

Lapicki-Smith
ASSOCIATES, P.A.

15 March 1985

White, Mindel, Clark & Hill
29 West Susquehanna Avenue
Towson, Maryland 21204

Attn: Bruce Alderman

Re: Joppa Green II
L/SA No. 13.17

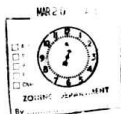
Bruce:

As requested, we advise that the height of Joppa Green II as calculated in accordance with the definition of the Baltimore County Building Code (B.C.C.) is 36'-2" above average grade.

Sincerely yours,

Donald D. Smith, AIA
President

DDG/bis
03-17/85



BRUCE ALDERMAN, ATTORNEY AT LAW
DONALD D. SMITH, AIA, PRESIDENT
THE PROFESSIONAL CENTER • 200 WEST FREDERICK STREET • BALTIMORE, MARYLAND 21201 • (410) 528-1100

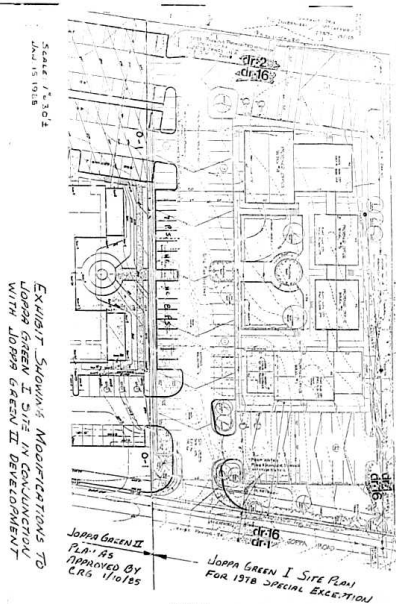


EXHIBIT B

RE: * * * BEFORE THE
PETITIONS FOR SPECIAL * * * ZONING COMMISSIONER
EXCEPTION AND SPECIAL * * * OF
HEARING * * * OF BALTIMORE COUNTY
Case No. 79-151-XSPH * * * *

MOTION TO AMEND SITE PLAN

This Motion to Amend Site Plan is made this 18 day of January, 1985 by R. Bruce Alderman, attorney for Joppa Green Limited Partnership, successor in interest to Donald H. Hobbs, the original Petitioner in the above-entitled case, and is made by and on behalf of said limited partnership, the owner of the subject property and states the following:

1. By Order of S. Eric DiMenna, then Zoning Commissioner of Baltimore County, dated April 30, 1979, a special exception for an office building and a Petition for Special Hearing for parking in a D.R. zone were granted subject to certain restrictions, one of which was "substantial compliance with the site plan submitted with this Petition". A copy of that site plan is attached hereto marked Exhibit A and considered part hereof.

2. A limited partnership, having the same general partner as Joppa Green Limited Partnership, to wit: Clark F. MacKenzie, has purchased the property immediately to the west of the property shown on this attached Exhibit A, which property is also being developed with an office building.

3. In connection with the development of the property adjoining to the west, access is required between that property and Joppa Road and the appropriate departments of Baltimore County are requiring that this access be provided through a common driveway, to wit: the presently existing driveway for access from the subject property. Attached, marked Exhibit B, is a proposed revised site plan showing the driveway for common access of the properties

to and from Joppa Road as well as other points of access between the two properties. This site plan represents satisfactory compliance with the requirements of Baltimore County for the aforesaid access.

4. This Motion respectfully represents that the attached Exhibit B and the changes represented thereon constitute insignificant and minor changes to the existing site plan.

WHEREFORE, it is respectfully represented and prayed that an Order be passed granting this Motion to amend the site plan in the above-entitled case and adopt, as a new site plan, Exhibit B attached hereto.

R. Bruce Alderman
R. Bruce Alderman
White, Mindel, Clark & Hill
29 West Susquehanna Avenue
Towson, Maryland 21204
828-1050
Attorney for Joppa Green
Limited Partnership

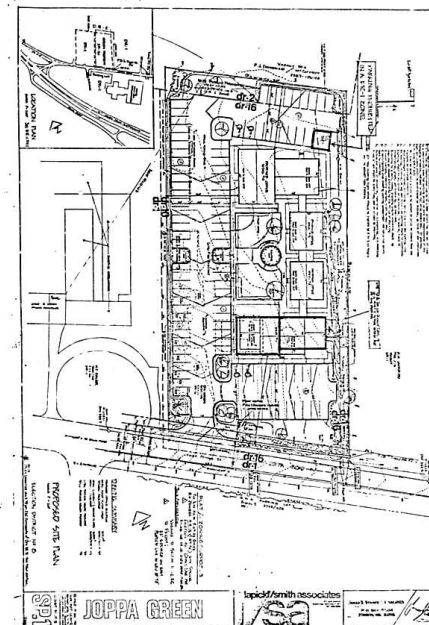


EXHIBIT A

RE: * * * BEFORE THE
PETITIONS FOR SPECIAL * * * ZONING COMMISSIONER
EXCEPTION AND SPECIAL * * * OF
HEARING * * * OF BALTIMORE COUNTY
Case No. 79-151-XSPH * * * *

ORDER

The Motion to Amend Site Plan, dated January 18, 1985, has been reviewed and considered by the Zoning Commissioner, together with all attachments and other written and oral data and information submitted or presented therewith.

It is, therefore, this 18 day of January, 1985, by the Zoning Commissioner of Baltimore County ORDERED that the approved site plan in the above-entitled special exception case be and it is hereby amended so that from and after the date of this Order Exhibit B attached to said Motion shall be the valid and appropriate site plan.

Arnold J. Jolson
Arnold J. Jolson,
Zoning Commissioner

RE: * BEFORE THE
* ZONING COMMISSIONER
* PETITIONS FOR SPECIAL
* EXCEPTION AND SPECIAL
* HEARING
* OF BALTIMORE COUNTY
* Case No. 79-151-XSPH

ORDER

The Motion to Amend Site Plan, dated January 14th, 1985, has been reviewed and considered by the Zoning Commissioner, together with all attachments and other written and oral data and information submitted or presented therewith.

It is, therefore, this 14th day of January, 1985, by the Zoning Commissioner of Baltimore County, ORDERED that the approved site plan in the above-entitled special exception case be and it is hereby amended so that from and after the date of this Order Exhibit B attached to said Motion shall be the valid and appropriate site plan.

Arnold Jablon
Arnold Jablon,
Zoning Commissioner

RE: * BEFORE THE
* PETITIONS FOR SPECIAL
* EXCEPTION AND SPECIAL
* HEARING
* Case No. 79-151-XSPH
* BALTIMORE COUNTY

MOTION TO AMEND SITE PLAN

This Motion to Amend Site Plan is made this 14th day of January, 1985 by R. Bruce Alderman, Attorney for Joppa Green Limited Partnership, successor in interest to Donald H. Hobbs, the original Petitioner in the above-entitled case, and is made by and on behalf of said limited partnership, the owner of the subject property and states the following:

1. By Order of S. Eric DiNenna, then Zoning Commissioner of Baltimore County, dated April 30, 1979, a special exception for an office building and a petition for Special Hearing for parking in a D.R. zone were granted subject to certain restrictions, one of which was "substantial compliance with the site plan submitted with this Petition". A copy of that site plan is attached hereto marked Exhibit A and considered part hereof.
2. A limited partnership, having the same general partner as Joppa Green Limited Partnership, to wit: Clark F. MacKenzie, has purchased the property immediately to the west of the property shown on this attached Exhibit A, which property is also being developed with an office building.
3. In connection with the development of the property adjoining to the west, access is required between that property and Joppa Road and the appropriate departments of Baltimore County are requiring that this access be provided through a common driveway, to wit: the presently existing driveway for access from the subject property. Attached, marked Exhibit B, is a proposed revised site plan showing the driveway for common access of the properties

to and from Joppa Road as well as other points of access between the two properties. This site plan represents satisfactory compliance with the requirements of Baltimore County for the aforesaid access.

4. This Motion respectfully represents that the attached Exhibit B and the changes represented thereon constitute insignificant and minor changes to the existing site plan.

WHEREFORE, it is respectfully represented and prayed that an Order be passed granting this Motion to amend the site plan in the above-entitled case and adopt, as a new site plan, Exhibit B attached hereto.

R. Bruce Alderman
R. Bruce Alderman
White, Mandel, Clarke & Hill
27 West Susquehanna Avenue
Crownson, Maryland 21204
928-1050
Attorney for Joppa Green
Limited Partnership

ORDER RECEIVED FOR FILING

DATE *January 15, 1985*
BY *Shirley R. Jones*
ADMINISTRATIVE ASSISTANT

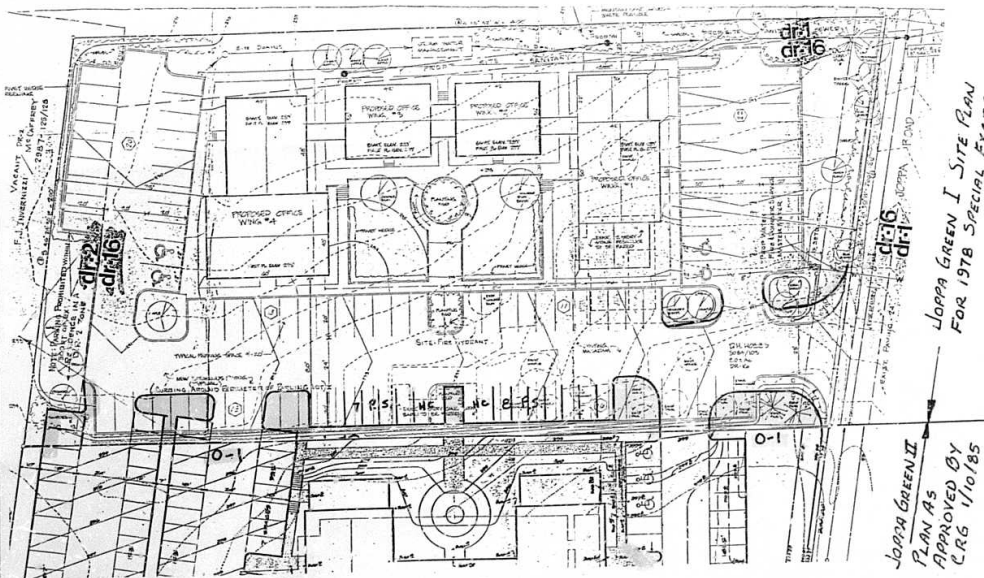
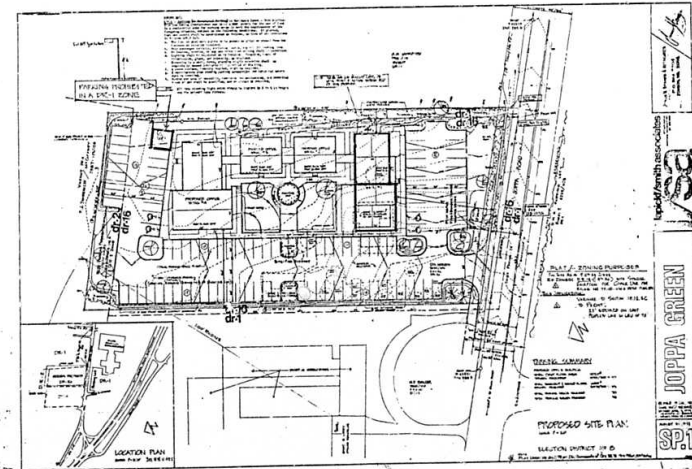


EXHIBIT SHOWING MODIFICATIONS TO JOPPA GREEN I SITE IN CONJUNCTION WITH JOPPA GREEN II DEVELOPMENT



RE: * BEFORE THE
* ZONING COMMISSIONER
* PETITIONS FOR SPECIAL
* EXCEPTION AND SPECIAL
* HEARING * OF BALTIMORE COUNTY
Case No. 79-151-XSPH

ORDER

The Motion to Amend Site Plan, dated January 18th, 1985, has been reviewed and considered by the Zoning Commissioner, together with all attachments and other written and oral data and information submitted or presented therewith.

It is, therefore, this 16th day of January, 1985, by the Zoning Commissioner of Baltimore County, ORDERED that the approved site plan in the above-entitled special exception case be and it is hereby amended so that from and after the date of this Order Exhibit B attached to said Motion shall be the valid and appropriate site plan.

Arnold Jablon
Arnold Jablon,
Zoning Commissioner

RE: * BEFORE THE
* ZONING COMMISSIONER
* PETITIONS FOR SPECIAL
* EXCEPTION AND SPECIAL
* HEARING * OF BALTIMORE COUNTY
Case No. 79-151-XSPH

MOTION TO AMEND SITE PLAN

This Motion to Amend Site Plan is made this 11th day of January, 1985 by R. Bruce Alderman, attorney for Joppa Green Limited Partnership, successor in interest to Donald H. Hobbs, the original Petitioner in the above-entitled case, and is made by and on behalf of said limited partnership, the owner of the subject property and states the following:

1. By Order of S. Eric DiNenna, then Zoning Commissioner of Baltimore County, dated April 30, 1979, a special exception for an office building and a Petition for Special Hearing for parking in a D.R. zone were granted subject to certain restrictions, one of which was "substantial compliance with the site plan submitted with this Petition". A copy of the site plan is attached hereto marked Exhibit A and considered part hereof.
2. A limited partnership, having the same general partner as Joppa Green Limited Partnership, to wit: Clark F. MacKenzie, has purchased the property immediately to the west of the property shown on this attached Exhibit A, which property is also being developed with an office building.
3. In connection with the development of the property adjoining to the west, access is required between that property and Joppa Road and the appropriate departments of Baltimore County are requiring that this access be provided through a common driveway, to wit: the presently existing driveway for access from the subject property. Attached, marked Exhibit B, is a proposed revised site plan showing the driveway for common access of the properties

to and from Joppa Road as well as other points of access between the two properties. This site plan represents satisfactory compliance with the requirements of Baltimore County for the aforesaid access.

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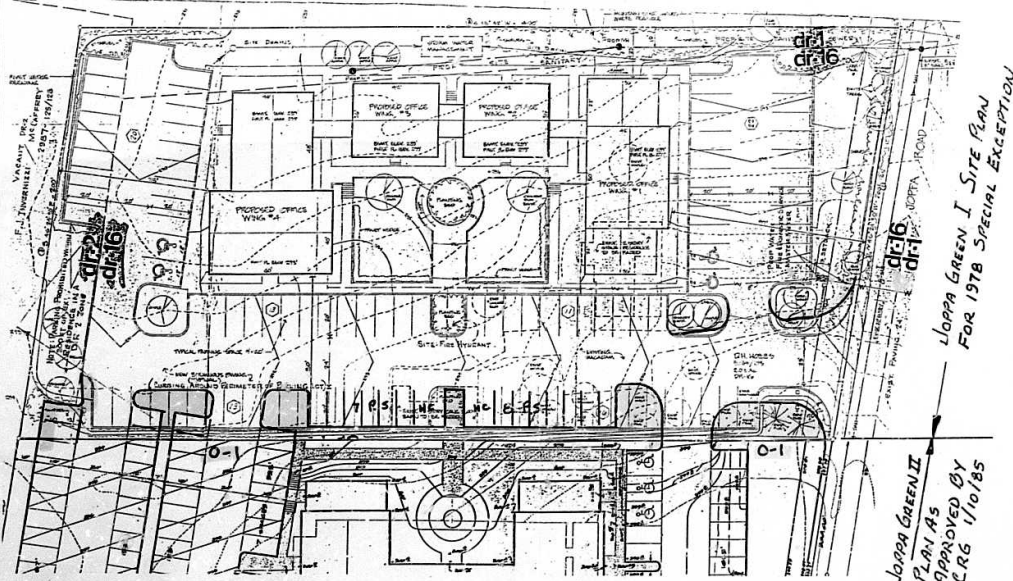
WHEREFORE, it is respectfully represented and prayed that an Order be passed granting this Motion to amend the site plan in the above-entitled case and adopt, as a new site plan, Exhibit B attached hereto.

R. Bruce Alderman
R. Bruce Alderman
White, Minsol, Clarke & Hill
29 West Susquehanna Avenue
Towson, Maryland 21204
(20-1050)
Attorney for Joppa Green
Limited Partnership

-2-

ORDER RECEIVED FOR FILING

DATE *January 18, 1985*
BY *Arnold Jablon*
FEB 18 1985



SCALE: 1"=30'
JAN. 15 1985

EXHIBIT SHOWING MODIFICATIONS TO
JOPPA GREEN I SITE IN CONJUNCTION
WITH JOPPA GREEN II DEVELOPMENT

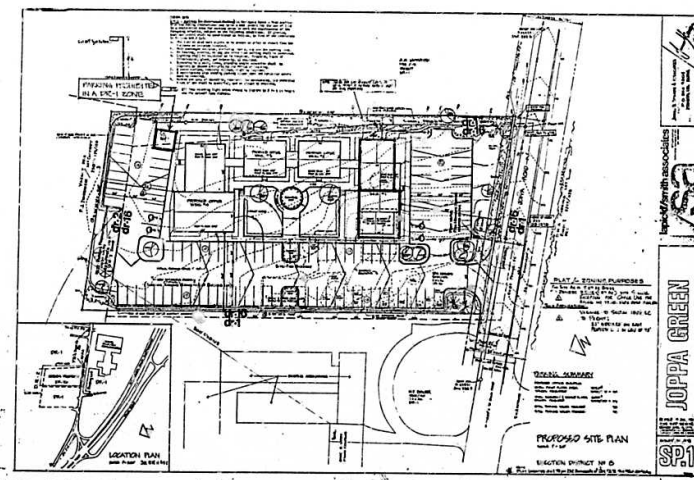


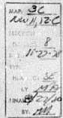
EXHIBIT A

17-51-XSPH #68 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Donald H. Hobbs, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from as is to as is

and, for the following reason:



and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for offices (as per the attached plat).

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

Donald H. Hobbs, D.D.S.
Address: 10807 Falls Road
Lutherville, MD 21093
Contract Purchaser
Legal Owner
R. Bruce Alderman
Address: 16 Palmer Green Court
Baltimore, MD 21210
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of November, 1977, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of November, 1977, at 1:00 o'clock P.M.

Donald H. Hobbs
Zoning Commissioner of Baltimore County

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Donald H. Hobbs, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve parking in a D.R.-2 residential zone.

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

Donald H. Hobbs, Legal Owner
Address: 16 Palmer Green Court
Baltimore, MD 21210
John W. Heslan, III, Protestant's Attorney
Address: 305 West Chesapeake Avenue
Towson, MD 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of November, 1977, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of November, 1977, at 1:00 o'clock P.M.

John W. Heslan, III
Zoning Commissioner of Baltimore County

(over)

RE: PETITIONS FOR SPECIAL EXCEPTION AND SPECIAL HEARING BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
N/2 of Joppa Rd., 770 NW of Tally Ho Rd., 8th District
DONALD H. HOBBS, Petitioner
Case No. 79-151-XSPH (Item 68)

ORDER FOR APPEAL

Mr. Commissioner:
Please note an appeal from the decision of the Zoning Commissioner in the above-entitled matter, under date of April 30, 1977, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

Peter Max Zimmerman, John W. Heslan, III
Deputy People's Counsel People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 29th day of May, 1977, a copy of the foregoing Order was mailed to R. Bruce Alderman, Esquire, 305 West Chesapeake Avenue, Towson, Maryland 21204, Attorney for Petitioner; Mr. Clark F. MacKenzie, 10807 Falls Road, Lutherville, Maryland 21093, Contact Purchaser; Ms. Nancy Hargest, 9 Trolleyway Court, Lutherville, Maryland 21093; Ms. Margaret Flanigan, 8213 White Manor Drive, Lutherville, Maryland 21093; Mr. Lane Berk, Berlane Farms, Lutherville, Maryland 21093; Ms. Judith Bear, 212 Washington Avenue, Towson, Maryland 21204; and Ms. Sheila Honkell, 4 Mulfield Court, Lutherville, Maryland 21093.



John W. Heslan, III

IDCA APPLICATION FOR SPECIAL EXCEPTION AND/OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Donald H. Hobbs, legal owner of the property situated in Baltimore County the property outline of which is shown to said County with bearings and distances on 200 FT. SCALE MAPS, which are attached hereto, hereby make application to file for a SPECIAL EXCEPTION in a D.R.-2 ZONE to use the herein described property for offices (as per the attached plat).

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 1.3 ACRES NEED REF. 50284-103
GRAVING 60 % OF OVERALL SITE WALL REQUIRE GRAVING.
BUILDING SIZE 74 x 36 x 224 103 x 40 x 432
GROUND FLOOR 26 x 26 x 224 AREA 11,622
NUMBER OF FLOORS 2 TOTAL HEIGHT 10'
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 27,398 ÷ 78,406 = .35

BUILDING USE OFFICES OTHER FLOORS OFFICES

REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR 37 OTHER FLOORS 33 TOTAL 70 (100% provided)

AREA OF SITE TO BE PROVIDED TO ACCOMMODATE REQUIRED PARKING SPACES 360 x 130 x 36,000
(Paved area may be provided by landscaping required number of spaces by 50)

UTILITIES
WATER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM PUBLIC
SEWER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM PUBLIC

UTILITIES SECURITY APPROVAL PUBLIC UTILITIES AVAILABLE

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Donald H. Hobbs, Legal Owner
Address: 10807 Falls Road, 301
Lutherville, Maryland 21093
Baltimore, Maryland 21210
372-6700

THE PLANNING BOARD HAS DETERMINED ON 11-16-78 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF JURISDICTION 22-81(P) OF THE BALTIMORE COUNTY CODE, 1966.

DATE 11-28-78 SIGNATURE John W. Heslan, III
CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD



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 16th day of November, 1977.

Eric Dimenna, Zoning Commissioner

Petitioner: Donald H. Hobbs
Petitioner's Attorney: R. Bruce Alderman
Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee
cc: James S. Spamer & Associates
P.O. Box 9804
Towson, Maryland 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 28, 1978

R. Bruce Alderman, Esquire
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 68
Petitioner - Donald H. Hobbs
Special Exception and Special Hearing Petition

Dear Mr. Alderman:

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.

The subject of this petition is a two acre tract of land, zoned D.R. 16 and D.R. 2, located on the north side of Joppa Road, 770 ft. northwest of Tally Ho Road in the 9th Election District. Abutting properties to the east, west, and south are also zoned residential and are improved with a residence/greenhouse, a dwelling, and the facilities of the State Highway Administration, respectively.

This site has been the subject of a previous zoning hearing Case No. 76-144-XSPH. In which a similar proposal for office use and off-street parking in a residential zone were denied. Because of your client's proposal to develop the property in a similar manner, i.e. office use and off-street parking in the D.R. zone, this combination hearing is again required.

Particular attention should be afforded the comments of the Department of Permits and Licenses and revised site plans reflecting the comments of the Office of Current Planning and Development, must be submitted prior to the scheduled hearing.

Item No. 68 - Hobbs
Page 2
December 28, 1978

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

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC/sf

cc: James S. Spamer & Associates
P.O. Box 9804
Towson, Maryland 21204

HORTON M. MOURING, P.E.
DIRECTOR
December 4, 1978

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

Re: Item #68 (1978-1979)
Property Owner: Donald H. Hobbs
8755 Joppa Rd. 770' NW Tally Ho Rd.
Existing Zoning: D.R. 16, D.R. 1 & D.R. 2
Proposed Zoning: Special Exception for offices (IDCA 78-52-X) and Special Hearing for off street parking in a residential zone.
Acres: 2.0 District: 8th

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 78-52-X and for Zoning Item 95 (1975-1976).

Highways:
Joppa Road, an existing County road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-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 entrance locations shall be 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:
The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #68 (1978-1979)
Property Owner: Donald H. Hobbs
Page 2
December 4, 1978

Water and Sanitary Sewers:

There is public 12-inch water main and 8-inch sanitary sewerage in Joppa Road serving the present residence on this property, which is tributary to the Jones Falls sanitary sewer system, subject to State Health Department regulations.

The Petitioner is responsible for the cost of capping and plugging any existing water main or sanitary sewer service connection, due to the proposed raising of the present dwelling on this property, not used to serve the proposed office complex.

Very truly yours,
Edmund H. Powers
Edmund H. Powers, P.E.
Chief, Bureau of Engineering

EDH:EMH:PW:iss

cc: J. Cronner
J. Somers

8-52 Key Sheet
44 & 45 NW 10 Pos. Sheets
NW 11 & 12 C Topo
60 Tax Map

Attachment

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
December 22, 1975

Chief of Engineering
Edmund H. Powers, P.E.

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

Re: Item #95 (1975-1976)
Property Owner: Donald H. Hobbs
8755 Joppa Rd. 770' NW of Tally Ho Rd.
Existing Zoning: Parcel 1 - D.R. 16
Parcel 2 - D.R. 2
Proposed Zoning: Special Hearing for off street parking in a residential zone and a Special Exception for an office building.
No. of Acres: Parcel 1 - 1.705
Parcel 2 - 0.114
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.

Highways:
Joppa Road, an existing County road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway improvements, including highway right-of-way widening and any necessary reversible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan must be revised accordingly.

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 #95 (1975-1976)
Property Owner: Donald H. Hobbs
Page 2
December 22, 1975

Storm Drains: (Cont'd)

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

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are serving the present dwelling on this property which is tributary to the Jones Falls sanitary sewer system, subject to State Health Department imposed restrictions.

Very truly yours,
Edmund H. Powers
Edmund H. Powers, P.E.
Chief, Bureau of Engineering

EDH:EMH:PW:iss

cc: J. Cronner
J. Somers

8-52 Key Sheet
44 & 45 NW 10 Pos. Sheets
NW 11 & 12 C Topo
60 Tax Map

September 29, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204
Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Sept. 26, 1978
Item: 68
Property Owner: Donald H. Hobbs
Location: NE/S Joppa Road 770' NW Tally Ho Road
Existing Zoning: D.R. 16, D.R. 1 & D.R. 2
Proposed Zoning: Special Exception for offices (IDCA 78-52-X) and Special Hearing for off street parking in a residential zone.
Acres: 2.0
District: 8th

The plan indicates a proposal for a rather large office complex 600' from the intersection of Joppa Road with Falls Road. The State Highway Administration's Traffic Division has recently made a study of the general area. The study revealed that existing development has resulted in traffic operational difficulties. Planned development, that we know of, is likely to create serious operational and safety problems in the area.

The subject proposed office complex is expected to generate approximately 2000 vehicles per day. This can only compound the traffic problems.

Due to the high cost of highway improvements, there is very little that can be done to alleviate the problems. The only improvement planned by the State Highway Administration in the near future is the erection of a traffic signal at Green Spring Valley Road. The benefits derived will be minimal at the intersection of Falls Road and Joppa Road.

CLJEM:dj

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
By: John E. Meyers
(301) 383-4320

LESLIE H. GRAY
DIRECTOR

December 11, 1978

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

Dear Mr. DiNenna:

Comments on Item #68, Zoning Advisory Committee Meeting, September 26, 1978, are as follows:

Property Owner: Donald H. Hobbs
Location: NE/S Joppa Road 770' NW Tally Ho Road
Existing Zoning: D.R. 16, and D.R. 2
Proposed Zoning: Special Exception for offices (IDCA 78-52-X) and Special Hearing for off street parking in a residential zone.
Acres: 2.0
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.

All 409.4 notes should be on the site plan.

All standing light poles should be limited to 8 feet in height and the cut-off type fixture.

Very truly yours,

John W. Wimbley
John W. Wimbley
Planner III
Current Planning and Development

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

November 1, 1978

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

Dear Mr. DiNenna:

Comments on Item #68, Zoning Advisory Committee Meeting, September 26, 1978, are as follows:

Property Owner: Donald H. Hobbs
Location: NE/S Joppa Rd. 770' NW Tally Ho Rd.
Existing Zoning: D.R. 16, D.R. 1 & D.R. 2
Proposed Zoning: Special Exception for offices (IDCA 78-52-X) and Special Hearing for off street parking in a residential zone.
Acres: 2.0
District: 8th

Metropolitan water and sewer are available. Therefore no health hazards are anticipated.

Prior to new installation(s) of fuel burning equipment the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation(s) before work begins.

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

Very truly yours,

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

TMD/JP:tp:G

STEPHEN E. COLLINS
DIRECTOR

October 20, 1978

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

Dear Mr. DiNenna:

Item No. 68
Property Owner: Donald H. Hobbs
Location: NE/S Joppa Rd. 770' NW Tally Ho Rd.
Existing Zoning: D.R. 16, D.R. 1 & D.R. 2
Proposed Zoning: Special Exception for offices (IDCA 78-52-X) and Special Hearing for off street parking in a residential zone.
Acres: 2.0
District: 8th

Dear Mr. DiNenna:

As presently zoned, this site will generate approximately 220 trips per day; the proposed offices will generate approximately 330 trips per day.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MST/bca

Paul H. Hesseck
Chief

October 23, 1978

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Donald H. Hobbs

Location: NE/S Joppa Rd. 770' NW Tally Ho Rd.

Item No. 68

Zoning Agenda Meeting of 5/26/78

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 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. E' to plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *J.P. Kelly*
Planning Group
Special Inspection Division

Noted and Approved: *George M. Haggard*
Fire Prevention Bureau

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING
NE/S of Joppa Rd., 770' NW of
Tally Ho Rd., 8th District : OF BALTIMORE COUNTY

DONALD H. HOBBS, Petitioner : Case No. 79-151-XSPH

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524, I of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
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 21st day of December, 1978, a copy of the foregoing Order was mailed to R. Bruce Alderman, Esquire, 305 W. Chesapeake Avenue, Towson, Maryland 21204, Attorney for Petitioner.

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

JOHN D. SEEVER
DIRECTOR

October 5, 1978

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

Dear Mr. Silbenna:

Comments on Item # 68 Zoning Advisory Committee Meeting, September 26, 1978 are as follows:

Property Owner: Donald H. Hobbs
Location: NE/S Joppa Rd. - 770' NW Tally Ho Rd.
Existing Zoning: R. 16, D.R. 1 & D.R. 2
Proposed Zoning: Special Exception for offices (IDCA 78-52-X) and Special Hearing for off street parking in a residential zone.

Area: 2.0
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 Building and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- X C. Additional miscellaneous permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- 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.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. E. Comply.
- X J. Comments: Elevators shall be required under State Handicapped Code for interior access unless access can be provided to all areas by exterior walks or ramps, it shall comply with the height and area requirements of the Building Code as permitted by the construction type.

Very truly yours,
Charles E. Sweeney
Charles E. Sweeney
Planning Group Chief

CEB:ry

RE: PETITION FOR SPECIAL EXCEPTION : IN THE
PETITION FOR SPECIAL HEARING : CIRCUIT COURT
NE/S Joppa Rd. 770' NW Tally Ho Rd. :
8th District : FOR
Donald H. Hobbs, Petitioner : BALTIMORE COUNTY
Zoning Case No. 79-151-XSPH : AT LAW
John W. Hession, III, Esq., : Misc. Docket No. 12
People's Counsel for Baltimore County, : Folio No. 95
Appellant : File No. 7045

CERTIFICATE OF NOTICE

Mr. Clerk:

Pursuant to the provisions of Rule 3-2(d) of the Maryland Rules of Procedure, William T. Hockett and Patricia Millhouser, constituting the County Board of Appeals of Baltimore County, have given notice by mail of the filing of the appeal to the representative of every party to the proceeding before it; namely, R. Bruce Alderman, Esq., 305 West Chesapeake Avenue, Towson, Maryland 21204, Counsel for the Petitioner; Mr. Donald H. Hobbs, 16 Palmer Green Court, Baltimore, Maryland 21210, Petitioner; Mr. Clark F. MacKenzie, 10807 Falls Road, Lutherville, Maryland 21093, Contract Purchaser; Carroll W. Royston, Esq., Suite 600, 102 W. Pennsylvania Avenue, Towson, Maryland 21204, Counsel for Protestants; W. Lee Thomas, Esq., Suite 314, 409 Washington Avenue, Towson, Maryland 21204; Mrs. Margaret Flanigan and The Heatherfield Association, 8213 White Manor Drive, Lutherville, Maryland 21093, Protestants; Mrs. Nancy Hargess, 9 Trelew Court, Lutherville, Maryland 21093, Protestants; Mrs. Lane Berk, Berlane Farms, Lutherville, Maryland 21093, Protestants; Mrs. Judith Boer, 212 Washington Avenue, Towson, Maryland 21204, Protestants; Mrs. Sheila Haskell, 4 Mulfield Court, Lutherville, Maryland 21093, Protestants; and John W. Hession, III, Esq., County Office Building, Towson, Maryland 21204, People's Counsel for Baltimore County, a copy of which Notice is attached hereto and prayed that it may be made a part thereof.

John W. Hession, III
John W. Hession, III
County Board of Appeals

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 26, 1978

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

Z.A.C. Meeting of: September 26, 1978

RE: Item No. 68
Property Owner: Donald H. Hobbs
Location: NE/S Joppa Rd. 770' NW Tally Ho Rd.
Present Zoning: R. 16, D.R. 1 & D.R. 2
Proposed Zoning: Special Exception for offices (IDCA 78-52-X) and Special Hearing for off street parking in a residential zone.

District: 8th
No. Acres: 2.0

Dear Mr. Silbenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

JOSEPH H. MUGGER, PRESIDENT
T. WAYNE WILLIAMS, JR., VICEPRESIDENT
HAROLD H. ROTUNDO

THOMAS H. BOYER
HIS. LONGAINE F. CHIRIUS
ROGER B. HAYDEN

A. VIN LORICK
MRS. MILTON R. SMITH, JR.
MICHAEL W. TRALEY, D.V.M.

Donald H. Hobbs
Case No. 79-151-XSPH

I HEREBY CERTIFY that a copy of the foregoing Certificate of Notice has been mailed to R. Bruce Alderman, Esq., 305 W. Chesapeake Avenue, Towson, Maryland 21204, Counsel for the Petitioner; Mr. Donald H. Hobbs, 16 Palmer Green Court, Baltimore, Maryland 21210, Petitioner; Mr. Clark F. MacKenzie, 10807 Falls Road, Lutherville, Maryland 21093, Contract Purchaser; Carroll W. Royston, Esq., Suite 600, 102 W. Pennsylvania Avenue, Towson, Maryland 21204, Counsel for Protestants; W. Lee Thomas, Esq., Suite 314, 409 Washington Avenue, Towson, Maryland 21204; Mrs. Margaret Flanigan and The Heatherfield Association, 8213 White Manor Drive, Lutherville, Maryland 21093, Protestants; Mrs. Nancy Hargess, 9 Trelew Court, Lutherville, Maryland 21093, Protestants; Mrs. Lane Berk, Berlane Farms, Lutherville, Maryland 21093, Protestants; Mrs. Judith Boer, 212 Washington Avenue, Towson, Maryland 21204, Protestants; Mrs. Sheila Haskell, 4 Mulfield Court, Lutherville, Maryland 21093, Protestants; and John W. Hession, III, Esq., County Office Building, Towson, Maryland 21204, People's Counsel for Baltimore County, on this 20th day of February, 1980.

John W. Hession, III
John W. Hession, III
County Board of Appeals of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : IN THE CIRCUIT COURT
PETITION FOR SPECIAL HEARING : FOR BALTIMORE COUNTY.
NE/S Joppa Rd. 770' NW Tally Ho Rd. :
8th District : AT LAW
Donald H. Hobbs, Petitioner : Misc. Docket No. 12
Zoning Case No. 79-151-XSPH : Folio No. 95
: File No. 7045

ORDER FOR APPEAL

MR. CLERK:

Please note on appeal to the Circuit Court for Baltimore County from the Orders of the County Board of Appeals for Baltimore County under dates of January 17, 1980 and February 7, 1980, granting a Special Exception for offices and office building and Special Hearing for off-street parking in a residential zone, in the above-entitled case.

RECEIVED
BALTIMORE COUNTY
FEB 15 4 05 PM '80
CLERK OF DISTRICTS
BY: _____

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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 15th day of February, 1980, a copy of the foregoing Order for Appeal was served on the Administrative Secretary of the County Board of Appeals, Room 219, Court House, Towson, Maryland 21204 and a copy thereof was mailed to R. Bruce Alderman, Esquire, 305 W. Chesapeake Avenue, Towson, Maryland 21204, Attorney for Petitioner.

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

RE: PETITION FOR SPECIAL EXCEPTION : IN THE CIRCUIT COURT
PETITION FOR SPECIAL HEARING : FOR BALTIMORE COUNTY
NE/S Joppa Rd. 770' NW Tally Ho Rd. :
8th District : AT LAW
Donald H. Hobbs, Petitioner : Misc. Docket No. 12
Zoning Case No. 79-151-XSPH : Folio No. 95
: File No. 7045

MOTION FOR DISMISSAL

Mr. Clerk:

The Motion of the People's Counsel for Baltimore County respectfully represents, viz: That your Petitioner has determined that the public interest no longer requires prosecution of the appeal in the above-entitled case and respectfully prays that it be dismissed.

AND AS IN DUTY BOUND, etc.,

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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 27th day of February, 1980, a copy of the foregoing Motion and proposed Order was mailed to R. Bruce Alderman, Esquire, 305 W. Chesapeake Avenue, Towson, Maryland 21204, Attorney for Petitioner.

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

3pk FILED FEB 28 1980

RE: PETITION FOR SPECIAL EXCEPTION : IN THE CIRCUIT COURT
PETITION FOR SPECIAL HEARING : FOR BALTIMORE COUNTY
NE/S Joppa Rd, 770' NW Tally Ho Rd,
8th District : AT LAW
Donald H. Hobbs, Petitioner : Misc. Docket No. 12
Zoning Case No. 79-151-XSPH : Folio No. 95
File No. 7045

ORDER

Upon the foregoing Motion by the People's Counsel for Baltimore County, the Circuit Court having noted that there are no other Appellants of record in said case, it is, this 28th day of Feb., 1980, by the Circuit Court for Baltimore County, ORDERED that the foregoing Appeal of the People's Counsel for Baltimore County herein be and it is hereby DISMISSED.

Edward A. Dell'Atti
JUDGE

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
for Office Buildings and Offices : COUNTY BOARD OF APPEALS
PETITION FOR SPECIAL HEARING : OF
for parking in residential zone : BALTIMORE COUNTY
(DR 1 and DR 2) : No. 79-151-XSPH
Northeast side Joppa Rd., 770' northwest
of Tally Ho Road
8th District : Donald H. Hobbs, Petitioner.

OPINION

This case comes before this Board on an appeal from an Order of the Zoning Commissioner granting the petition subject to a number of restrictions. The case was heard this day "De Novo" in its entirety.

The subject property is located on the northeast side of Joppa Road, 770' northwest of Tally Ho Road in the 8th Election District of Baltimore County. Subject property is 20 1/2' by 400', containing a little less than two acres and is zoned D.R. 16. The property now is improved with a residence and a garage presently being utilized as a horse stable. The Petitioner seeks a Special Exception to construct an office complex on this site, totally new, all existing buildings to be razed. Exhibits presented at this hearing fully describe this intended use.

Testimony was received from Mr. Clarke MacKenzie, the developer of this project, as to all aspects of the intended use; from Mr. James Spamer, a registered professional engineer, as to the details of the site plan; from Mr. Donald D. Smith, the architect for the project, from Mr. John Erdman, a traffic engineer and from Mr. David Hom, a real estate expert, as to the effect of this proposed project on surrounding and adjacent properties. In the course of this testimony, the present use of all nearby properties was clearly explained. Basically this use was demonstrated to be commercial use on three sides, thru non-conforming use, special exception, or proper zoning with a farm type estate on the other boundary. Testimony was also received from several neighbors protesting the proposed use. The main thrust of their objections centered on their objection to any further encroachment of commercial use and the possible additional traffic it may generate.

Donald H. Hobbs - #79-151-XSPH

2.

WHEREAS, the Board received testimony and evidence concerning this requested parking;
WHEREAS, the Board, in its Opinion and Order, dated January 17, 1980, failed to address this petition;

The Board will issue an Opinion and Order addressing only the "Request for a Special Hearing for parking in a residential zone". This limited Order follows hereafter.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 7th day of February, 1980, by the County Board of Appeals, ORDERED that the Order of the Zoning Commissioner, dated April 30, 1979, be affirmed, and that the parking in a residential zone petitioned for, as shown on Petitioner's Exhibit #5, be and the same is hereby GRANTED.

The failure to address this issue in the original Order was the Board's omission. Hence, the Board will preserve the appeal time in the original Order, dated January 17, 1980, granting the requested special exception.

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Acting Chairman

Patricia Millhouse
Patricia Millhouse

Donald H. Hobbs
Case No. 79-151-XSPH

2.

After careful consideration of all presented testimony and exhibits, the Board is of the opinion that the proposed use on this particular site is an acceptable use. All the requirements of Section 502.1 of the Baltimore County Zoning Regulations have been satisfied by the testimony and evidence received. The question was raised during this hearing as to applicability of Section 1802.2C of the Baltimore County Zoning Regulations, which would require 75' set-back from the adjacent farm area.

The Board is cognizant of the fact that this section has been interpreted by the Baltimore County Office of Zoning as applicable only to apartment type project. The Board is also aware of a recent decision by Judge DeWater, of the Baltimore County Circuit Court in Miscellaneous Low Case #5873 (1/1/80), which seemingly overrules and contradicts the existing policy cited above. In the subject case the Petitioner sought no variance for the setback which would be necessary if Section 1802.2(c) is applicable. Therefore, this issue is not before the Board. However, reflecting upon the above, please note particularly restriction #2 in the Order which follows hereafter. Whether or not this action is applicable is to have no bearing on the fact that the special exception is granted subject to "substantial compliance with the site and architectural plans submitted with this petition . . .".

It should also be mentioned that the proposed R. O. classification for office use in a residential area is recommended by the Planning Staff and Board at this time. In addition, this Board is of the opinion that the colonial type architecture proposed, while to be used as offices, generates an attractive residential type appearance and would thus constitute an acceptable buffer type use between the commercial and the residential areas. The Board also feels that the traffic differential between the proposed use and the possible use as apartments is not a major problem to this area. For all the reasons stated above, the Board is of the opinion that the Special Exception request for office use should be granted and will so order with restrictions. Since the submitted plans show no parking proposed for the very small D.R. 1 and D.R. 2 zones involved, this issue is considered moot.

RE: PETITIONS FOR SPECIAL EXCEPTION : BEFORE THE
AND SPECIAL HEARING : ZONING COMMISSIONER
NE/S of Joppa Road, 770' NW of Tally :
Ho Road - 8th Election District :
Donald H. Hobbs - Petitioner : OF
NO. 79-151-XSPH (Item No. 98) : BALTIMORE COUNTY

AMENDED ORDER
NUNC PRO TUNC

IT IS HEREBY ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of May, 1979, that the Order, dated April 30, 1979, passed in this matter, should be and the same is hereby AMENDED, "Nunc Pro Tunc" to include the following restriction:

4. Said Special Exception must be utilized within five years or become null and void.

William T. Hackett
Zoning Commissioner of
Baltimore County

Donald H. Hobbs
Case No. 79-151-XSPH

3.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 17th day of January, 1980, by the County Board of Appeals, ORDERED that the Order of the Zoning Commissioner dated April 30, 1979, be affirmed, and that the Special Exception petitioned for be and the same is hereby granted, subject to the following restrictions:

1. No more than thirty percent (30%) of the square footage of use shall be used for medical and/or dental offices.
2. Substantial compliance with site and architectural plans submitted with this petition must be adhered to.
3. Approval of the site plan by State Highway Administration, the Department of Public Works and the Office of Planning and Zoning.
4. Said Special Exception must be utilized within five years or become null and void.

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Acting Chairman

Patricia Millhouse
Patricia Millhouse

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
for Office Buildings and Offices, and : COUNTY BOARD OF APPEALS
SPECIAL HEARING for parking in a : OF
residential zone : BALTIMORE COUNTY
NE/S of Joppa Road 770' :
NW of Tally Ho Road :
8th District : No. 79-151-XSPH
Donald H. Hobbs, Petitioner :

SUPPLEMENTAL OPINION

This is a Supplemental Opinion and Order by the County Board of Appeals of Baltimore County in case #79-151-XSPH, Donald Hobbs, addressing the Special Hearing for parking in a residential zone only. In the original Opinion, dated January 17, 1980, this item was not included. On Petitioner's Exhibit #5 it should be noted that there is a small strip of D.R. 2 zoning that is to remain as a landscaped area, and this was addressed in the original Opinion. There was, however, a request for a small parcel for automobile parking that was not addressed in the original Opinion.

The request in this case is for nine (9) parking spaces along the northern property line. While the nearby properties are zoned residential, they enjoy legal non-conforming uses as a commercial florist and a golf driving range, so while they may appear on the zoning maps as residential they are, and have been for many years, of a commercial character, as are many other properties to the south and west of the subject site. For this reason the Board finds the proposed use acceptable and will so order. Hence, note particularly that this Supplemental Opinion addresses only the unanswered issue that was separately filed as the "Special Hearing for parking in a residential zone". The Board is satisfied that the testimony and evidence presented basically satisfied Sections 502.1 and 409.4 of the Zoning Regulations and, therefore, the off-street parking in this residential zone may be granted without violating the spirit and intent of these regulations. For these reasons, the Board will grant the request for these nine (9) off-street parking spaces.

Therefore:

WHEREAS, the Petitioner in the subject case requested a
"Special Hearing for parking in a residential zone"

RE: PETITIONS FOR SPECIAL EXCEPTION : BEFORE THE
AND SPECIAL HEARING : ZONING COMMISSIONER
NE/S of Joppa Road, 770' NW of Tally :
Ho Road - 8th Election District :
Donald H. Hobbs - Petitioner : OF
NO. 79-151-XSPH (Item No. 98) : BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition for Special Exception for office buildings and offices and, additionally, a Petition for Special Hearing for a use permit for parking in residential (D.R. 1 and D.F. 2) zones, at the above location.

Testimony presented at the hearing indicated that a Special Exception and Special Hearing were previously petitioned for the subject property (Case No. 76-144-XSPH). The then Deputy Zoning Commissioner, George J. Martinak, denied said petitions by Order dated January 27, 1976. The denying of the requested office building and offices and off-street parking in a residential zone was justified by an imposed sewer moratorium by the State of Maryland and the amount of square footage proposed.

It is well-founded that an administrative decision cannot be overturned by another administrative decision unless there has been a substantial change in the circumstances justifying same.

In the instant case, testimony on behalf of the Petitioner indicated that the sewer moratorium no longer exists, the height of the buildings as proposed is much lower, the proposed development is to be constructed in a colonial-type village office use, and the square footage is twenty-four per cent (24%) less than when previously requested.

Further testimony on behalf of the Petitioner indicated that the proposed development would not have a detrimental effect on the traffic in the immediate area. The number of trips per day will increase with the office use, but not to the extent that would cause an undue concentration of traffic

RECEIVED
BALTIMORE COUNTY
MAY 21 2 55 PM '80
COUNTY BOARD
OF APPEALS
BY: [Signature]

ORDER RECEIVED FOR FILING

DATE

May 21, 1980
BY: [Signature]

ORDER RECEIVED FOR FILING

DATE

May 21, 1980
BY: [Signature]

2.

[Signature]
Zoning Commissioner of
Baltimore County

DATE April 20, 1929
BY Charles D. Long

3.

CASE No. **7045**
John W. Hessian, II
Peter Max Zimmerman

PEOPLE'S COUNSEL FOR BALTIMORE COUNTY
RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR SPECIAL HEARING
11/5 Joppa Rd. 7701 IM Tally Ho Road
8th District

Donald H. Hobbs, Petitioner

COUNTY BOARD OF APPEALS FOR BALTIMORE
COUNTY
MRS. MARGARET PLANIGAN
THE HEATHERFIELD ASSOCIATION
MRS. NANCY HARVEST
MRS. LANE HEEK
MRS. JUDITH BASS
MRS. SHERIA HASKELL
PEOPLE'S COUNSEL FOR BALTIMORE COUNTY
Protestants.

ADVANCE COSTS

Ptiff's Atty _____
Clerk _____
Sheriff _____

Paid _____ Per _____
Receipt No. _____

ADDITIONAL COSTS

Def't's Atty _____
Clerk _____
C

Sheriff _____

John
BILLED JAN 1960

(1) Feb. 15, 1980- People's Counsel for Baltimore County Order for Appeal from decision of County Board of Appeals of Baltimore County fd.

(2) Feb. 20, 1980- Certificate of Notice fd

(3) Feb. 28, 1980 - People's Counsel for Baltimore County Motion for Dismissal and Order of Court Granting Same fd. (SAD)

RECEIVED
BALTIMORE COUNTY
MAY 21 2 55 PM '80
COUNTY BOARD
OF APPEALS
NY:

MISCELLANEOUS DOCKET No. 12 PAGE 95 CASE No. 7045

Trip Generation

Existing Zoning - D.R. 16 (almost all)

Area	2 Acres	1.8
# of DU's	32	29
Trips/DU	689 *	689
# of Trips	220	200

Proposed Zoning - Offices

Area	27,520 sq. ft.
Trips/1000 "	11.69 **
# of Trips	322

- * Maricopa, P. 14 (ITE uses 6.1 - 195 trips)
- ** ITE, Gen. office Bldg.

Trip Generation (Cont.)

Alternate Uses

Trip Rate

Gen. Off. *	11.69 / 1000 sq. ft.
Med. Off. **	75 / 1000 sq. ft.

Use (%)	A	B	C	D
Gen. Off.	100	86.64	60	50
Med. Off.	0	13.36	40	50

<u>Sg. Lt.</u>	A	B	C	D
Gen. Off.	27,520	23,843 ^{10.5%}	13,760	0
Med. Off.	0	3,677 ^{10.0%}	13,760	27,520

<u>Trips</u>	A	B	C	D
Gen. off.	322	279	193	161
Med. off.	0	276	820	2022
Total	322	555	1019	2064

* ITE, Gen. Offt. (Rate includes some Med. Offt.)
 ** ITE, Med. Offt. (Range 99-38)

Trip Generation (Cont.)

Peak Hour

PAF
Gen. Off. : 4
Med. Off. : 1

<u>Park Hour Trips</u>	A	B	C	D
Gen. off.	129	111	77	64
Med. off.	0	28	83	103
Total	129	139	160	167

Additional Trips

Pack Hour 129-206

Trip Distribution

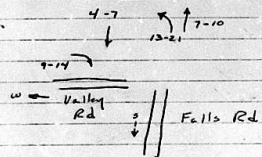
Leaving	60%	77-124
Arriving	40%	52-82

By Direction 50-50

$\frac{5}{16}$
 $\frac{37-62}{16}$ $\frac{17-62}{16}$ $\frac{26-41}{16}$
Jappa Rd.
 $\frac{26-41}{16}$ $\rightarrow 8$
 Falls + Jappa $50-50$
 $\frac{13-21}{16}$ $\frac{20-31}{16}$ $\frac{20-31}{16}$
Jappa Rd.
 $\frac{13-21}{16}$ $\frac{20-31}{16}$ $\frac{20-31}{16}$
 $\frac{13-21}{16}$ $\frac{20-31}{16}$ $\frac{20-31}{16}$

(over)

F-112 + V-111-7 67-33



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 481-2222

S. ERIC DINENIA
ZONING COMMISSIONER

April 30, 1979

R. Bruce Alderman, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception
and Special Hearing
NE/S of Joppa Road, 770' NW of
Tally Ho Road - 8th Election District
Donald H. Hobbs - Petitioner
NO. 79-151-XSPH (Item No. 68)

Dear Mr. Alderman:

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

Very truly yours,

S. Eric Dinenia
S. ERIC DINENIA
Zoning Commissioner

SEDMr

Attachments

cc: Ms. Nancy Hargest
9 Trelawny Court
Lutherville, Maryland 21093

Ms. Margaret Flanigan
8213 White Manor Drive
Lutherville, Maryland 21093

Ms. Lane Berk
Berlane Farms
Lutherville, Maryland 21093

Ms. Judith Baer
212 Washington Avenue
Towson, Maryland 21204

Ms. Sheila Haskell
4 Muirfield Court
Lutherville, Maryland 21093

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

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 481-2222

S. ERIC DINENIA
ZONING COMMISSIONER

May 2, 1979

R. Bruce Alderman, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception
and Special Hearing
NE/S of Joppa Road, 770' NW of
Tally Ho Road - 8th Election District
Donald H. Hobbs - Petitioner
NO. 79-151-XSPH (Item No. 68)

Dear Mr. Alderman:

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

Very truly yours,

S. Eric Dinenia
S. ERIC DINENIA
Zoning Commissioner

SEDMr

Attachment

cc: Ms. Nancy Hargest
9 Trelawny Court
Lutherville, Maryland 21093

Ms. Margaret Flanigan
8213 White Manor Drive
Lutherville, Maryland 21093

Ms. Lane Berk
Berlane Farms
Lutherville, Maryland 21093

Ms. Judith Baer
212 Washington Avenue
Towson, Maryland 21204

Ms. Sheila Haskell
4 Muirfield Court
Lutherville, Maryland 21093

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

JAMES B. SPANER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
P. O. BOX 1088 - BALTIMORE, MD. 21204

BY: W.O.L.
DATE: 12/6/78

JOPPA ORDINANCE
Zoning Description for Special Hearing in
DR-1 and DR-2 Zone
to Accompany Petition for M & A Developer

Sheet 1 of 1
FILE

Beginning for the same at a point on the northeast side of Joppa Road 770 feet more or less from Tally Ho Road and at the beginning of the first line of the parcel of land conveyed to Donald H. Hobbs by deed dated April 8, 1970 and recorded in Liber 5084, Folio 103 and running thence binding on Joppa Road,

1. North 1/4 3/4 21' 30" West 200.00 feet, thence parallel to the aforesaid first line,
2. North 35° 32' East 100.00 feet, thence parallel to Joppa Road,
3. South 1/4 3/4 21' 30" East 200.00 feet to said first line, thence,
4. South 35° 32' West 100.00 feet to the place of beginning.

Saving and excepting all that land now owned DR-16.

William D. Spiller
WILLIAM D. SPILLER, P.E. & L.S.



JAMES B. SPANER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
P. O. BOX 1088 - BALTIMORE, MD. 21204

BY: W.O.L.
DATE: 12/6/78

JOPPA ORDINANCE
Zoning Description for Special Exception in
a DR-16 Zone
to Accompany Petition for M & A Developer

Beginning for the same at a point on the northeast side of Joppa Road 770 feet more or less from Tally Ho Road and at the beginning of the first line of the parcel of land conveyed to Donald H. Hobbs by deed dated April 8, 1970 and recorded in Liber 5084, Folio 103 and running thence binding on Joppa Road,

1. North 1/4 3/4 21' 30" West 200.00 feet, thence parallel to the aforesaid first line,
2. North 35° 32' East 100.00 feet, thence parallel to Joppa Road,
3. South 1/4 3/4 21' 30" East 200.00 feet to said first line, thence,
4. South 35° 32' West 100.00 feet to the place of beginning.

Saving and excepting all that land now owned DR-1 and DR-2.

William D. Spiller
WILLIAM D. SPILLER, P.E. & L.S.



ROYSTON, MUELLER, McLEAN & REID
ATTORNEYS AT LAW

CARROLL W. ROYSTON
R. ANDREW MUELLER
R. FREDERICK McLEAN
RICHARD A. REID
J. MARK S. McLENNAN
W. CLAYTON SMITH, JR.
C. S. KUNZENDORFER III
THOMAS J. McCONOUGH
A. J. McLENNAN

110 WEST WASHINGTON AVENUE
TOWSON, MARYLAND 21204

AREA CODE 410
873-1800

May 24, 1979

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

RE: Petitions for Special Exception and
Special Hearing
NE/S of Joppa Road, 770' NW of
Tally Ho Road - 8th Election District
Donald H. Hobbs - Petitioner
NO. 79-151-XSPH (Item No. 68)

Dear Mr. Dinenia:

Please note an Appeal of the April 30, 1979 decision in the above captioned matter.

Very truly yours,

Carroll W. Royston
Carroll W. Royston

Attorney for:

Mrs. Margaret Flanigan
8213 White Manor Drive
Lutherville, Maryland 21093

The Heatherfield Association
c/o Mrs. Margaret Flanigan
2213 White Manor Drive
Lutherville, Maryland 21093

CWR:mrv

cc: R. Bruce Alderman, Esq.



44-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204
January 17, 1980

Carroll W. Royston, Esq.
Suite 600, 100 W. N. Maryland Ave.
Towson, Maryland 21204

Dear Mr. Royston:

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

Re: Case No. 79-151-XSPH
Donald H. Hobbs

Very truly yours,

James Holman
James Holman, Secretary

Enc.

cc: Mr. Donald H. Hobbs
R. Bruce Alderman, Esq.
Mr. Clark F. MacLennan
Mrs. Margaret Flanigan and
The Heatherfield Assn.
Mr. Lee Thomas, Esq.
Mrs. Nancy Hargest
Mrs. Lane Berk
Mrs. Judith Baer
Mrs. Sheila Haskell
John W. Hessian, III, Esq.
Mr. James E. Dyer
Mr. William Hammond
Mr. John Sayffert
Board of Education

DEBORAH A. WHEELER
JANET L. WHEELER
JAMES B. SPANER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
P. O. BOX 1088 - BALTIMORE, MD. 21204
JAMES B. SPANER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
P. O. BOX 1088 - BALTIMORE, MD. 21204

NO OFFICES
WHITE, MINDEL, CLARKE & HILL
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 824-1050

January 18, 1980

Honorable William T. Hackett
Acting Chairman
Board of Appeals
Baltimore County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception, etc.
No. 79-151-XSPH
Donald H. Hobbs, Petitioner

Dear Mr. Hackett:

I just received your opinion and order in the above referenced matter, dated January 17, 1980, granting the Special Exception for offices, subject to certain conditions and restrictions. We certainly appreciate the prompt and favorable decision of the Board in this case.

I would, however, like to point out one matter contained in the opinion. The last sentence on page 2 states "Since the submitted plans show no parking proposed for the very small D.R.1 and D.R.2 zones involved, this issue is considered moot." May I please refer you to Exhibit 5, the site plan, which does show nine parking spaces within the D.R.2 zone at the northernmost or rear portion of the subject site. May I also refer you to the order of the Zoning Commissioner, dated April 30, 1979 which granted the petition of special zones D.R.2. There was also testimony and argument presented at the hearing before the Board of Appeals to substantiate the granting of the aforesaid permit for parking.

I, therefore, respectfully request that you reconsider the petition for special hearing for parking for the D.R.2 zone and, if satisfied that the appropriate burdens of proof have been met, amend your order in accordance with that of the Zoning Commissioner.

RECEIVED
BALTIMORE COUNTY
JAN 22 1980
COUNTY CLERK
BY

Honorable William T. Hackett
January 18, 1980
Page Two

Thank you for your consideration in this matter.

Sincerely,

R. Bruce Alderman
R. Bruce Alderman

RBA/gic
cc: Clark F. MacKenzie

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

February 7, 1980

Carroll W. Royston, Esquire
Suite 600
102 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Case No. 79-151-KSPH
Donald H. Hobbs

Dear Mr. Royston:

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

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: R. Bruce Alderman, Esq.
Mr. Donald H. Hobbs
Mr. Clark F. MacKenzie
Mrs. Margaret Flanigan
W. Lee Thomas, Esq.
Mrs. Nancy Hargest
Mrs. Lane Berk
Mrs. Judith Boer
Mrs. Sheila Haskell
John W. Hession, III, Esq.
Mr. J. E. Dyer
Mr. W. E. Hammond
Mr. J. Howell
Board of Education

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

February 20, 1980

R. Bruce Alderman, Esq.
385 W. Chesapeake Ave.
Towson, Md. 21204

Re: Donald H. Hobbs
Case No. 79-151-KSPH

Dear Mr. Alderman:

Notice is hereby given, in accordance with the Rules of Procedure of the Court of Appeals of Maryland, that an appeal has been taken to the Circuit Court for Baltimore County from the decision of the County Board of Appeals rendered in the above matter.

Enclosed is a copy of the Certificate of Notice.

Very truly yours,

John Holman
John Holman, Secretary

Encl.

cc: Mr. Donald H. Hobbs
Mr. Clark F. MacKenzie
Carroll W. Royston, Esq.
Mrs. Margaret Flanigan &
The Heatherfield Assoc.
W. Lee Thomas, Esq.
Mrs. Nancy Hargest
Mrs. Lane Berk
Mrs. Judith Boer
Mrs. Sheila Haskell

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

February 20, 1980

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

Dear Mr. Hession:

Re: Donald H. Hobbs
Case No. 79-151-KSPH

In accordance with Rule 8-7 (a) of the Rules of Procedure of the Court of Appeals of Maryland, the County Board of Appeals is required to submit the record of proceedings of the zoning appeal which you have taken to the Circuit Court for Baltimore County in the above matter within thirty days.

The cost of the transcript of the record must be paid by you. Certified copies of any other documents necessary for the completion of the record must also be at your expense.

The cost of the transcript, plus any other documents, must be paid in time to transmit the same to the Circuit Court not later than thirty days from the date of any petition you might file in court, in accordance with Rule 8-7 (a).

Enclosed is a copy of the Certificate of Notice; also invoice covering the cost of certified copies of necessary documents.

Very truly yours,

John Holman
John Holman, Secretary

Encl.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
Zoning Commissioner
TO: Leslie H. Groat
FROM: Director of Planning and Zoning
SUBJECT: Petition 79-151SPH

Date: December 27, 1978

Petition for Special Exception for office buildings and offices and Special Hearing for parking in a residential zone
Northeast side of Joppa Road, 770 feet Northwest of Tally Ho Road
Petitioner - Donald H. Hobbs

8th District

HEARING: Wednesday, January 10, 1979 (1:00 P.M.)

This office cannot support the petitioner's proposal to develop this property as an office park; more appropriately, offices could be located in or adjacent to community and town centers. Additionally, this office is aware of current development activities in proximity to the Falls Road - Joppa Road intersection and that the level of service at this intersection was rated as a "C" in December of 1977 and had fallen to a "D" by November of 1978.

Leslie H. Groat
Leslie H. Groat
Director of Planning and Zoning

LHG:JGH:rw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition # 76-144-X. Petition for Special Exception for Offices and Office Building.
Petition for Special Hearing for Off-Street Parking in a Residential Zone.
Petitioner - Donald H. Hobbs

Date: January 9, 1976

8th District

HEARING: Wednesday, January 14, 1976 at 10:30 A.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.

An office use here would be appropriate and would provide a suitable transition from the non-residential uses to the west and residences to the east. However, we are concerned about the impact of the potential height of the proposed structure on the greenhouses to the west by restricting exposure to sunlight.

William D. Fromm
William D. Fromm
Director of Planning

WDF: NEG:nb



JOHN W. ERDMAN
TRAFFIC ENGINEER

In November of 1968, Mr. Erdman was appointed an Assistant Commissioner in the Department of Transit and Traffic of the City of Baltimore. While functions related to the administration of the Department are a major responsibility, Mr. Erdman is primarily responsible for transportation planning and roadway operations within the City of Baltimore. Mr. Erdman also serves as the Chief of the Bureau of Traffic of the Interstate Division for Baltimore City.

Before joining the staff of the Department of Transit and Traffic, Mr. Erdman was employed by the consulting firm of Edwards and Kelcey, the Department of Transit and Traffic of the City of Baltimore, the Baltimore County Department of Traffic Engineering, and the consulting firm of J. E. Greiner and Company. Mr. Erdman undertook assignments as Project Engineer in the Minneapolis office and Newark headquarters office of Edwards and Kelcey.

Mr. Erdman graduated from Johns Hopkins University with a degree in Civil Engineering. He has also completed traffic engineering courses at Northwestern University and the University of Maryland. He is a member of the Institute of Traffic Engineers, the International Municipal Signal Association, the American Society of Civil Engineers, the National Society of Professional Engineers, the Maryland Society of Professional Engineers, the American Public Works Association, the American Road Builders Association, the Maryland Academy of Sciences, and is a registered Professional Engineer in the State of Maryland.

CLARK FOMNES MacKENZIE, S. R. A.

Real Estate
Developer and Consultant

MEMBER:

MacKenzie & Associates, Inc. - President
Baltimore County Appraisers' Society
Society of Real Estate Appraisers - Senior Residential
Appraiser, Baltimore Chapter No. 24 Past Secretary
Licensed Real Estate Broker, State of Maryland
The Greater Baltimore Board of Realtors - Past Member
Board of Directors and Condominium Committee
Past Chairman - Baltimore County Division
National Association of Real Estate Boards
National Institute of Real Estate Brokers
Maryland Association of Real Estate Boards
American Right of Way Association, Chapter No. 14
Central Baltimore County Chamber of Commerce -
President 1969-1971

EDUCATION AND BACKGROUND:

Bachelor of Science Degree - University of Virginia
Major in Finance, Minor in Accounting
Real Estate Courses taken and passed:
American Institute of Real Estate Appraisers
Course I, Theories and Principles
June, 1964, University of Virginia
Course II, Real Estate Appraisal Problems
July, 1964, University of Virginia
Course IV, Condominium
March, 1966, University of Georgia
Real Estate Board of Baltimore City
Examination III, Rural Properties
September, 1968
Johns Hopkins Evening College:
Introduction of Commercial and Industrial Real Estate
Real Estate Management
Real Estate Law
Investment Banking
American University
Ninth Institute on Tax Planning in Real Estate
Real Estate Seminars:
Condemnation Seminar, October, 1973 (Mock Trial)
Condominium Seminar, October, 1974 (Developer's View-
point) Presented by the Society of Real Estate
Appraisers

Baltimore County Board of Education
Baltimore County Revenue Authority
Baltimore County Bureau of Land Acquisition
Baltimore County Solicitors Office
Baltimore Gas and Electric Company
Baltimore Life Insurance Company
Bendix Corporation
Chesapeake National Bank
Circuit Court of Baltimore County
County Appraisers, Inc.
Department of Law - State of Maryland
Department of Public Improvements - State of Maryland
Goucher College
Martins-Marriott Company
Maryland State Highway Administration
Mobil Oil Corporation
Office of Law - Anne Arundel County
Real Estate Department of Baltimore City
Reisterstown Federal Savings and Loan Association
Shell Oil Company
Toll Facilities Division, Maryland State Highway Administration
Attorneys and Landowners

Over Seven Hundred Fifty appraisals in the last fifteen years; combined appraised value exceeding \$350,000,000.00. These appraisals include residential, industrial and commercial properties for condemnation, mortgage, estate and tax purposes.

QUALIFIED AS REAL ESTATE EXPERT BEFORE:

Courts:
Anne Arundel County Circuit Court
Baltimore County Circuit Court
Howard County Circuit Court
Tax Appeals Court - Baltimore County, Maryland

Zoning:
Baltimore County Zoning Commissioner
Baltimore County Zoning Board of Appeals
Howard County Zoning Board of Appeals
Town Council - Easton, Maryland
Baltimore City Zoning Board of Appeals
Public Service Commission - State of Maryland

January, 1979

Commercial:
Scotts Corner Shopping Center
Ridgely Plaza Shopping Center
Harrison Forest Plaza Shopping Center
Tru Aron Square Shopping Center
Carney Village Shopping Center
Chesbrook Industrial Building
MacKenzie Office Building
Proker Industrial Building
Kenilworth Bazaar Shopping Mall
The Bosley Office Building
Scott Adams Village
Central Savings Bank Building (Severna Park)
232 Cockeysville Road Office Building
The Bosley Warehouse Office Building
The Berkshire Office Building
Green Spring Village Professional Building
Padonia Park Retail Center

Residential:
Hillwood (Condominiums - 44)
The Beeches (Condominiums - 63)
Stone Oaks (Condominiums - 40)
Granite Park (Subdivision)

JANUARY, 1979

Questions CEPT jobs must be answered before area residents & associations or Planning Board can decide whether or not to support IDCR # 18-52 x. Hobbs development plans:

- a) What will be the function of medical & general offices in the buildings?
 - a) answer expectations for related uses?
 - b) possibility of future use modification = resistant answer expectations?
- b) Traffic organization according to given medical - general office needs:
 - a) figures assessed at isolating buildings from their immediate surroundings
 - b) " " " considering cumulative development
 - c) level of service changes at intersection, by both organizations
 - d) " " " if medical - general office ratios change
- c) Would the 21 Dwelling Units (allowed) at the office complex (assumption requested) impact more on the character & lifestyle of the area?
 - a) given that it's an objective of planning to preserve neighborhood, how do we decide a staff job about this?
- d) Which use (already or expected) does Council think will most likely promote nucleation of surrounding zoning?
 - a) Given the answer capacity, allocations or other circumstances, as we understand them at this time, what would be the worst developments to prioritize for adequate public facilities?
- e) What's the most already showing need (e.g. St. Charles School, at all)?
 - a) a future use which cannot go in without a special exception

These questions are not rhetorical. Please clarify pt all of us.

CONFIDENTIAL

4/2/76



Mr. Nicholas Commodari
Baltimore County Office of Planning & Zoning
Baltimore County Office Building
First Floor
111 Chesapeake Avenue
Towson, Maryland 21204

RE: I.D.C.A. Application for Special Exception
and/or Special Permit
Donald H. Hobbs Property
Joppa Road, E. of Falls Road

Dear Nick:

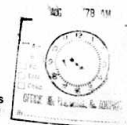
Pursuant to our conversation of this date, a site plan has been prepared outlining the boundaries of the property of interest and the local zoning. In addition, this plan reflects the effects of the 300' required spacing between the neighboring residence and the D.R.2 zoning to the rear of the cationed site.

It is hoped that this material, in addition to the application and various other items, will sufficiently satisfy the requirements of your office for filing.

Very truly yours,

George A. Reier

GAR/cap
ENCLOSURES



REALTORS • DEVELOPERS • APPRAISERS
Green Spring Village Professional Building
Suite 301
10807 Falls Rd., Lutherville, Md. 21093
(301) 821-8585

FUNCTION	Wall Map		Original		Duplicate		fracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline lettered on map										
Petition number added to outline										
Done										
Granted by ZC, RA, CC, CA										
Reviewed by: <i>AB</i>						Revised Plans: Change in outline or description _____ Yes _____ No				
Previous case: <i>NOL</i>						Map # <i>NW 17-C</i>				

Exhibit: 876
 Posted for: APPEAL
 Postholder: DONALD H. HOGAN
 Location of property: N.E.S. of TOWNSHIP Rd., 276 NW of TOWNSHIP Hg Rd.
 Location of Sign: N.E.S. of TOWNSHIP Rd. 876 +/- NW of TOWNSHIP Hg Rd.
 Remarks:
 Posted by: Phyllis & Paul
 Date of return: June 15, 1979

1-Si6N

District: 5d Date of Filing: Dec. 22 1978
 Posted for: PETITIONS FOR SPECIAL EXEMPTION AND SPECIAL HEARING
 Petitioner: DEWALD H. HOGES
 Location of property: NE1/4 OF T6PPA Rd., 770' NW of TALLY Ho
Rd.
 Location of $\frac{1}{2}$ acre: NE1/4 OF T6PPA Rd. 890' +/- NW of TALLY Ho Rd.
 Remarks: Therese & Robert Dec. 29 1978

2- SIGNS

TOWSON, MD., March 25, 1973

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., since its establishment.

on or before the _____ day of April, 1973, the NARA publication appearing on the _____ day of March,

1973.

THE JEFFERSONIAN
S. Frank Street
Manager

Cost of Advertisement, \$.....

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

Your Petition has been received * this 12 day of Sept 1978. Filing Fee \$ 500. Received ☒ Check ☐ Cash ☐ Other

Petitioner Donald H. Holt Submitted by Mark L. Aron
Petitioner's Attorney James M. Aron Reviewed by JD

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

Date: 5/4 Date of Posting: MARCH 18, 1979
 Posted for: PERMISSION FOR SPECIAL EXCEPTION AND SPECIAL HEARING
 Applicant: DEBORAH H. HEADS
 Location of property: NE 1/4 of Joppa Rd. 770' NW of Tally Ho Rd
 Location of Sign: NE 1/4 of Joppa Rd. 890' from NW of Tally Ho Rd
 Remarks:
 Issued by: Shirley K. Roland Date of Issuance: MARCH 23, 1979

2. - Signs

BALTIMORE COUNTY, MARYLAND OFFICE OF PROBATION AND PAROLE MISCELLANEOUS CASE RECEIPT	761825
Date: <u>December 31, 1978</u> Account: <u>41-652</u> Received from <u>James E. Galt</u> the Sum of \$ <u>50.00</u> for the sum of <u>Forty and no/100 Dollars</u> for the sum of <u>Forty and no/100 Dollars</u> 1978 - Ronald E. White	50.00
BALTIMORE COUNTY, MARYLAND OFFICE OF PROBATION AND PAROLE MISCELLANEOUS CASE RECEIPT	
Date: <u>January 31, 1979</u> Account: <u>41-652</u> Received from <u>James E. Galt</u> the Sum of \$ <u>76.57</u> for the sum of <u>Seventy and five/100 Dollars</u> for the sum of <u>Seventy and five/100 Dollars</u> 1979 - Ronald E. White	76.57

DATE May 31, 1979 ACCOUNT 01-662
AMOUNT \$ 75.00
RECEIVED
FROM: Carroll W. Roysden, Esquire
FOR: Cost of Filing of an Affidavit and Posting of Property
NE 1/2 of Joppe Road, 7701 NW of Tally Ho Road -
8th Election District
Donald H. Hobbs - Petitioner
Case No. 79-13-007 (H.H. Case No. 26) 75.00
VALIDATION OR SIGNATURE OF CASHIER

OFFICE OF
THE TIMES
 NEWSPAPERS
 TOWSON, MD. 21204 March 15 1979

THIS IS TO CERTIFY that the annexed advertisement of
 PETITION FOR SPECIAL EXCEPTION AND SPECIAL
 HEARING - Donald H. Hobbs
 was inserted in the following:

- | | |
|--|--|
| ☐ Catonsville Times | ☒ Towson Times |
| ☐ Dundalk Times | ☐ Ar'vus 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
16th day of March 1979, that is to say, the same
 was inserted in the issues of March 15, 1979

MICROFILMED
 STROMBERG PUBLICATIONS, INC.
 BY *Esther Burger*

OFFICE OF
THE TIMES
 NEWSPAPERS
 TOWSON, MD. 21204 D. C. 1978

THIS IS TO CERTIFY that the annexed advertisement of
 PETITION FOR SPECIAL EXCEPTION- Donald H. Hobbs
 & SPECIAL HEARING
 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
22 day of Dec. 1978, that is to say, the same
 was inserted in the issues of Dec. 21, 1978.

MICROFILMED
 STROMBERG PUBLICATIONS, INC.
 BY *James T. Penneloch*

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 21, 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., one time
 day of January 1979, the one publication
 appearing on the 21st day of December
 1978.

THE JEFFERSONIAN
H. L. Smith
 Manager

Cost of Advertisement, \$

MICROFILMED

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

No. 78702

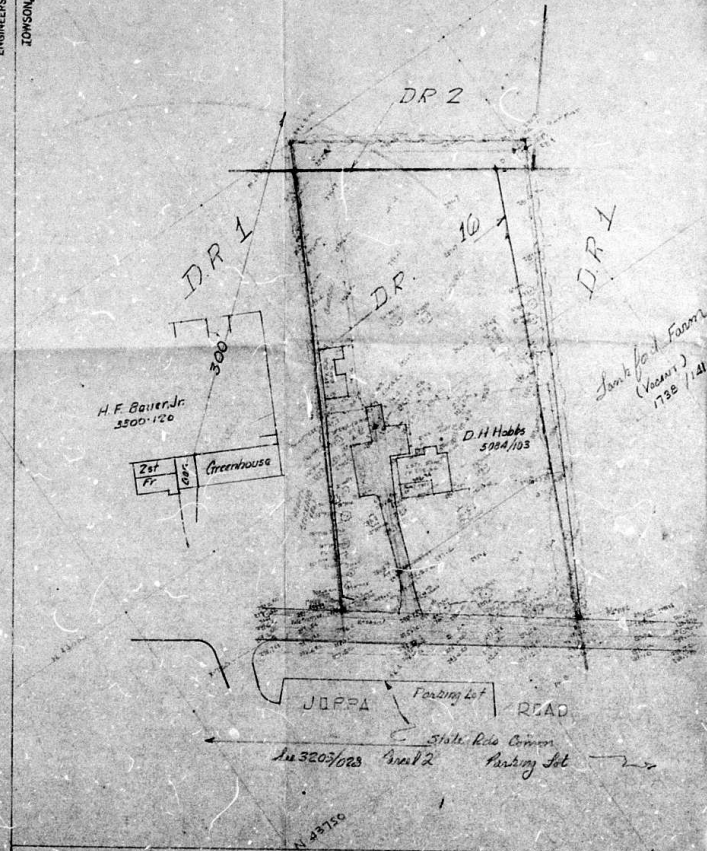
DATE May 31, 1979 ACCOUNT 91-144
 AMOUNT \$ 75.00

RECEIVED FROM John W. Haselman, III, Esquire, People's Counsel
 FOR Cost of Filing of an Appeal and Posting of Surety -
11273 of Joppa Road, 77th NW of Tally Ho Road -
8th Election District
Donald H. Hobbs - Petitioner
Case No. 78031-2000 (Case No. 68) 7500.00

VALIDATION OR SIGNATURE OF CASHIER



JAMES S. SPAMER & ASSOCIATES
 ENGINEERS & SURVEYORS
 TOWSON, MD. 21204



JAMES S. SPAMER & ASSOCIATES
 ENGINEERS & SURVEYORS
 P.O. Box 9804
 TOWSON, MD. 21204

40835 PROPERTY
 AUG. 19, 1978 SCALE 1"=200'

Page #1

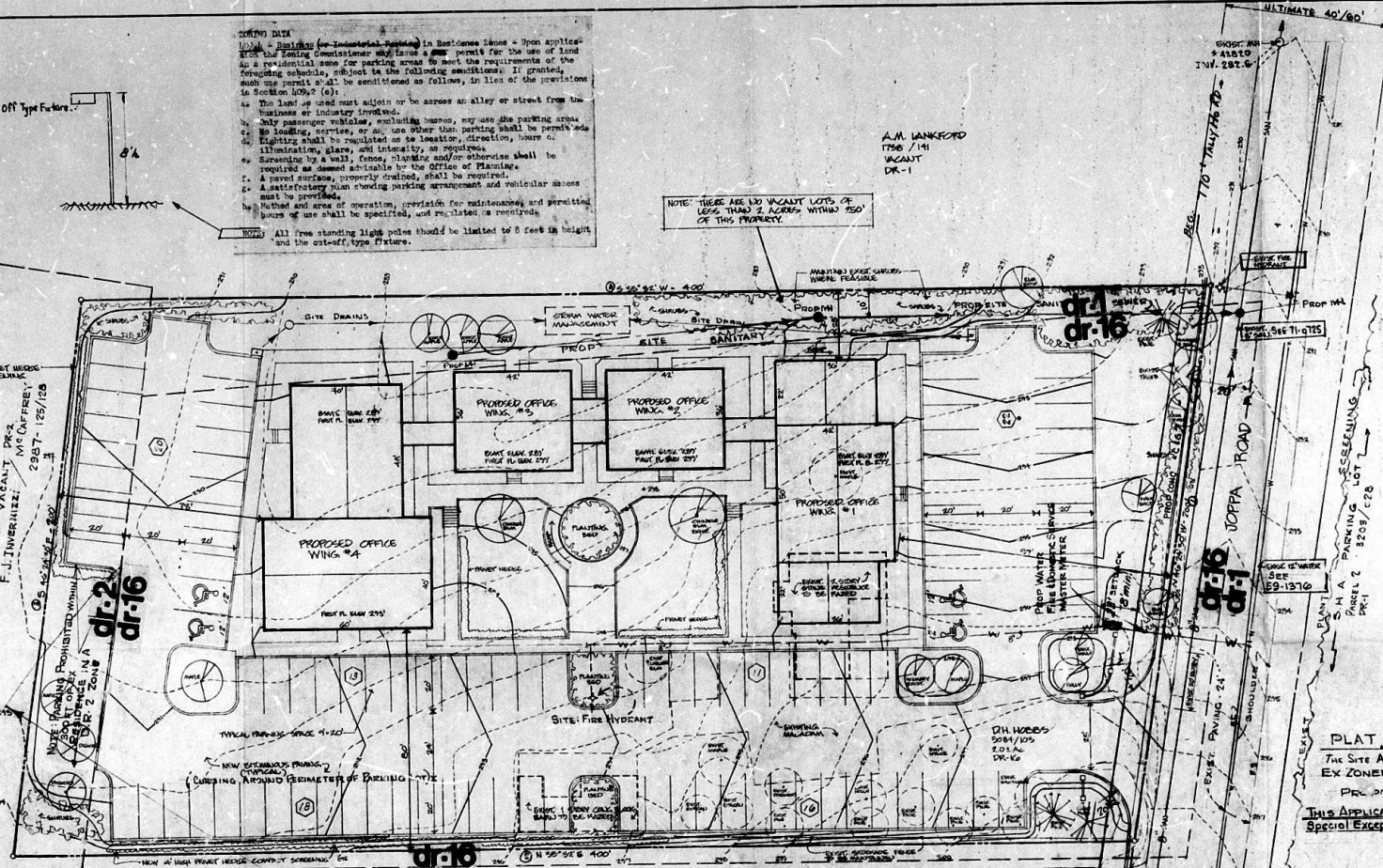
NOTES:

1. The land as used must adjoin or be across an alley or street from the business or industry involved.
2. Only passenger vehicles, excluding busses, may use the parking area.
3. No loading, service, or any use other than parking shall be permitted.
4. Lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity, as required.
5. Screening by a wall, fence, planting and/or otherwise shall be required as deemed suitable by the Office of Planning.
6. A paved surface, properly drained, shall be required.
7. A satisfactory plan showing parking arrangement and vehicular access must be provided.
8. Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required.

All free standing light poles should be limited to 8 feet in height and the cut-off type fixture.

NOTE: THERE ARE NO VACANT LOTS OF LESS THAN 2 ACRES WITHIN 750' OF THIS PROPERTY.

A.M. LANKFORD
1750 / 141
VACANT
DR-1



PLAT FOR ZONING PURPOSES

The Site AC = 7.04 AC GROSS
EX ZONED D.R. 16 - 1.8 AC
PROPOSED USE: OFFICE PARK
THIS APPLICATION
Special Exception for Office use in a D.R. 16 zone
Special Permit to Park in a D.R. 2 zone

PARKING SUMMARY

PROPOSED OFFICE BUILDINGS
TOTAL FIRST FLOOR AREA
SPACES REQUIRED
TOTAL SECOND & THIRD FLOOR
SPACES REQUIRED
TOTAL PARKING SPACES REQUIRED
TOTAL PARKING SPACES PROVIDED

for #68
REVISED PLANS

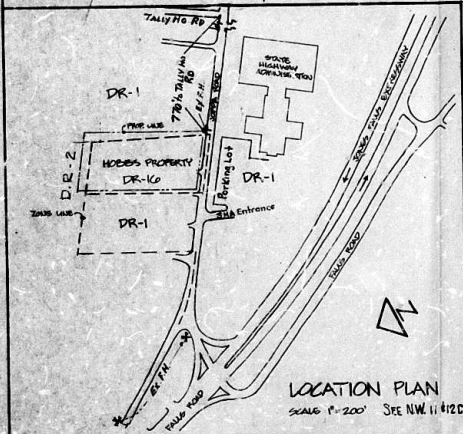


PROPOSED SITE PLAN

SCALE 1" = 20'
Petitioner's Exhibit #1

ELECTION DISTRICT No 8

NOTE: PLAT UPDATED JAN 578 per ZAC comments of Dec 28, 78. See 4/60/80/81/82/83



LOCATION PLAN
SCALE 1" = 200'
SEE NW 1/4 22C

JAMES S. SPANER & ASSOCIATES
P.O. BOX 9804
TOWSON, MD. 21204

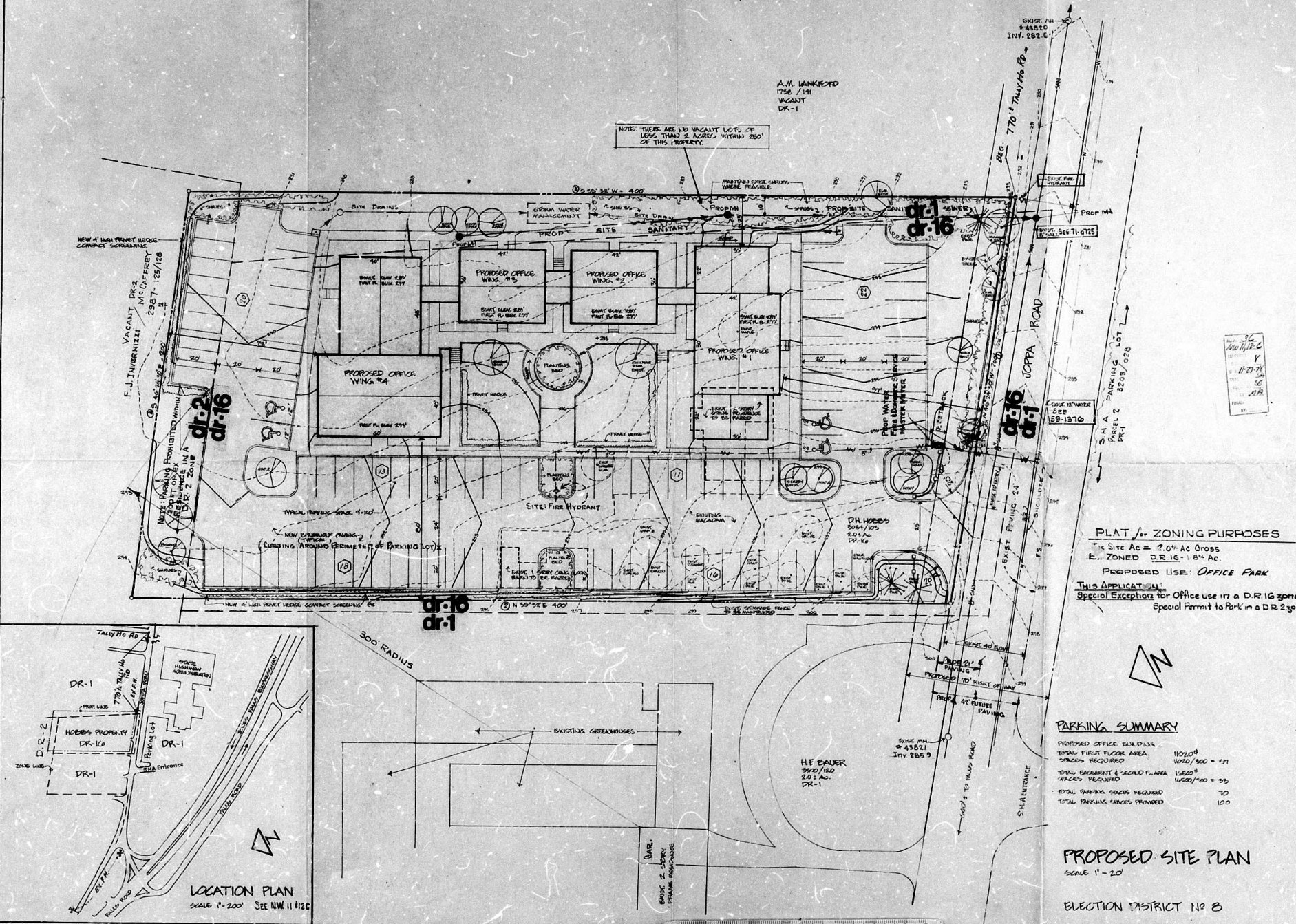
lapicki/smith associates

JOPPA GREEN

AUGUST 31, 1978
SP.1

A.M. WANKFORD
1756 / 141
VACANT
DR-1

NOTE: THERE ARE NO VACANT LOTS OF LESS THAN 2 ACRES WITHIN 250' OF THIS PROPERTY.

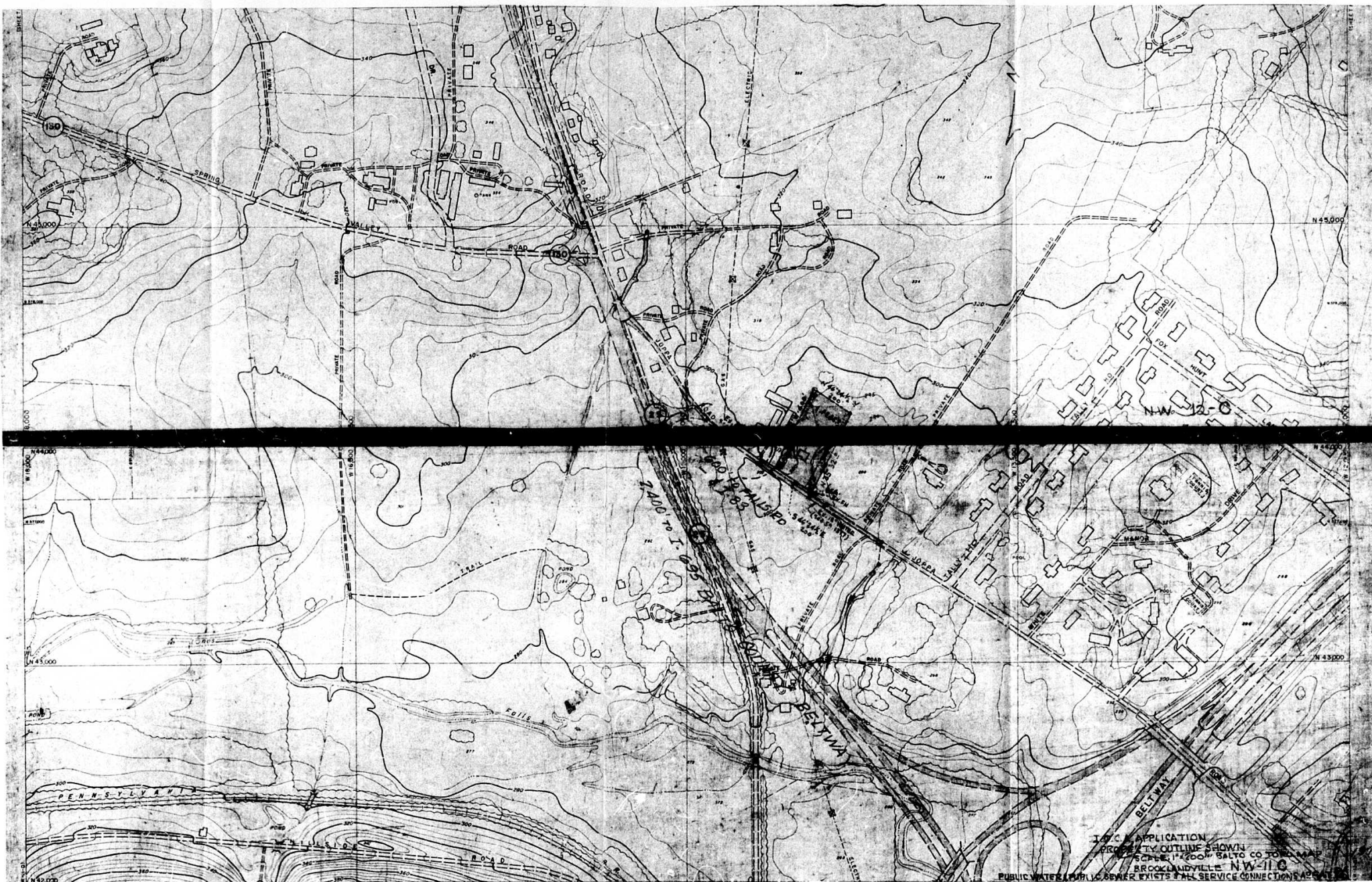


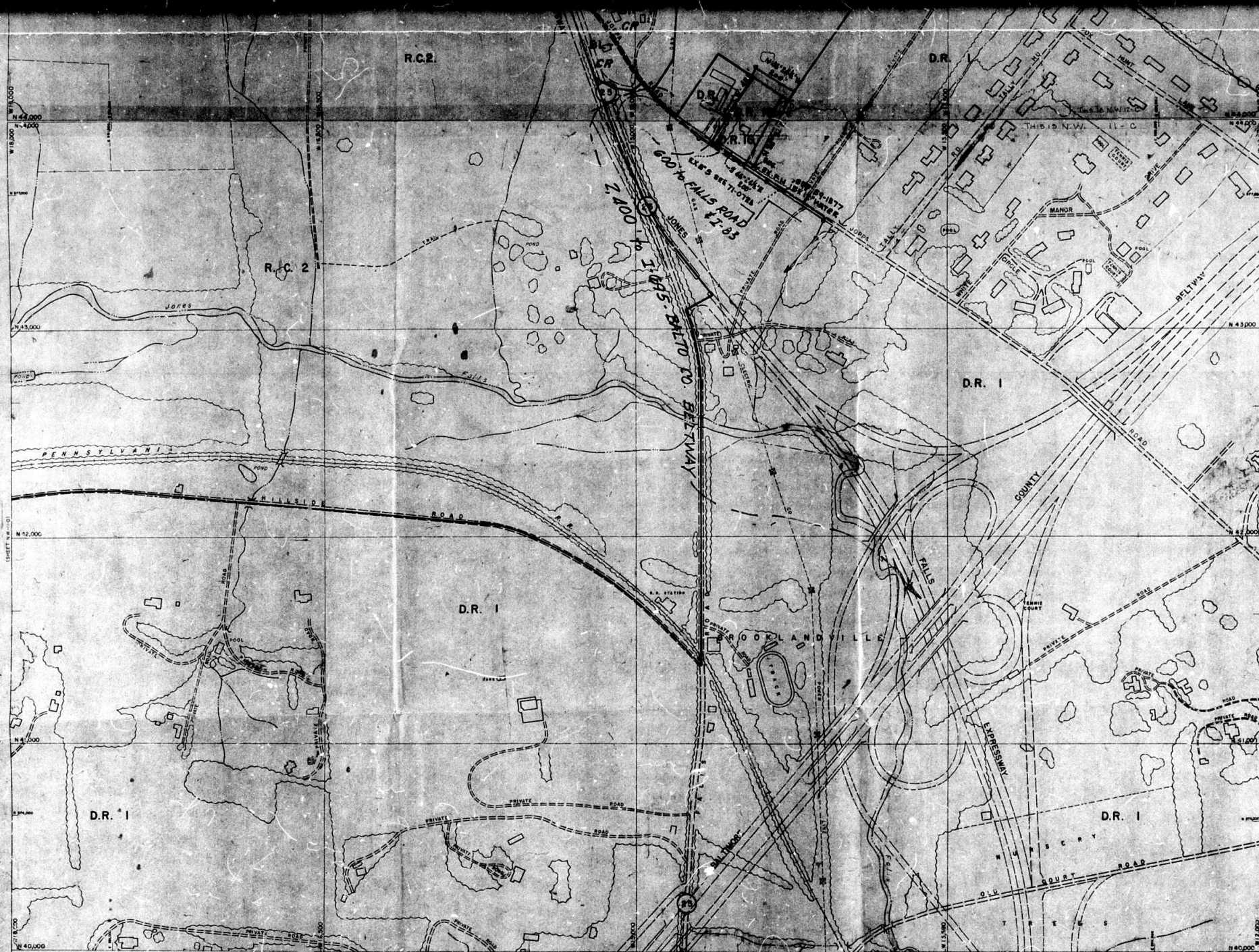
PLAT /or ZONING PURPOSES
 The Site Area = 7.04 Ac Gross
 E. ZONED DR-16 - 1.84 Ac.
 PROPOSED USE: OFFICE PARK
 THIS APPLICATION
 Special Exceptions for Office use in a DR-16 zone
 Special Permit to Park in a DR-2 zone

PARKING SUMMARY

PROPOSED OFFICE BUILDING	11020
TOTAL FIRST FLOOR AREA	11020
SPACES REQUIRED	11020/500 = 22
TOTAL PARKING AND SECOND FLOOR AREA	11020
SPACES REQUIRED	11020/500 = 22
TOTAL PARKING SPACES REQUIRED	22
TOTAL PARKING SPACES PROVIDED	100

PROPOSED SITE PLAN
 SCALE 1" = 20'
 ELECTION DISTRICT NO 8





S-SW S-SE
O-NW O-NE

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
CT. 7, 1976 & OCT. 8, 1976
110-76, 111-76, 112-76, 113-76, and 114-76

CHAPMAN COUNTY ENGINEERS

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	BROOKLANDVILLE	N. W. 11-C
MAPS	11-70	DATE OF PHOTOGRAPHY APRIL 1963		



