

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, SHEILA Y. RAO and BABU Y. RAO, legal owners 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 an DR 3.5 zone to an DR 16 zone; for the following reasons:

Error in original zoning.

Changes in the neighborhood make such a reclassification reasonable and necessary.

(See attached Description and Plat)

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

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and/or 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 for Baltimore County.

Contract purchaser: Sheila Y. and Babu R. Rao, Owner
Address: 3821 Stonehaven Road, Randallstown, Md. 21133
John O. Seiland, Petitioner's Attorney
25 W. Chesapeake Ave., Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this day of September, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that 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 day of September, 1979, at o'clock M.

Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, SHEILA Y. RAO and BABU Y. RAO, 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 Variance from Section 1B02.2B (504 & V.B.2.) of the Zoning Regulations to allow one side yard of 14.5 feet instead of the required 25' (A Variance of 10.5 feet) and to allow the other side yard to have a side yard of 20' instead of the required 25' (A Variance of 5')

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

practical difficulty in that the existing building on the site cannot be moved nor can adjacent property be purchased on either side in order to obtain the appropriate side yard requirements.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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: Sheila Y. and Babu Y. Rao, Owner
Address: 3821 Stonehaven Road, Randallstown, Md. 21133
John O. Seiland, Petitioner's Attorney
25 W. Chesapeake Ave., Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this day of September, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that 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 day of September, 1979, at o'clock M.

Zoning Commissioner of Baltimore County.

(over)

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, SHEILA Y. RAO and BABU Y. RAO, legal owner of the property situate in Baltimore County, the property outline of which is shown to scale, complete with dimensions and distances on 300 ft. scale maps, which are attached hereto, hereby make application to file for a SPECIAL EXCEPTION in a DR-16 zone to use the herein described property for MEDICAL OFFICE USE.

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 0.41 Ac. DEED REF. 5873/160
GRADING N/A % OF OVERALL SITE WILL REQUIRE GRADING.

BUILDING SIZE 21' x 30' AREA 1722 S.F. (1260 sq. ft. base)
GROUND FLOOR 12' x 30' TOTAL HEIGHT 15'

FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 16.5%

BUILDING USE OFFICE OTHER FLOORS OFFICE

REQUIRED NUMBER OF PARKING SPACES

GROUND FLOOR 5+ OTHER FLOORS 4+ TOTAL 10

PAVING 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 WATER: PUBLIC PRIVATE, TYPE OF SYSTEM

SEWER: PUBLIC PRIVATE, TYPE OF SYSTEM

UTILITIES SECURITY APPROVAL

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

APPLICANT, LESSEE OR CONTRACT PURCHASER: Sheila Y. and Babu Y. Rao
ADDRESS: 3821 Stonehaven Road, Towson, Md. 21204
LEGAL OWNER: Sheila Y. and Babu Y. Rao
ADDRESS: 3821 Stonehaven Road, Randallstown, Maryland 21133

THE PLANNING BOARD HAS DETERMINED ON 12-21-78 THAT THE PROPOSED DEVELOPMENT ABOVE / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-16.01 OF THE BALTIMORE COUNTY CODE, 1968.

IDCA FORM NO. 2 REVISED 8-18-77

BRIEF SUPPORTING REASONS FOR RECLASSIFICATION AND SPECIAL EXCEPTION OF PROPERTY AT 8811 LIBERTY ROAD RANDALLSTOWN, MARYLAND

ERROR IN ORIGINAL ZONING

Error in the map in that the map does not provide for a professional office zone. Small professional office areas are needed for those doctors and medical persons who are either unable to afford or unable to locate in a professional office building.

CHANGE IN THE NEIGHBORHOOD

The subject property lies in a D.R. 3.5 zone in close proximity to Luskin's Shopping Center on the same side of Liberty Road and two shopping centers across Liberty Road. Zoning changes have occurred at Liberty and Offutt Road, Zoning Petition 78235X, Food Mart in combination with a service station and Zoning Petition 77179X directly across the street in an extension of an existing funeral home. Also, across Liberty Road a service station and car wash was erected under Zoning Petition 73142RXA and a day care center was installed at Fieldstone Road under Zoning Petition 74266X.

Many additional residences are being built in this rapidly growing area, including apartments across from Holy Family Church on Liberty Road. Additionally, a new professional office building has been constructed on Old Court Road across from Baltimore County General Hospital and, indeed, the Hospital in July of 1978 opened a new 240 bed facility, which has augmented the demand for additional medical offices in this area.

RE: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 3.5 to D.R. 16 : COUNTY BOARD OF APPEALS
SW/S of Liberty Road 795' : OF
SE of Stoneybrook Road : BALTIMORE COUNTY
2nd District :
Babu Y. Rao, et ux : No. R-79-16
Petitioners : (R-79-205)

OPINION

The subject case is a petition for reclassification from the existing D.R. 3.5 zone to a D.R. 16 zone. The subject property is located on the southwest side of Liberty Road approximately 795 feet southeast of Stoneybrook Road, in the Second Election District of Baltimore County.

The Petitioner was not represented by counsel nor was he in attendance at the hearing. One, James Cohen, testified as an "agent" for the Petitioner. No other witnesses were presented.

The testimony of Mr. Cohen on behalf of the Petitioner was brief and contained absolutely no evidence of error by the County Council when it classified the subject property in the existing D.R. 3.5 zone. As a matter of fact, this witness stated that it was his judgment that the County Council did not err when they zoned the subject property in 1976. With this statement the Board agrees. Having no evidence of error, the Board must deny his petition. For this reason, an Order to this effect follows hereafter.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 20th day of September, 1979, by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby DENIED.

Babu Y. Rao, et ux - R-79-16 (R-79-205)

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

Walter A. Keiter, Jr., Chairman

Patricia Millhouser

William T. Hackett

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
SW/S Liberty Rd., 795' : OF BALTIMORE COUNTY
SE Stoneybrook Rd., 2nd District :
BABU Y. RAO, et ux, Petitioner : Case No. R-79-16 (Item 16)

ORDER TO ENTER APPEARANCE

To the Honorable, Members of Said Board:

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

I HEREBY CERTIFY that on this 13th day of June, 1979, a copy of the foregoing Order was mailed to John O. Seiland, Esquire, 25 W. Chesapeake Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III

January 16, 1979

John O. Seiland, Esquire
Suite 204
25 West Chesapeake Avenue
Towson, Maryland 21204

RE: I.D.C.A. No. 78-63 X
Liberty Road, SE of
Stoneybrook Road -
2nd Election District

Dear Mr. Seiland:

Please be advised that your I.D.C.A. application was denied by the Baltimore County Planning Board on December 21, 1978. Since this also involves a Reclassification request, please notify this office, as soon as possible, whether you wish to proceed with the Reclassification.

If you need additional information, please do not hesitate to contact this office.

Very truly yours,

S. ERIC DI NEINA
Zoning Commissioner

SED/NBC/sf

cc: Mr. George J. Martinak
Deputy Zoning Commissioner

Mr. Nicholas B. Cammodari
Chief, Development Control Section

RECEIVED
BALTIMORE COUNTY
JAN 16 9 50 AM '79
COUNTY BOARD
OF APPEALS
BY:

JAN 21 1979

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

cc: Nicholas B. Commodari
Chairman

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

John O. Seiland, Esquire
25 West Chesapeake Avenue
Towson, Maryland 21204

December 18, 1978

RE: Item No. 16
Petitioner - Rao
Reclassification, Special
Exception and Variance Petition

Dear Mr. Seiland:

Please be advised that the acceptance certificate for the above petition, dated January 30, 1979, was incorrect. Enclosed is verification that the correct date of acceptance was December 14, 1978. This should replace the previous certificate.

Very truly yours,

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

NBC/st

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

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 14th day of December, 1978

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Rao
Petitioner's Attorney: John O. Seiland, Esquire
25 West Chesapeake Avenue
Towson, Maryland 21204

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

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

John O. Seiland, Esquire
25 West Chesapeake Avenue
Towson, Maryland 21204

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

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 as of the
14th day of January, 1979

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Rao
Petitioner's Attorney: John O. Seiland, Esquire

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

cc: Nicholas B. Commodari
Chairman

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

John O. Seiland, Esquire
25 West Chesapeake Avenue
Towson, Maryland 21204

October 31, 1978

RE: Item No. 16
Petitioner - Rao
Reclassification, Special
Exception and Variance Petitions

Dear Mr. Seiland:

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

Located on the south side of Liberty Road between Rusty Rock Road and Blair Avenue in the 2nd Election District, the subject property is presently improved with an individual dwelling and attached garage and accessory parking area in the rear. Surrounding properties are also zoned D.R. 3.5, as is the subject property, and are improved with similar type uses.

At the time of field inspection and as indicated on the submitted site plans, it was obvious that the existing dwelling is presently being used as an office for your client. Section 1B01.1.A.14.b of the Baltimore County Zoning Regulations indicates that an office of a doctor can be established in any residential zone provided that, among other things, it is the doctor's bona fide residence. A review of the submitted petition forms indicates that your client's address is 8821 Stonehaven Road. If this is the case, it appears that the existing use of the property would constitute a violation of the zoning regulations. I suggest that you clarify this matter with the submission of revised site plans as required.

Rao
Page 2
October 31, 1978

The site plan must be revised to incorporate the comments of the State Highway Administration concerning the existing entrance, as well as a relocation of the two parking spaces in the front of the garage, which are presently existing within the existing 30' right-of-way along the southwesterly property line. The status of this right-of-way should be determined, i.e., whether it is private or public. If the latter case is true, these spaces must be relocated and all parking spaces must be located at least 8' from the future right-of-way line of this road. In addition, the Variance forms will have to be changed to reflect a side setback of 5' from the westerly property line in lieu of the 20', as indicated on the forms.

This petition for Reclassification will be accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to December 1, 1978 in order to allow time for final Committee review and advertising. All changes must be accompanied by a cover letter indicating these corrections. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between March 1, 1979 and April 15, 1979, will be forwarded to you well in advance.

Very truly yours,

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

NBC/st

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

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

November 6, 1978

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

Re: Item #16 Cycle IV (Oct. 1978-April 1979)
Property Owner: Babu Y. & Sheila Y. Rao
6/WS Liberty Rd. 795' S/W Stoneybrook Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: D.R. 16 with a Special Exception for
offices (IDCA 78-63X) and Variance to permit side setbacks
of 14.5' and 20' in lieu of the required 25'.
Acres: 0.41 District: 2nd

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:

Liberty Road (Md. 26) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

The status of the indicated 30-foot driveway is unknown to this office and is assumed to be a private way. It is the responsibility of the Petitioner to ascertain and clarify rights therein. This lane, if improved in the future as a public road would be as a 30-foot closed section roadway on a 40-foot right-of-way with horizontal realignment of the intersection at Liberty Road and a standard type road termination. Highway right-of-way widening, including fillet areas for sight distance and reversible easements for slopes, would be required for such improvements.

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

Sediment Control:

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

Item #16 Cycle IV (Oct. 1978-April 1979)
Property Owner: Babu Y. & Sheila Y. Rao
Page 2
November 6, 1978

Storm Drains:

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

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any 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:

Public 12-inch water main and 10-inch sanitary sewer exist in Liberty Road.

Very truly yours,

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

END:EAM:PWR:ss

cc: J. Somers
J. Meyers

P-SW Key Sheet
25 NW 33 Pcs. Sheet
NW 7 I Topo
77 Tax Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

LESLIE H. GRAEF
DIRECTOR

October 31, 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 # 16, Zoning Cycle IV, October, 1978, are as follows:

Property Owner: Babu Y. and Sheila Y. Rao
Location: SW/S Liberty Road 795' SE Stoneybrook Road
Existing Zoning: D.R. 3.5
Proposed Zoning: D.R. 16 with a Special Exception for offices (IDCA 79-63-X)
and Variance to permit side setbacks of 14.5' and 20' in lieu of the required 25'.
Acres: 0.41
District: 2nd

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 driveway must meet State Highway Administration requirements at Liberty Road and be a minimum of 20 feet in width at the interior of the property. The parking layout will have to be revised to reflect the change in driveway width. Four foot high compact screening will be required along the west side of the property.

Very truly yours,

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

October 16, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Zoning Cycle IV, October 1978
Item No.: 16
Property Owner: Babu Y. & Sheila Y. Rao
Location: SW/S Liberty Road (Rte. 26)
795' SE Stoneybrook Road
Existing Zoning: D.R. 3.5
Proposed Zoning: D.R. 16 with a Special
Exception for offices
(IDCA 78-63-X) and
Variance to permit
side setbacks of 14.5'
and 20' in lieu of
the required 25'.

Acres: 0.41
District: 2nd

Dear Mr. DiNenna:

The existing entrance is 18' wide. It must be widened to a minimum width of 25'.

An inspection at the site revealed that a considerable amount of large loose stone has been placed on the drive and is being tracked out onto the highway causing a potential hazard. This stone must be removed and should be replaced with a more durable material.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CL:JEM:dj

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

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

October 18, 1978

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

Dear Mr. DiNenna:

Comments on Item #16, Zoning Advisory Committee Meeting for
Cycle IV, are as follows:

Property Owner: Babu Y. & Sheila Y. Rao
Location: SW/S Liberty Rd. 795' SE Stoneybrook Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: D.R. 16 with a Special Exception for offices
(IDCA 78-63-X) and Variance to permit side
setbacks of 14.5' and 20' in lieu of the re-
quired 25'.

Acres: 0.41
District: 2nd

Metropolitan water and sewer exist. 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, 194-3775, to obtain
requirements for such installation/s before work begins.

The parking area/s should be surfaced with a dustless, bonding
material and also driveways.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/RJE/fth

cc: W. L. Phillips

STEPHEN E. COLLINS
DIRECTOR

October 16, 1978

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

Item No. 16 - ZNC - Meeting for Cycle IV
Property Owner: Babu Y. & Sheila Y. Rao
Location: SW/S Liberty Rd. 795' SE Stoneybrook Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: D.R. 16 with a Special Exception for offices
(IDCA 78-63-X) and Variance to permit side set-
backs of 14.5' and 20' in lieu of the required
25'.
Acres: 0.41
District: 2nd

Dear Mr. DiNenna:

The proposed zoning change can be expected to increase the trips
generated from this by 100 vehicles per day.

Any increase in traffic in this area is undesirable in view of
the existing traffic congestion along Reisterstown Road.

The driveway will be improved to meet all State & County standards.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MSF/ejm

Paul H. Reincke
CHIEF

October 16, 1978

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Babu Y. & Sheila Y. Rao

Location: SW/S Liberty Rd. 795' SE Stoneybrook Rd.

Item No. 16 Zoning Agenda Cycle IV

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 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 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.
- (x) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Pro-
tection 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.

REVIEWER: *George M. Wagoner*
Special Inspection Division

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

JOHN D. SEYFFERT
DIRECTOR

October 6, 1978

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

Dear Mr. DiNenna:

Comments on Item # Zoning Advisory Committee Meeting, CYCLE IV
are as follows:

Property Owner: Babu Y. & Sheila Y. Rao
Location: SW/S Liberty Road 795' SE Stoneybrook Road
Existing Zoning: D.R. 3.5
Proposed Zoning: D.R. 16 with a Special Exception for offices (IDCA 78-63-X) and
Variance to permit side setbacks of 14.5' and 20' in lieu of the
required 25'.
Acres: 0.41
District: 2nd

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.)
1970 Edition and the 1971 Supplement, State of Maryland Code for the
Handicapped and aged and other applicable codes.
- B. A building permit shall be required before construction can begin.
change of occupancy
- X C. Additional _____ permits shall be required.
- X 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.
- X F. Three sets of construction drawings with a registered Maryland
Architect or Engineer's original seal will be required to file
an application for a building permit.
- G. Wood frame walls are not permitted within 10' of a property line.
Contact Building Department if distance is between 10' and 60'
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. Burman
Plans Review Chief

CEB:ej

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 24, 1978

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

Z.A.C. Meeting of: Cycle IV

RE: Item No.
Property Owner: Babu Y. & Sheila Y. Rao
Location: SW/S Liberty Rd. 795' SE Stoneybrook Rd.
Present Zoning: D.R. 3.5
Proposed Zoning: D.R. 16 with a Special Exception for offices (IDCA
78-63-X) and Variance to permit side setbacks of
14.5' and 20' in lieu of the required 25'.

District: 2nd
No. Acres: 0.41

Dear Mr. DiNenna:

No. _____ on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTBART

THOMAS H. BOYER
MRS. L. BRADY F. CHURCH
ROGER B. HAYDEN
ROBERT T. DUBEL, SUPERINTENDENT

ALVIN LOBECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, C.V.M.

Baltimore County Office of Planning and Zoning

RESOLUTION OF THE BALTIMORE COUNTY PLANNING BOARD

WHEREAS,

Pursuant to Section 22-15.1 of the Baltimore County Code 1968 as
amended by Bill No. 12-77, known as the Interim Development
Control Act, there has been submitted to the Baltimore County Planning
Board an application, IDCA No. 78-63X for a special exception to allow
D.R. 16 on property located on the Southeasterly side of Stoneybrook
Road owned by Mr. & Mrs. Babu Y. Rao.

WHEREAS,

The Department of Traffic Engineering has determined that the service
level of the nearest arterial intersection serving that property, the
intersection of Liberty Road and Stoneybrook Road is rated as "F"; and

WHEREAS,

Subsection 22-15.1 (e) of the County Code requires that such an
application be denied, and Subsection 22-15.1(f) requires that the
Planning Board render a decision in the matter, based upon and consistent
with the recommendations of appropriate County agencies; and

WHEREAS,

Further, under Subsection 22-15(f) of the County Code, if the Planning
Board decides that an application submitted under the Interim Development
Control Act fails to conform to the requirements of that act, the application
must be denied; now, therefore, be it

RESOLVED,

That the Baltimore County Planning Board hereby decides that the develop-
ment proposed under IDCA Application No. 78-63X fails to conform to the
requirements of the Interim Development Control Act; and be it further

RESOLVED,

That pursuant to Paragraph 22-15.1(e)(2)(8) of the County Code, a copy
of this resolution shall be forwarded to the Zoning Commissioner thereby
advising him of the Planning Board's findings and decision regarding IDCA A
Application No. 78-63X.

I HEREBY CERTIFY that this resolution was duly adopted by the Baltimore County Planning Board
at its meeting in Towson, Maryland on December 14, 1978.

DATE: 12/21/78

Leslie H. Groef
Leslie H. Groef
Secretary to the Board

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

May 4, 1979

CASE NO. R-79-16

(R-79-205)

BABU Y. RAO, ET UX

SW/S of Liberty Road 795'
SE of Stoneybrook Road

2nd District

for reclassification from D.R. 1.5 to D.R. 16

ASSIGNED FOR:

THURSDAY, SEPTEMBER 13, 1979 at 10 a.m.

cc: Mr. J. Dyer, Zoning

~~John O. Seiland, Esquire~~ OUT PER
PHONE CALL 6/26/79

John W. Hession, III, Esquire

Counsel for Petitioners

People's Counsel

Mrs. Carol Beresh

Sheila Y and Babu Y. Rao
8821 Stonehaven Road
Randallstown, Md. 21133

Petitioners

6/26/79. Mr. Seiland said IDCA was denied 2/21/78

Paul Lee, P.E.

Paul Lee Engineering, Inc.

206 Washington Avenue Towson, Maryland 21204 821-5941

DESCRIPTION OF

8811 LIBERTY ROAD

SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

This Description is for Reclassification,

Special Exception, and Yard Variances.

Beginning for the same at a point on the southwest side of Liberty Road as widened to 80 feet, said point of beginning being 795 feet $\pm$ southeasterly from the center line of Stoneybrook Road; thence binding on the center line of an existing 30 foot right-of-way and on the northwest property line of the property; (1) S 43 degrees 04 minutes 00 seconds W 192 feet $\pm$; thence (2) S 38 degrees 23 minutes 00 seconds E 78 feet; thence (3) N 49 degrees 17 minutes 00 seconds E 224 feet $\pm$ to intersect the southwest right-of-way line of Liberty Road; thence binding on said right-of-way (4) northwesterly 99 feet $\pm$ to the place of beginning.

Containing 17,987 square feet, more or less, or
0.41 acres of land, more or less.



Engineers · Surveyors · Site Planners 9/28/78

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

September 20, 1979

Dr. and Mrs. Babu Y. Rao
8821 Stonehaven Road
Randallstown, Maryland 21133Re: Case No. R-79-16
Babu Y. Rao, et ux

Dear Dr. and Mrs. Rao:

Enclosed herewith is a copy of the 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: John W. Hession, III, Esq.
Mr. J. Dyer
Mr. William Hammond
Mr. John Seyffert
Mr. James Haswell
Board of Education
Mrs. Carol Beresh

SEILAND AND JEDNORSKI

ATTORNEYS AT LAW

SUITE 204

25 WEST CHESAPEAKE AVENUE

TOWSON, MARYLAND 21204

POST OFFICE BOX 5404

January 25, 1979

FILE 78154

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

Re: I.D.C.A. No. 78-63-X
Liberty Road, SE of
Stoneybrook Road
2nd Election District

Dear Mr. DiNenna:

I have today received a letter from my client, Dr. Rao, concerning the proposed rezoning for his building. He has advised me that he does not wish to proceed in this matter as of this time, consequently, there is no need to proceed with the Reclassification request.

Sincerely yours,

John O. Seiland

JOS:es

cc: Mr. Nicholas B. Commodari
Chief, Development Control Section

Dr. Babu Rao



Babu Y. Rao, M.D., P.A.

8811 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133

TELEPHONE 821-4333

March 28, 1979

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

RE: I.D.C.A. No. 78-63-X
Liberty Road, SE of
Stoneybrook Road
2nd Election District

Dear Commissioner DiNenna:

You have in your file a letter from Mr. Seiland dated January 25, 1979 stating that I no longer wished to pursue the matter of the reclassification on 8811 Liberty Road. This is not correct. Mr. Seiland took this on his own to do, without my permission or knowledge. He took my letter to him, that I no longer wished his services, to mean something else.

I do wish to continue with the reclassification on this property, and I would request that you reset my application back to the status that it was before you received the letter from Mr. Seiland.

You will be contacted on Friday March 30, 1979 by Mr. James Cohen in reference to the above mentioned matter. Mr. Cohen will be acting as my agent in this matter.

Thanking you for your cooperation, I am

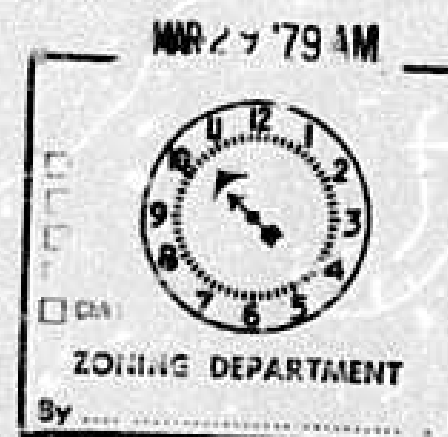
Sincerely yours,

Babu Y. Rao, M.D.

BYR:syr

cc: Mr. George J. Martinak, Deputy Zoning Commissioner
Mr. Nicholas B. Commodari, Chief, Development Control Section
Mr. Art Criffin, Zoning Inspector
Mr. James Cohen

File



"In Unity Is Strength"

Greater Randallstown Community Council, Inc.

Representing Civic and Service Organizations Since 1965

RANDALLSTOWN - BALTIMORE COUNTY - MARYLAND
3629 Templar Road 21133

September 6, 1979

Board of Appeals
Old Court House, Room 218
Towson, MD 21204

BABU Y. RAO

Dear Sir:

RE: Reclassification 79-16
8811 Liberty Road, 21133

We strongly object to this requested zoning change on this property.

This property sits in a residential neighborhood and all of the surrounding homes are owner-occupied. We are sure you are aware of the traffic congestion on Liberty Road. As this property has only one driveway, Liberty Road would be the only way to enter or exit. This would only add to the traffic congestion.

The doctors presently in the area are offering adequate services without interfering with residential neighborhoods, along with Baltimore County General Hospital which is less than one-half mile from this property.

We feel strip zoning has created the majority of our present problems and certainly this requested change is of that category. We are asking you to retain the present zoning of DR 1.5 as recommended by the Baltimore County Planning Staff and the Baltimore County Planning Board.

Sincerely,

Donna S. Moose

Donna S. Moose
First Vice President
and Zoning Chairman

DGM:ck
cc: Gary Huddles
Paul Dietz

RECEIVED
BALTIMORE COUNTY
COUNTY BOARD
OF APPEALS
SEP 10 1 55 PM '79
BY: [Signature]

RE: 78-16
8811 Liberty Rd.
Randallstown, MD
21133

9/3/79

Sir:

As a resident of Blair Ave, I would like to go on record as vehemently opposing the rezoning of (R-79-16) 8811 Liberty Rd in Randallstown. For one thing, this area already has many, many doctors already in practice and who have been here for many years. We certainly don't need any more saturation, and don't forget that a fine medical facility, Baltimore County General Hospital is less than a mile from the property in question. This just as easy & probably quicker to get to B.C.G.H. than to fight the traffic crossing the street to 8811. Also, with the driveway from 8811 coming out at Liberty Rd., additional traffic just isn't necessary. Blair Ave. is tired of being the shortcut street for every new thing built in this area.

The houses in this area are all owner residences. What assumptions do we have that Dr. Rao will turn this home into a clinic by day & a bar by night? He can't do it.

Please follow the recommendations of the Balto. County Planning Staff to retain this property as an S.S. zone classification. At the Sept. 13th hearing, thanking you for your consideration in this matter, I remain;

Very sincerely,
[Signature]

Mr. Fred Bernar
3614 Blair Avenue
Randallstown, Maryland 21133

S. ERIC DINENNA
ZONING COMMISSIONER

March 26, 1979

Babu Rao, M.D.
8821 Stonehaven Road
Randallstown, Maryland 21133

RE: 8811 Liberty Road
Case No. C-79-552

Dear Dr. Rao:

A complaint was received by this office on March 5, 1979, which alleged that a zoning violation existed at 8811 Liberty Road. If you recall, on March 6, I inspected the property and spoke to you about the charge. At that time, I was assured by you and a Mr. James Cohen that the property was in a period of re-classification and efforts were being made to legally install more doctor's offices.

A check of our records revealed that a site plan was drawn and petitions filed for re-classification and variance. Subsequently, the Zoning Plans Advisory Committee inspected your property which resulted in their comments being submitted on October 31, 1978. Finally, on January 26, 1979, this office received a letter from John Seiland, Esquire advising us that at this time, you did not wish to proceed with the matter any further.

I regret to inform you that, indeed, the Zoning Regulations for Baltimore County are being violated. As a doctor, you are entitled to have a professional office at your residence providing that, in fact, it is your bona-fide residence. Your attorney was advised of this situation by Mr. Commodari in his letter of October 31, 1978. The regulations further stipulate that no more than 25% of the total floor area of the residence may be used for the professional office. The site plan that was submitted reveals that over 33% of the floor area is currently being used for professional purposes.

This office, therefore, respectfully requests that you either cease using 8811 Liberty Road as a professional office or fully comply by May 9, 1979, with the requirements of the Baltimore County Zoning Regulations.

Please feel free to call (494-3351), if you have any questions.

Sincerely,

Art Griffin
ART GRIFFIN
Zoning Inspector

AG:ech

cc: File

[illegible]

CERTIFICATE OF PUBLICATION
1950

Pikesville, Md., Aug. 23., 1909 70

THIS IS TO CERTIFY, that the annexed advertisement
was published in the NORTHWEST STAR, a weekly
newspaper published in Pikesville, Baltimore
County, Maryland before the _____ day
of _____, 19____.

the first publication appearing on the _____ day of _____, 19____
the second publication appearing on the _____ day of _____, 19____
the third publication appearing on the _____ day of _____, 19____

THE NORTHWEST STAR

Manager

Cost of advertisement.

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

No. 83115

DATE August 11, 1979 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED
 FROM: Belland & Jednorak

FOR: Paying Fee for Case No. B-79-16 (Babu T. Rao, et al)

8891260 15 50.00 NDC

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD, ----- August 23 -----, 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., _____ of _____, _____, _____ weeks before the _____

day of September, 1979, the ~~first~~ publication
appearing on the 23rd day of August
19 79.

THE JEFFERSONIAN.

L. Frank Thurston
Manager

Cost of Advertisement, \$.....

[illegible]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting August 24, 1979
 Posted for: PETITION FOR RECLASSIFICATION
 Petitioner: BABU Y. RAO, ET UX
 Location of property SW/4 LIBERTY ROAD, 785 SE STEWART BROOK ROAD
 Location of Signer FRONT 8811 LIBERTY RD.

Remarks: _____
 Posted by Thomas E. Rabaud Date of return AUGUST 31, 1979
 Signature

1-Si, Gn

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

No. 83180

DATE September 12, 1979 ACCOUNT 01-662

AMOUNT \$226.30

RECEIVED FROM Shella Rao

FOR Advertising and Posting for Case No. B-74-16

977 SEP 12 1979
226.30 NC
VALIDATION OR SIGNATURE OF CASHTER 1-4-80

PETITION MAPPING SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	
Descriptions checked and outline plotted on map					10-6	1-78				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u> </u> Charge in outline or description <u> </u> Yes <u> </u> No <u> </u> Previous case: <u> </u> Map # <u>216 21</u>										

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

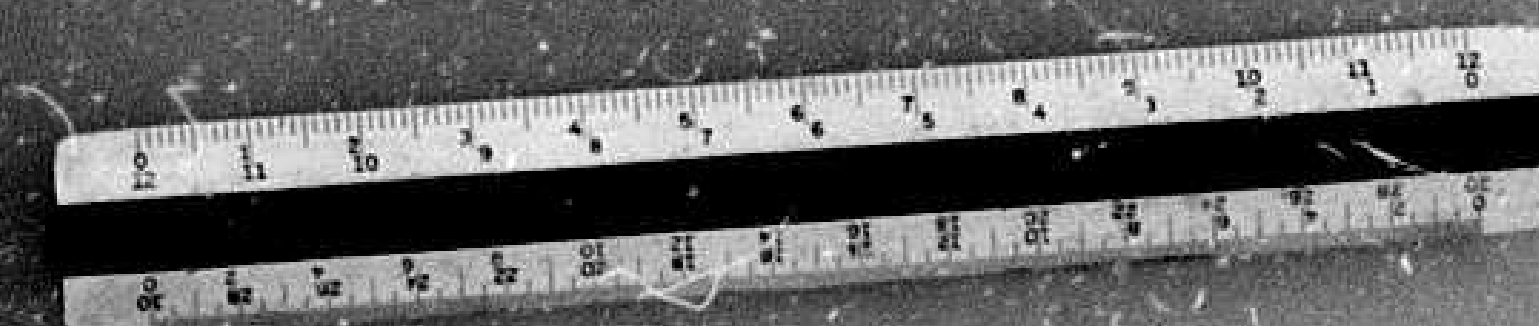
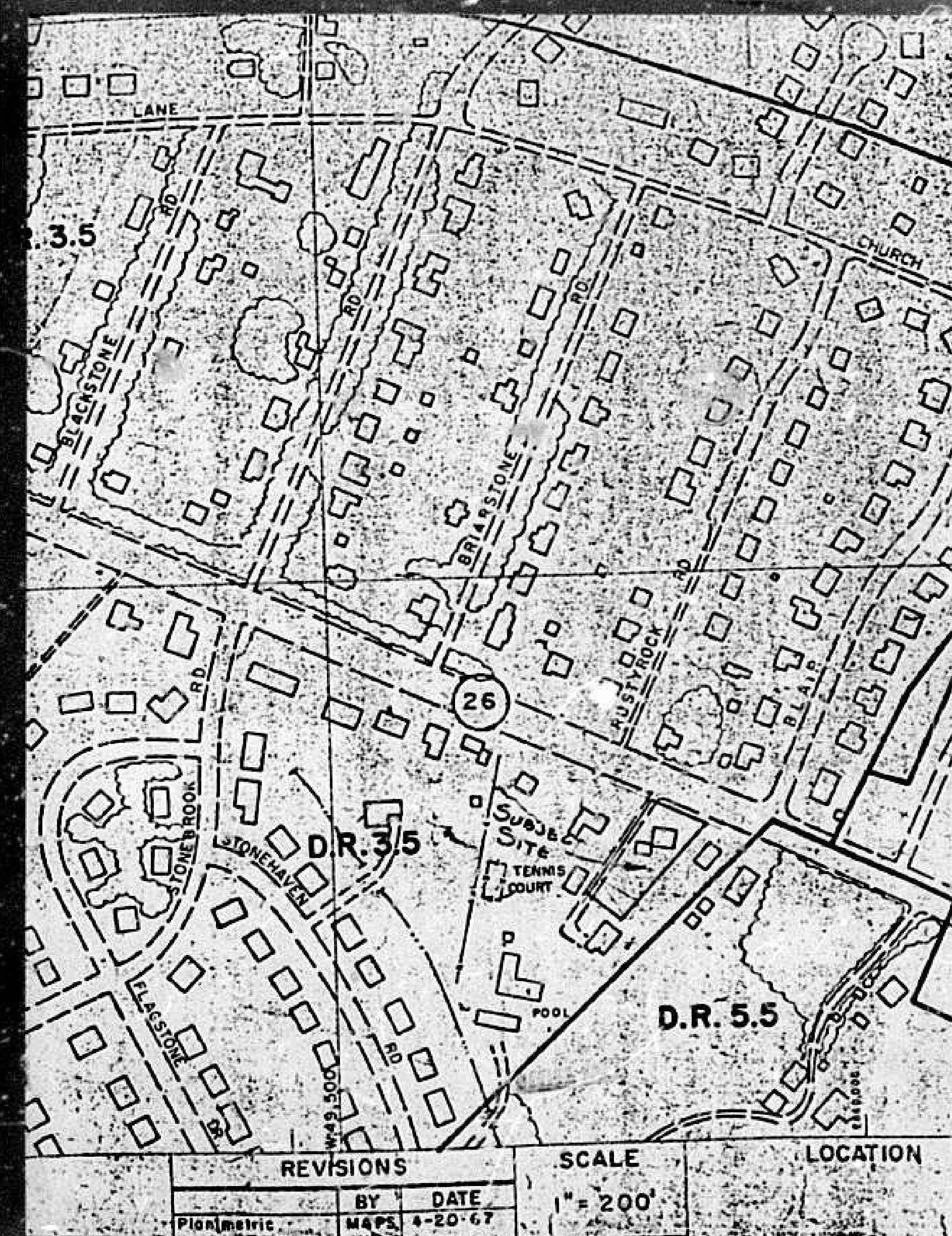
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 29 day of
1978 Filing Fee \$ 57 Received ☒ Check


S. Eric DiNenna,
Zoning Commissioner

Petitioner Shelton & Co. Inc. Submitted by Shelton & Co. Inc.
Petitioner's Attorney Shelton & Co. Inc. Reviewed by Shelton & Co. Inc.

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

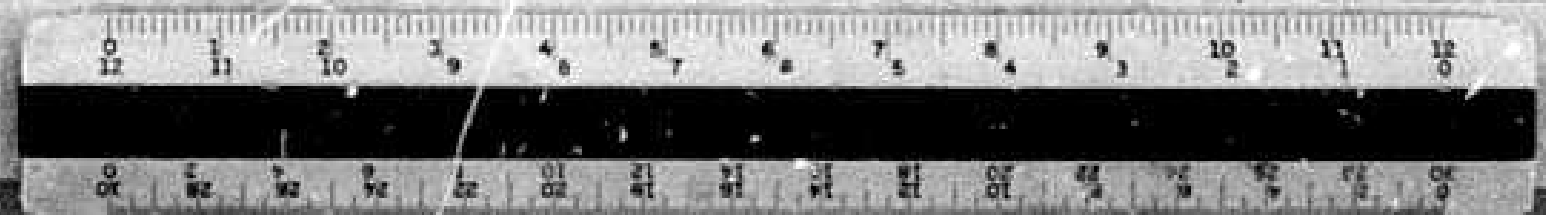


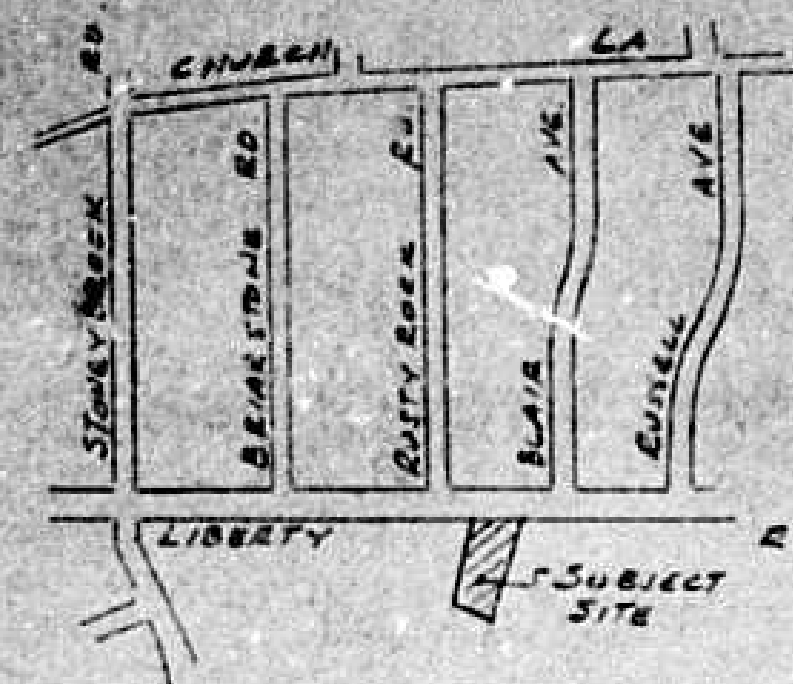


P-5W

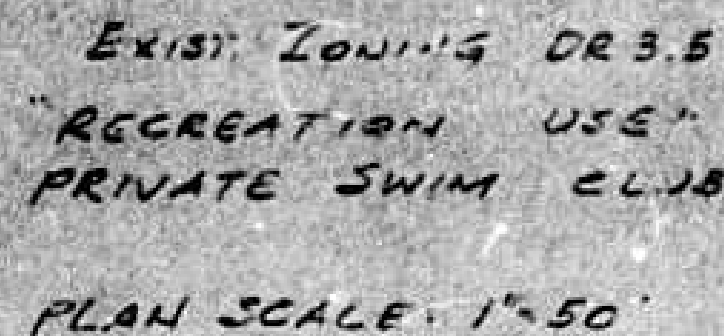
PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS			SCALE	LOCATION	SHEET
Planimetric	BY MAPS, INC.	DATE 4-20-57			
Topographic	MAPS, INC.	DATE 4-11-70	1" = 200'	RANDALLSTOWN	N.W. 7-1
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.			DATE OF PHOTOGRAPHY APRIL 1953		





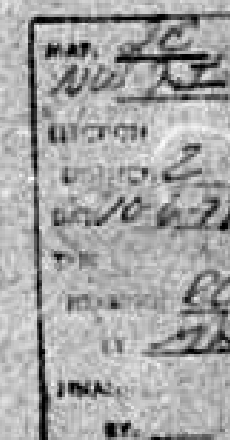
LOCATION MAP
SCALE: 1" = 500'



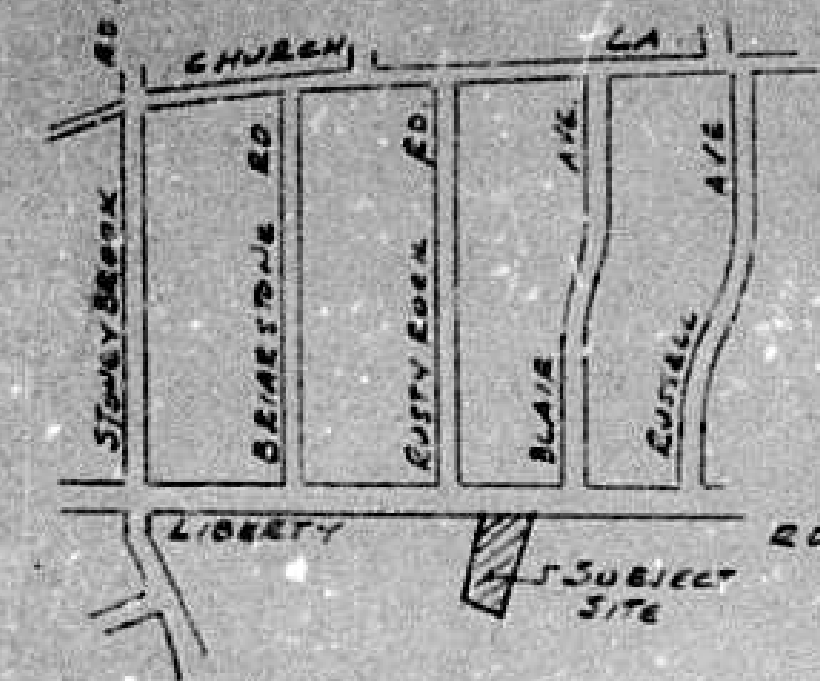
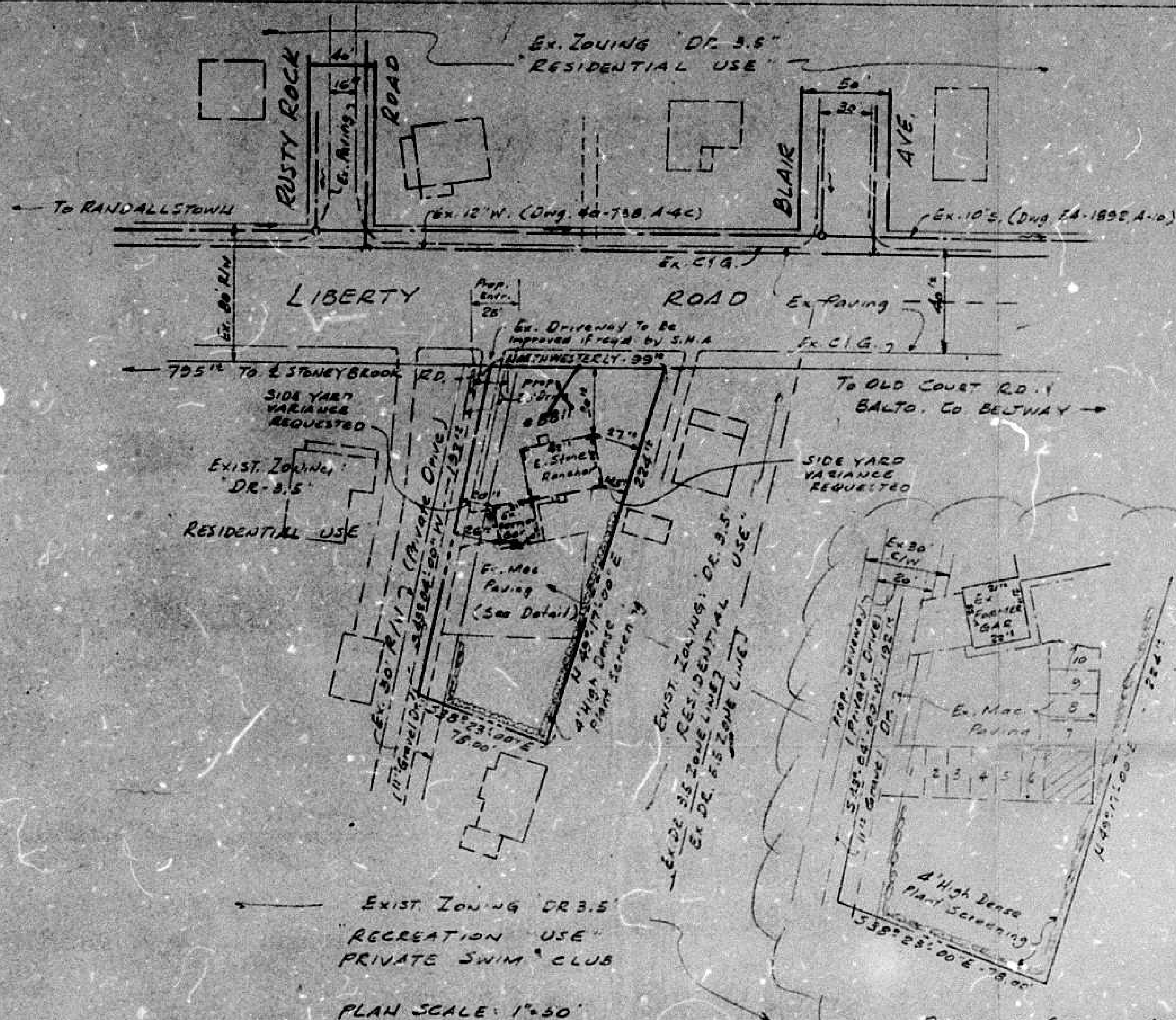
DETAIL OF PARKING AREA
SCALE: 1"=30'

BALTIMORE CO., MD.
SEPT. 27, 1978

1. AREA OF PROPERTY * 0.41 AC. (17,930 s.f.)
2. EXISTING ZONING OF PROPERTY: "DR-3.5"
3. EXISTING USE OF PROPERTY: RESIDENTIAL & DOCTOR'S OFFICE
4. PROPOSED ZONING OF PROPERTY: "DR-16 WITH SPECIAL EXCEPTION & YARD VARIANCES"
5. PROPOSED USE OF PROPERTY: "MEDICAL OFFICES"
6. OFF-STREET PARKING DATA:
 - A. AREA OF GROUND FLOOR (BASEMENT) = 1260 s.f.
 - B. UPPER FLOOR AREA (INCL. FORMER GAR.) = 1722 s.f.
 - C. TOTAL FLOOR AREA = 2982 s.f. REQUIRING 10 SPACES (1 PS / 300 S.F.)
 - D. TOTAL SPACES PROPOSED: 10
7. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS 504 & Y.B.2 OF THE ZONING CODE TO PERMIT A SIDE YARD VARIANCE OF 14.5' INSTEAD OF THE REQUIRED 25' (A VARIANCE OF 10.5') ALONG THE SOUTHEAST PROPERTY LINE AND TO PERMIT A SIDE YD OF 20' INSTEAD OF THE REQUIRED 25' (A VARIANCE OF 5') ALONG THE NORTHWEST PROPERTY LINE
8. SITE IS LOCATED IN THE BEJS RUN - GWYNNS FALLS DRAINAGE AREA.



PAUL LEE ENGINEERING, INC.
206 WASHINGTON AVENUE
TOWSON, MARYLAND 21204



DETAIL OF PARKING AREA
SCALE: 1"=30'

GENERAL NOTES

1. AREA OF PROPERTY = 0.41 AC (17,930 S.F.)
2. EXISTING ZONING OF PROPERTY: DR-3.5
3. EXISTING USE OF PROPERTY: RESIDENTIAL & DOCTORS OFFICE
4. PROPOSED ZONING OF PROPERTY: DR-3.5 WITH SPECIAL EXCEPTION & YARD VARIANCES
5. PROPOSED USE OF PROPERTY: MEDICAL OFFICES
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 - C. TOTAL FLOOR AREA = 2982 S.F. REQUIRING 10 SPACES (1 P.S./300 S.F.)
 - D. TOTAL SPACES PROPOSED = 10
7. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS 504 & 512 OF THE ZONING CODE TO PERMIT A "SIDE YARD VARIANCE OF 14.5" INSTEAD OF THE REQUIRED 25" (A VARIANCE OF 10.5") ALONG THE SOUTHEAST PROPERTY LINE, AND TO PERMIT A SIDEYARD OF 20' INSTEAD OF THE REQUIRED 25" (A VARIANCE OF 5') ALONG THE NORTHWEST PROPERTY LINE
8. SITE IS LOCATED IN THE BENS RUN GWINNS FALLS DRAINAGE AREA.
9. DRIVEWAY TO BE SURFACED WITH A DUCTLESS, BONDING MATERIAL

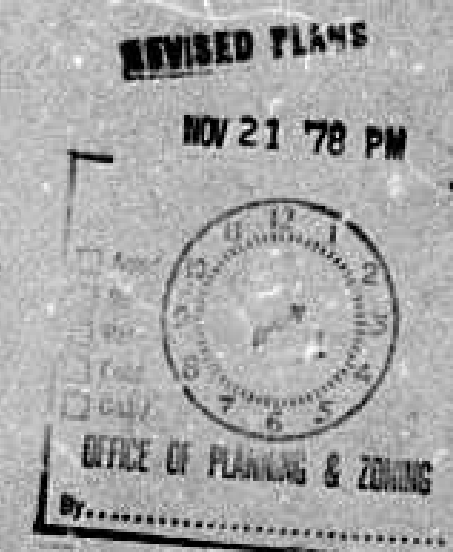
PLAT TO ACCOMPANY PETITION
FOR

RECLASSIFICATION, SPECIAL EXCEPTION
AND YARD VARIANCES

8811 LIBERTY ROAD

ELECT. DIST. 2
SCALE: AS SHOWN

BALTIMORE CO., MD.
SEPT 27, 1978
NOV 14, 1978



PAUL LEE ENGINEERING, INC.
206 WASHINGTON AVENUE
TOWSON, MARYLAND 21204