

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Personal Representative of the Estate of Harry Zang
I, or we, John E. Bohlen, Jr., 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 Sections 1902.2.3 (V.B.2) of the Zoning Regulations to permit a side yard setback to 19' for the existing Dwelling and 22' for the existing garage both in lieu of the required 25' and a rear yard setback of 13' in lieu of the required 30' for the existing garage

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

This application is necessitated by the unique circumstances of the present (and long-standing) location of the existing buildings on the property, and the infeasibility for these buildings to be utilized ("office use") as proposed, without the required variance, and the further impossibility, hardship, and extreme practical difficulty to make the existing structures conform with the above-cited Sections without razing, or destroying said buildings.

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.

William F. Gebhardt Address: 1215 Brook Meadow Drive Baltimore, Maryland 21204	John E. Bohlen, Jr., Personal Representative of the Estate of Harry Zang Legal Owner Address: 6708 Belair Road Baltimore, Maryland 21206
Phyllis M. Gebhardt Address: 1215 Brook Meadow Drive Baltimore, Maryland 21204	Contract purchaser Address: 6708 Belair Road Baltimore, Maryland 21206
James M. Smith Address: Suite 1544, The World Trade Center Baltimore, Maryland 21202	Petitioner's Attorney Address: Suite 1544, The World Trade Center Baltimore, Maryland 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of April, 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 18th day of June, 1979, at 1:00 P.M.

Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Personal Representative of the Estate of Harry Zang
I, or we, John E. Bohlen, Jr., 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 an _____ zone to an _____ zone; for the following reasons:

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

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

William F. Gebhardt Address: 1215 Brook Meadow Drive Baltimore, Maryland 21204	John E. Bohlen, Jr., Personal Representative of the Estate of Harry Zang Legal Owner Address: 6708 Belair Road Baltimore, Maryland 21206
Phyllis M. Gebhardt Address: 1215 Brook Meadow Drive Baltimore, Maryland 21204	Contract purchaser Address: 6708 Belair Road Baltimore, Maryland 21206
James M. Smith Address: Suite 1544, The World Trade Center Baltimore, Maryland 21202	Petitioner's Attorney Address: Suite 1544, The World Trade Center Baltimore, Maryland 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of April, 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 18th day of June, 1979, at 1:00 P.M.

Zoning Commissioner of Baltimore County.

(over)

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT RECEIVED

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
I, or we, John E. Bohlen, Jr., Personal Representative of the Estate of Harry Zang, legal owner of the property situated in Baltimore County, the property outline of which is drawn to scale, complete with bearings and distances on 200 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE WITH THE ZONING

Exception in a DR 16 ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR _____ Office Use.

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 0.62 Ac. DEED REF. 842-248
GRADING _____ % OF OVERALL SITE WILL REQUIRE GRADING.
BUILDING SIZE 46.3' x 334' 838.5 s.f.
GROUND FLOOR 42.0' x 30' AREA 1,260' s.f.
NUMBER OF FLOORS 2 + BASE TOTAL HEIGHT 19' 2"
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 5,853.3 s.f./27,120 s.f. = 17.7%

BUILDING USE
GROUND FLOOR office OTHER FLOORS office

REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR 8 OTHER FLOORS 6 TOTAL 14

PAVING
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 5,040 s.f.
(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. John E. Bohlen, Jr., Personal Representative for the Estate of Harry Zang.

William F. Gebhardt Address: 1215 Brook Meadow Drive Baltimore, Maryland 21204	John E. Bohlen, Jr., Personal Representative for the Estate of Harry Zang LEGAL OWNER Address: 6708 Belair Road Baltimore, Maryland 21206
Phyllis M. Gebhardt Address: 1215 Brook Meadow Drive Baltimore, Maryland 21204	Contract purchaser Address: 6708 Belair Road Baltimore, Maryland 21206

THE PLANNING BOARD HAS DETERMINED ON 4-17-79 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-15.1(F) OF THE BALTIMORE COUNTY CODE, 1968. FEB 8 '79 PM

4-20-79 Signed: _____
CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

IDCA FORM NO. 2 REVISED 8-18-77, 6 PAGES

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
SW/S of Golden Ring Rd., 268' SE of Kerns Rd., 14th District

ESTATE OF HARRY ZANG, Petitioner : Case No. 79-248-XA

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.

<u>Peter Max Zimmerman</u> Peter Max Zimmerman Deputy People's Counsel	<u>John W. Hession, III</u> John W. Hession, III People's Counsel for Baltimore County County Office Building Towson, Maryland 21204 494-2188
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I HEREBY CERTIFY that on this 31st day of May, 1979, a copy of the foregoing Order was mailed to James M. Smith, Esquire, Suite 1544, The World Trade Center, Baltimore, Maryland 21202; and Mr. and Mrs. William F. Gebhardt, 1215 Brook Meadow Drive, Towson, Maryland 21204, Contract Purchasers.

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



STATE OF MARYLAND LETTERS OF ADMINISTRATION

Estate No. _____

To all persons who may be interested in the Estate of _____ deceased:
HARRY ZANG ZANG
Administration of the Estate of the deceased has been granted on September 21, 1978 to JOHN E. BOHLEN, JR.

The appointment is in full force and effect as of this date.

(SEAL) WITNESS: _____
Register of Wills for BALTIMORE County, Maryland.

VALID ONLY WITH IMPRINTED SEAL

DATED: September 21, 1978

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES BEFORE THE ZONING COMMISSIONER SW/S of Golden Ring Road, 268' SE of Kerns Road - 14th Election District Estate of Harry Zang - Petitioner NO. 79-248-XA item No. 168) OF BALTIMORE COUNTY

AMENDED ORDER NUNC PRO TUNC

It is hereby ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of August, 1979, that the Special Exception Order, dated August 2, 1979, passed in this matter, should be and the same is hereby AMENDED, "Nunc Pro Tunc," to include approval of a site plan by the Department of Public Works.

James M. Smith
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE August 20, 1979
BY John E. Bohlen, Jr.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

James M. Smith, Esquire
Suite 1544, The World Trade Center
Baltimore, Maryland 21202

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 19th day of April, 1979.

Eric Di Nenna
S. ERIC DI NENNA
Zoning Commissioner

Petitioner Estate of Harry Zang
Petitioner's Attorney James M. Smith Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance(s) should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of August, 1979, that the herein Petition for Variances to permit side yard setbacks of 19 feet for the existing dwelling and 22 feet for the existing garage both in lieu of the required 25 feet and a rear yard setback of 13 feet for the existing garage in lieu of the required 30 feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of the site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

William E. H.
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit _____

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 requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception for an office building and offices should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of August, 1979, that the herein Petition for Special Exception for an office building and offices should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The exterior of the building shall be maintained so as to be residential in appearance. While exterior changes may be made, the same shall not in any way materially change the residential appearance of said property.
2. The entrance must have a minimum width of 25 feet.
3. Sidewalks are to be provided per comments submitted by the Current Planning and Development Division, dated March 16, 1979.
4. Approval of a site plan by the State Highway Administration and the Office of Planning and Zoning, including landscaping approval by the Current Planning and Development Division.

William E. H.
ZONING COMMISSIONER OF BALTIMORE COUNTY

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 197____, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 6, 1979

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

ofo
Nicholas B. Commodari
Chairman

MEMBER:
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

James M. Smith, Esquire
Suite 1544, The World Trade Center
Baltimore, Maryland 21202

RE: Item No. 168
Petitioner - Estate of Harry Zang
Special Exception and Variance
Petition

Dear Mr. Smith:

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 southwest side of Golden Ring Road, approximately 268 feet southeast of Kerns Road, in the 14th Election District, this D. R. 16 zoned property is presently improved with a two-story brick building and unattached garage in the rear. Adjacent properties are improved with dwellings, and the Golden Ring Junior High School to the rear, while the Baltimore County fire station exists directly opposite the subject property.

Because of your clients' proposal to convert the existing dwelling and garage to office use, this Special Exception is required, while the Variances are included in order to legalize the existing setbacks of these structures. In light of the fact that revised site plans, incorporating the comments of the State Highway Administration, were submitted to this office, this petition was scheduled for a hearing date. If this petition is granted and at the time of application, the submitted site plans should clearly reflect the type of screening to be used, and a clear indication that the garage will be utilized for offices.

Item No. 168
Page 2
June 6, 1979

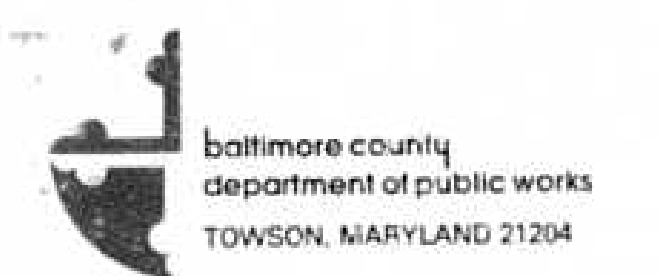
I would also like to remind you that the Variance petition forms were changed after verbally consulting with you. However, as of this date, these forms have not been initialed as promised. I suggest you do this prior to the scheduled hearing.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. 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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf
Enclosures

cc: Paul Lee Engineering, Inc.
304 W. Pennsylvania Avenue
Towson, Maryland 21204



THORNTON M. MOURING, P.E.
DIRECTOR

March 12, 1979

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

Re: Item #168 (1978-1979)
Property Owner: Estate of Harry Zang
S/MS Golden Ring Rd. 268' S/E Kern Avenue
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices (IDCA 79-3X) and Variance to permit a side setback of 19' in lieu of the required 25' for the existing building, a side setback of 22' in lieu of the required 25' for the existing garage and a rear setback of 13' in lieu of the required 30' for the garage.
Acres: 0.62 District: 14th

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.

General:
Comments were supplied for this property for Project IDCA 79-3A.

Highways:
Golden Ring Road (Md. 588) 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.

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 #168 (1978-1979)
Property Owner: Estate of Harry Zang
Page 2
March 12, 1979

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:

There is a public 8-inch water main and public 8-inch sanitary sewerage in Golden Ring Road.

The indicated fire hydrant is non-existent. The nearest fire hydrant is northwest of Kern Avenue.

Very truly yours,

Charles Lee
ELLEWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:iss

cc: W. Munchel

1-NW Key Sheet
14 NE 23 Post. Sheet
NE 4 F Topo
85 Tax Map



Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

March 2, 1979

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, February 20, 1979
Item: 168
Property Owner: Estate of Harry Zang
Location: SW/S Golden Ring Road
(Rte. 588) 268' SE Kerns Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception

for offices (IDCA 79-3-X) and Variance to permit a side setback of 19' in lieu of the required 25' for the existing building, a side setback of 22' in lieu of the required 25' for the existing garage and a rear setback of 13' in lieu of the required 30' for the garage.

Acres: 0.62
District: 14th

Dear Mr. DiNenna:

The entrance must have a minimum width of 25'. We recommend a width of 30'. The frontage of the property must be improved with paving and curb and gutter. The curb is to be 20' from the centerline of highway. The required construction must be done by the developer, under permit from the State Highway Administration.

The plan must be revised prior to a hearing date being assigned.

CL:JEM:dj

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Moyers



baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
CDD-494-3211

March 15, 1979

LESLIE H. GRAEF
DIRECTOR

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 #168, Zoning Advisory Committee Meeting, February 20, 1979, are as follows:

Property Owner: Estate of Harry Zang
Location: SW/S Golden Ring Road 268' SE Kerns Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 79-3-X) and Variance to permit a side setback of 19' in lieu of the required 25' for the existing building, a side setback of 22' in lieu of the required 25' for the existing garage and a rear setback of 13' in lieu of the required 30' for the garage.
Acres: 0.62
District: 14th

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.

Sidewalks should be provided. The type of screening should be indicated on the site plan.

All exterior lighting should be indicated on the site plan.

Very truly yours,

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

STEPHEN E. COLLINS
DIRECTOR
April 4, 1979

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

Item No. 168 - ZAC - February 20, 1979
Property Owner: Estate of Harry Zang
Location: SW/S Golden Ring Rd. 268' SE Kerns Rd.
D.R. 16
Existing Zoning: Special Exception for offices (IDCA79-3-X) and Variance to permit a side setback of 19' in lieu of the required 25' for the existing building, a side setback of 22' in lieu of the required 25' for the existing garage and a rear setback of 13' in lieu of the required 30' for the garage.
Proposed Zoning:
Acres: 0.62
District: 14th

Dear Mr. DiNenna:
No major increase in traffic is anticipated. Sidewalks will be required along the frontage of the site.

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

MSF/hmd

BOARD OF EDUCATION
OF BALTIMORE COUNTY
TOWSON, MARYLAND - 21204

Date: February 16, 1979

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

Z.A.C. Meeting of: February 20, 1979

RE: Item No.
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:
Items 166, 167, 168 and 169 have no hearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

DONALD J. COOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER
March 29, 1979

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

Dear Mr. DiNenna:

Comments on Item #168, Zoning Advisory Committee Meeting of February 20, 1979, are as follows:

Property Owner: Estate of Harry Zang
Location: SW/S Golden Ring Road 268' SE Kerns Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 79-3-X) and Variance to permit a side setback of 19' in lieu of the required 25' for the existing building, a side setback of 22' in lieu of the required 25' for the existing garage and a rear setback of 13' in lieu of the required 30' for the garage.
Acres: 0.62
District: 14th

Metropolitan water and sewer exist.

Very truly yours,
Jan J. Foggest
Jan J. Foggest, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRP/sms

Paul H. Reincke
CHIEF
February 27, 1979

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Estate of Harry Zang

Location: SW/S Golden Ring Rd. 268' SE Kerns Rd.

Item No. 168 Zoning Agenda Meeting of 2/20/79

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 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.
- (X) 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", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed by *John J. Kelly* 2/27/79
Planning Group
Special Inspection Division
Noted and Approved: *George M. Wegand*
Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: Norman E. Gerber, Acting Director
FROM: Office of Planning and Zoning
Date: June 4, 1979
SUBJECT: Petition #79-248 Item # 168

Petition for Special Exception for office buildings and offices and Variances for side and rear yard setbacks
Southwest side of Golden Ring Road, 268' Southeast of Kerns Road
Petitioner - Estate of Harry Zang

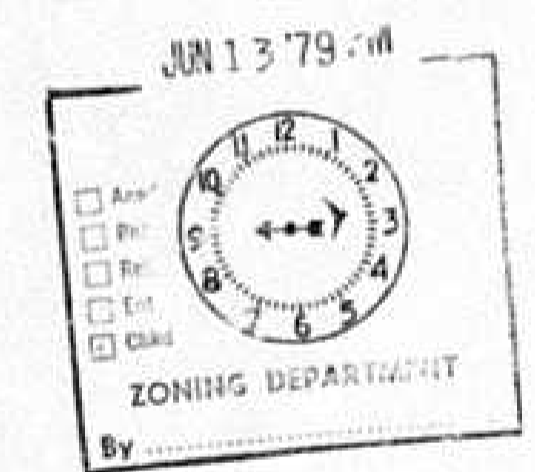
14th District

HEARING: Monday, June 18, 1979 (1:00 P.M.)

Office use would be appropriate here. If granted, it is requested that the granting be conditioned to require the submittal of a detailed landscaping plan for approval by the Current Planning and Development Division.

Norman E. Gerber
Norman E. Gerber, Acting Director
Office of Planning and Zoning

NEG:JGH:rw



LAW OFFICES
GEBHARDT & SMITH
SUITE 1544
THE WORLD TRADE CENTER
BALTIMORE, MARYLAND 21202
(301) 752-9630

SUMMONED
June 13, 1979

NON SUIT
COPY LEFT
SIGNED
CHARLES H. HICKY, JR.
OF BALTIMORE COUNTY

The Honorable William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #168 (1978-1979) 79-248-2A
Property Owner: Estate of Harry Zang
S/WS Golden Ring Rd. 268' S/E Kern Avenue
Existing Zoning: DR 16
Proposed Zoning: Special Exception for Offices
(IDCA 79-3X) and Variance to permit a side setback of 19' in lieu of the required 25' for the existing building, a side setback of 22' in lieu of the required 25' for the existing garage and a rear setback of 13' in lieu of the required 30' for the garage
Acres: 0.62 District: 14th
Date of Hearing: Monday, June 18, 1979 (at 1:00 p.m.)

Dear Mr. Hammond: CCB-15

Please issue a subpoena on behalf of the applicants in the above captioned matter for Mr. C. Richard Moore, Assistant Traffic Engineer, Baltimore County Department of Traffic Engineering to appear and testify in the above captioned matter, and produce all traffic counts, and other documents of his Department which relate to the above captioned application.

Please direct Mr. Moore to appear on Monday, June 18, 1979 at your hearing room to so testify.

Thank you for your courtesy and cooperation in this regard.

Very truly yours,
James M. Smith
James M. Smith
SHERIFF

JMS:dfh
cc: Mr. W. F. Gebhardt
Mr. Sheriff:

Please issue summons in accordance with the above.
William E. Hammond
WILLIAM E. HAMMOND, Zon. Com.

JOHN W. SEITZ
DIRECTOR
February 23, 1979

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

Dear Mr. DiNenna:

Comments on Item # 168 Zoning Advisory Committee Meeting, February 20, 1979 are as follows:

Property Owner: Estate of Harry Zang
Location: SW/S Golden Ring Road 268' SE Kerns Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 79-3-X) and Variance to permit a side setback of 19' in lieu of the required 25' for the existing building, a side setback of 22' in lieu of the required 25' for the existing garage and a rear setback of 13' in lieu of the required 30' for the garage
Acres: 0.62
District: 14th

The items checked below are applicable:

- Xa. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 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.
- Xc. Additional _____ Permits shall be required.
- Xd. Building shall be upgraded to new use - require alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- Xf. 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.
- X J. Comment: Show handicapped access to structure, parking, etc.

Very truly yours,
Charles E. Burnham
Charles E. Burnham
Plans Review Chief

Paul Lee, P.E.

Paul Lee Engineering Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
821-5311

DESCRIPTION

#6813 GOLDEN RING ROAD

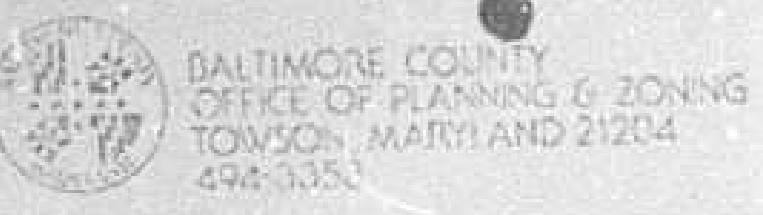
FOURTEENTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for a Special Exception in a DR 16 Zone for Office Use and Yard Variances.

Beginning for the same at a point on the west side of Golden Ring Road, said point being located southerly 286 feet ± from the center line of Kern Avenue; thence leaving said west side of Golden Ring Road (1) Westerly 162.9 feet ± to intersect the existing DR 16 and DR 5.5 zoning line as shown on the Zoning Map NE 4 F; thence binding on said zoning line (2) Southerly 154.21 feet ±; thence (3) Easterly 198.7 feet ± to intersect the west side of Golden Ring Road and thence binding on the west side of Golden Ring Road (4) Northerly 150 feet ± to the place of beginning.

Containing 0.62 acres of land, more or less, and known as #6813 Golden Ring Road.





BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353

James M. Smith, Esquire Suite 1544 The World Trade Center Baltimore, Maryland 21202

August 2, 1979

RE: Petitions for Special Exception and Variances SW/S of Golden Ring Road, 268' SE of Kerns Road - 14th Election District Estate of Harry Zang - Petitioner NO. 79-248-XA (Item No. 168)

Dear Mr. Smith:

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

Very truly yours,

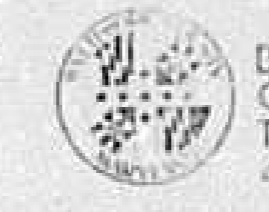
Signature of William E. Hammond, Zoning Commissioner

WILLIAM E. HAMMOND Zoning Commissioner

WEH/mc

Attachments

cc: John W. Hession, III, Esquire People's Counsel



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353

WILLIAM E. HAMMOND ZONING COMMISSIONER

August 20, 1979

James M. Smith, Esquire Suite 1544 The World Trade Center Baltimore, Maryland 21202

RE: Petitions for Special Exception and Variances SW/S of Golden Ring Road, 268' SE of Kerns Road - 14th Election District Estate of Harry Zang - Petitioner NO. 79-248-XA (Item No. 168)

Dear Mr. Smith:

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

Very truly yours,

Signature of William E. Hammond, Zoning Commissioner

WILLIAM E. HAMMOND Zoning Commissioner

WEH/mc

Attachment

cc: John W. Hession, III, Esquire People's Counsel

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 14 Date of Posting 6/12/79
Posted for: Petition for Special Exception & Variances
Petitioner: Estate of Harry Zang
Location of property: SW/S of Golden Ring Rd., 268' SE of Kerns Rd.
Location of signs: front of property 16813 Golden Ring Rd.
Remarks:
Posted by: [Signature] Date of return: 6/19/79

2 signs

PETITION MAPPING PROGRESS SHEET table with columns for Function, Wall Map, Original, Duplicate, Tracing, and 200 Sheet.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 6 day of July 1979. Filing Fee \$50. Received [Check] Cash Other

Signature of S. Eric DiNenna, Zoning Commissioner

Petitioner [Signature] Submitted by [Signature]
Petitioner's Attorney [Signature] Reviewed by [Signature]

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

Two receipt forms from Baltimore County, Maryland, Office of Finance, Revenue Division, dated June 14, 1979 and May 25, 1979.

PETITION FOR SPECIAL EXCEPTION AND VARIANCES 14th District ZONING: Petition for Special Exception for office buildings and offices and Variances for side and rear yard setbacks...



TOWSON, MD. 21204 May 31 19 79

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION & VARIANCES - Estate of Harry Zang was inserted in the following:

- Essex Times
Towson Times
Arbutus Times
Community Times

weekly newspapers published in Baltimore, County, Maryland, on a week for one successive weeks before the 1st day of June 1979...

STROMBERG PUBLICATIONS, INC. BY Estate Bunge

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 31 1979

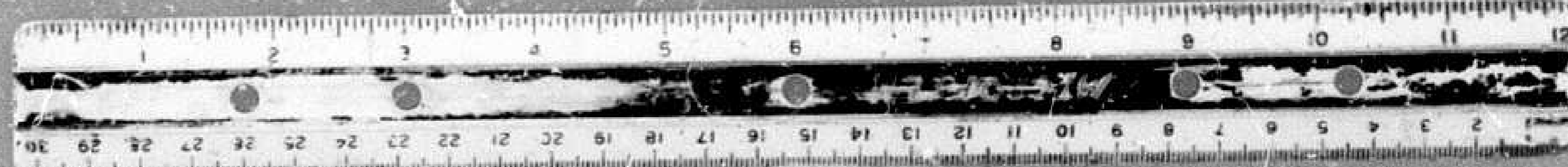
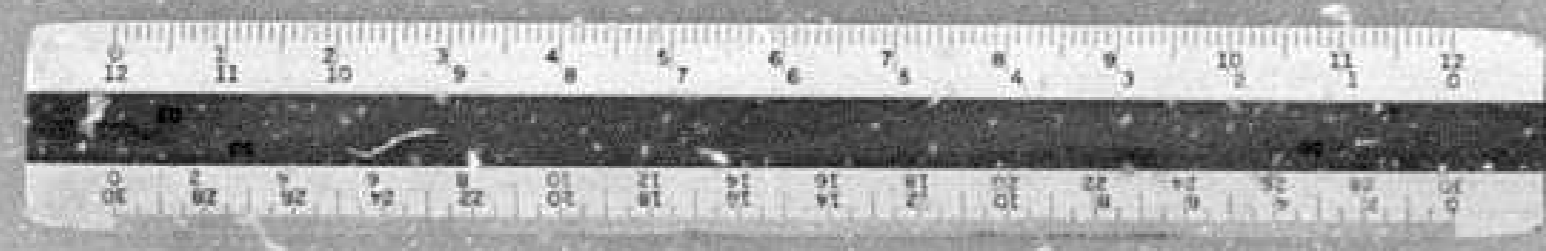
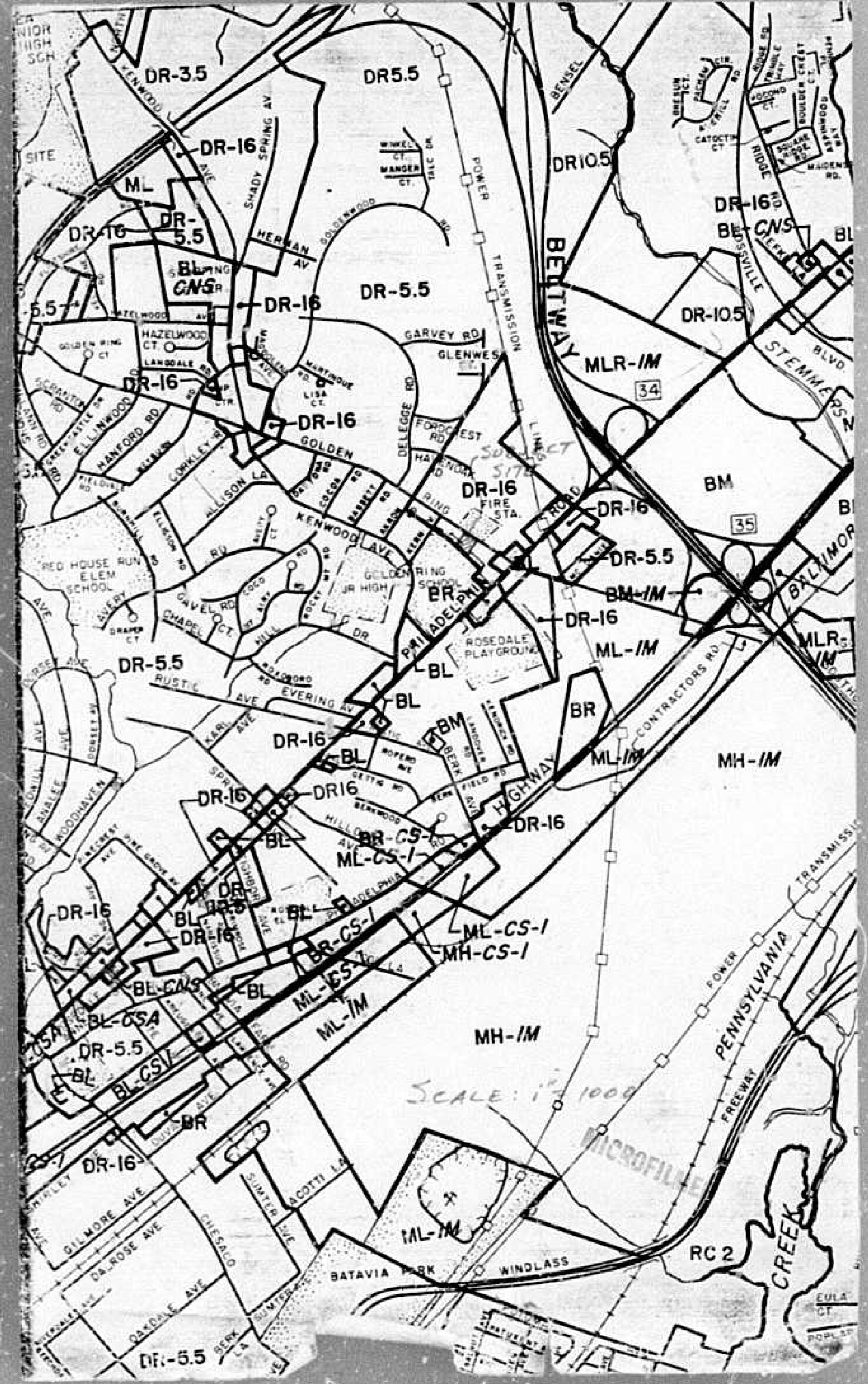
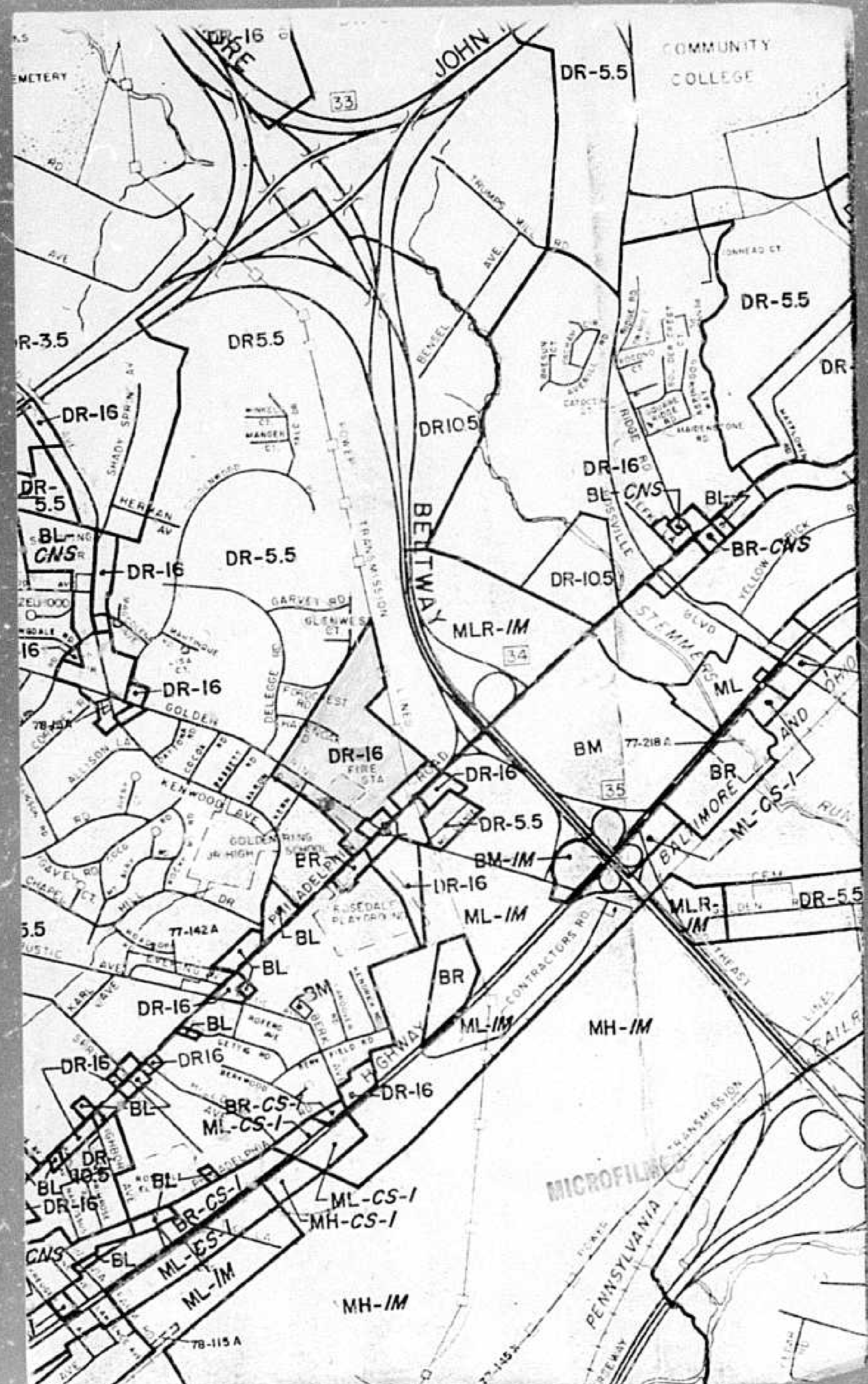
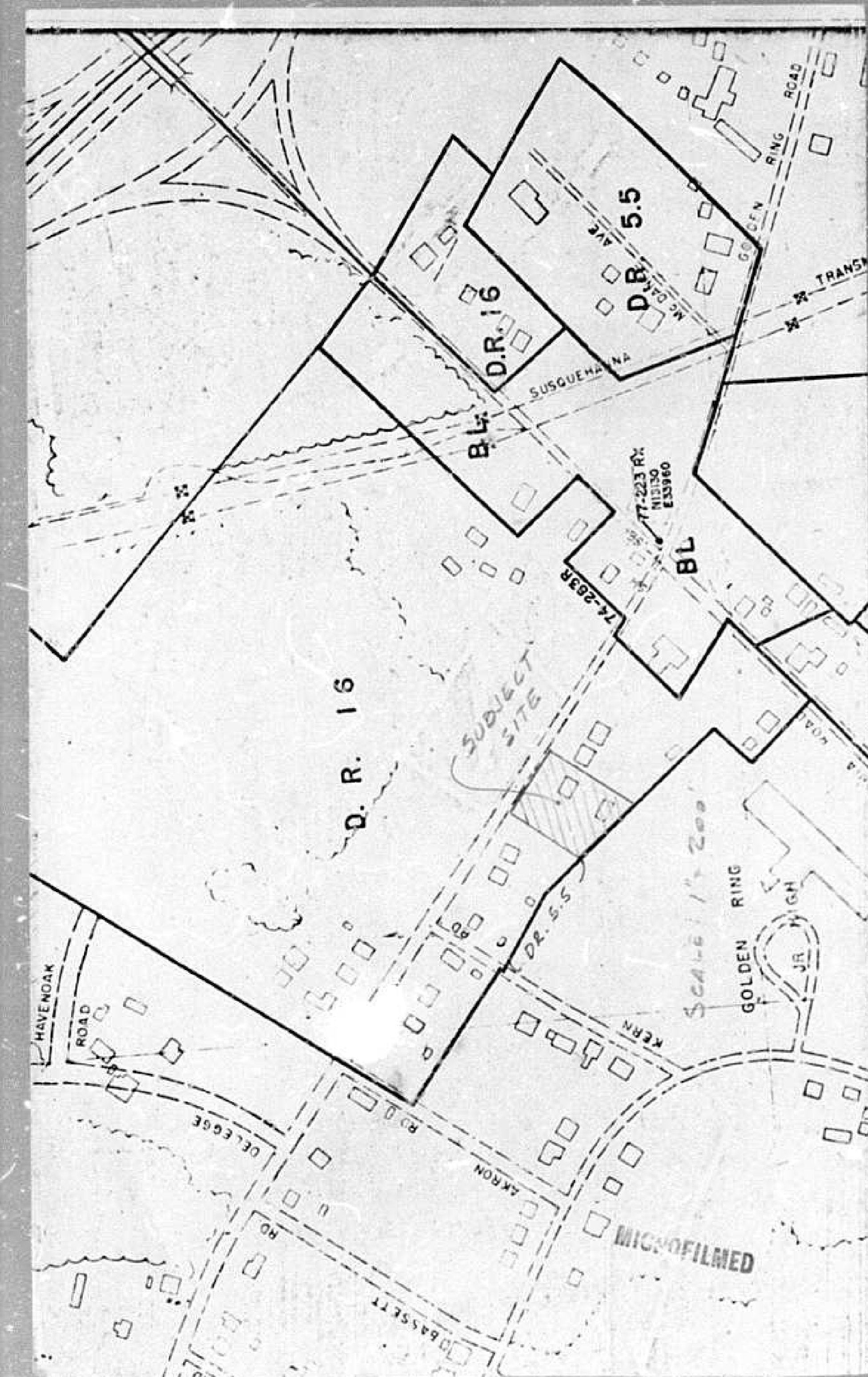
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week on one time successive weeks before the 18th day of June 1979...

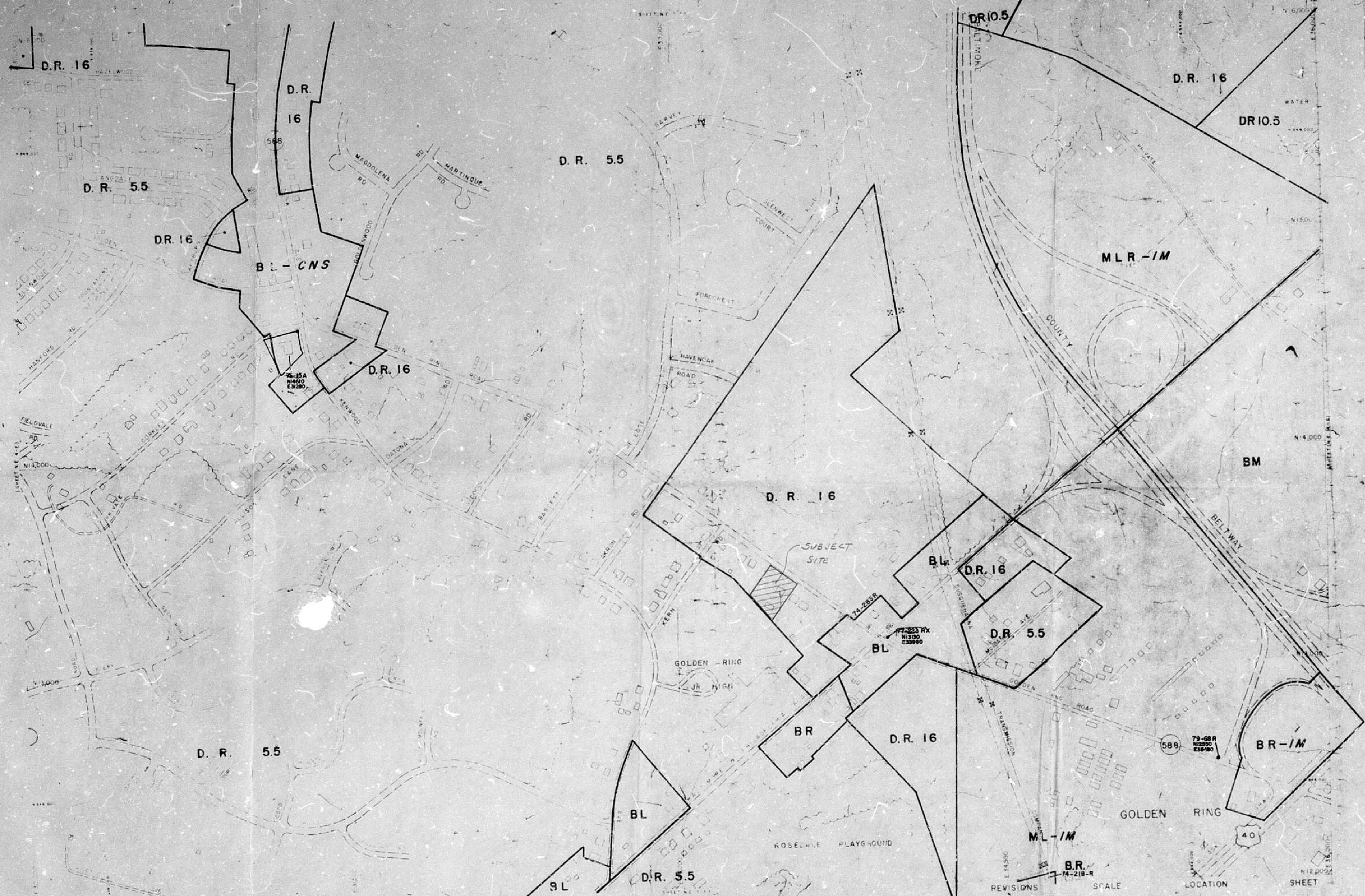
THE JEFFERSONIAN S. Leank, Publisher

Cost of Advertisement, \$

PETITION FOR SPECIAL EXCEPTION AND VARIANCES 14th DISTRICT

ZONING: Petition for Special Exception for office buildings and offices and Variances for side and rear yard setbacks. LOCATION: Southwest side of Golden Ring Road, 268 feet Southwest of Kerns Road...





1976 COMPREHENSIVE ZONING MAP
 ADOPTED BY THE
 BALTIMORE COUNTY COUNCIL
 OCT. 7, 1976 & OCT. 8, 1976
 BILL NOS 108-76, 109-76, 110-76, 111-76,
 112-76, 113-76, and 114-76

PHOTOGAMMETRIC MAP OF
 BALTIMORE COUNTY METROPOLITAN AREA
 OFFICIAL ZONING MAP

REVISIONS BY DATE SCALE
 1" = 200'
 DATE OF PHOTOGRAPHY
 APRIL 1953

LOCATION SHEET
 ROSVILLE NE
 GOLDEN RING 4-F
 AREA

Compiled By Photogrammetric Methods
 AER SERVICE CORPORATION-PHILADELPHIA, PA





* 6813 GOLDEN RING ROAD
 1. AREA OF SITE = 0.62 AC.
 2. EXIST. TONING DR. 16"
 3. ELECT. DIST. 14'
 4. SITE LOCATED IN
 STEMMERS RUN WATERSHED
 5. SITE HAS PUBLIC SEWER
 & WATER

J-NE I-NW
 Paul Lee Engineering, Inc.
 304 W. Pennsylvania Ave.
 Towson, Maryland 21284

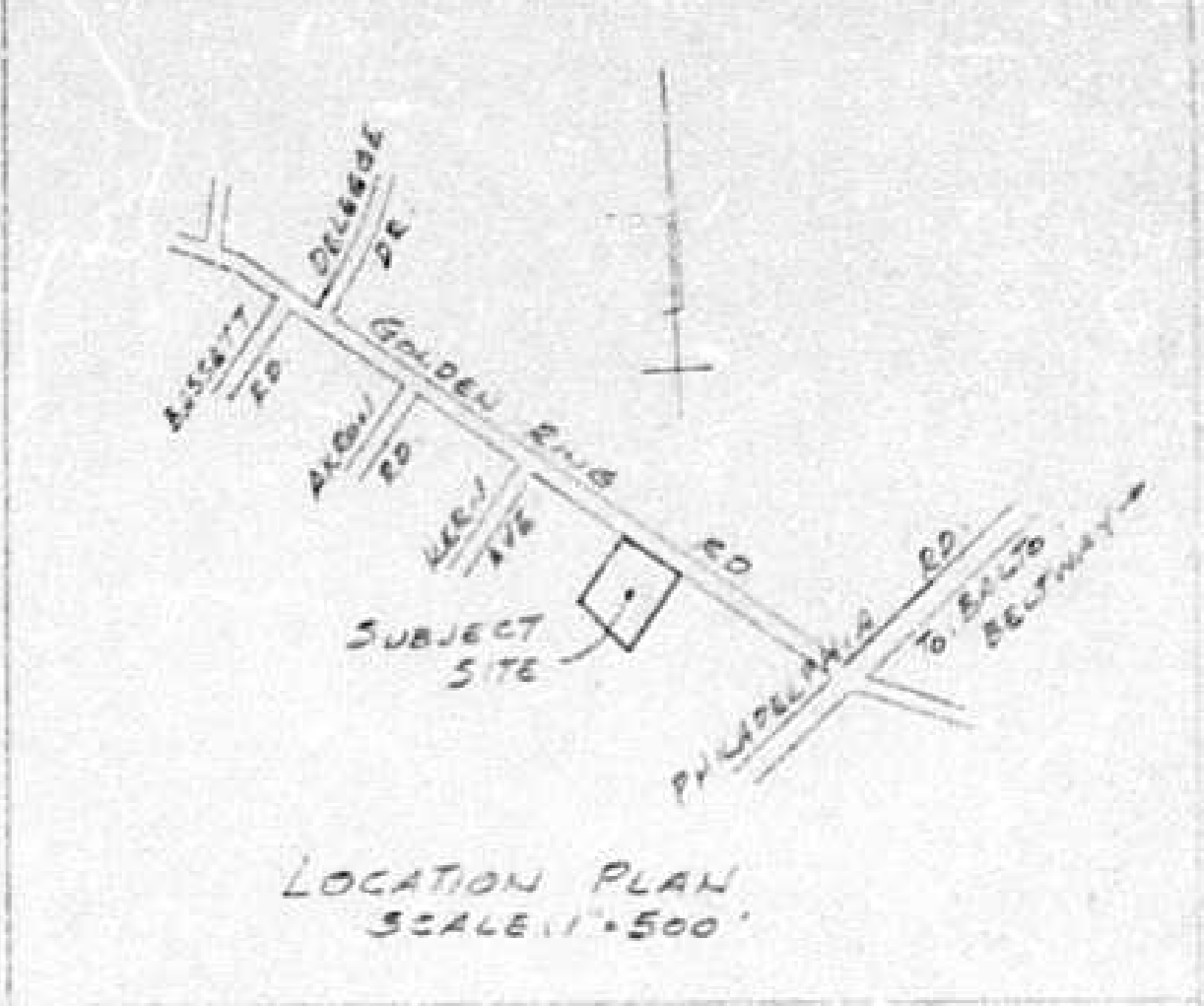
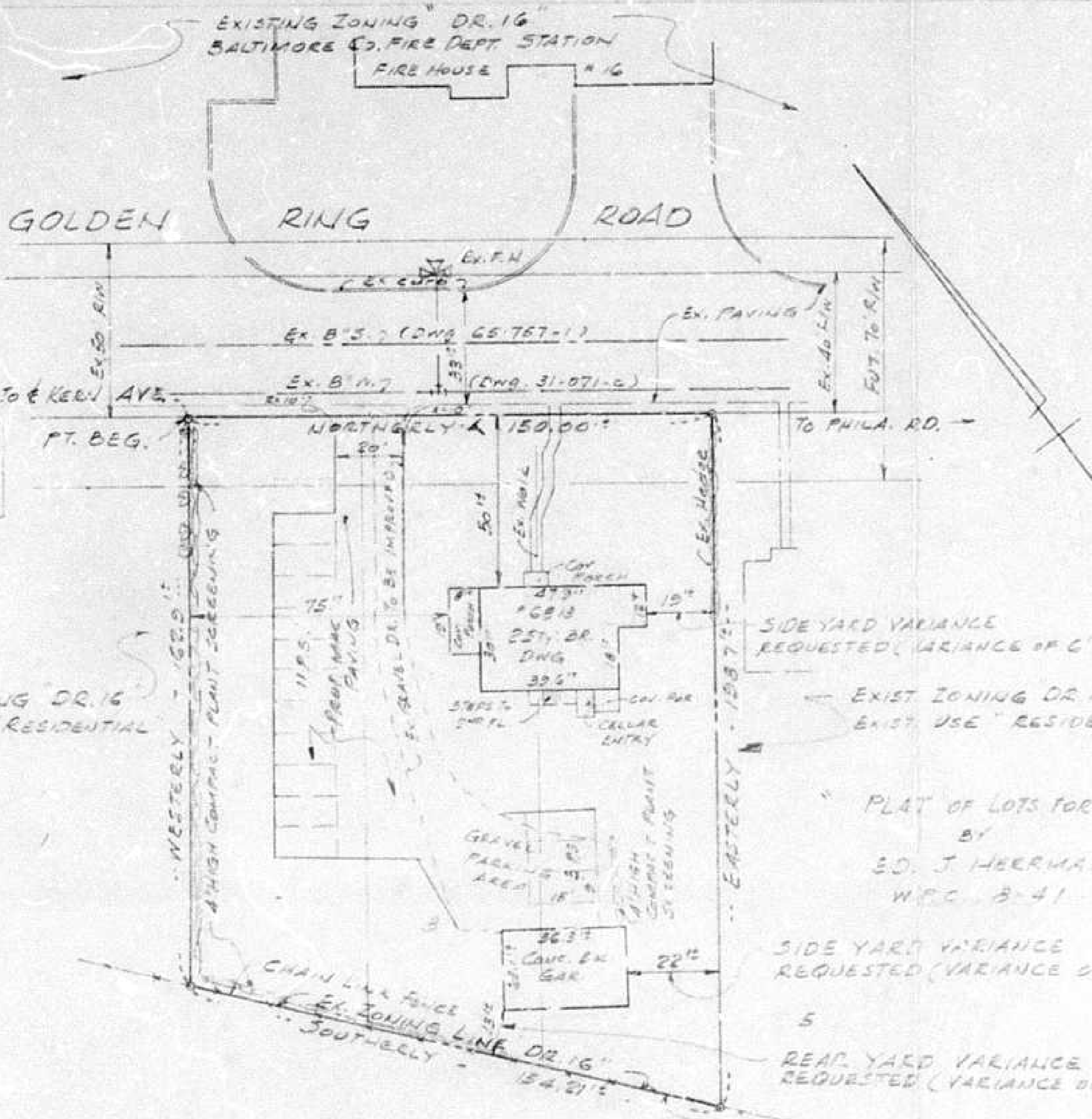
- OWNER -
 JOHN E. EDWEN, JR.
 (Personal Representative for The Estate of Mary, Inc.)
 6708 BELAIR ROAD
 BALTIMORE, MD. 21206

PHOTOGRAMMETRIC MAP OF
 BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE 1" = 200'	LOCATION ROSSVILLE GOLDEN RING AREA	SHEET NE 4-F
BY	DATE			
		DATE OF PHOTOGRAPHY APRIL 1953		

Photography Compiled By Photogrammetric Methods
 AERO SERVICE CORPORATION-PHILADELPHIA, PA.





GENERAL NOTES

1. TOTAL AREA OF SITE = 0.62 AC (27,120 S.F.)
2. EXIST ZONING OF PROPERTY = "DR. 16"
3. EXIST. USE OF PROPERTY = "RESIDENTIAL USE"
4. PROP. ZONING OF PROPERTY = "DR. 16" WITH SPECIAL EXCEPTION & YARD VARIANCES
5. PROP. USE OF PROPERTY = "OFFICE USE"
6. OFF-STREET PARKING DATA:
 - A. AREA OF EX. RESIDENCE BASE FL. 1,987.6 S.F. REQ. 4 SP. (1/300 S.F.)
 - 1ST FL. 1,432.6 S.F. REQUIRING 3 SPACES (1/300 S.F.)
 - 2ND FL. 1,581.6 S.F. REQUIRING 3 SPACES (1/300 S.F.)
 - B. AREA OF EX GARAGE = 838.5 S.F. REQUIRING 3 SPACES (1/300 S.F.)
 - C. TOTAL PARKING REQUIRED = 14
 - " " PROPOSED = 4
7. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS 1802.2(B), SECTION 5041 X.B.2 OF THE ZONING REGULATIONS TO ALLOW A SIDE YARD SETBACK OF 19' INSTEAD OF REQ'D. 25' (A VARIANCE OF 6') FOR THE EXIST DWELLING
8. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS 1802.2(B), SECTION 5041 Y.B.2 OF THE ZONING REGULATIONS TO ALLOW A SIDE YARD SETBACK OF 22' INSTEAD OF THE REQUIRED 25' (A VARIANCE OF 3') FOR EXIST. GARAGE
9. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS 1802.2(B), SECTION 5041 X.B.2 OF THE ZONING REGULATIONS TO ALLOW A REAR YARD SETBACK OF 13' INSTEAD OF THE REQUIRED 30' (A VARIANCE OF 17') FOR EXIST GARAGE
10. UTILITIES EXIST TO SUBJECT SITE.
11. PROPERTY IS LOCATED IN THE "STEMMERS RUN" WATERSHED

EXIST. ZONING DR. 16
EXIST. USE "RESIDENTIAL"

SIDE YARD VARIANCE REQUESTED (VARIANCE OF 6")

EXIST. ZONING DR. 16
EXIST. USE "RESIDENTIAL"

"PLAT OF LOTS FOR SALE BY E.D. J. HEERMANN W.P.C. 8-41"

SIDE YARD VARIANCE REQUESTED (VARIANCE OF 3")

REAR YARD VARIANCE REQUESTED (VARIANCE OF 17")

EXIST. ZONING DR. 5.5
EXIST. USE "GOLDEN RING JR. HIGH"

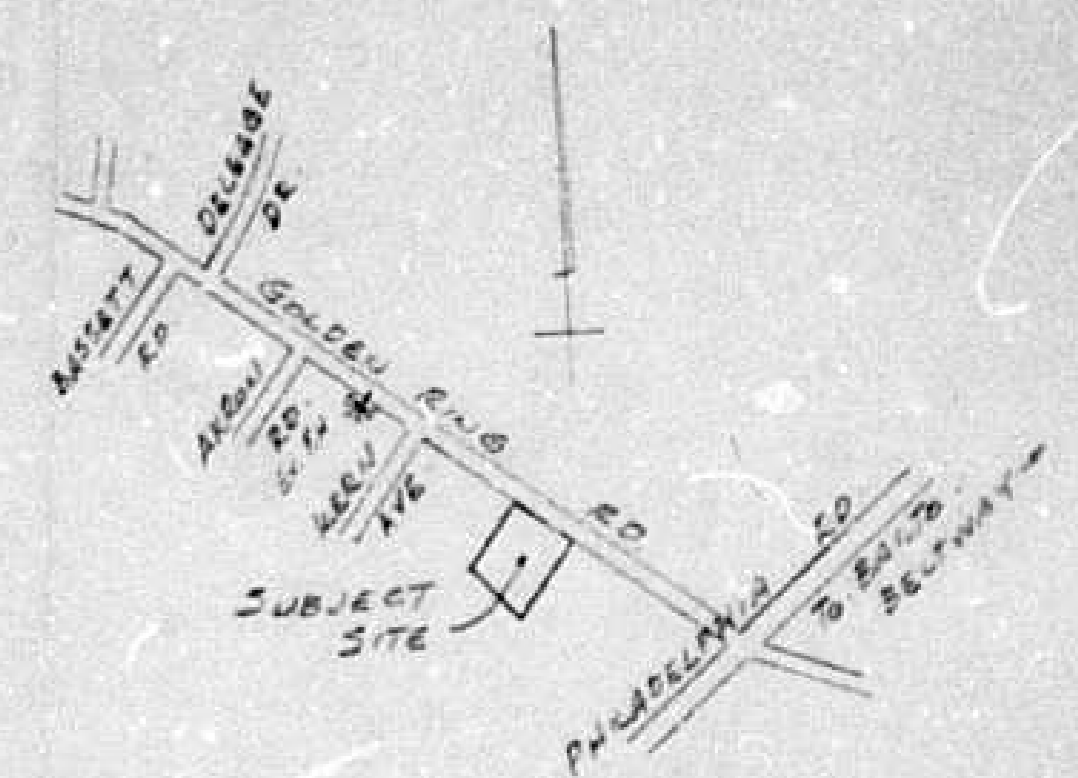


Paul Lee Engineering, Inc.
509 W. North Avenue
Towson, Maryland 21286

MAP 21B
NE 4-E
2/6/79
SE
MIB

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION & YARD VARIANCES AT

6813 GOLDEN RING ROAD
ELECT. DIST. 14 BALTIMORE COUNTY, MD.
SCALE: 1" = 30' JAN. 29, 1979



LOCATION PLAN
SCALE: 1"=500'

GENERAL NOTES

1. TOTAL AREA OF SITE = 0.62 AC (27,120 S.F.)
2. EXIST. ZONING OF PROPERTY = "DR. 16"
3. EXIST. USE OF PROPERTY = "RESIDENTIAL USE"
4. PROP. ZONING OF PROPERTY = "DR. 16" WITH SPECIAL EXCEPTION & YARD VARIANCES
5. PROP. USE OF PROPERTY = "OFFICE USE"
6. OFF-STREET PARKING DATA:
 - A. AREA OF EX. RESIDENCE: BASE FL. 1,087.6 S.F. REQUI. 5 SP. (1,300 S.F.)
 - 1ST FL. 1,432.6 S.F. REQUIRING 3 SPACES (1,800 S.F.)
 - 2ND FL. 1,087.6 S.F. REQUIRING 3 SPACES (1,500 S.F.)
 - B. AREA OF EX. GARAGE = 838.5 S.F. REQUIRING 5 SPACES (1,300 S.F.)
 - C. TOTAL PARKING REQUIRED = 14 PROPOSED = 14
7. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS 1802.2(B), SECTION 504 Y.B.2 OF THE ZONING REGULATIONS TO ALLOW A SIDE YARD SETBACK OF 19" INSTEAD OF REQ'D. 25" (A VARIANCE OF 6") FOR THE EXIST. DWELLING
8. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS 1802.2(B), SECTION 504 Y.B.2 OF THE ZONING REGULATIONS TO ALLOW A SIDE YARD SETBACK OF 22" INSTEAD OF THE REQUIRED 25" (A VARIANCE OF 3") FOR EXIST. GARAGE
9. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS 1802.2(B), SECTION 504 Y.B.2 OF THE ZONING REGULATIONS TO ALLOW A REAR YARD SETBACK OF 13" INSTEAD OF THE REQUIRED 30" (A VARIANCE OF 17") FOR EXIST. GARAGE
10. UTILITIES EXIST TO SUBJECT SITE
11. PROPERTY IS LOCATED IN THE "STEMMERS RUN" WATERSHED
12. IMPROVEMENTS IN GOLDEN RING RD. SUBJECT TO S.H.A. APPROVAL
13. PARKING LOT LIGHTS TO BE ATTACHED TO EXIST. BLDG

PLAT TO ACCOMPANY APPLICATION
FOR
ENTRANCE PERMIT FROM S.H.A.
FOR

* 6813 GOLDEN RING ROAD

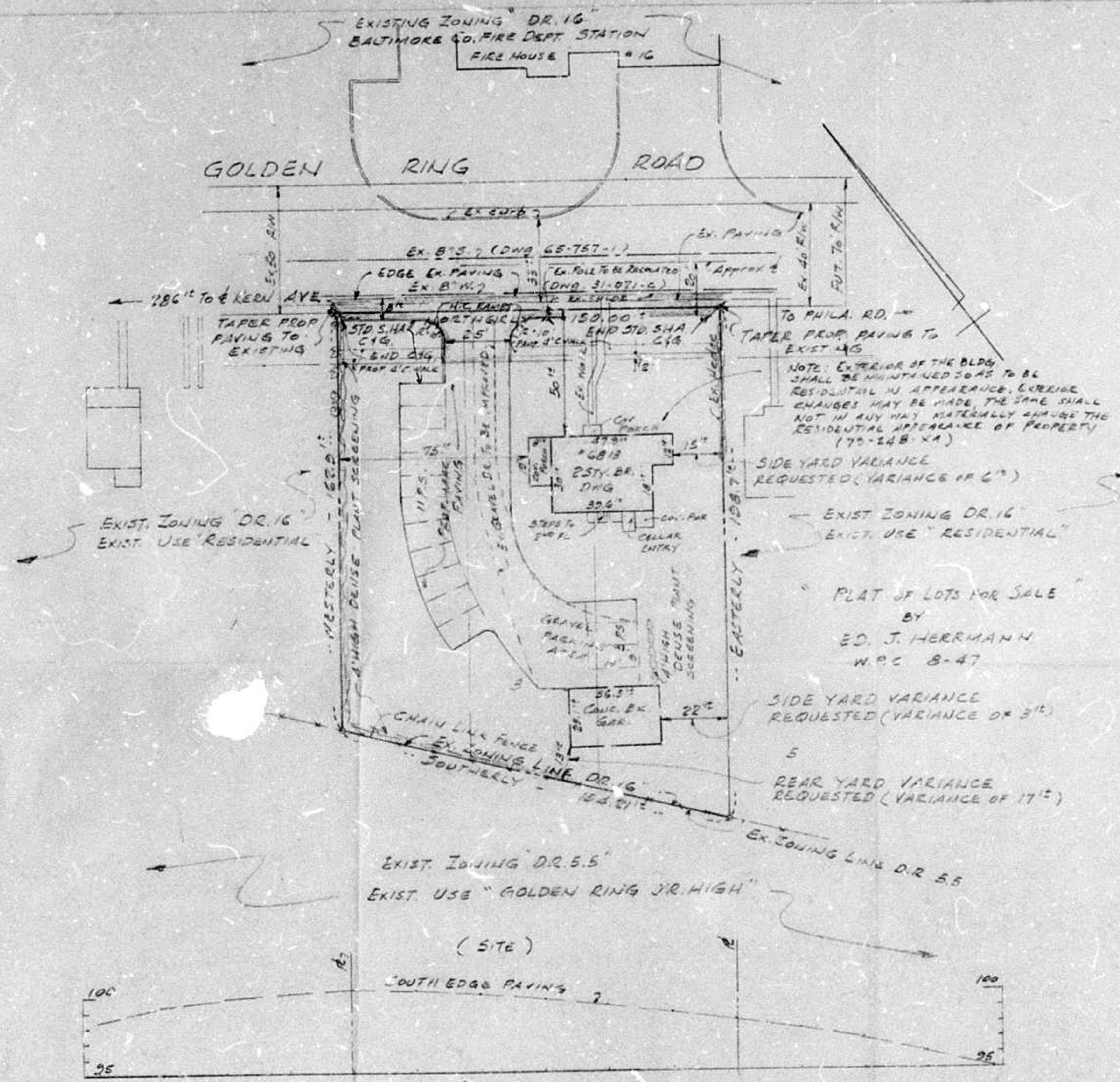
ELECT. DIST. 14

BALTIMORE COUNTY, MD.

SCALE: 1"=30'

SEPT. 11, 1979

REV. SEPT. 19, 1979 WITH 6. CHANGES



PLAT OF LOTS FOR SALE
BY
ED. J. HERRMANN
W.P.C. 8-47

EXIST. ZONING "DR. 5.5"
EXIST. USE "GOLDEN RING JR. HIGH"
(SITE)

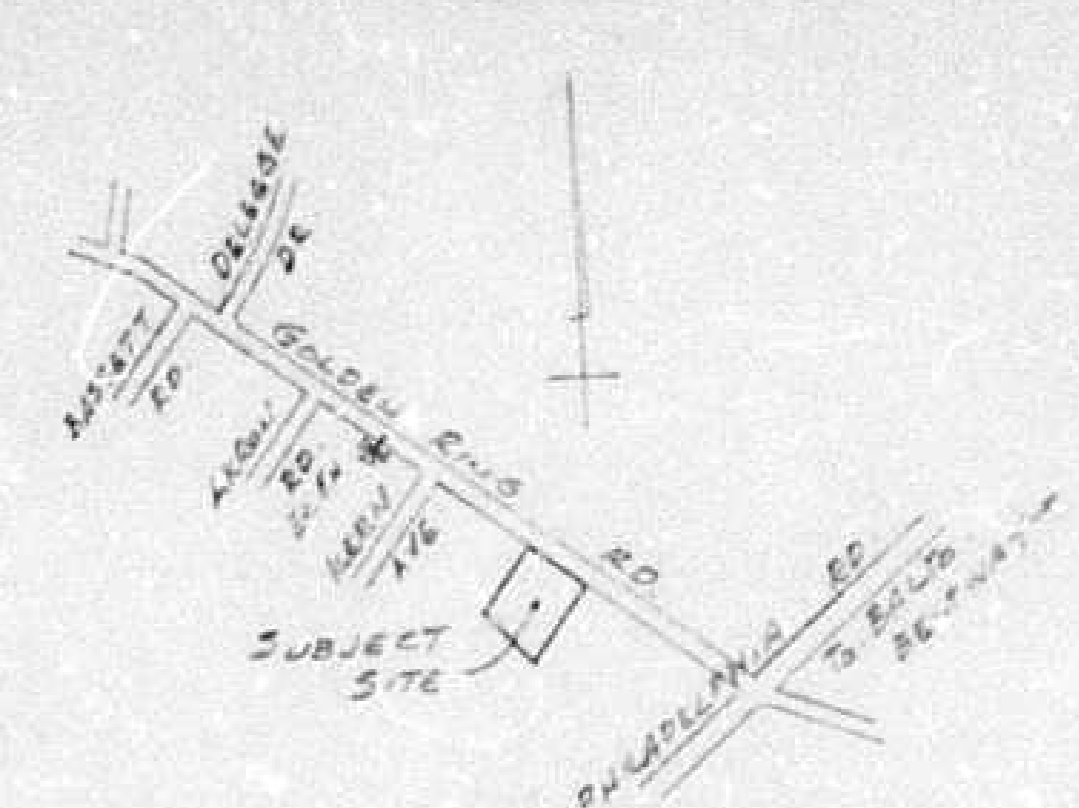
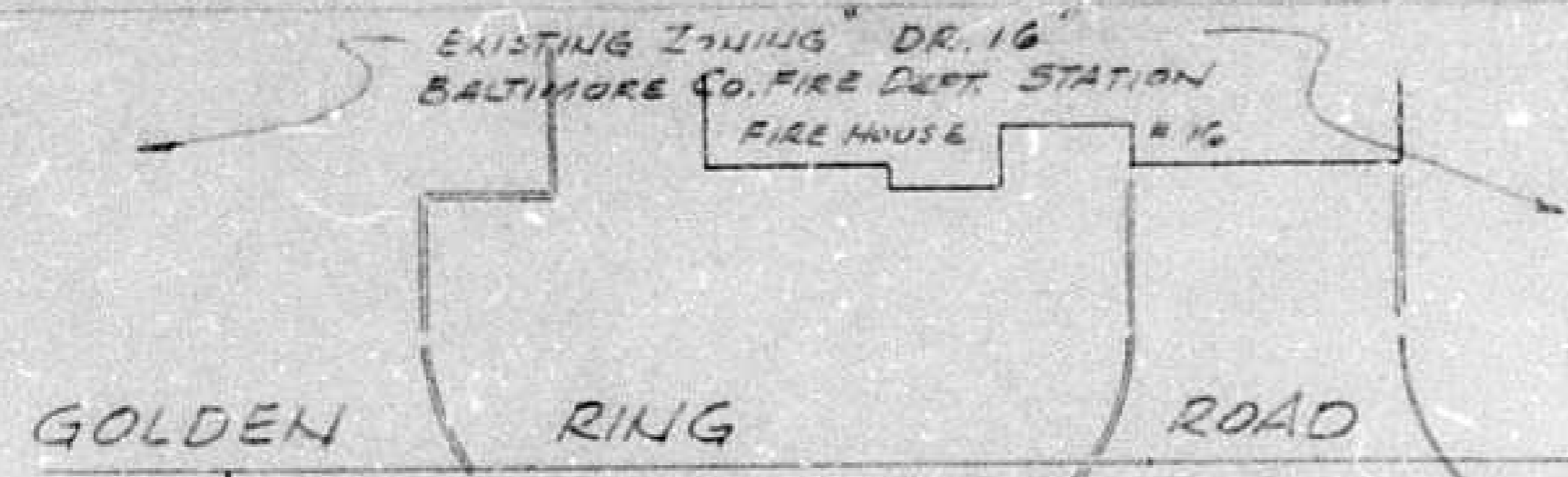
PROF. SCALE: HOR. 1"=30'
VERT. 1"=5'

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *John F. ...*
DATE: 10-1-79

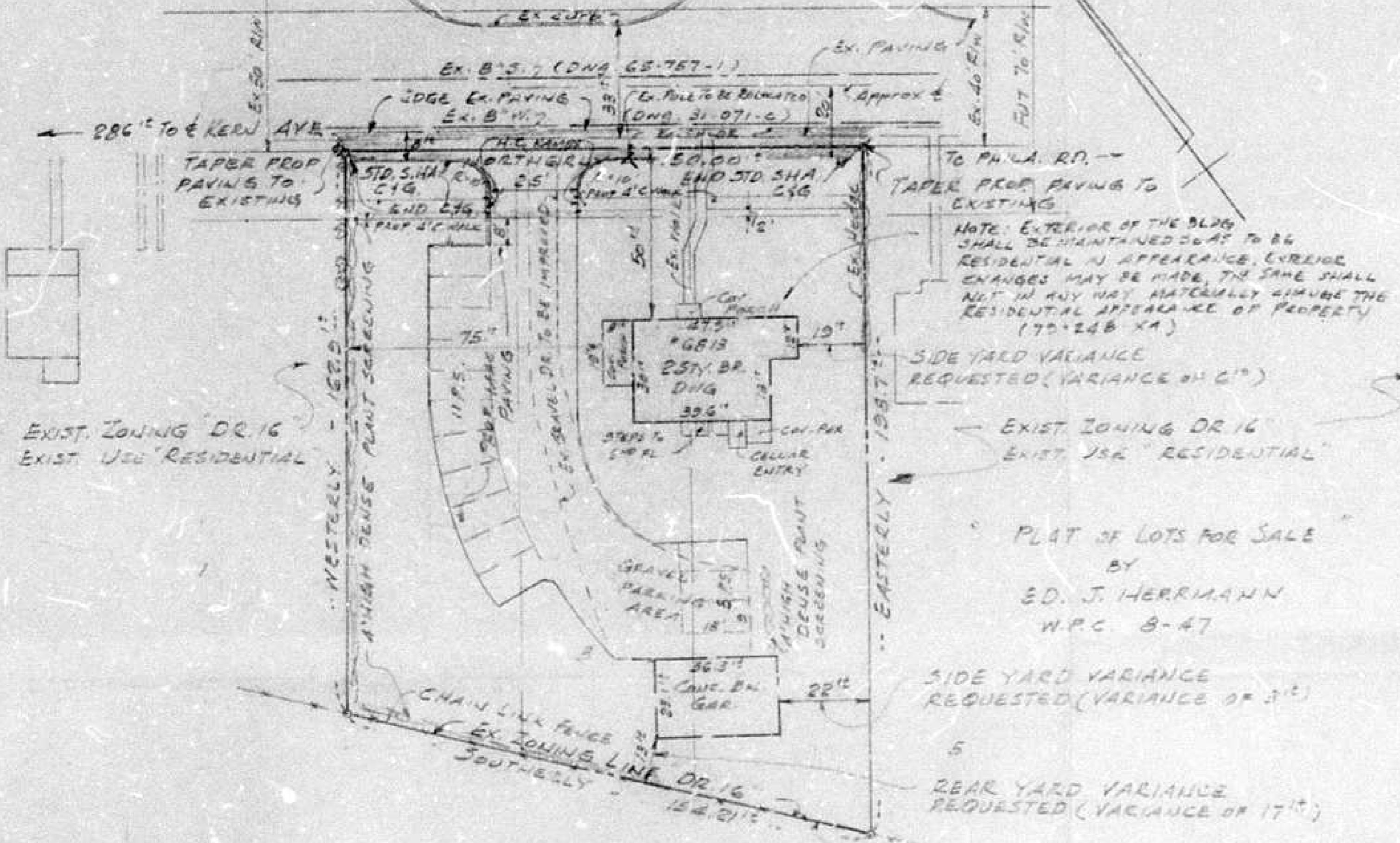
80-79 A
C-1103-79



Paul Lee Engineering, Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21284



LOCATION PLAN
SCALE 1" = 500'



NOTE: EXTERIOR OF THE BLDG SHALL BE MAINTAINED AS TO BE RESIDENTIAL IN APPEARANCE. EXTERIOR CHANGES MAY BE MADE, THE SAME SHALL NOT IN ANY WAY MATERIALLY AFFECT THE RESIDENTIAL APPEARANCE OF PROPERTY (170-248 XA)

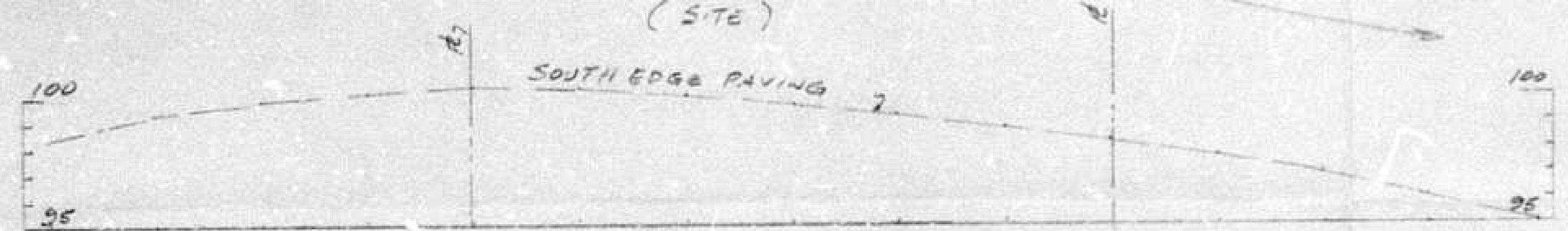
SIDE YARD VARIANCE REQUESTED (VARIANCE OF 6")
EXIST. ZONING DR 16
EXIST. USE "RESIDENTIAL"

PLAT OF LOTS FOR SALE
BY
ED. J. HERRMANN
W.P.C. 8-47

SIDE YARD VARIANCE REQUESTED (VARIANCE OF 3")

REAR YARD VARIANCE REQUESTED (VARIANCE OF 17")

EXIST. ZONING "DR. E. 5"
EXIST. USE "GOLDEN RING JR. HIGH"



PROFILE SCALE: HOR. 1" = 30'
VERT. 1" = 5'

GENERAL NOTES

1. TOTAL AREA OF SITE = 0.62 AC. (27,120 S.F.)
2. EXIST. ZONING OF PROPERTY = "DR 16"
3. EXIST. USE OF PROPERTY = "RESIDENTIAL USE"
4. PROP. ZONING OF PROPERTY = "DR. 16" WITH SPECIAL EXCEPTION & YARD VARIANCES
5. PROP. USE OF PROPERTY = "OFFICE USE"
6. OFF-STREET PARKING DATA:
 - A. AREA OF EX. RESIDENCE: BASE FL. (187.651 SQ. FT.) 53P. (1/300 S.F.)
1ST FL. 1432.652 REQUIRING 3 SPACES (1/300 S.F.)
2ND FL. 1237.651 REQUIRING 3 SPACES (1/300 S.F.)
 - B. AREA OF EX. GARAGE = 838.554 REQUIRING 3 SPACES (1/300 S.F.)
 - C. TOTAL PARKING REQUIRED = 14
" " " " PROPOSED = 14
7. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS 1802.2(B), SECTION 5041 Y.B.2 OF THE ZONING REGULATIONS TO ALLOW A SIDE YARD SETBACK OF 15' INSTEAD OF REQ'D. 25' (A VARIANCE OF 6") FOR THE EXIST. DWELLING.
8. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS 1802.2(B), SECTION 5041 Y.B.2 OF THE ZONING REGULATIONS TO ALLOW A SIDE YARD SETBACK OF 22' INSTEAD OF THE REQUIRED 25' (A VARIANCE OF 3") FOR EXIST. GARAGE.
9. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS 1802.2(B), SECTION 5041 Y.B.2 OF THE ZONING REGULATIONS TO ALLOW A REAR YARD SETBACK OF 13' INSTEAD OF THE REQUIRED 30' (A VARIANCE OF 17") FOR EXIST. GARAGE.
10. UTILITIES EXIST. TO SUBJECT SITE.
11. PROPERTY IS LOCATED IN THE "STEMMERS RUN" WATERSHED.
12. IMPROVEMENTS IN GOLDEN RING RD. SUBJECT TO S.H.A. APPROVAL.
13. PARKING LOT LIGHTS TO BE ATTACHED TO EXIST. BLDG.

PLAT TO ACCOMPANY APPLICATION
FOR
ENTRANCE PERMIT FROM S.H.A.
FOR

6813 GOLDEN RING ROAD

ELECT. DIST. 14

BALTIMORE COUNTY, MD.

SCALE 1" = 30'

SEPT. 11, 1979
REV. SEPT. 19, 1979 PLT. W. GERRARD



Phil Co. Engineering, Inc.
304 W. Lombard Avenue
Towson, Maryland 21284

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *John W. Mably*
10-25-79
79-248
C-1295-79

