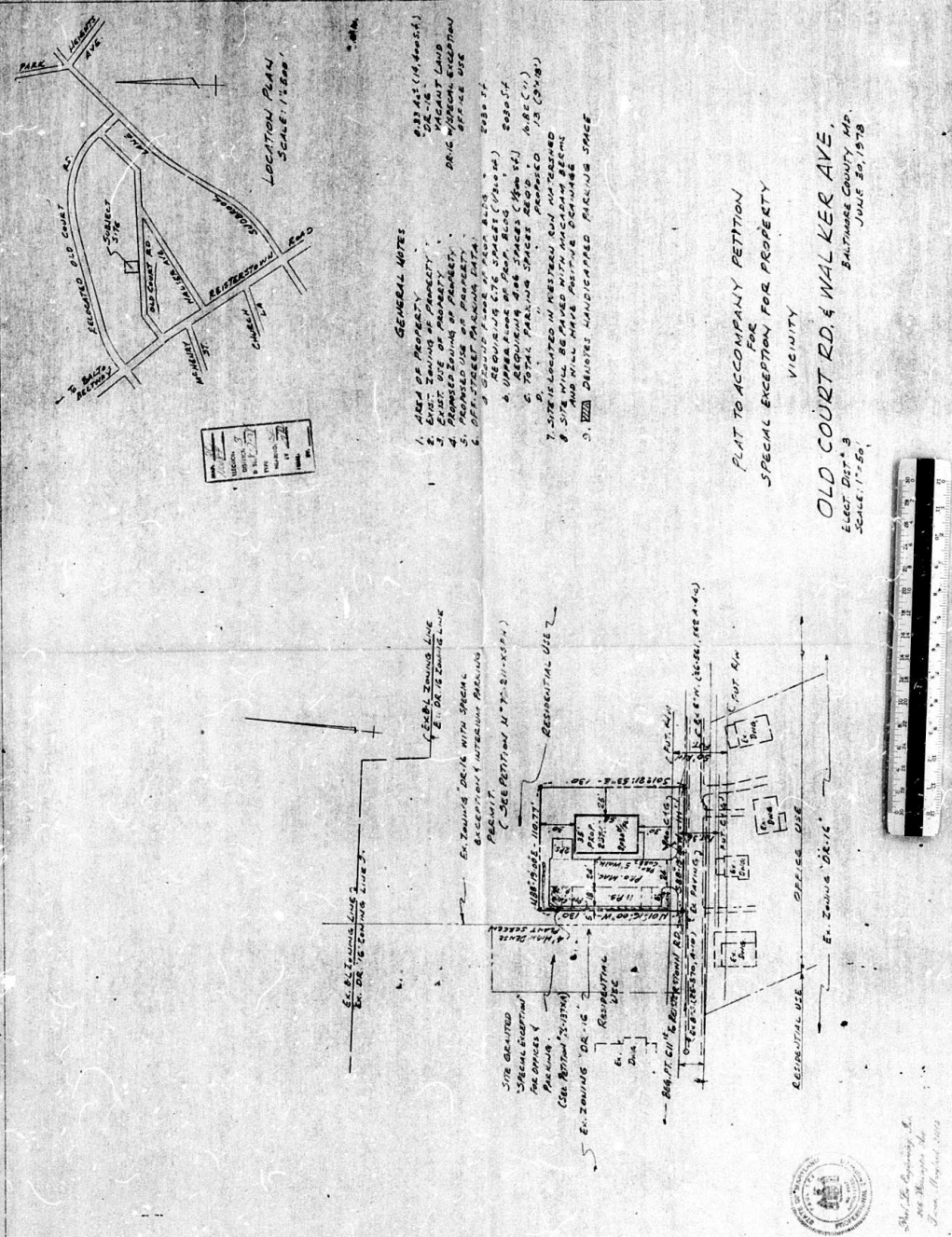
16. The Planning Board has determined on _____ that the proposed development does/does not conform to the requirements of Subsection 22-15.1(f) of the Baltimore County Code 1988.

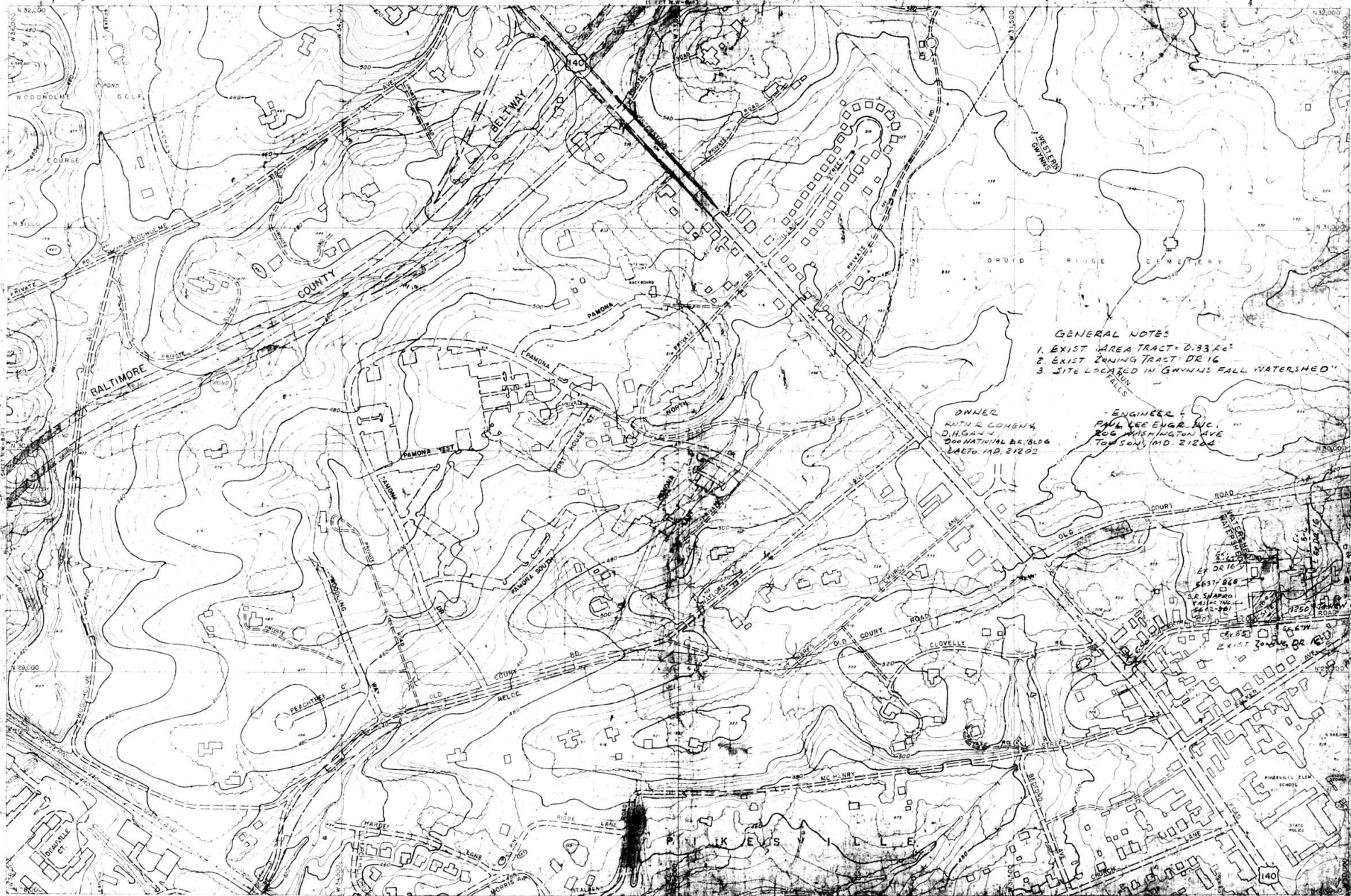
Date _____ Chairman, Baltimore County Planning Board

Form No. 1. April 15, 1977

[illegible]

PUBLICATION FOR RECORD
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GENERAL NOTES
 1. EXIST. AREA TRACT 0.33 AC.
 2. EXIST. ZONING TRACT DR 16
 3. SITE LOCATED IN GWYNNS FALL WATERSHED

OWNER
 RUTH & CONNOR
 D. H. GAN
 200 NATHANIAL DR. BLDG
 BALTO. MD. 21202

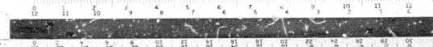
ENGINEER
 PAUL LEE ENGINEERING INC.
 200 WASHINGTON AVE
 TOWSON, MD. 21206

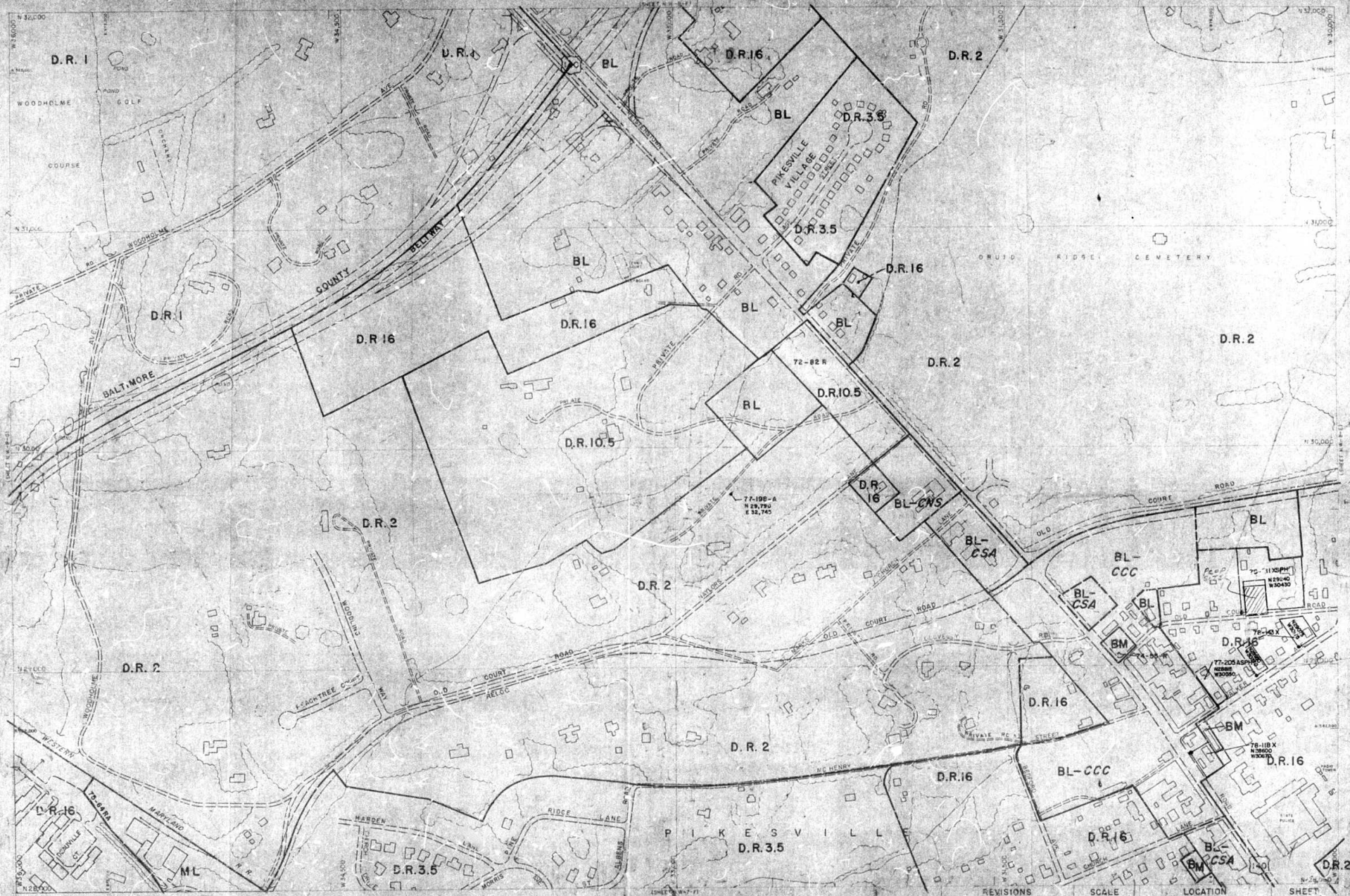
5637-868
 S.R. SHAPIRO
 1750 GAYN OLD COURT RD
 BALTO. MD. 21202

P-SE
 P-NE

PHOTOGRAMMETRIC MAP OF
 BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS	DATE	SCALE	LOCATION	SHEET
1	4/11/70	1" = 500'	PIKESVILLE	1





P-SC
P-NE

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

CHARTERED COUNTY COUNCIL

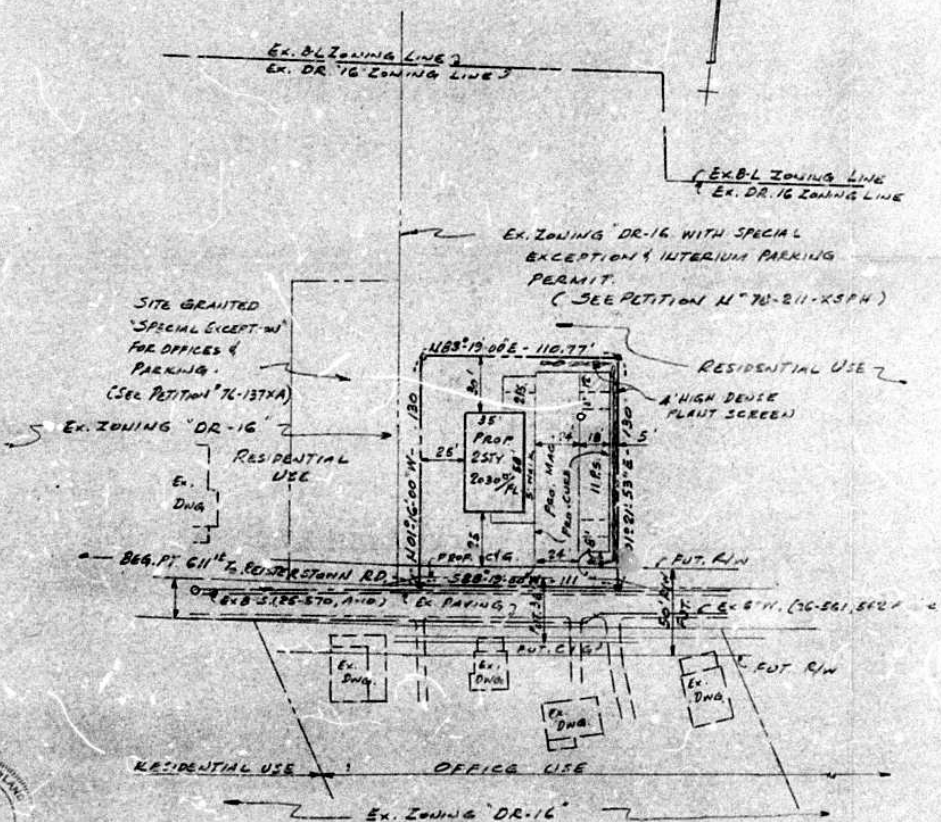
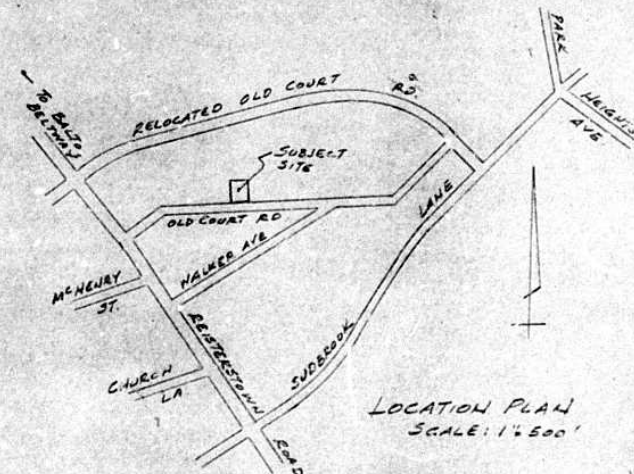
PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA



REVISIONS		DATE
BY	DATE	
MONITORING	Map	4-11-70
SCALE		1" = 200'
DATE OF PHOTOGRAPHY		1976
AERO SERVICE CORPORATION PHILADELPHIA, PA.		

LOCATION
PIKESVILLE
N.W.
8-F

Young Map



GENERAL NOTES

1. AREA OF PROPERTY 0.33 AC (14,400 S.F.)
2. EXIST. ZONING OF PROPERTY DR-16
3. EXIST. USE OF PROPERTY VACANT LAND
4. PROPOSED ZONING OF PROPERTY DR-16 W/SPECIAL EXCEPTION OFFICE USE
5. PROPOSED USE OF PROPERTY
6. OFF-STREET PARKING DATA:
 - a. GROUND FLOOR OF PROP. BLDG. = 2030 S.F. REQUIRING 6.76 SPACES (1/3000 S.F.)
 - b. UPPER FLOOR OF PROP. BLDG. = 2030 S.F. REQUIRING 4.06 SPACES (1/500 S.F.)
 - c. TOTAL PARKING SPACES REQ'D = 10.82 (11)
 - d. " " " " PROPOSED 13 (3'x16')
7. SITE IS LOCATED IN WESTERN RUN WATERSHED
8. SITE WILL BE PAVED WITH MACADAM BERM AND WILL HAVE POSITIVE DRAINAGE
9. DENOTES HANDICAPPED PARKING 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
FOR
SPECIAL EXCEPTION NO. 2 PROPERTY
VICINITY

OLD COURT RD. & WALKER AVE.

ELECT. DIST. 5
SCALE: 1" = 50'

BALTIMORE COUNTY, MD.
JUNE 30, 1978
REV. NOV. 1, 1978



Paul J. Engineering, Inc.
206 Washington Ave.
Towson, Maryland 21204

