

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Francis J. Schuster, 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 1802.2.R (E04 V.R.) to permit a side yard setback of 17' in lieu of the required 25 feet, ~~and zero feet~~

for the existing building and Section 301.1 on permit a side setback of 11 feet in lieu of the required 18.75 feet for the existing open porch of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

This is an existing structure with a 17 foot side yard. The existing structure will be utilized as offices with structural changes.

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: Francis J. Schuster Legal Owner: Dorothy A. Schuster
Address: 7008 Fieldcrest Rd Address: 16 Sudbrook Lane
Baltimore, Md. 21215 21208

Petitioner's Attorney: _____ Protestor's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of May, 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 20th day of June, 1979 at 11:00 o'clock A.M.

(over)

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Francis J. Schuster, 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.

Contract purchaser: Francis J. Schuster Legal Owner: Dorothy A. Schuster
Address: 7008 Fieldcrest Rd Address: 16 Sudbrook Lane
Baltimore, Md. 21215 21208

Petitioner's Attorney: _____ Protestor's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of May, 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 20th day of June, 1979 at 11:00 o'clock A.M.

(over)

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Francis J. Schuster, legal owner... of the property situate in Baltimore County, the property outline of which is shown to scale, complete with bearings and distances on 200 ft. scale maps, which are attached hereto, hereby make application to file for a "SPECIAL EXCEPTION" in a _____ zone to use the herein described property for _____ purposes.

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:
GROSS SITE AREA: 0.146 AC. DEED REF. WDC 536-247
GRADING: _____ % OF OVERALL SITE WILL REQUIRE GRADING.
BUILDING SIZE:
GROUND FLOOR: 18' x 47' AREA: 736 sq. ft.
NUMBER OF FLOORS: 2 TOTAL HEIGHT: 22'
FLOOR AREA x 10 = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 5.04 = 2.22
BUILDING USE:
GROUND FLOOR: RESIDENTIAL OTHER FLOORS: RETAIL
REQUIRED NUMBER OF PARKING SPACES:
GROUND FLOOR: 180 OTHER FLOORS: 750 TOTAL: 930
PAVING:
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES: 1800 sq. ft.
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

UTILITIES:
WATER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM: 12" WATER
SEWER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM: 6" SEWER
UTILITIES SECURITY APPROVAL: See attached

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
APPLICANT, LESSEE OR CONTRACT PURCHASER: Francis J. Schuster LEGAL OWNER: Dorothy A. Schuster
ADDRESS: 7008 Fieldcrest Rd ADDRESS: 16 Sudbrook Lane
Baltimore, Md. 21215 Baltimore, Md. 21208

THE PLANNING BOARD HAS DETERMINED ON 2-15-79 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-61(P) OF THE BALTIMORE COUNTY CODE, 1968.

REC 4 78 AM DATE: 2-15-79 CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD: John W. Hession, III

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: Norman E. Gerber, Acting Director Date: June 12, 1979
FROM: Office of Planning and Zoning
SUBJECT: Petition #79-254-XA, Item #199

Petition for Special Exception for office building and offices and Variances for side yard setbacks
Northwest side of Sudbrook Road, 552 Southwest of Reisterstown Road
Petitioner - Francis J. Schuster, et ux.

3rd District
HEARING: Wednesday, June 20, 1979 (11:00 A.M.)

Office use would not be inappropriate here. If granted it is suggested that the petitioner be required to obtain approval of details of landscaping by the Division of Current Planning and Development.

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

NEG:JGHaw

This Mortgage, made this 28th day of October, in the year one thousand nine hundred and seventy-two, between FRANCIS J. SCHUSTER and DOROTHY A. SCHUSTER, his wife, of Baltimore County in the State of Maryland, Mortgagee, and PATAPSCO FEDERAL SAVINGS AND LOAN ASSOCIATION, a body corporate, duly incorporated, Mortgagee.

WHEREAS, the said PATAPSCO FEDERAL SAVINGS AND LOAN ASSOCIATION has this day lent to the said Mortgagee the sum of Thirty-two Thousand and 00/100 dollars (\$ 32,000.00), being part of the purchase money for the property herein described, which said sum the said Mortgagee agrees to repay, plus interest at the rate of 7% per annum, from the date hereof, the first payment of interest being due on the first day of the next month after the date hereof, and the said Mortgagee agrees to pay the principal of the loan in consecutive monthly principal and interest installments of \$ 226.17 on the first day of each month thereafter, until the whole of said principal sum and interest shall be paid in full, interest to be computed by the calendar month, and the said installment payments may be applied by the Mortgagee in the following order: (1) to the payment of interest, and (2) toward the payment of the aforesaid principal sum.

THE due execution of this mortgage having been a condition precedent to the granting of said advance.

NOW THEREFORE, this mortgage witnesseth, that in consideration of the premises and of one dollar, the said Mortgagee, Francis J. Schuster and Dorothy A. Schuster, his wife, does grant, convey and assign unto said PATAPSCO FEDERAL SAVINGS AND LOAN ASSOCIATION, its successors and assigns, all those two lots of ground situate and lying in the 3rd Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE FIRST on the north side of Sudbrook Avenue at a point distant 31 feet 8 inches from the southwest corner of Lot No. 9 as laid out and shown on Plat of subdivision of the lots of Daniel W. Dwyer in the Village of Pikesville, a Plat of which is recorded among the Land Records of said Baltimore County in Liber JWS No. 2, folio 94, etc., and running thence easterly binding on the north side of Sudbrook Avenue 32 feet to an iron stake, and running thence northerly 210 feet more or less to the south side of an alley 17 feet wide; running thence westerly binding on the south side of said alley, with the use thereof in common with other lot owners 32 feet more or less to an iron stake, and running thence southerly 210 feet more or less to the place of beginning. The improvements thereon being known as No. 16 Sudbrook Lane.

BEING the same lot of ground which, by Deed dated June 1, 1954 and recorded among the Land Records of Baltimore County in Liber GLE No. 2490, folio 548, was granted and conveyed by Dorothy L. Schuster, Unmarried, to the said Francis J. Schuster and Dorothy A. Schuster, his wife.

BEING the same lot of ground which, by Deed of even date herewith and recorded or intended to be recorded among the Land Records of Baltimore County immediately prior hereto, was granted and conveyed by Margaret E. Schuster and Mary A. Gavin unto the said Francis J. Schuster and Dorothy A. Schuster, his wife.

For Partial Release see 5744 Fol. 928

LIBER 5305 PAGE 602

PETITION FOR SPECIAL EXCEPTION BEFORE THE ZONING COMMISSIONER
RE: PETITION FOR VARIANCES
NW/5 of Sudbrook Rd., 552
SW of Reisterstown Rd., 3rd District OF BALTIMORE COUNTY

FRANCIS J. SCHUSTER, et ux, Petitioners
Case No. 79-254-XA

ORDER TO ENTER APPEARANCE

As, 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. Hession, III
Deputy People's Counsel People's Counsel
County Office Building
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 1st day of June, 1979, a copy of the foregoing Order was mailed to Mr. and Mrs. Francis J. Schuster, 18 Sudbrook Lane, Baltimore, Maryland 21208; and Mr. Joel Snyder, 7008 Fieldcrest Avenue, Baltimore, Maryland 21215, Contract Purchaser.

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

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3251
S. ERIC DINENBA
ZONING COMMISSIONER

Mr. & Mrs. Francis J. Schuster
16 Sudbrook Lane
Pikesville, Maryland 21208

March 2, 1979
RE: Interim Development Control Act (IDCA) Application No. 78-77

Dear Mr. & Mrs. Schusters:
Please be advised that your IDCA application for Special Exception for office building and offices was approved by the Planning Board on February 15, 1979. You may now file your petitions, plats, and descriptions for said hearing in accordance with the Zoning Commissioner's rules for filing.

In order to assist you, we are enclosing a copy of the Zoning Commissioner's rules for filing and petition forms to be completed by you.

Very truly yours,
S. ERIC DINENBA
Zoning Commissioner

SEN/JED/mc
Enclosures

cc: Mr. Joel Snyder
7008 Fieldcrest Road
Baltimore, Maryland 21215

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: Norman E. Gerber, Acting Director Date: June 12, 1979
FROM: Office of Planning and Zoning
SUBJECT: Petition #79-254-XA, Item #199

Petition for Special Exception for office building and offices and Variances for side yard setbacks
Northwest side of Sudbrook Road, 552 Southwest of Reisterstown Road
Petitioner - Francis J. Schuster, et ux.

3rd District
HEARING: Wednesday, June 20, 1979 (11:00 A.M.)

Office use would not be inappropriate here. If granted it is suggested that the petitioner be required to obtain approval of details of landscaping by the Division of Current Planning and Development.

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

NEG:JGHaw

SPELLMAN, LARSON & ASSOCIATES, INC.
SUITE 110 - JEFFERSON BUILDING
108 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823-3530

DESCRIPTION FOR SPECIAL EXCEPTION TO ZONING, NO. 18 SUDBROOK LANE, 3RD DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the northwest side of Sudbrook Lane 60 feet wide, at the distance of 552.00 feet more or less measured southwest-erly along the northwest side of Sudbrook Lane from the southwest side of Reisterstown Road and running thence and binding on the northwest side of Sudbrook Lane South 61 Degrees 38 Minutes West 38.00 feet to the northeast side of an existing McAdam Drive and running thence and binding on the north-east side of said McAdam Drive North 26 Degrees 38 Minutes West 210.00 feet more or less to the southeast side of a 17 foot unimproved alley and running thence and binding on the southeast side of said unimproved alley North 61 Degrees 38 Minutes East 31.67 feet thence leaving the southeast side of said unimproved alley and running South 28 Degrees 38 Minutes East 210.00 feet more or less to the place of beginning.

Containing 0.15 acres of land, more or less.

3-22-79

RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SURVEYING LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

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 appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community, and, therefore, the Variances should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of July, 1979, that the herein Petition for Variances to permit side yard setbacks of 17 feet and zero feet in lieu of the required 25 feet for an existing building and a side yard setback of 11 feet in lieu of the required 18.75 feet in lieu of the required 18.75 feet for an existing open porch should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
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 17th day of July, 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, all subject, however, to the following restrictions:

1. Compliance with the comments submitted by both the Department of Traffic Engineering, dated May 1, 1979, and the Department of Permits and Licenses, dated April 3, 1979.
2. A revised site plan be submitted in accordance with the above restriction and approved by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
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 re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 197____, that the above re-classification 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

July 17, 1979

Mr. & Mrs. Francis J. Schuster
18 Sudbrook Lane
Baltimore, Maryland 21208

RE: Petitions for Special Exception
and Variances
NW/5 of Sudbrook Road, 552'
SW of Reisterstown Road - 3rd
Election District
NO. 79-254-XA (Item No. 199)

Dear Mr. & Mrs. Schuster:

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

Very truly yours,

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: Mr. Joel Snyder
7008 Fieldcrest Avenue
Baltimore, Maryland 21215

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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Francis J. Schuster
18 Sudbrook Lane
Baltimore, Maryland 21208

cc: Spellman, Larson & Assoc., Inc.
105 W. Chesapeake 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 3rd day of May, 1979.

[Signature]
S. ERIC DI NENNA
Zoning Commissioner

Petitioner Schuster
Petitioner's Attorney _____

Reviewed by *[Signature]*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

000

Nicholas B. Commodari
Chairman

MEMBERS

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

June 7, 1979

Mr. & Mrs. Francis J. Schuster
18 Sudbrook Lane
Baltimore, Maryland 21208

RE: Item No. 199
Petitioner - Schuster
Special Exception and Variance
Petitions

Dear Mr. & Mrs. Schuster:

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 north side of Sudbrook Lane, approximately 552 feet southwest of Reisterstown Road, in the 3rd Election District, the subject of this petition is presently improved with a 2 1/2 story semi-detached dwelling. Because of your proposal to convert the existing structure to office use, and legalize the existing setbacks, this combination hearing is required.

Since revised plans were submitted subsequent to the comments of the Department of Traffic Engineering, and the proposed parking arrangement was verbally approved by said office, this petition was scheduled for a hearing date. Particular attention should be afforded the comments of the Department of Permits & Licenses concerning the required separation between the two buildings.

Item No. 199
Page 2
June 7, 1979

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,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf
Enclosures

cc: Spellman, Larson & Associates, Inc.
105 W. Chesapeake Avenue
Towson, Maryland 21204

baltime county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

May 8, 1979

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

Re: Item #199 (1978-1979)
Property Owner: Francis J. & Dorothy A. Schuster
N/WS Sudbrook La., 552' S/W Reisterstown Rd.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices (IDCA 78-77X) and Variance to permit side setbacks of 17' and 0' in lieu of the required 25'.
Acres: 0.15 District: 3rd

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 in conjunction with IDCA Project 78-77X.

Highways:

Sudbrook Lane, an existing public road, is proposed to be improved in the future as a 50-foot closed section roadway on a 70-foot right-of-way. Highway right-of-way widening, including any necessary sewer line assessments for slopes, will be required in connection with any grading or building permit application or further development of this property.

The construction and/or reconstruction of required concrete sidewalks, curbs and gutters, entrances, aprons, etc. will be the full responsibility of the Petitioner.

The status of the indicated 17-foot alley (unimproved) and the 16-foot manmade drive are unknown to this office. It is the responsibility of the Petitioner to ascertain and clarify rights therein. The alley and drive, if improved in the future as public ways, would be as 16-foot concrete commercial type alleys or 24-foot rights-of-way.

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

Sediment Control:

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

Storm Drains:

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

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 12-inch water main and 8-inch public sanitary sewerage in Sudbrook Lane. There are fire hydrants located at Sudbrook Lane and Reisterstown Road, and at Sudbrook Lane and Glenbank Road.

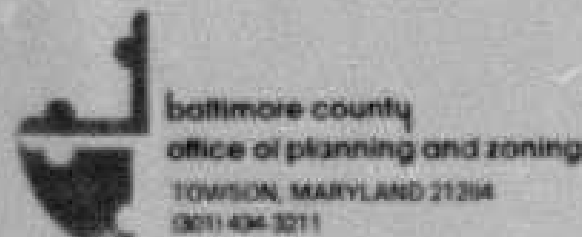
Very truly yours,

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

END: EAM:TWB:ss

cc: J. Tremmer
J. Somers
W. Munchal

P-55 Key Sheet
28 NW 21 Pos. Sheet
NW 7 P topo
78 Tax Map



LISIE H. GRAEF
DIRECTOR

June 6, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #199, Zoning Advisory Committee Meeting, April 3, 1979, are as follows:

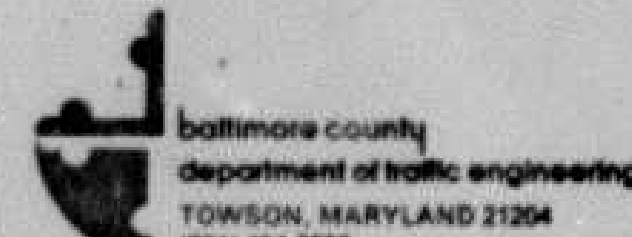
Property Owner: Francis J. and Dorothy A. Schuster
Location: NW/S Sudbrook Road 552' SW Reisterstown Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-77-X) and Variance to permit side setbacks of 17' and 0' in lieu of the required 25'.
Acres: 0.15
District: 3rd

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 possible problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

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



STEPHEN E. COLLINS
DIRECTOR

May 1, 1979

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

Item No. 199 - ZAC - April 3, 1979
Property Owner: Francis J. & Dorothy A. Schuster
Location: NW/S Sudbrook Rd. 552' SW Reisterstown Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-77-X) and Variance to permit side setbacks of 17' and 0' in lieu of the required 25'.
Acres: 0.15
District: 3rd

Dear Mr. DiNenna:

The requested Special Exception for offices and Variance to the side setbacks is not expected to cause any traffic problems.

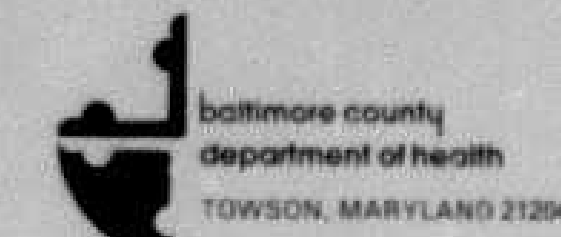
The plan must be revised for the following items:

- 1) Sidewalks should be provided along the frontage of the site.
- 2) The macadam drive should be widened to 20 feet.
- 3) A fillet area should be provided at the entrance to the site.
- 4) A turn around area must be provided on site.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

SEB/had



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

May 1, 1979

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

Dear Mr. DiNenna:

Comments on Item #199, Zoning Advisory Committee Meeting of April 3, 1979, are as follows:

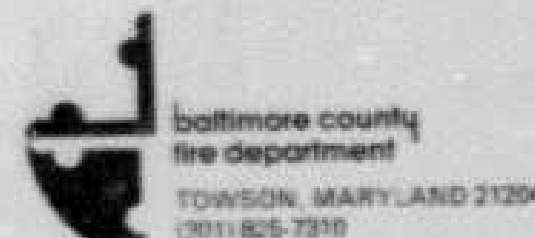
Property Owner: Francis J. & Dorothy A. Schuster
Location: NW/S Sudbrook Rd. 552' SW Reisterstown Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-77-X) and Variance to permit side setbacks of 17' and 0' in lieu of the required 25'.
Acres: 0.15
District: 3rd

Metropolitan water and sewer exist.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

LIT/JEP/ith



Paul H. Heinicke
CHIEF

April 17, 1979

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Francis J. & Dorothy A. Schuster

Location: NW/S Sudbrook Rd. 552' SW Reisterstown Rd.

Item No. 199 Zoning Agenda Meeting of 4/3/79

Gentlemen:

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

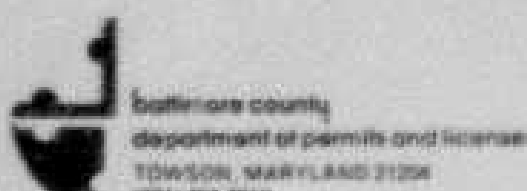
- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ exceeds the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (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: *George M. Wagonet*
Planning Group
Special Inspection Division

Noted and approved: *George M. Wagonet*
Fire Prevention Bureau



JOHN D. SEVIENT
DIRECTOR

April 3, 1979

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

Dear Mr. DiNenna:

Comments on Item # 199 Zoning Advisory Committee Meeting, April 3, 1979 are as follows:

Property Owner: Francis J. & Dorothy A. Schuster
Location: NW/S Sudbrook Road 552' SW Reisterstown Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-77-X) and Variance to permit side setbacks of 17' and 0' in lieu of the required 25'.
Acres: 0.15
District: 3rd

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.
- 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 may 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. Comments: Please advise if the two structures are now separated with a masonry fire wall. If not a 2 hour minimum firewall will be required, including the rear porch areas. Section 213.3 mixed uses, Table 16, Section 207.0 Use Group "E" business, Section 105.2 Change in Use are some of the applicable Code Sections.

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 3, 1979

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

Z.A.C. Meeting of: April 3, 1979

RE: Item No: 199, 200, 201, 202, 203, 204
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above items have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

BNP/lhp

JOSEPH H. MCGOWAN, PRESIDENT
V. HAROLD WILLIAMS, JR., VICE-PRESIDENT
MEREDITH K. BOWEN

THOMAS H. BOYER
MRS. LORRAINE F. HIRSHOUR
ROGER R. HAYDEN

ALVIN LUREK
MRS. WILTON R. SMITH, JR.
RICHARD W. TRACER, D.V.M.

79-254-XA

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: June 3, 1979
Posted for: PETITION FOR SPECIAL EXCEPTION & VARIANCES
Petitioner: FRANCIS J. SCHUSTER & DOROTHY A. SCHUSTER
Location of property: NW/S OF SUDBROOK ROAD 552' SW OF REISTERSTOWN ROAD
Location of Sign: FRONT #18 SUDBROOK LANE
Remarks: ILLUSTRATION
Posted by: ILLUSTRATION Signature Date of return: June 8, 1979

2-SIGNS

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 22nd day of March 1979. Filing Fee \$50 Received ☒ Check ☐ Cash ☐ Other

Francis J. Schuster
Petitioner Francis J. Schuster Submitted by Robert Spellman
Petitioner's Attorney _____ Reviewed by Verna Allen

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

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
3rd DISTRICT
 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., on the 31st day of May, 1979, the 31st publication appearing on the 31st day of May, 1979.
 THE JEFFERSONIAN
 S. L. Smith, Manager
 Cost of Advertisement, \$.....

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., on the 31st day of May, 1979, the 31st publication appearing on the 31st day of May, 1979.

THE JEFFERSONIAN
 S. L. Smith, Manager

Cost of Advertisement, \$.....

OFFICE OF
THE TIMES
 TOWSON, MD. 21204 May 31 1979

THIS IS TO CERTIFY that the annexed advertisement of
 FRANCIS J. SCHUSTER, et ux
 was inserted in the following:

- ☐ Catonsville Times
- ☐ Arbutus Times
- ☐ Essex Times
- ☒ Community Times
- ☐ Towson Times

STROMBERG PUBLICATIONS, INC.

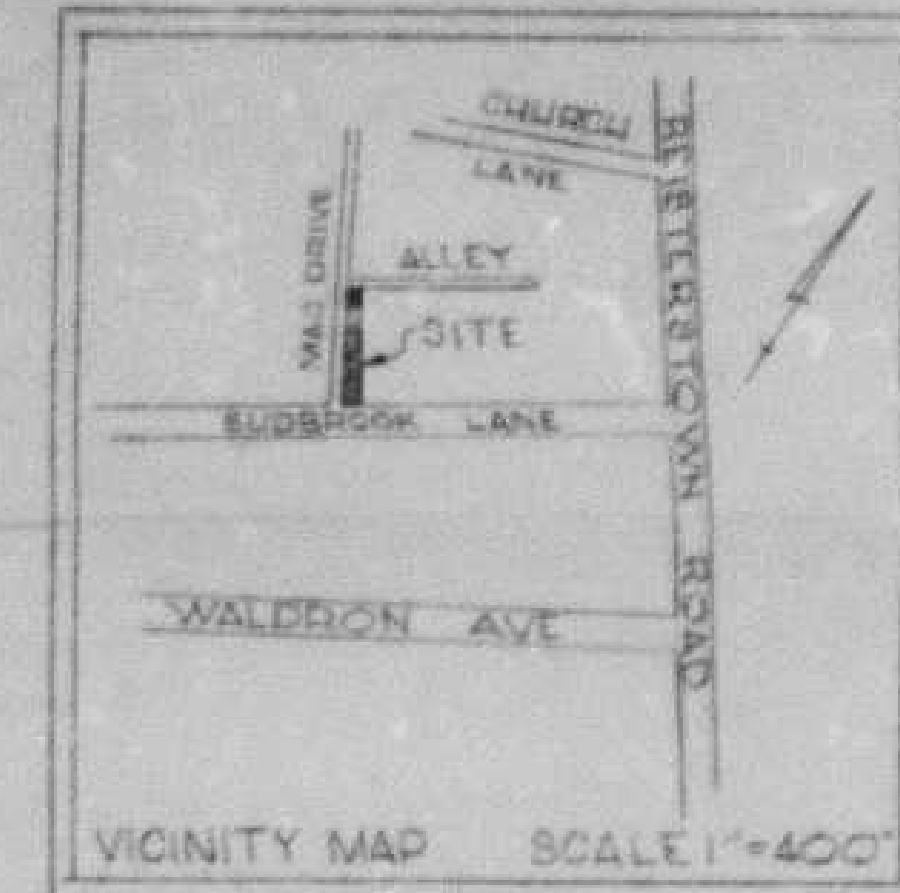
BY *Edith Borge*

ers published in Baltimore, County, Maryland,
 ONE successive weeks before the
 JUNE 1979 that is to say, the same
 the issues of May 31, 1979

GENERAL NOTES

EXISTING ZONING DR-16
 PROPOSED ZONING DR-16 WITH A SPECIAL EXCEPTION
 FOR OFFICE USE & VARIANCE TO
 SIDE YARD SETBACK - SEE NOTE

AREA OF LOT 0.1544
 AREA OF BUILDING 1ST FLOOR = 7013 SQ FT
 2ND FLOOR = 7013 SQ FT
 TOTAL 14026 SQ FT
 PARKING REQUIRED 1ST FLOOR 7013/300 = 2 SPACES
 2ND FLOOR 7013/500 = 2 SPACES
 TOTAL 4 SPACES
 PARKING PROVIDED 5 SPACES



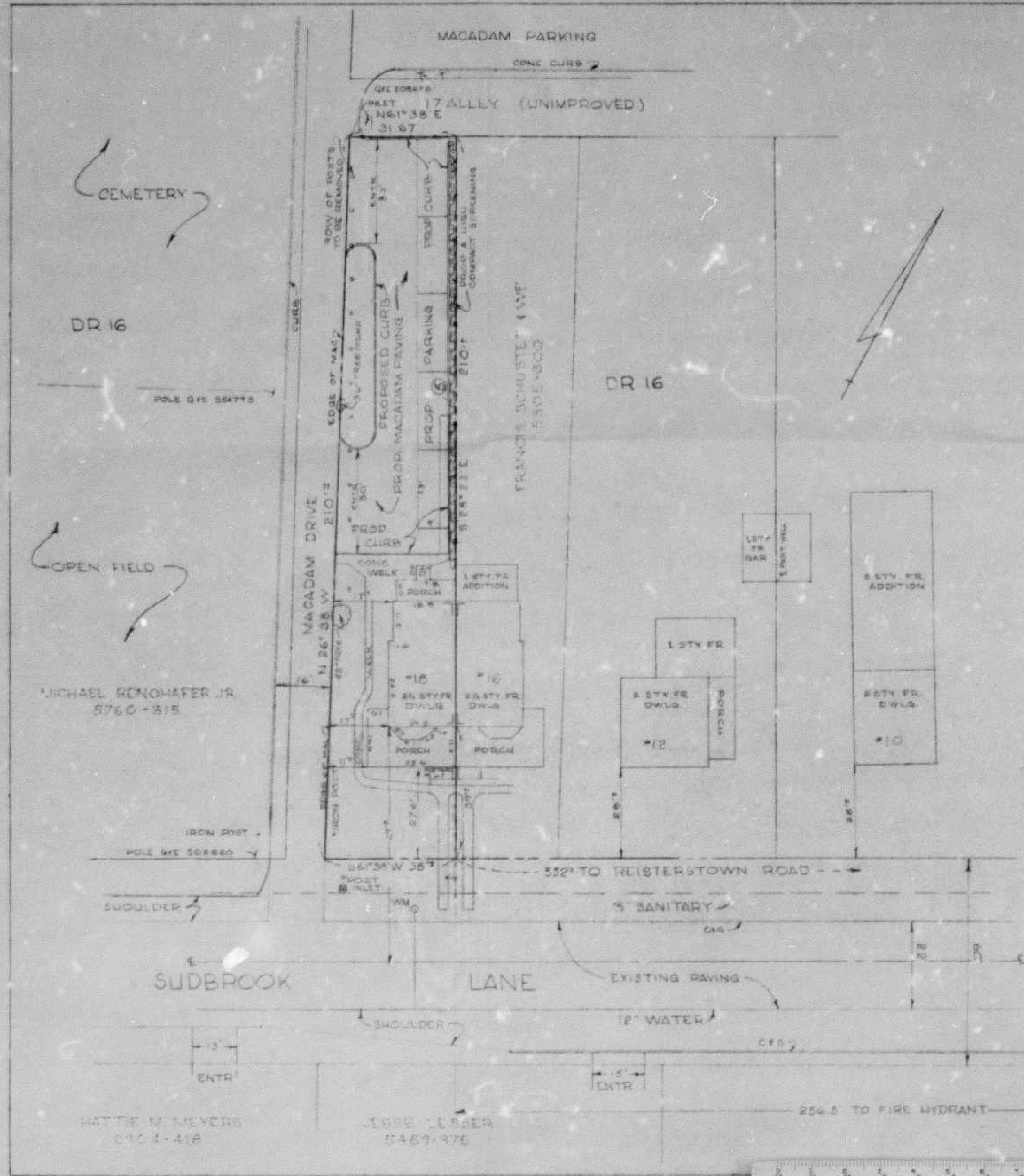
PLAT FOR VARIANCES AND
 SPECIAL EXCEPTION TO ZONING
 #18 SUDDBROOK LANE
 3RD ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND
 SCALE 1" = 20' MARCH 14, 1979
 IDCA # 78-77 APPROVED FEB. 15, 1979

NOTE: VARIANCE OF SIDE YARD TO 17' 0" INSTEAD
 OF THE REQUIRED 25 FEET.



SPELLMAN, LARSON & ASSOCIATES INC.

Towson, Maryland 21204
 823-1513



BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 78737
 DATE June 23, 1979 AMOUNT \$64.18
 RECEIVED: Joel Snyder
 FROM: Cost of Advertising and Posting Case No. 79-254-1
 375-248 20 64.18

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 8685
 DATE May 25, 1979 AMOUNT \$50.00
 RECEIVED: Spellman, Larson & Associates, Inc.
 FROM: Filing Fee for Case No. 79-254-XA
 375-248 20 50.00

MACADAM PARKING

7' ALLEY (UNIMPROVED)

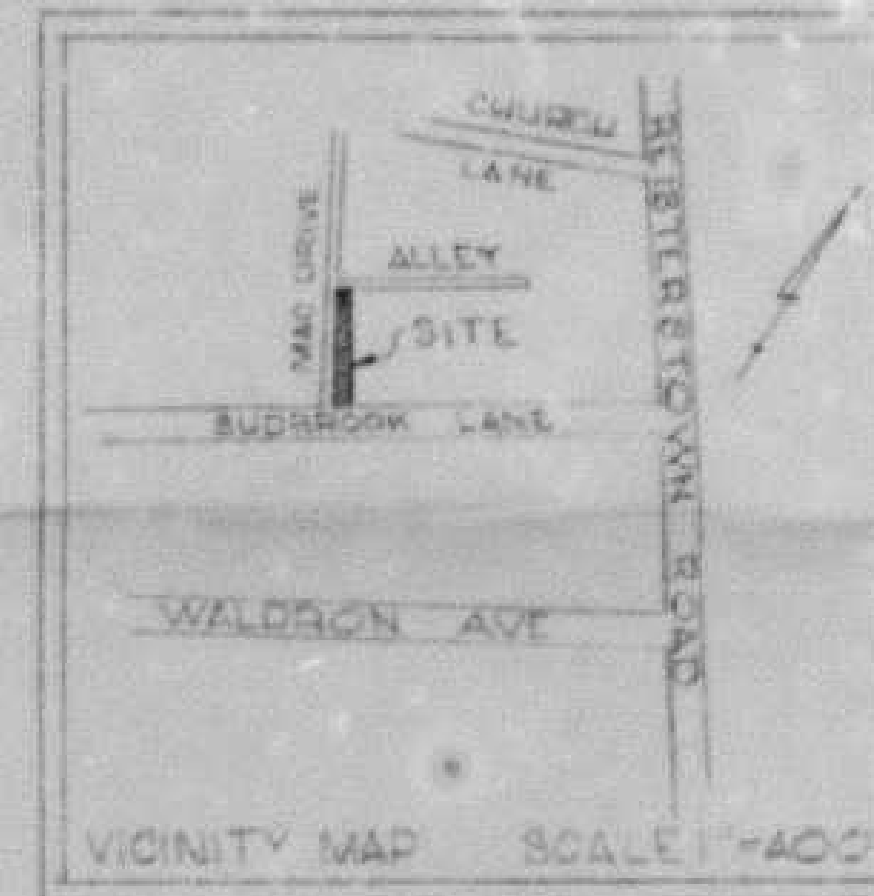
GENERAL NOTES

EXISTING ZONING DR-16
 PROPOSED ZONING DR-16 WITH A SPECIAL EXCEPTION
 FOR OFFICE USE & VARIANCE TO
 SIDE YARD SETBACK - SEE NOTE

AREA OF LOT 0.15 AC
 AREA OF BUILDING 1ST FLOOR 7013.80 FT
 2ND FLOOR 7013.80 FT
 TOTAL 14027.60 FT

PARKING REQUIRED 1ST FLOOR 7013/300 3 SPACES
 2ND FLOOR 7013/300 3 SPACES
 TOTAL 6 SPACES

PARKING PROVIDED 7 SPACES



PLAT FOR VARIANCES AND SPECIAL EXCEPTION TO ZONING #18 SUDBROOK LANE 3RD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND SCALE 1"=20' MARCH 14, 1979 IDCA# 78-77 APPROVED FEB. 15, 1979

NOTE: VARIANCE OF SIDE YARD TO 17'4" INSTEAD
 OF THE REQUIRED 25 FEET FOR THE EXISTING
 BUILDING AND A VARIANCE TO 11'0" INSTEAD OF
 THE REQUIRED 18'75 FROM THE OPEN PORCH

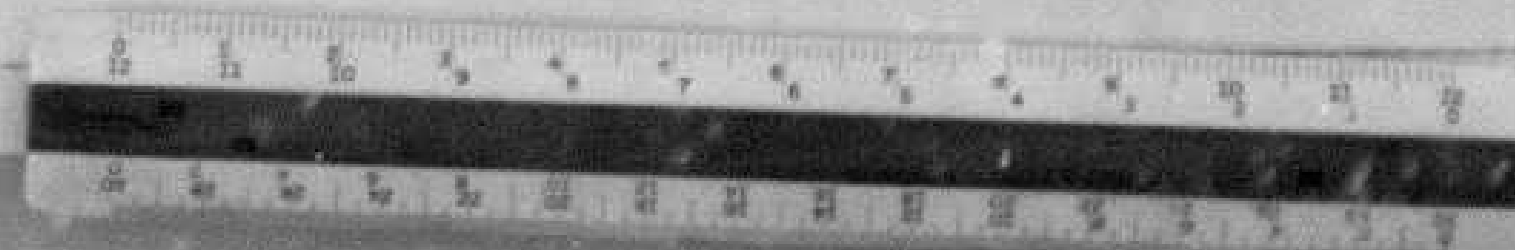


REVISED: MAY 21, 1979

SPELLMAN, LARSON & ASSOCIATES INC.

Towson, Maryland 21204
 879-3533

REVISED PLANS
 JUN 21 79 AM



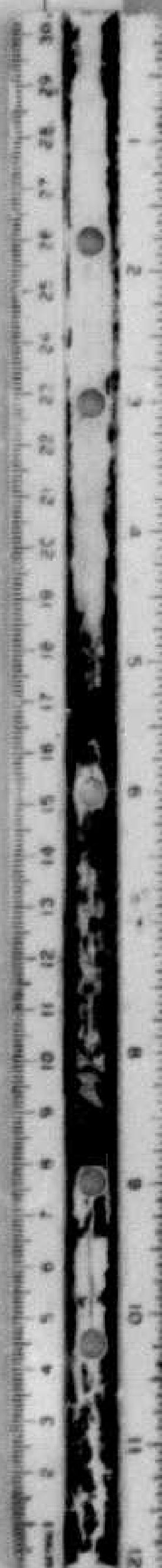
78115

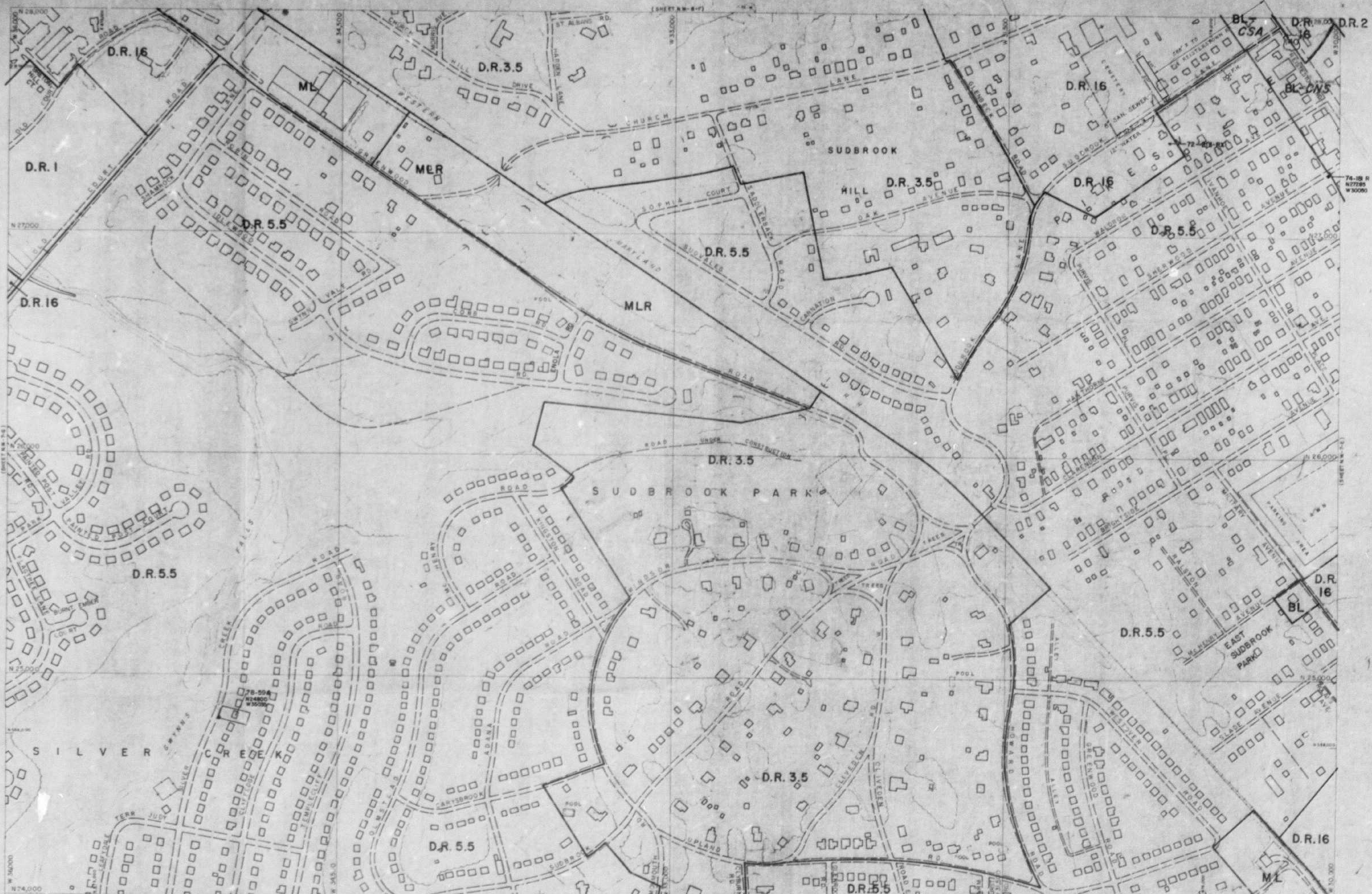
Filed January 22nd 1902.
 Test: N. Bailey Chapman
 Clerk.

LANDS
 of
 D.W. DWYER
 in
 Pikesville
 Baltimore Co.
 Md.



Scale 100 Feet to one inch.
 Wm. H. Mason,
 Surveyor.
 Nov 24th 1897.



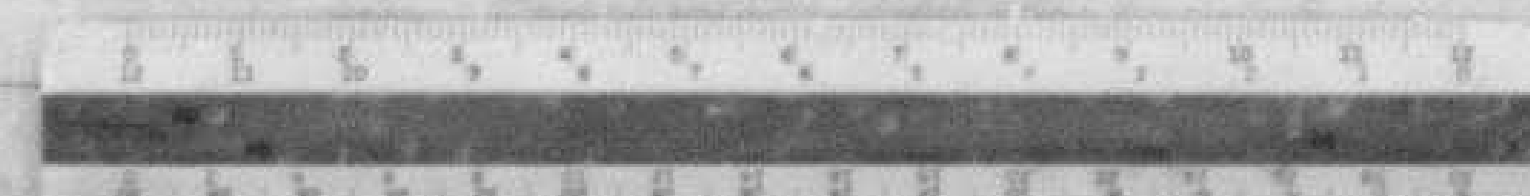


P-SE

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

CHARTMAN COUNTY COURSE

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

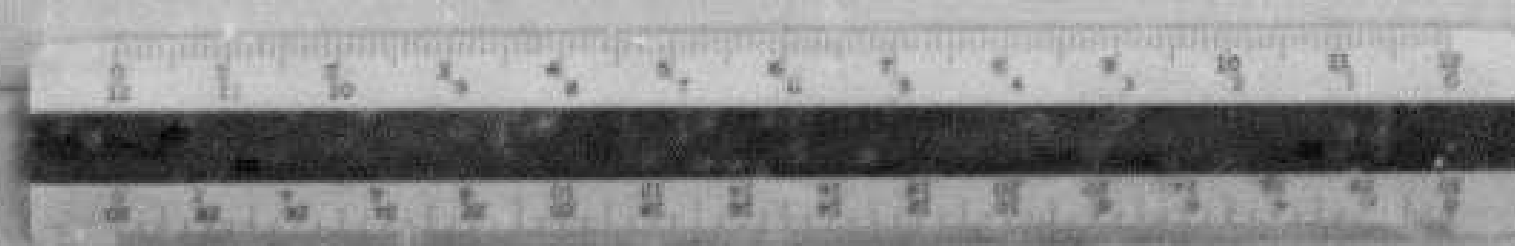


REVISIONS			SCALE 1" = 200'	LOCATION PIKESVILLE	SHEET NW 7-F
BY	DATE				
Planimetric	4-11-70		DATE OF PHOTOGRAPHY APRIL 1953		
BY	DATE				
Maps, Inc.					
Compiled By Photogrammetric Methods AERB SERVICE CORPORATION - PHILADELPHIA, PA					



P-SE

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA



REVISIONS			SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	PIKESVILLE	N W	
Topographic	4-11-70				
Maps, Inc.		DATE OF PHOTOGRAPHY		7-F	
			APRIL 1953		
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA					

78118

MICROFILMED