

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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

Property is to be posted and advertised as prescribed by Zoning Regulations.

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

Contract Purchaser: Warren House Associates
Address: 6000 Executive Boulevard
Rockville, Maryland, 20852
Petitioner's Attorney: Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 20th day of January, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of January, 1977, at 10:00 o'clock A.M.

John W. Heslar, III
Zoning Commissioner of Baltimore County

(over)

Rescheduled for Monday,
April 2, 1977 at 11:00 A.M.

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Warren House Associates, legal owner of the property situate in Baltimore County, the property outline of which is shown to show, complete with dimensions and bearings on and by Warren House Associates, hereby petition for a Special Exception and or Special Permit to use the herein described property for offstreet parking for automobiles in a residential zone.

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA: 0.21 Acs DEED REF.: 5174/556
GRADING: N/A % OF OVERALL SITE WILL REQUIRE GRADING
BUILDING SIZE: N/A
GROUND FLOOR: N/A AREA: N/A
NUMBER OF FLOORS: N/A TOTAL HEIGHT: N/A
FLOOR AREA RATIO - TOTAL FLOOR AREA DIVIDED BY SITE AREA: N/A

BUILDING USE: N/A
GROUND FLOOR: N/A OTHER FLOORS: N/A
REQUIRED NUMBER OF PARKING SPACES: N/A
GROUND FLOOR: N/A OTHER FLOORS: N/A TOTAL: N/A

PAVING: N/A
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES: N/A
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360')

UTILITIES: N/A
WATER: ☐ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM: N/A
SEWER: ☐ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM: N/A

UTILITIES SECURITY APPROVAL: N/A

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

APPLICANT, LEGAL OR CONTRACT PURCHASER: Warren House Associates
ADDRESS: 6000 Executive Blvd.
407 Reisterstown Road
Baltimore, Maryland 21208

THE PLANNING BOARD HAS DETERMINED ON SEP 14 78 PM THAT THE PROPOSED DEVELOPMENT DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 50-41(b) OF THE BALTIMORE COUNTY CODE, 1966.



RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SE/5 of Warren Road, 228.5' NE of : OF BALTIMORE COUNTY
NE of Reisterstown Rd., 3rd District :
WARREN HOUSE ASSOCIATES, : Case No. 79-162-SPH
Petitioners

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

I HEREBY CERTIFY THAT on this 16th day of January, 1979, a copy of the foregoing Order was mailed to Mr. Barry S. Cohen, Warren House Associates, 6000 Executive Boulevard, Rockville, Maryland 20852, Petitioner.

John W. Heslar, III
John W. Heslar, III

RE: PETITION FOR SPECIAL HEARING : BEFORE THE
SE/5 of Warren Road, 228.5' NE of : ZONING COMMISSIONER
NE of Reisterstown Road - 3rd District :
Warren House Associates - Petitioner : OF
NO. 79-162-SPH (Item No. 38) : BALTIMORE COUNTY

In keeping with the request for withdrawal of this petition, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of February, 1983, that said petition is hereby DISMISSED.

John W. Heslar, III
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE February 2, 1983

BY John W. Heslar, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Chairman:
Nicholas B. Commodari

MEMBERS:
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Public Relations
Health Department
Project Planning
Building Department
Board of Education
Planning Administration
Industrial Development

Mr. Barry S. Cohen
Warren House Associates
6000 Executive Boulevard
Rockville, Maryland 20852

November 28, 1978

RE: Item No. 58
Petitioner - Warren House Assoc.
Special Hearing Petition

Dear Mr. Cohen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the southeast side of Warren Road, to the rear of the Warren House Motel, this vacant lot is currently zoned Business, Local (B.L.) and Density, Residential (D.R.16), and is being utilized as a parking area. In view of the fact that this parking was never granted a Special Hearing to allow it and coupled with the fact that it is the subject of an active violation case, this Special Hearing is now being requested in order to legalize this situation.

At the time of the weekly meeting with the Committee, the representative of the Office of Current Planning and Development, indicated that one entrance from Warren Road would be sufficient. In order to determine whether this is feasible, an overall site plan for the entire property, indicating the required and provided parking, must be submitted to this office prior to the scheduling of a hearing date.

Item No. 58
Page 2
November 28, 1978

In addition to the above, the revised plans must also incorporate the proposed widening of Warren Road and the required 8' parking setback.

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. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/af

cc: H. Malmud & Associates, Inc.
8815 Meadow Heights Road
Randallstown, Maryland 21133

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
THORNTON M. MOURING, P.E.
DIRECTOR

November 28, 1978

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

Re: Item #18 (1978-1979)
Property Owner: Warren House Associates
S/SE Warren Rd. 228.5' W/E Reisterstown Rd.
Existing Zoning: D.R. 16 & D.R. 5.5
Proposed zoning: Special Hearing to allow off street parking in a residential zone.
Zoning: 0.21 District: 3d

Dear Mr. Dillmore:

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 78-556P. Item 23 of Zoning Code IV (October 1977-April 1978); referred to therein, is not this property, but is this property contiguous to the northeasterly side of this site.

Highways:

Warren Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-ft. 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 are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Soil Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem. Unsewered private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Storm Drainage:

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

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts:

the above Special Hearing for
by reason of:

-----should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this
day of _____, 196____, that the herein Petition for
Special Hearing should be and the same is granted, from and after the
date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of:

the above Special Hearing should NOT BE GRANTED.

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

Zoning Commissioner of Baltimore County

Item #58 (1978-1979)
Property Owner: Warren House Associates
Date: 2
November 28, 1978

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 Sewer:

There is a public 6-inch water main and a public 8-inch sanitary sewer in Warren Road.

Very truly yours,

Ellsworth H. Diven, P.E.
Ellsworth H. Diven, P.E.
Chief, Bureau of Engineering

END:EAM:VBR:SS

O-SW Key Sheet
26 SW 19 Box Sheet
NW 7 E Topo
78 Tax Map

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 454-2500

STEPHEN E. COLLINS
DIRECTOR

October 20, 1978

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

Item No. 58 - SAC - September 19, 1978
Property Owner: Warren House Associates
Location: SE/S Warren Rd. 328.6' NE Reisterstown Rd.
Existing Zoning: D.R. 16 & D.R. 5.5
Proposed Zoning: Special Hearing to allow off street parking in a residential zone.

Acres: 0.21
District: 3rd

Dear Mr. DiNenna:

No major traffic problems are anticipated by the request to allow off street parking in a residential zone.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/baa

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 454-2670

JOHN D. SEWERT
DIRECTOR

September 25, 1978

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

Dear Mr. DiNenna:

Comments on Item # 58 Zoning Advisory Committee Meeting, September 19, 1978

Property Owner: Warren House Associates
Location: SE/S Warren Road 328.6' NE Reisterstown Road
Existing Zoning: D.R. 16 & D.R. 5.5
Proposed Zoning: Special Hearing to allow off street parking in a residential zone.

Acres: 0.21
District: 3rd

The items checked below are applicable:

A. Structures shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the handicapped and aged and other applicable codes.

X.B. A permit shall be required before construction can begin.

C. Additional 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. No Comment.

J. Comment:

Very truly yours,

Charles E. Durbine
Charles E. Durbine
Planning Review Clerk

GBJ/rjg

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 454-2511

October 24, 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 #58, Zoning Advisory Committee Meeting, September 19, 1978, are as follows:

Property Owner: Warren House Associates
Location: SE/S Warren Road 328.6' NE Reisterstown Road
Existing Zoning: D.R. 16 and D.R. 5.5
Proposed Zoning: Special Hearing to allow off street parking in a residential zone
Acres: 0.21
District: 3rd

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.

The 409.4 notes should be shown on the site plan. An overall site plan for the entire property should be submitted.

The six (6) foot high evergreen screening will not work as shown.

Very truly yours,

John L. Winkley
John L. Winkley
Planner III
Current Planning and Development

baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 625-7310

Paul H. Reincke
CHIEF

October 23, 1978

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

Attention: H. Corradini, Chairman
Zoning Advisory Committee

Re: Property Owner: Warren House Associates

Location: SE/S Warren Rd. 328.6' NE Reisterstown Rd.

Item No. 58 Zoning Agenda Meeting of 9/19/78

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "H" 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 or 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 load and 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) Site plans are approved as drawn.
- (7) The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *St. J. Goff*
Planning Group
Special Inspection Division

Noted and
Approved: *Raymond Kaganoff*
Fire Prevention Bureau

baltimore county
department of health
TOWSON, MARYLAND 21204

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

October 10, 1978

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

Dear Mr. DiNenna:

Comments on #58, Zoning Advisory Committee Meeting, September 19, 1978, are as follows:

Property Owner: Warren House Associates
Location: SE/S Warren Rd. 328.6' NE Reisterstown Rd.
Existing Zoning: D.R. 16 & D.R. 5.5
Proposed Zoning: Special Hearing to allow off street parking in a residential zone.
Acres: 0.21
District: 3rd

The proposed variance should not pose any health hazards.

Very truly yours,

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

TED/MSK/eth

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 20, 1978

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

Z.A.C. Meeting of: September 19, 1978

RE: Item No: 58
Property Owner: Warren House Associates
Location: SE/S Warren Rd. 328.6' NE Reisterstown Rd.
Present Zoning: D.R. 16 & D.R. 5.5
Proposed Zoning: Special Hearing to allow off street parking in a residential zone.

District: 3rd
No. Acres: 0.21

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NVP/Sp

JOSEPH H. MCCORMACK, PRESIDENT
J. HAROLD WILLIAMS, JR., VICE-PRESIDENT
MARCUS H. EITZBERG

THOMAS H. ROYER
R. LORRAINE F. CHURCH
ROGER M. HATLEN

ALVIN LORECK
MRS. WILTON E. SMITH, JR.
RICHARD W. TRACY, D.V.M.

H. MALMUD & ASSOCIATES, INC.
LAND PLANNERS • SURVEYORS • ENGINEERS
111 W. Chesapeake Ave.
Baltimore, Maryland 21204

DESCRIPTION FOR SPECIAL HEARING
WARREN HOUSE APARTMENT
ELECTION DISTRICT 3
BALTIMORE COUNTY, MARYLAND

Beginning at a point on the southeast side of Warren Road, 75 feet wide, said point being northwesterly 125.0 feet, more or less, from southeast intersection of Warren Road and Reisterstown Road and running thence on the southeast side of Warren Road:

- (1) North 87° 59' 00" East 100 feet; thence leaving said road and running the same 125.0 feet;
- (2) South 87° 59' 00" East 100.0 feet;
- (3) South 56° 30' 00" East 50 feet;
- (4) North 77° 59' 00" East 181.0 feet to the place of beginning.

Containing 0.71 acres more or less.

Robert H. Malmud
Registered Land Surveyor
Maryland No. 7558
August 31, 1978

Seal of Baltimore County, Maryland
Seal of the State of Maryland

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Mr. Nicholas S. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
City Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Barry S. Cohen
Warren House Associates
6300 Executive Boulevard
Rockville, Maryland 20852

January 8, 1979

RE: Item No. 58
Petitioner - Warren House Associates
Special Hearing Petition

Dear Mr. Cohen:

After receipt of revised site plans incorporating the comments that were forwarded to you on November 26, 1978, I have proceeded to schedule this petition for a hearing. Please make note of the fact that my original comment, indicating that an over-all site plan would be required, has been changed, and the plan as revised is satisfactory.

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 S. Commodari
NICHOLAS S. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC/sf

cc: H. Malmud & Associates, Inc.
8815 Meadow Heights Road
Randalltown, Maryland 21133

79-12-SPH

LAW OFFICES

BURKE, GERBER & WILEN
326 ST. PAUL PLACE
BALTIMORE, MARYLAND 21202
(301) 782-1230

March 7, 1979

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

Re: Item #58 (1978-1979)
Property Owner: Warren House Associates

Dear Mr. DiNenna:

To confirm the discussion by telephone today with yourself and Barry Cohen of Melzel and Cohen, the principals of Warren House Associates, which is the Petitioner, for a Special Hearing to allow off-street parking in a residential zone, I am requesting that no Hearing be scheduled until you receive a written request from Mr. Barry Cohen.

I extend my deep sympathy at the passing of Mr. George Martinak. At his Hearing on this matter on January 31, he advised the Petitioner and myself, representing Eleven Slade Apartment Corporation, that the Hearing would be postponed and that he would call both parties before a new date was set. As a result of my discussion of the matter with Mr. Cohen, it is my understanding that he will write and call you to confirm our understanding that no Hearing date will be scheduled at this time.

We appreciate your cooperation.

Very truly yours,

Arthur C. Strasburger
Arthur C. Strasburger
for
BURKE, GERBER & WILEN

ACS/bak
cc: Mr. Barry Cohen
Mrs. Amelia Ludwig



February 23, 1982

Mr. Joseph Winberg
Winberg Development
7961 Eastern Avenue, Suite 202A
Silver Spring, Maryland 20910

RE: Petition for Special Hearing
SE/S of Warren Road, 328.6' NE of Reisterstown Road - 3rd Election District
Warren House Associates - Petitioner
NO. 79-162-SPH (Item No. 58)

Dear Mr. Winberg:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/sf

Attachment

cc: Arthur C. Strasburger, Esquire
Burke, Gerber & Wilen
326 St. Paul Place
Baltimore, Maryland 21202

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

79-120

LAW OFFICES
BURKE, GERBER & WILEN
326 ST. PAUL PLACE
BALTIMORE, MARYLAND 21202
(301) 782-1230

April 10, 1979



Mr. Derwin E. Grise, Chief
Storm Drain Design Section
Bureau of Engineering
Baltimore County
111 W. Chesapeake Avenue
Room 200
Towson, Maryland 21204

Re: Warren Road Near Reisterstown Road

Dear Mr. Grise:

On March 21, 1979 I spoke with Ms. Lucille Chamberlain of your Office to request an inspection of Warren Road and the storm drain design to the northwest and southeast of such road, which runs northeast of Reisterstown Road, Third District. This office represents property owners abutting on such road which lack adequate drainage facilities to prevent substantial accumulation of water north-west of such road on the property of Eleven Slade Apartment Corporation which is the lowest elevation in the area. To date, no physical examination has been made of this site to our knowledge.

We are aware of improvements to a lot on the southeast side of Warren Road under an order of the Office of Planning and Zoning dated May 15, 1973, which permitted a special exception for an office building. The Order was subject to a four foot high impact screening between the parking area and all adjacent residential zones and uses and the approval of the site plan by the Department of Public Works and the Office of Planning and Zoning. The present builder appears to be Mr. R. H. Thaler who I am advised has black-topped the area between Warren Road and the building for parking purposes. No provision has been made to our knowledge for additional drainage resulting from that black-topping which will increase the runoff to the southeast of Warren Road because of no possibility of ground absorption.

A visit by an engineer or a member of your staff to this area immediately following a heavy rain should convince such professional that no additional improvements should be allowed without additional drainage facilities.

Mr. Derwin E. Grise, Chief
April 10, 1979
Page Two

Some 15-20 years ago, a wall was built from the southeast to the northwest side of Warren Road to convey run-off water which is then piped under the Eleven Slade Apartment house to 31st Avenue. The inadequate size of piping results in a back-up into the wall and a flooding of the rear of the Eleven Slade Apartment property.

Unless the County initiates corrective steps immediately, the property owners along Warren Road will have no alternative but to petition for action to be taken. This matter was called to the attention of Eric DiNenna, Zoning Commissioner and George Martinak, Assistant Zoning Commissioner at a Hearing on February 1, 1979.

We shall anticipate your immediate attention to this problem and your early response.

Very truly yours,

Arthur C. Strasburger
Arthur C. Strasburger
for
BURKE, GERBER & WILEN

ACS/bak
cc: Mr. Lucille Bluefield
Mr. Barry Cohen
Mrs. Amelia Ludwig
Mr. Eric DiNenna
Mr. Ellsworth N. Diver

Warren House Associates
6000 Executive Boulevard
Rockville, Maryland 20852

NOTICE OF HEARING

TIME: 10:00 A.M.

DATE: Wednesday, January 31, 1979

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

Eric DiNenna
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
Zoning Commissioner
TO: Lucille H. Groat
FROM: Director of Planning and Zoning
SUBJECT: Petition #79-162X. Item #58

DATE: January 16, 1979

HEARING: Wednesday, January 31, 1979 (10:00 A.M.)
3rd District
Petition for Special Hearing for off-street parking in a residential zone Southeast side of Warren Road, 328.6 feet Northeast of Reisterstown Road
Petitioner - Warren House Associates

This office is not opposed to the proposal for additional parking for the motel. If the petitioner's request is granted, it is this office's opinion that the order be conditioned to preclude any new point of access to Warren Road, the integration of this portion of the site with the entire pattern of parking and circulation, and the submitted of a detailed landscaping plan to the Division of Current Planning and Development for approval.

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

LHG:JGH/rw

January 22, 1979

Mr. Barry S. Cohen
Warren House Assoc.
6000 Executive Blvd.
Rockville, Md. 20852

RE: Petition for Special Hearing
Case No. 79-162-SPH

Dear Sir:

This is to advise you that \$47.00 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland and remit to Mrs. Campagna, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,
S. Eric Di Nenna
S. ERIC DI NENNA
Zoning Commissioner

SED/no

PETITION FOR SPECIAL HEARING
3rd District

ZONING: Petition for Special Hearing for off-street parking in a residential zone

LOCATION: Southeast side of Warren Road, 328.6 feet Northeast of Reisterstown Road

DATE & TIME: Wednesday, January 31, 1979 at 10:00 A.M.

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

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

Petition for Special Hearing, under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a residential zone

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

Being the property of Warren House Associates, as shown on plat plan filed with the Zoning Department

Hearing Date: Wednesday, January 31, 1979 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. ERIC DI NENNA, ZONING COMMISSIONER
AND
GEORGE J. MANTIKAS, DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY

June 21, 1979

Mrs. Annette M. Stewart
22 Maryland Avenue
Pikesville, Maryland 21208

RE: Case No. C-79-579
401 Reisterstown Road

Dear Mrs. Stewart:

As per your request, an inspection and investigation was conducted of the parking facilities provided for the Blue Crest North located at 401 Reisterstown Road. Additionally, a check was made of the trailer on that site to determine if it enjoys a permit and is properly placed.

With respect to parking, it appears the catering operation located on the corner of Reisterstown Road and Maryland Avenue exists as a Nonconforming Use. This means that the use of the property pre-dates the zoning regulations appertaining to the critical year being 1955. This being the case, no parking requirements apply.

The investigation revealed that parking for the facility has been recognized as a problem for quite some time and that measures have been undertaken to alleviate or, at least, ease the problem. Chronologically, the first site plan for the property was submitted in conjunction with a Reclassification request. Reclassification to permit the construction of a motor court hotel was granted by the Zoning Commissioner in November of 1961. The parking requirements for that building specified that sixty-one (61) spaces were to be provided. The developers provided eighty (80) spaces.

In 1953, the then Zoning Commissioner, John Rose, approved two (2) off-street parking permits for lots adjoining the Blue Crest North property and to be used by its patrons. Case number C-124-70 granted approval for additional off-street parking on Randall Avenue again with the intended purpose of providing additional parking spaces for Blue Crest North.

Mrs. Annette M. Stewart
Page 2
June 21, 1979

It is evident through my conversation with you that a real parking problem still exists in the area of the Blue Crest North. And while it is encouraging to see that efforts have been made in the past, it remains that this office is at a loss to provide any remedy for the immediate parking problems on Maryland Avenue. However, for what it's worth, it is my understanding that future development of Warren Road is pending and specific consideration as to parking may be included in those plans.

An inspection by Mr. Henry Phipps, of this office, revealed that the trailer at the subject location is not permitted and is to be removed within several weeks.

If I can be of any further assistance to you with respect to information or action, please feel free to contact me, as I remain

Very truly yours,
Arthur J. Griffin, Jr.
ARTHUR J. GRIFFIN, JR.
Zoning Inspector

AJG:geoh
cc: File

79-207
489-24

LAW OFFICES

BURKE, GERBER & WILEN
326 C. PAUL PLACE
BALTIMORE, MARYLAND 21203
(301) 752-1230

November 6, 1979

Eric DiNenna, Zoning Commissioner
Ellsworth N. Diver, F.E.
Chief, Bureau of Engineering
Therese M. Mouring, F.E.
Director, Department of Public Works
County Office Building
Towson, Maryland 21204

Re: Warren Road Drainage

Gentlemen:

As attorney for Eleven Slade Apartment Corporation, Inc., I write to protect any permit being sought in the future to improve property along Warren Road without serious attention being given to the drainage situation. My client has had repeated flooding, resulting from water flowing onto its land in the rear of 11 Slade Avenue from the property to the south of my client's property abutting on Warren Road.

This letter is written because abutting property owners are not advised when improvements are planned by an owner unless a zoning change or exception is necessary. Hence, the administrative divisions of the County are being advised that this drainage problem exists with the expectancy that no permit will be granted without adequate provision to the satisfaction of abutting owners to avoid injunctive action being initiated.

Your prompt advice whenever an application is received would be appreciated and too direction to your appropriate agencies that this problem must be considered by the petitioner in its building plans. Hopefully, this letter will be kept in a pending file to which reference will be made whenever an application is considered.

Very truly yours,

Arthur C. Strasburger
Arthur C. Strasburger
for
BURKE, GERBER & WILEN



ACS/bak

79-162
WARREN HOUSE
ASSOCIATES

NO. 1980

Warren House Hotel
407 Reisterstown Rd.
Baltimore, MD 21205

Baltimore County Zoning
County Office Bldg.
111 W. Chesapeake Ave.
Towson, MD 21204

RE: Case #79-162-SHE

WARREN HOUSE ASSOCIATES

Dear Mr. Commissioner:

Please withdraw our request for zoning changes at the Warren House Hotel.

Thank you,

George H. Hines
George H. Hines, Vice President
Warren House Associates, Inc.
407 Reisterstown Rd., Suite 202
Baltimore, Md 21205



79-050
File
MAY

WARREN HOUSE HOTEL

407 Reisterstown Road
Baltimore, Maryland 21205
(301) 484-1800

March 9, 1979

S. Eric DiNenna
Zoning Commission
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Item #58, ZAC
Meeting of 9/19/76
Property Owner: Warren House Associates

Dear Mr. DiNenna:

This letter is to confirm the conversation I had with you on the telephone on March 7, 1979. Due to my discussions with some of the protestors on my application for off street parking on the above referenced item, I hereby request a temporary postponement until further notice from me. Please confirm your decision on this request to me as soon as possible.

Very truly yours,

Warren House Associates
Warren House Associates
By: Barry S. Cohen
General Partner

BSC/ms

cc: Mr. Arthur C. Strasburger

*See Mr. Strasburger
301-587-5515
He will come in
4/1/79
will be in 4/1/79
4/1/79
will be in 4/1/79
4/1/79
will be in 4/1/79*



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Robert Martin, William Hammond Date: June 23, 1979

FROM: Ellsworth N. Diver

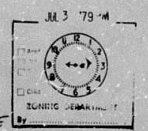
SUBJECT: Warren Road Drainage
Pikesville

Mr. Arthur C. Strasburger, attorney representing 11 Slade Apartments, requests assurance that no additional development or expansion of property on Warren Road be agreed without drainage improvements in Warren Road. The Storm Drain Design and Approval Section has attempted to explain the review process for development and the problem of giving any written assurance if this kind. Our purpose of submitting this information to your office is to make you aware that 11 Slade Apartments are concerned with the drainage from Warren Road.

END/EDG:sh

cc Edward A. McDonough

(SIGNED) ELLSWORTH N. DIVER
ELLSWORTH N. DIVER, P. E.
Chief, Bureau of Engineering



DE, LET NYSC REVIEW AND FILE

PETITION FOR SPECIAL HEARING

3rd District

ZONING: Petition for Special Hearing for off-street parking in a residential zone

LOCATION: Southeast side of Warren Road, 328.6 feet Northeast of Reisterstown Road

DATE & TIME: Monday, April 2, 1979 at 11:00 A.M.

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

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

Petition for Special Hearing, under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a residential zone

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

Being the property of Warren House Associates, as shown on plat plan filed with the Zoning Department

Hearing Date: Monday, April 2, 1979 at 11:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. ERIC DINENNA, ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Mr. Nicholas B. Commodari
Chairman

MEMBERS

Deputy Zoning Commissioner

Deputy Zoning Commissioner

Deputy Zoning Commissioner

Deputy Zoning Commissioner

Deputy Zoning Commissioner

Deputy Zoning Commissioner

Deputy Zoning Commissioner

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Deputy Zoning Commissioner

January 28, 1980

Mr. Scott Pischowicz
Warren House Hotel
467 Reisterstown Road
Baltimore, Maryland 21208

RE: Item No. 58
Petitioner - Warren House Assoc.
Special Hearing Petition

Dear Mr. Pischowicz:

A review of the above referenced file indicates that a public hearing on the existing parking lot between the motel and No. 11 Warren Road was heard on January 31, 1979. It is my understanding that, at that time, the hearing was discontinued until further information was obtained.

In accordance with our recent telephone conversations of August 6, and November 13, 1979, it was my understanding that you would visit this office, review the file, and proceed accordingly.

Since this has not been done as of this date, I will allow you until February 7, 1980, to resolve this matter. If this is not done by that date, I will forward the matter to Mr. Arthur Griffin, Jr., Zoning Inspector, for his immediate attention. From my conversation with Mr. Griffin, he will immediately process this as a zoning violation.

If you have any questions on the above, please contact me at 494-3391.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf

cc: Arthur C. Strassburger, Esq.
326 St. Paul Place
Baltimore, Maryland 21202

Mr. Arthur J. Griffin, Jr.
Zoning Inspector

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received • this 1 day of

Sept. 1978 Filing Fee \$ 25 Received ☒ Cash ☐
 her

S. Eric Dinenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: *Warren House Associates* Submitted by *Nicholas B. Commodari*
Petitioner's Attorney: *Barry S. Cohen* Reviewed by *NBC*

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

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 20th day of December, 1978.

S. Eric Dinenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: *Warren House Associates*
Petitioner's Attorney: *Barry S. Cohen* Reviewed by *Nicholas B. Commodari*

Mr. Barry S. Cohen
Warren House Associates
6000 Executive Blvd.
Rockville, Maryland 20852

cc: H. Malmud & Associates, Inc.
8815 Meadow Heights Road
Randallstown, Maryland 21133

Mr. Barry S. Cohen
Warren House Associates
6000 Executive Boulevard
Rockville, Maryland 20852
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.

S. Eric Dinenna
S. ERIC DINENNA
Zoning Commissioner

Owner(s) Name: *Warren House Associates*

Reviewed by: *Nicholas B. Commodari*

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 11, 1979

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~on~~ on one time on January 11, 1979, the 11th day of January appearing on the 11th day of January 1979.

THE JEFFERSONIAN,
Richard L. Stenberg
Manager.

Cost of Advertisement \$

PETITION FOR SPECIAL HEARING

NOTICE: For Special Hearing for off-street parking in a residential zone. LOCATION: Southeast side of Warren Road, 328.6 feet Northeast of Reisterstown Road. DATE & TIME: Monday, April 2, 1979 at 11:00 A.M. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The Zoning/Deputy Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Special Hearing, under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a residential zone. All that parcel of land in the Third District of Baltimore County. Being the property of Warren House Associates, as shown on plat plan filed with the Zoning Department. Hearing Date: Monday, April 2, 1979 at 11:00 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *3rd* Date of Posting: *Jan. 14, 1979*
Posted for: *Petition for Special Hearing*
Petitioner: *Warren House Associates*
Location of property: *SE 1/4 of Warren Rd. 328.6' NE of Reisterstown Rd*
Location of Sign: *SE 1/4 of Warren Rd. 328.6' NE of Reisterstown Rd*
Remarks: *Sharon K. Ralston*
Posted by: *Sharon K. Ralston* Date of return: *Jan. 14, 1979*
Signature: *S-160*

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 76259
DATE: *January 29, 1979* ACCOUNT: *01-662*
AMOUNT: *\$17.00*
RECEIVED: *Warren House Hotel*
FOR: *Filing Fee for Case No. 79-162-SPH*
War. Petition
306123 29 470002
VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 76213
DATE: *January 3, 1979* ACCOUNT: *01-662*
AMOUNT: *\$25.00*
RECEIVED: *H. Malmud & Associates, Inc.*
FOR: *Filing Fee for Case No. 79-162-SPH - Warren House Assoc. Set for hearing Jan. 31, 1979 at 10:00 A.M.*
306123 29 250002
VALIDATION OR SIGNATURE OF CASHIER



OFFICE OF THE TIMES
TOWSON, MD. 21204 January 11 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL HEARING - Warren House Assoc. was inserted in the following:

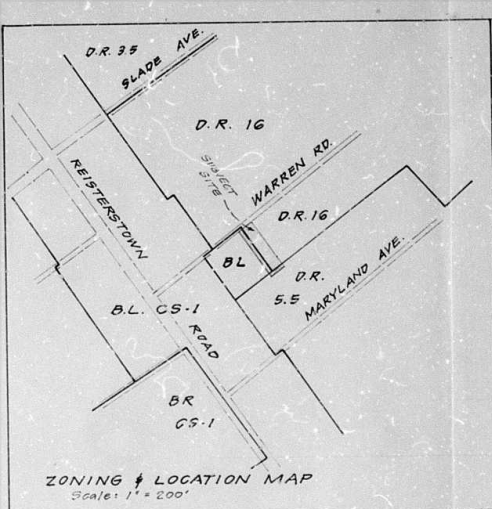
☐ Cotuitville Times ☐ Towson Times
☐ Duidalk Times ☐ Arbutus Times
☐ Essex Times ☒ Community Times
☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one or more successive weeks before the 12th day of January, 1979, that is to say, the same was inserted in the issue of January 11, 1979.

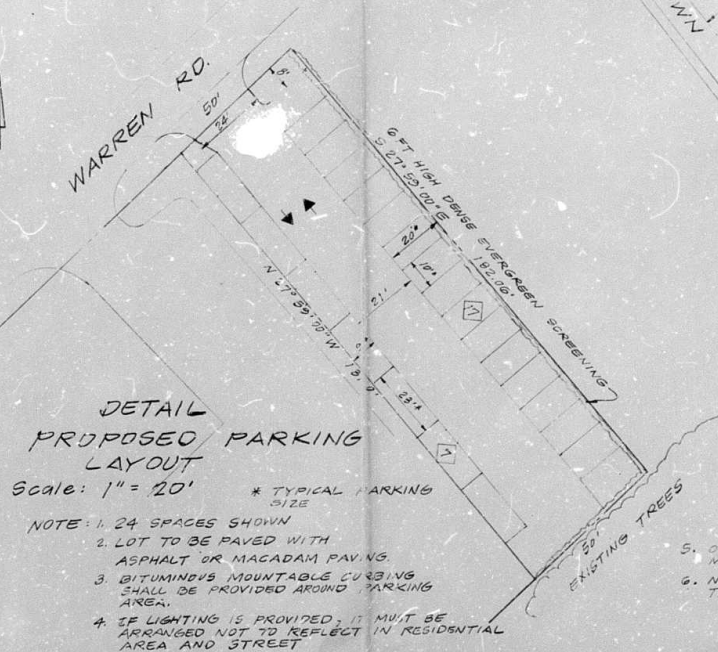
STROMBERG PUBLICATIONS, INC.

BY *Erica Burger*

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Description checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>NBC</i>					Revised Plans: Change in outline or description _____ Yes _____ No					
Previous case: <i>73-214 RL-3948</i> <i>3361 RL</i>					Map <i>11W-7-E</i>					



- GENERAL NOTES**
1. EXISTING LOT UNIMPROVED
 2. PROPOSED USE: ADDITIONAL OFF-STREET PARKING FOR MOTEL GUESTS.



OWNER: WARREN HOUSE ASSOCIATES
DEED REFERENCE: LIBER 5774, FOLIO 550

5. ONLY PASSENGER CARS, EXCLUDING BUSES MAY USE PARKING AREA.
6. NO LOADING, SERVICE, OR ANY OTHER THAN PARKING BE PERMITTED.

See site plan for on-street parking - sufficient for ex + proposed parking

PLAT TO ACCOMPANY
PETITION FOR SPECIAL
HEARING FOR PARKING
IN RESIDENTIAL ZONE

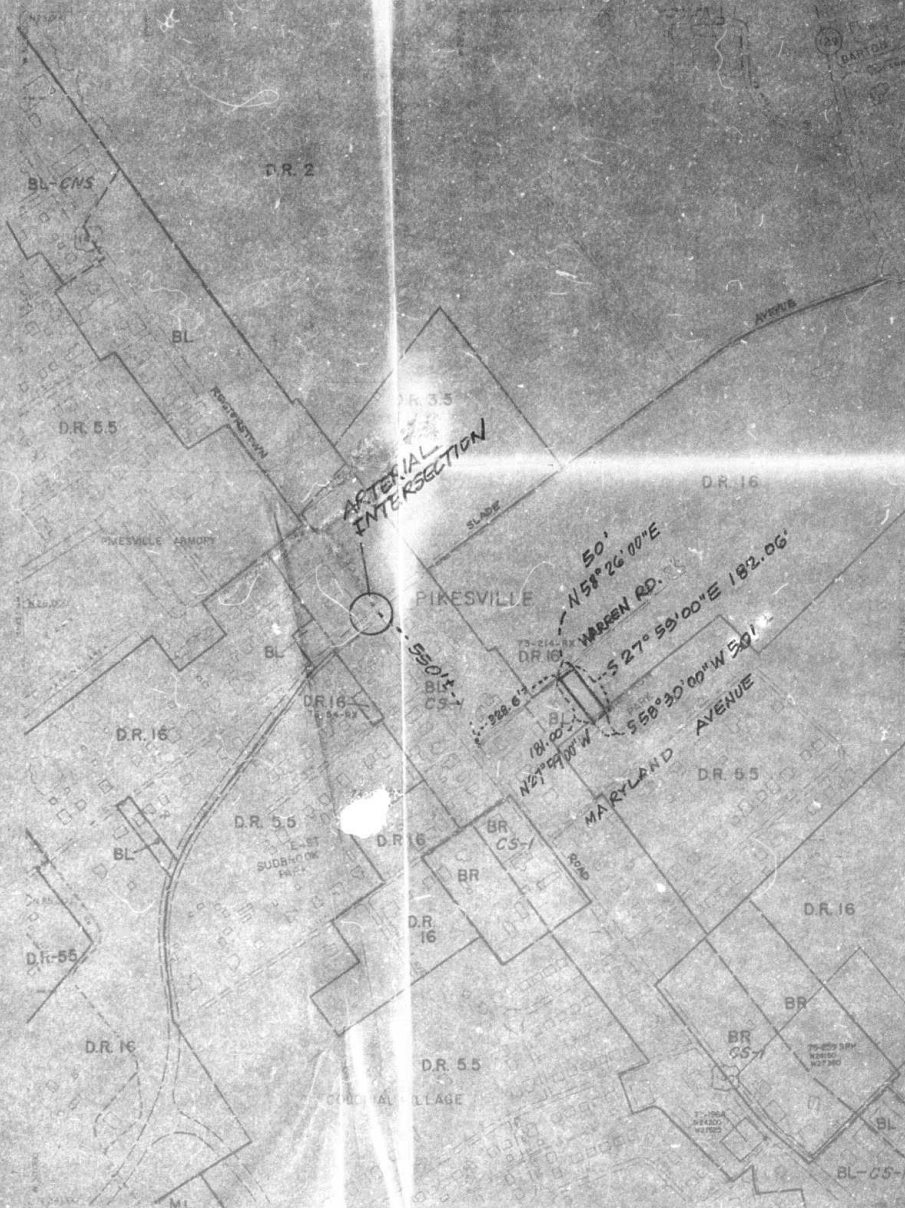
WARREN HOUSE MOTEL
407 REISTERSTOWN RD.

Election District 3 Baltimore Co., Md.
Scale: 1" = 50' August 30, 1978



H. MALINO & ASSOCIATES, INC.
8412 MEADOWS BLVD. SUITE 200
BALTIMORE, MD 21237
TELEPHONE (301) 855-6460



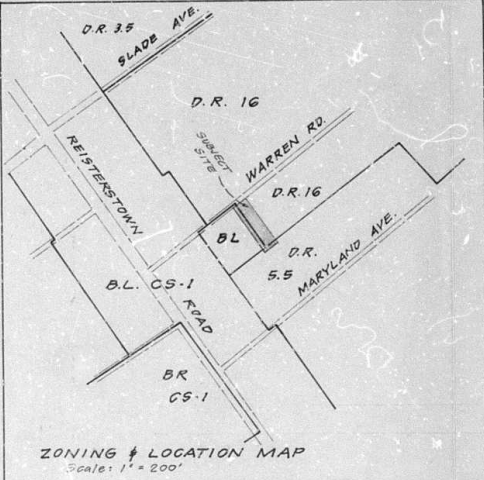


WARREN HOUSE MOTEL
 SPECIAL HEARING for Sept 78
 Parking in Residential Zone

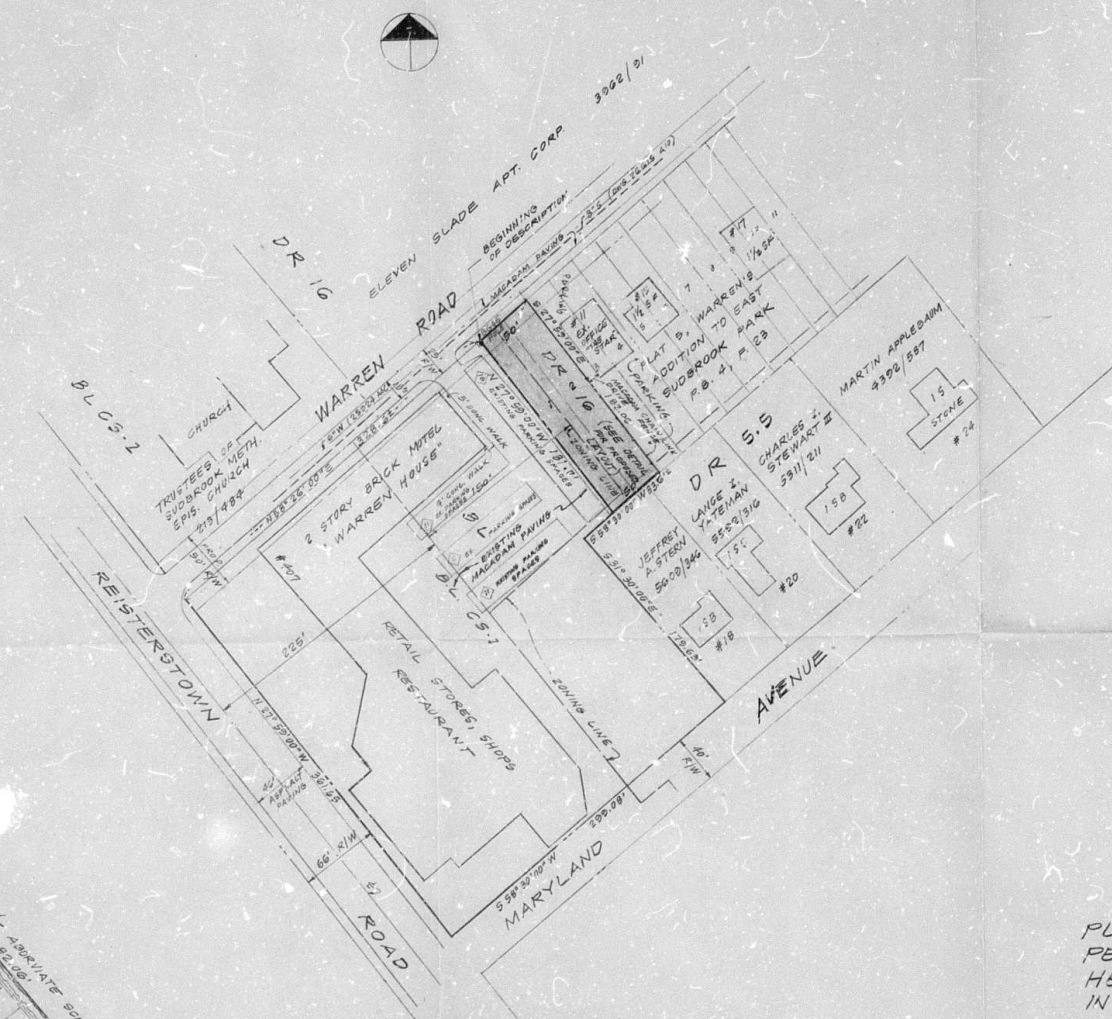
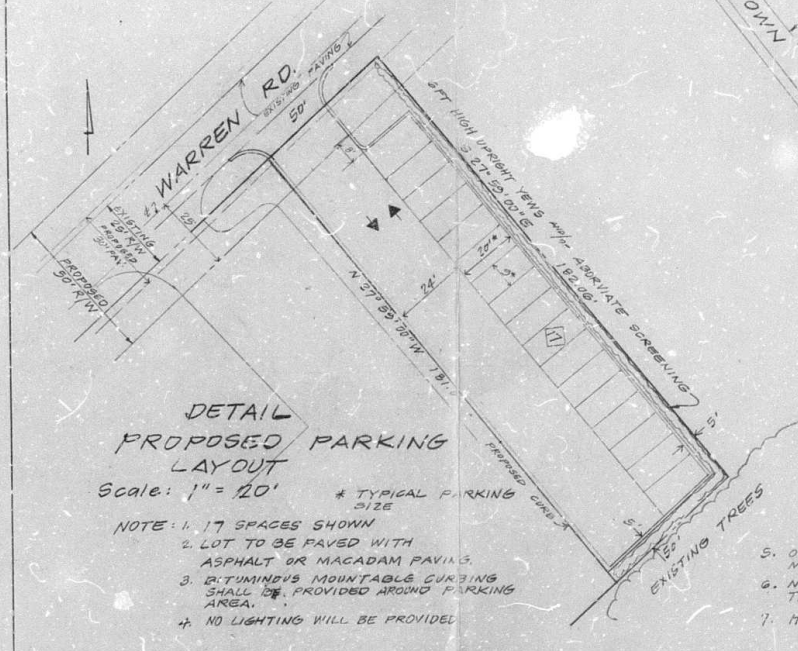
PHOTOGRAMMETRIC MAP OF
 BALTIMORE COUNTY METROPOLITAN AREA
 OFFICIAL ZONING MAP

H. MALMUD & ASSOCIATES, INC.
 801 E. MEADOW HEIGHTS RD.
 RANDLESTOWN, MD. 21133
 TELEPHONE (301) 685-3485

PIKESVILLE



- GENERAL NOTES**
1. EXISTING LOT UNIMPROVED
 2. PROPOSED USE: ADDITIONAL OFF-STREET PARKING FOR MOTEL GUESTS.



OWNER: WARREN HOUSE ASSOCIATES
DEED REFERENCE: LIBER 5774, FOLIO 550

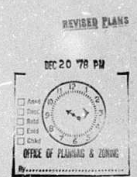
5. ONLY PASSENGER CARS, EXCLUDING BUSES MAY USE PARKING AREA.
6. NO LOADING, SERVICE, OR ANY OTHER THAN PARKING BE PERMITTED.
7. HOURS OF OPERATION: 8AM TO 8PM. (UNCHAINED)

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING FOR PARKING IN RESIDENTIAL ZONE

WARREN HOUSE MOTEL
407 REISTERSTOWN RD.

Election District 3 Baltimore Co., Md.
Scale: 1" = 50'
August 30, 1978

Revised DEC 15, 1978
AS PER COUNTY COMMENTS.



H. MALMIG & ASSOCIATES, INC.
8815 MEADOW HEIGHTS RD.
RANDALLSTOWN, MD. 21133
TELEPHONE (301) 455-6466

