

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, George E. and Jeanne R. Houck, legal owner(s) 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 D.R. 5.5 zone to an M.L.R. zone; for the following reasons:

1. To provide a more generous and meaningful landscaping plan.
2. To expand the parking facilities thereby providing over 50% more spaces than required by Zoning Regulations.
3. To improve the on-site traffic flow.
4. To improve, cosmetically, the entire site without change to the periphery or additional square footage of the building structure as approved under Zoning Order dated November 17, 1978.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for N/A

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, M., Inc.

Clark F. Mackenzie, President
Applicant, Lessee Contract purchaser
Address 10807 Falls Road, Suite 301
Lutherville, Maryland 21093

George E. Houck, Legal Owner
Jeanne R. Houck, Legal Owner
Address 6300 Mossway
Baltimore, Maryland 21212

R. Bruce Alderman, Esquire
Petitioner's Attorney
Address 305 W. Chesapeake Avenue
Towson, Maryland 21204

R. Bruce Alderman, Esquire
Protestant's Attorney
Address 305 W. Chesapeake Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 19 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 19 day of May, 1979, at 9 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

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Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR RECLASSIFICATION : BEFORE
from a D.R. 5.5 zone to : COUNTY BOARD OF APPEALS
an M.L.R. zone :
NE/S of Kenilworth Drive 418.75' :
SE of West Road : OF
9th District : BALTIMORE COUNTY
George E. Houck, :
Petitioner : No. R-79-19

OPINION

The case before the Board is a request to reclassify a strip of D.R. 5.5 and to an M.L.R. classification. The subject property is located on the northeast side of Kenilworth Drive approximately 418 feet southeast of West Road, in the Ninth Election District of Baltimore County. The property consists of approximately 1.6 acres, and is outlined and detailed on Petitioner's Exhibit No. 2. The petition for reclassification affects only a strip of land across the rear of the subject property.

The Petitioner and James Maxwell of the Baltimore County Planning Office were the only two witnesses offered by the Petitioner. Mr. Maxwell told the Board that he, in fact, was the area planner for the subject property when same was reclassified by the County Council on the 1976 comprehensive rezoning maps.

Without detailing the testimony and evidence presented, it is obvious that the D.R. 5.5 strip across the rear of the subject property was a drafting error. When presented by the Planning staff and the Planning Board to the County Council, because of the drafting error, the Council had no way of knowing that this strip was, in fact, in private ownership and not part of the lands owned and used by the County for the Towson Junior High School. For this reason the Board will find that the Council erred when they zoned this strip D.R. 5.5 and, furthermore, based on testimony presented, the Board is satisfied that the proper zoning for this strip is M.L.R. With this reclassification the entire subject property would then be zoned M.L.R. in conformity with abutting land use classifications and utilizations.

The Petitioner has previously obtained final Orders granting certain variances for the construction of an office building on the subject site. The Board is impressed with the fact that the specific location of this office building and the specific

George E. Houck - #R-79-19

size of same would represent a good land use for this parcel. Therefore, the Board will restrict the granting of this reclassification so that the proposed office building must be built on that portion of the subject property as it is now shown on Petitioner's Exhibit No. 2. In addition, the Board will require that the size of the proposed office building be limited to that size as proposed on Petitioner's Exhibit No. 2; i.e., basement - 5,000 square feet, first floor - 12,000 square feet, and the second floor - 7,900 square feet. An Order to this effect follows hereafter.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 19 day of May, 1979, by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby GRANTED, subject to the following restriction: That the size and location of the proposed office building shall be constructed as set out on Petitioner's Exhibit No. 2. 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. Reiter, Jr., Chairman

Patricia Millhouser
Patricia Millhouser

LeRoy B. Spurr
LeRoy B. Spurr

JAMES S. SPANER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
Description for Zoning Purposes
(Reclassification)
BY W.O.I.
DATE 1/3/79 SHEET 1 OF 1

Description for Reclassification Hearing purposes:

All that parcel or tract of land herein described, saving and excepting that portion of the land now zoned MLR by Map N.E.-11-A, a 1976 Comprehensive Zoning Map, adopted by the Baltimore County Council October 7, 1976 and October 8, 1976.

Being a parcel or tract of land situate in the Ninth Election District of Baltimore County, Maryland.

Beginning for the same at a point on the northeasternmost side of Kenilworth Drive 80 feet wide distant 418.75 feet measured southeasterly along the northeasternmost side of Kenilworth Drive from the center line of West Road 70 feet wide, thence binding on the northeasternmost side of Kenilworth Drive:

1. Southeasterly by a line curving to the south with a radius of 2040.00 feet for an arc distance of 273.15 feet, the chord of said arc being South 62° 29' 15" East 272.94 feet, thence
2. North 25° 34' 29" East 51.13 feet, thence
3. South 48° 59' 52" East 69.85 feet, thence
4. North 33° 05' 50" East 67.76 feet, thence
5. Northwesterly by a line curving to the north with a radius of 2513.64 feet for an arc distance of 482.48 feet the chord of said arc being North 39° 37' 41" East 481.75 feet, thence
6. South 56° 24' 58" West 150.39 feet, thence
7. South 49° 03' 32" East 171.73 feet, thence
8. South 25° 39' 08" West 117.91 feet to the place of beginning.

Containing 1.6 acres of land more or less.

This description compiled from deeds and plats and not an actual survey.

W.O.I.
Walter O. Iversen

May 9, 1979

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

Re: Case No. R-79-19
George E. Houck

Dear Mr. Alderman:

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, Adm. Secretary

Encl.

cc: John W. Hession, III, Esquire
Mr. J. E. Dyer
Mr. S. E. DiMenna
Mr. L. H. Groef
Mr. J. Howell
Board of Education

January 3, 1979

ENVIRONMENTAL IMPACT STATEMENT
HOUCK PROPERTY
Kenilworth Drive, Towson, Maryland

The Houck Property has a total area of 1.62 acres and is located on the north side of Kenilworth Drive, beginning at a point approximately 230 feet east of West Road. The property is unimproved, and except for the rear most area (scrub growth), the area consists of volunteer grass and weeds. The surrounding area is as follows:

- a paved parking area to the west;
- scrub growth on the north property line area and school playgrounds beyond this;
- 10" to 24" in diameter hardwood tree growth to the east; and
- the Somerset Manor Apartments across Kenilworth Drive along the frontage of the site.

This property has remained idle and in the above described state for many years.

ZONING CONSIDERATIONS - D.R. 5.5.

The D.R. 5.5. Zone (0.7 Acres) line bisects the overall tract and reflected on the Baltimore County Zoning Map, which line has been determined in error. Except for a man-made condition relating to the long-since abandoned Towson-Lutherville rail-line, the area is generally flat, falling in the Kenilworth Drive direction. There are no water courses either alive or wet weather. A formal storm drain system exists in Kenilworth Drive and inlet connections to that system exists immediately in front of this site, allowing for positive drainage disposal. Public water and public sanitary systems exist along the frontage in Kenilworth Drive.

1. PROPOSED ACTION

A two (2) story, elevator served office building consisting of approximately, but no greater than 24,900 square feet is proposed for the presently zoned M.L.R. portion of the site. The remaining rear portion (D.R. 5.5) is to be considered for parking and improved landscape purposes only. The grade change over the entire site is minimal, allowing for a comfortable balanced cut and fill operation on site.

-2-

2. PROBABLE ENVIRONMENTAL IMPACT

The expected initial disturbance to the area is the necessary denuding of the area to permit construction. This condition will be controlled by the installation of temporary sediment control facilities. Upon completion of the surface improvements, the drainage that heretofore flowed on the surface westerly to West Road shall be intercepted and disposed of cleanly in the system in Kenilworth Drive, thereby improving the quality of the surface water in this area.

3. ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

There are no adverse environmental effects anticipated. It is however felt that an improved condition will be realized since the surface drainage at the east of the site, though minimal, will be intercepted and fed into the existing system in Kenilworth Drive. In like manner, the surface drainage flowing toward West Road will be intercepted and properly disposed of within the Kenilworth Drive system.

4. ALTERNATIVES TO THE PROPOSED ACTION, AVOIDING ADVERSE ENVIRONMENTAL EFFECTS

There are no alternatives in the case where considering the unique efforts of the owners to improve over the presently approved plan by a desire to maintain the same building size as exhibited on the M.L.R. portion and desirous of expanding the site for the sole purpose of establishing an attractive landscape, along with increasing the parking facilities.

5. ASSESSMENT OF CUMULATIVE LONG-TERM EFFECTS

The immediate effect and the anticipated permanent action is to formally establish planting areas (green) about the periphery in addition to generous islands of planting. The paved area then is confined to a given well controlled area, draining directly to the existing storm drain facility in Kenilworth Drive, a system which has been designed and constructed to receive surface drainage from the areas adjacent to that road.

6. IRREVERSIBLE OR IRRETRIEVABLE COMMITMENT OF RESOURCES RESULTING FROM THE PROPOSED ACTION - CURTAILMENT OF BENEFICIAL USE OF THE ENVIRONMENT

Based on the above action, no such possibility exists.

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
from D.R. 5.5 to M.L.R.
NE/S of Kenilworth Dr., 418.75' : OF BALTIMORE COUNTY
SE of West Rd., 9th District
GEORGE E. HOUCK, et ux, :
Petitioners : Case No. R-79-19

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 April, 1979, a copy of the foregoing Order was mailed to R. Bruce Alderman, Esquire, 305 W. Chesapeake Avenue, Towson, Maryland 21204, Attorney for Petitioners; and Clark F. MacKenzie, President, C.F.M., Inc., 10807 Falls Road, Suite 301, Lutherville, Maryland 21093, Applicant, Lessee.

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

Exhibit B
January 3, 1979

ENVIRONMENTAL IMPACT STATEMENT
HOUCK PROPERTY
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- a paved parking area to the west;
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Mr. William F. Kirwin
January 3, 1979
Page Two

Regardless of the inability to relocate the building, it was agreed by all present at the meeting that the proposed reclassification would allow a more desirable landscaping plan, particularly that portion of the property which fronts Kenilworth Drive. As can readily be seen by comparing Exhibits B and C, it would also allow for a substantial increase in parking spaces. The revised layout (Exhibit C) provides for a much improved on-site traffic flow which, together with the increased landscaping, produces a development plan that is undoubtedly both more efficient and of greater aesthetic quality. It should be mentioned that it is not the intention of the Petitioner to increase the building square footage.

In light of the foregoing and pursuant to Baltimore County Code, Section 22-22(1), this writing is intended to serve as a formal request to the Planning Board that it certify to the County Council that early action upon the subject zoning reclassification petition (Exhibit D) is manifestly required in the public interest. It is understood that if the County Council approves said certification, such petition shall be exempted from the regular, cyclical procedure of subsections (c) through (h) of the above-cited section, and also from the suspension of reclassification-petition filing required under section 22-27.1.

Greater enumeration of the numerous and undue delays which have been previously experienced during the pursuit or developing this property shall be presented at the hearings to be held relative to this request. Such background will be intended to clarify the urgency and necessity that early action upon the petition is appropriate and in the public interest.

One of the requirements in the filing of a zoning reclassification petition is the submittal of an Environmental Impact Statement. For your perusal, I have enclosed same relative to the subject petition (Exhibit E).

MacKenzie & Associates Inc.
Green Spring Village Professional Building
Suite 301
10807 Falls Rd., Lutherville, Md. 21093
(301) 821-8585

-2-

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Based on the above action, no such possibility exists.

Mr. William F. Kirwin
January 3, 1979
Page Three

In conclusion, I would like to commend those members of the planning staff previously mentioned in this letter for their professional input and efforts in striving to effectuate the optimum development of this site. Be assured that members of my staff and I are available to meet with you and other parties at your request.

Respectfully submitted,

Sincerely,

Clark F. MacKenzie
Clark F. MacKenzie

CFM:nm
Enclosures

cc: Norman W. Lauenstein, Chairman
Baltimore County Council

Leslie H. Graef, Director of Planning
Office of Planning & Zoning

S. Eric DiNenna, Zoning Commissioner

Frank T. Fisher, Chief
Community Planning Division
Office of Planning & Zoning

R. Bruce Alderman, Esquire

Arnold Fleischmann
Dr. Anthony Bravos
Leo Mason
Kenneth D. Dryden
Dr. Theodore Patterson
Dale Balfour
Lewis M. Hess, Jr.
Cynthia T. Wagner
Benjamin Bronstein
Reverend Frederick J. Hanna
Penelope McM. Johnson
Carolyn O. Bronushas
George J. Sauthoff
Jean Jung

MacKenzie & Associates Inc.
Green Spring Village Professional Building
Suite 301
10807 Falls Rd., Lutherville, Md. 21093
(301) 821-8585

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: November 9, 1978
FROM: Leslie H. Graef, Director of Planning
SUBJECT: Petition #79-110-A, Item 45

Petition for Variance

Northeast side of Kenilworth Drive, 418.75 feet Southeast of West Road
Petitioners - George E. and Jeanne R. Houck

9th District

HEARING: Monday, November 13, 1978 (10:00 A.M.)

This office is opposed to the requested variance; development as proposed would unreasonably overcrowd the land. After reviewing the site, my staff advises that they would be favorable to a reclassification from D.R. 5.5 to M.L.R. for the rear portion of the petitioner's property. Were such a change granted, the petitioner would have a greater degree of flexibility in designing the overall site plan.

Leslie H. Graef
Director of Planning

LHG:JGH:rw

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-3283
S. ERIC DINENNA
ZONING COMMISSIONER

March 1, 1979

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

RE: Petition for Reclassification
N/S of Kenilworth Drive,
W of West Road - 9th Election District
George E. Houck, et ux - Petitioners
Item No. 158 - #

Dear Mr. Alderman:

As I am sure you are aware, Bill No. 122-78 was recently enacted. This Bill requires that detailed information must be provided on the submitted site plans when a Petitioner proposes to have property reclassified and indicates a proposed use.

Since the proposed office building, as shown on the submitted site plan filed with this Petition, can be constructed by providing all parking within the Manufacturing, Light, Restricted (M.L.R.) Zone, your Petition is being processed with minimal compliance with the aforementioned required Bill.

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

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

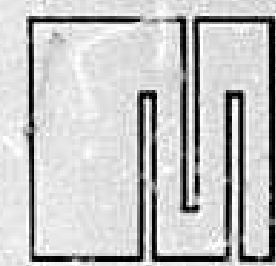
SED/NBC:af

cc: Mr. Walter A. Reiter, Jr., Chairman, Board of Appeals

Mr. James E. Dyer, Zoning Supervisor

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

Rec'd 3/5/79
10:10 a.m.



MacKenzie & Associates Inc.

President
CLARK F. MACKENZIE
Vice Presidents
GEORGE A. REIER
DAVID R. HORN
GARY T. OIL

Mr. William F. Kirwin
Planning Board Chairman
Smith-Kirwin, Inc.
Marquette Building
Towson, Maryland 21204

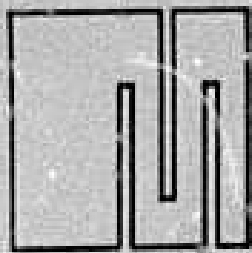
RE: Houck Property
Kenilworth Drive
Towson, Maryland

Dear Mr. Kirwin:

Please be advised that I, Clark F. MacKenzie, have entered into a long term ground lease with the legal owners, George E. and Jeanne R. Houck of the property which is described in the description (Exhibit A) and plat (Exhibit B) attached hereto for the purpose of developing a professional office building. Exhibit B is the zoning plat which was submitted on 8/29/78 along with the petition for variances which are outlined on the subject plat. The hearing was held on November 13, 1978, and an Order was passed on November 17, 1978 by the Zoning Commissioner granting the requested variances.

On December 7, 1978, I was contacted by Mr. Frank H. Fisher, Chief, Community Planning Division of the Office of Planning and Zoning. A meeting was held later that afternoon with Messrs. Fisher, Maranto and Hoswell which I attended along with two of my associates. Mr. Fisher recommended that we file a petition for reclassification for the purpose of creating an overall better development plan without any harmful effects. I explained to Mr. Fisher that it had been determined by our engineers that the zoning line which bisects the property (See Exhibits B and C) was, in fact, established in error during the last classification due to mistake in drafting. Consequently, in view of many considerations, certain commitments had to be made and have been made relative to the development scheme, specifically the location of the building.

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



MacKenzie &
Associates Inc.

President
CLARK F. MACKENZIE
Vice Presidents
GEORGE A. REITER
DAVID R. HOHN
GARY T. GILL

January 22, 1979

Members of Baltimore County Board of Appeals:

Walter A. Reiter, Jr., Chairman
Robert L. Gilland
Herbert A. Davis
John A. Miller
William T. Hackett

RE: Houck Property
658 Kenilworth Drive
Towson, Maryland

Gentlemen:

Pursuant to Bill 122-78, this is intended to serve as a written memorandum outlining the reasons that a rear portion of the subject property should be reclassified from D.R. 5.5 to M.L.R. In order that you may better understand the necessity that this request be granted, allow me to provide you with the background of my pursuit to develop a professional office building on this site.

I, Clark F. MacKenzie, have entered into a long term ground lease with the legal owners, George E. and Jeanne R. Houck, of the property described in the description which has been provided along with the subject petition. On August 29, 1978, a Zoning Plat dated July 15, 1978 was submitted with the petition for variances which are on file at the Zoning Commissioner's office. The Hearing was held on November 13, 1978 and an Order was passed on November 17, 1978 by the Zoning Commissioner granting the requested variances.

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

Members of Baltimore County Board of Appeals
January 22, 1979
Page Two

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Regardless of the inability to relocate the building, it was agreed by all present at the meeting that the proposed reclassification would allow a more desirable landscaping plan, particularly that portion of the property which fronts Kenilworth Drive. It would also allow for a substantial increase in parking spaces which is in the best interest of all parties concerned, including the public, in light of our expectations to have a portion of the building occupied as medical offices. The revised layout provides for a much improved on-site traffic flow which together with the increased landscaping, produces a development plan that is undoubtedly both more efficient and of greater aesthetic quality. It should be mentioned that it is not the intention of the Petitioner to increase the building square footage. You can be assured that exhibits will be presented at the Board Hearing which I am confident will help show the appropriateness of this request.

In conclusion, I would like to commend those members of the Planning Staff previously mentioned in this letter for their professional input and efforts in striving to effectuate the optimum development of this site.

Respectfully submitted,

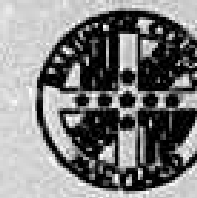
Sincerely,

Clark F. MacKenzie
Clark F. MacKenzie,
Petitioner

cc: R. Bruce Alderman, Esquire
Attorney for Petitioner

aja

MacKenzie & Associates Inc.
Green Spring Village Professional Building
Suite 301
10807 Falls Rd., Lutherville, Md. 21093
(301) 821-8585



County Council of Baltimore County
Court House, Towson, Maryland 21204
(301) 494-3196

COUNCILMAN

Ronald B. Hickernell
FIRST DISTRICT

Gary Huddles
SECOND DISTRICT

James T. Smith, Jr.
THIRD DISTRICT

Barbara F. Bachur
FOURTH DISTRICT

Norman W. Lauenstein
FIFTH DISTRICT

Eugene W. Gallagher
SIXTH DISTRICT

John W. O'Rourke
SEVENTH DISTRICT

Thomas Toporovich
EIGHTH DISTRICT

March 7, 1979

Mr. Walter A. Reiter, Jr., Chairman
County Board of Appeals
Court House
Towson, Maryland 21204

Dear Mr. Reiter:

This letter will serve to advise you that at its meeting on March 5, 1979, the County Council unanimously approved that early action is manifestly required in the public interest on the petition of George E. and Jeanne R. Houck to change the zoning classification of a portion of their property on Kenilworth Drive from D.R. 5.5 to M.L.R.

Sincerely,

Thomas Toporovich
Thomas Toporovich
Secretary

TT:bl

CC: Leslie H. Greef
James F. Dyer

Rec'd 3/8/79
10:45 am



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

February 15, 1979

LESLIE H. GREEF
DIRECTOR

The Honorable Norman W. Lauenstein, Chairman
Baltimore County Council
Court House
Towson, Maryland 21204

Dear Mr. Lauenstein:

At its regular meeting on February 15, 1979, the Baltimore County Planning Board, under the provisions of Subsection 22-22(1) of the Baltimore County Code 1968, as amended, approved a motion to certify to the County Council that early action is manifestly required in the public interest on the petition of George E. and Jeanne R. Houck to change the zoning classification of a portion of their property on Kenilworth Drive from D.R. 5.5 to M.L.R.

After reviewing the letter from the lessee (Clark F. MacKenzie) and a copy of the zoning map, the Planning Board believes that the rear portion of the tract was inadvertently placed in the D.R. 5.5 zoning classification and that it should be zoned M.L.R. in conformance with the classification of the major portion of the property.

Copies of the petition and of the lessee's letter are attached. Additional information will be provided upon your request. Notification of the Council's action should be made to the County Board of Appeals so that timely actions can be taken in accordance therewith.

Sincerely,

Leslie H. Greef
Leslie H. Greef, Secretary
Baltimore County Planning Board

LHG:JGH:rw

Attachments

cc: The Honorable Ronald B. Hickernell
The Honorable Gary Huddles
The Honorable James T. Smith, Jr.
The Honorable Barbara F. Bachur
The Honorable Eugene W. Gallagher
The Honorable John O'Rourke
Thomas Toporovich, Secretary, Baltimore County Council
Randolph B. Rosencrantz, Administrative Officer
Walter A. Reiter, Jr., Chairman, County Board of Appeals
James E. Dyer, Zoning Supervisor

Rec'd 2-16-79
12:20 PM

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing
this 8th day of December, 1978

S. Eric Dinenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Houck
Petitioner's Attorney: Alderman

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

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

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Chairman
Nicholas B. Commodari

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

March 16, 1979

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

RE: Item No. 158
Petitioner - Houck
Reclassification Petition

Dear Mr. Alderman:

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

This currently vacant tract, partially zoned M.L.R. and D.R. 5.5, is located on the north side of Kenilworth Drive, east of West Road in the 9th Election District. Surrounding properties are improved with an office building to the northwest, a nursing home and the Towson Towne Junior High School to the northeast, vacant land to the south, and an apartment development to the south across Kenilworth Drive.

This property was the subject of a previous zoning hearing (Case No. 79-110-A), in which assorted setback variances were submitted from the applicable requirements of Section 250 of the Baltimore County Zoning Regulations. Prior to the submittal of the aforementioned case, it was the intention of your client to develop the property as shown on the site plan filed with the present petition. However, since the proposed parking in the rear, which is presently zoned D.R. 5.5, failed to satisfy the requirements of the Interim Development Control Act, all development, including accessory parking, has been confined to the M.L.R. zoned portion of this site. Subsequent to the previous hearing, a building permit application (No. C-023-79), to construct the foundation for the proposed office building was approved by this office on January 9, 1979.

Item No. 158
Page 2
March 16, 1979

However, at the time of field inspection, construction had not yet commenced. Because of the effort to provide a more desirable layout of the proposed site development, this petition for reclassification has been submitted. Since this office recognizes the ability of your client to develop the site without this request, and coupled with the uncertainty surrounding Bill No. 122-78, this petition is being processed with minimal compliance required with this Bill.

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

THORNTON M. MOURING, P.E.
DIRECTOR

February 22, 1979

Mr. Walter Reiter, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Re: Item #158 (1978-1979)
Property Owner: George E. & Jeanne R. Houck
N/ES Kenilworth Dr. 418.75' S/E West Rd.
Existing Zoning: DR 5.5
Proposed Zoning: M.L.R.
Acres: 1.60 District: 9th

Dear Mr. Reiter:

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:

The comments which were supplied for this property for Project IDCA 77-57X, and in connection with the Zoning Advisory Committee review of this property for Items 90 and 196 (1977-1978) and Item 45 (1978-1979) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #158 (1978-1979).

Very truly yours,

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

END:EAM:FWR:ss

R-SW Key Sheet
41 & 42 NE 1 Pos. Sheets
NE 11 A Topo
70 Tax Map

Attachment

October 26, 1978

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

Re: Item #45 (1978-1979)
Property Owner: George E. & Jeanne R. Houck
N/ES Kenilworth Dr. 418.75' S/E West Rd.
Existing Zoning: M.L.R. & D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 3' in lieu of the required 40', a 0' side setback in lieu of the required 30', to permit the building to be located 40' from a D.R. 16 Zone and 0' from a D.R. 5.5 Zone in lieu of the required 100'; to permit a F.A.R. of 0.623 in lieu of the maximum 0.6 F.A.R. and to permit parking within 0' of a residential zone in lieu of the required 25'.
District: 1.6 District: 9th

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:

The comments which were supplied for this property for Project IDCA 77-57X, and for Zoning Items 90 and 196 (1977-1978) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 45 (1978-1979).

Very truly yours,

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

END:EAM:FWR:ss

R-SW Key Sheet
41 & 42 NE 1 Pos. Sheets
NE 11 A Topo
70 Tax Map

Attachment

May 11, 1978

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

Re: Item #196 (1977-1978)
Property Owner: George E. & Jeanne R. Houck
N/ES Kenilworth Dr. 418.75' S/E West Rd.
Existing Zoning: M.L.R. & D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 25' in lieu of the required 40', a side setback of 10' and a sum of the side yards of 70' in lieu of the required 30' and 80', respectively, to permit a building to be a minimum of 60' from a D.R. 16 zone and 0' from a D.R. 5.5 zone in lieu of the required 100' and to permit the parking within 0' of a residential zone and within 5' of the rear property line in lieu of the required 25' and a Special Hearing to allow off street parking in a residential zone (IDCA 77-57 SWH).
Acres: 1.6 District: 9th

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 No. 77-57X, and in connection with the Zoning Advisory Committee review of this property for Item #90 (1977-1978). Those comments are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #196 (1977-1978).

Very truly yours,

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

END:EAM:FWR:ss

Attachments
R-SW Key Sheet
41 & 42 NE 1 Pos. Sheets
NE 11 A Topo
70 Tax Map

LESUE H. GRAFF
DIRECTOR

March 12, 1979

Mr. Walter Reiter
Chairman of Board of Appeals
Court House
Towson, Maryland 21204

Dear Mr. Reiter:

Comments on Reclassification 158, Zoning Advisory Committee Meeting, January 30, 1979, are as follows:

Property Owner: George E. & Jeanne R. Houck
Location: NE/S Kenilworth Drive 418.75' SE West Road
Existing Zoning: D.R. 5.5
Proposed Zoning: M.L.R.
Acres: 1.60
District: 9th

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 site plan as submitted appears to be satisfactory to this office.

Very truly yours,

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

December 8, 1977

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

Re: Item #90 (1977-1978)
Property Owner: George E. & Jeanne R. Houck
N/ES Kenilworth Dr. 418.75' S/E West Rd.
Existing Zoning: M.L.R. & D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 25' in lieu of the required 40', a side setback of 10' and a sum of the side yards of 70' in lieu of the required 30' and 80' respectively, to permit a building to be a minimum of 60' from a D.R. 16 zone and 0' from a D.R. 5.5 zone in lieu of the required 100' and to permit the parking within 0' of a residential zone in lieu of the required 25' and a Special Hearing to permit offstreet parking in a residential zone.
Acres: 1.60 District: 9th

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 77-57X.

Highways:

Kenilworth Drive is an existing County road, improved as a closed section roadway of varying width on an 80-foot right-of-way at this location. Further road improvements are not proposed at this time in the vicinity of this site.

The construction and/or reconstruction of concrete sidewalks (5 feet wide), curb and gutter, entrances, aprons, etc. will be the full responsibility of the Petitioner.

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 #90 (1977-1978)
Property Owner: George E. & Jeanne R. Houck
Page 2
December 8, 1977

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.

This property is subject to the Baltimore County Storm Water Management Policy.

Water and Sanitary Sewer:

Public water main and sanitary sewerage exist in Kenilworth Drive. This property is tributary to the Jones Falls Sanitary Sewer System, subject to State Health Department regulations.

Very truly yours,

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

END:EAM:FWR:ss

cc: J. Sweeney

R-SW Key Sheet
41 & 42 NE 1 Pos. Sheet
NE 11 A Topo
70 Tax Map

STEPHEN E. COLLINS
DIRECTOR

March 12, 1979

Mr. Walter Reiter
Chairman - Board of Appeals
Baltimore County Court House
Towson, Maryland 21204

Item No. 158 - ZAC - January 30, 1979
Property Owner: George E. & Jeanne R. Houck
Location: NE/S Kenilworth Dr. 418.75' SE West Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: M.L.R.
Acres: 1.60
District: 9th

Dear Mr. Reiter:

The requested zoning change from D.R. 5.5 to M.L.R. is not expected to have any major effect on traffic.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/hmd

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

February 6, 1979

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

Dear Mr. DiNenna:

Comments on Item #158, Zoning Advisory Committee Meeting of January 30, 1979, are as follows:

Property Owner: George E. & Jeanne R. Houck
Location: NE/S Kenilworth Dr. 418.75' SE West Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: M.L.R.
Acres: 1.60
District: 9th

Metropolitan water and sewer are available.

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

Very truly yours,

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

IJE/JRE/rlh

cc: W. L. Phillips

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Commodari
Zoning Advisory Committee

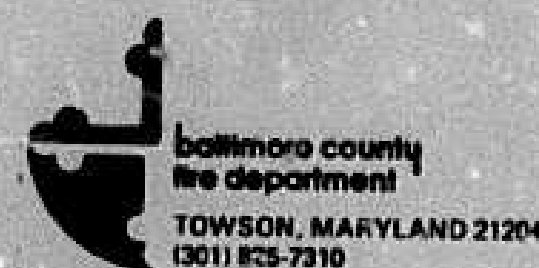
FROM: Sharon Caplan, Industrial
Development Commission

SUBJECT: Item No. 158 - Property Owner: George E. & Jeanne R. Houck
Location: NE/S Kenilworth Dr. 418.75' SE West Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: M.L.R.

In recognition of Baltimore County's desire to foster a healthy economic growth, we request the Zoning Officer to evaluate the above request in the best interest of industrial expansion.

Sharon Caplan
SHARON CAPLAN

SC:pk



Paul H. Reincke
CHIEF

February 7, 1979

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

Attention: Walter Reiter, Chairman
Zoning Advisory Committee
Board of Appeals

Re: Property Owner: George E. & Jeanne R. Houck

Location: NE/S Kenilworth Dr. 418.75' SE West Rd.

Item No. 158

Zoning Agenda Meeting of 1/30/79

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.

Noted and Approved: *George M. Hegardt*
Planning Group Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari
Ted Burnham

FROM: Zoning Advisory Meeting - January 30, 1979

SUBJECT:

- #156 Standard comments
- #157 See comments attached
- #158 Standard commercial comments

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

February 15, 1979

Mr. Walter Reiter, Chairman
Board of Appeals
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: January 30, 1979

RE: Item No: 158
Property Owner: George E. & Jeanne R. Houck
Location: NE/S Kenilworth Dr. 418.75' SE West Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: M.L.R.

District: 9th
Acres: 1.60

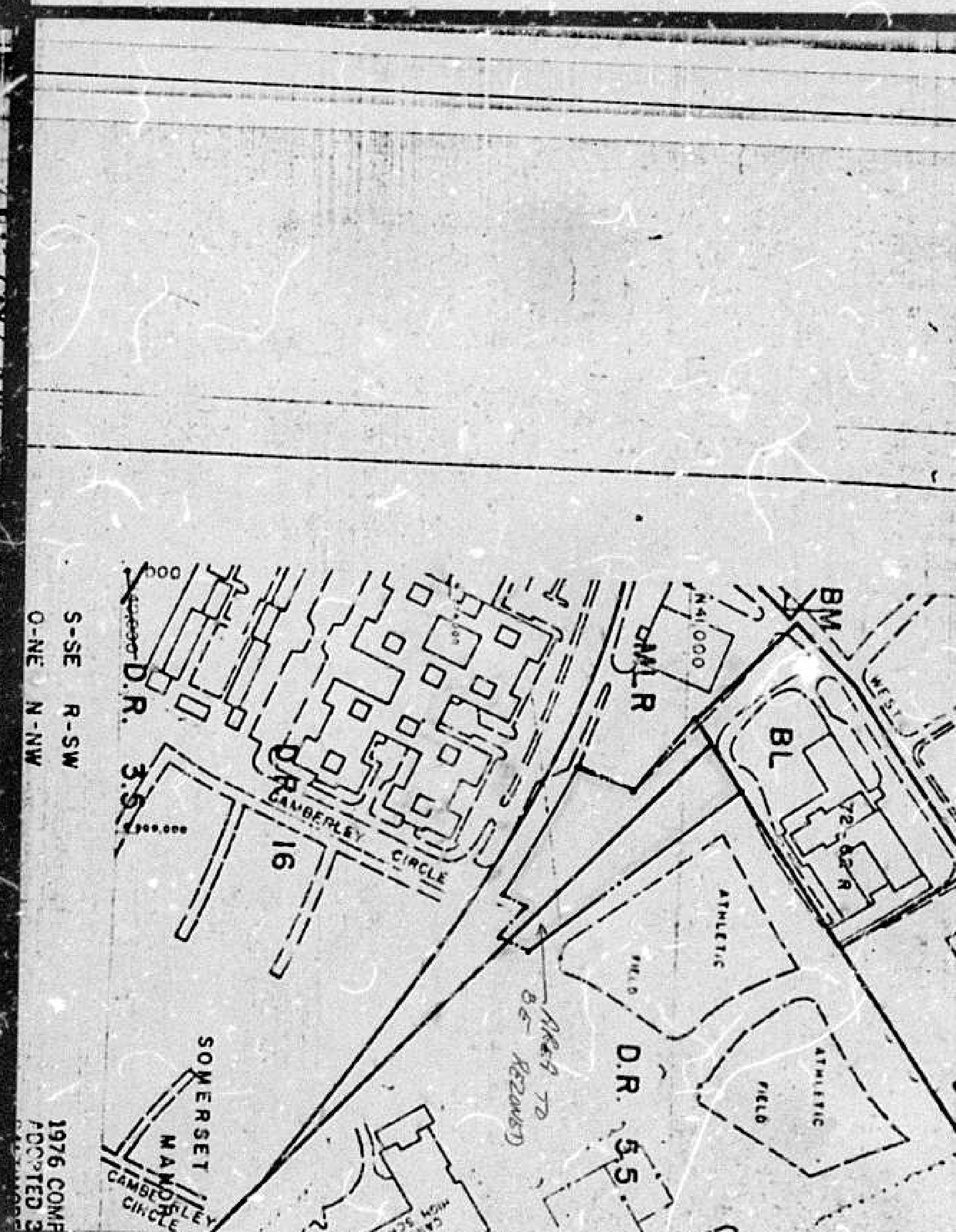
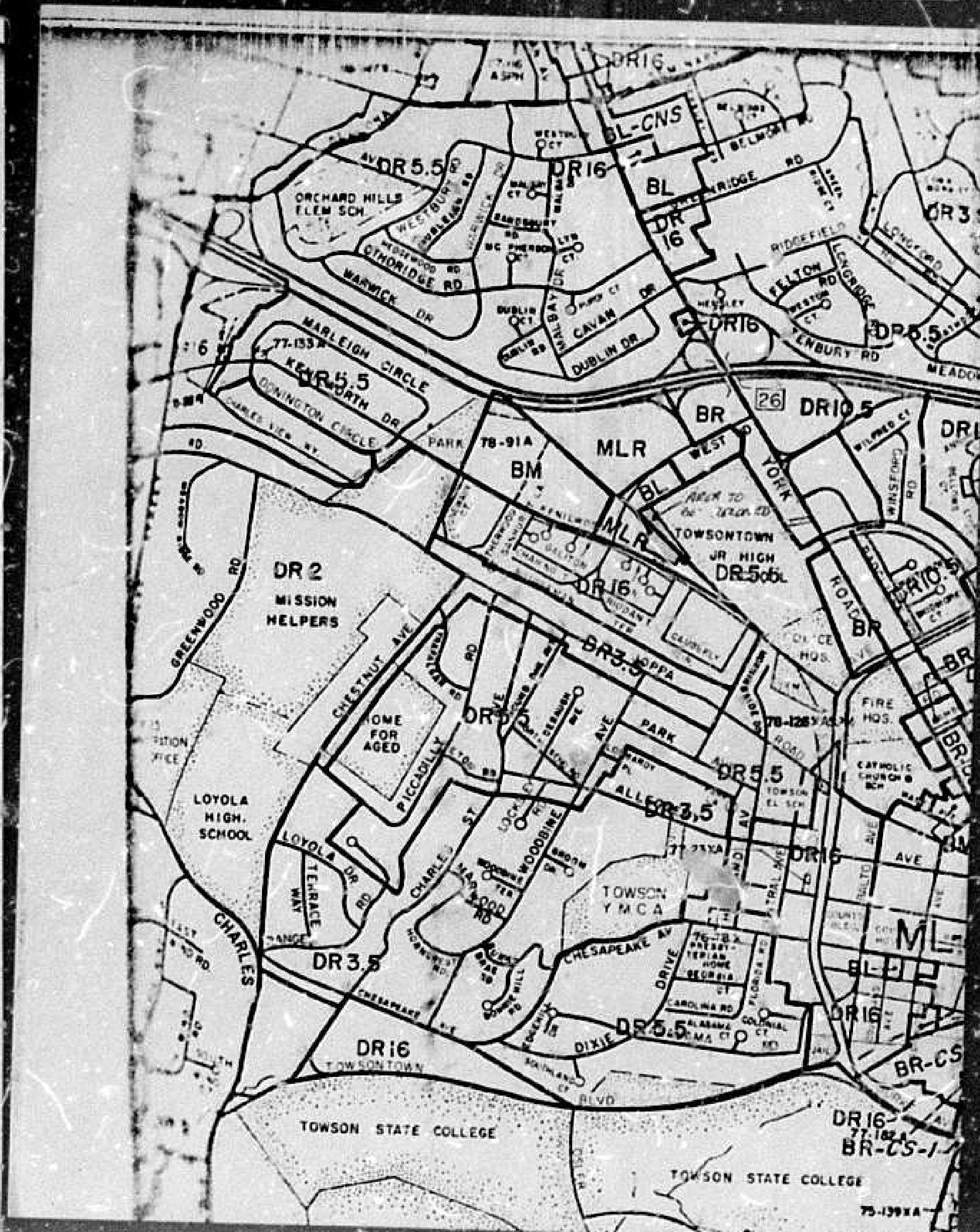
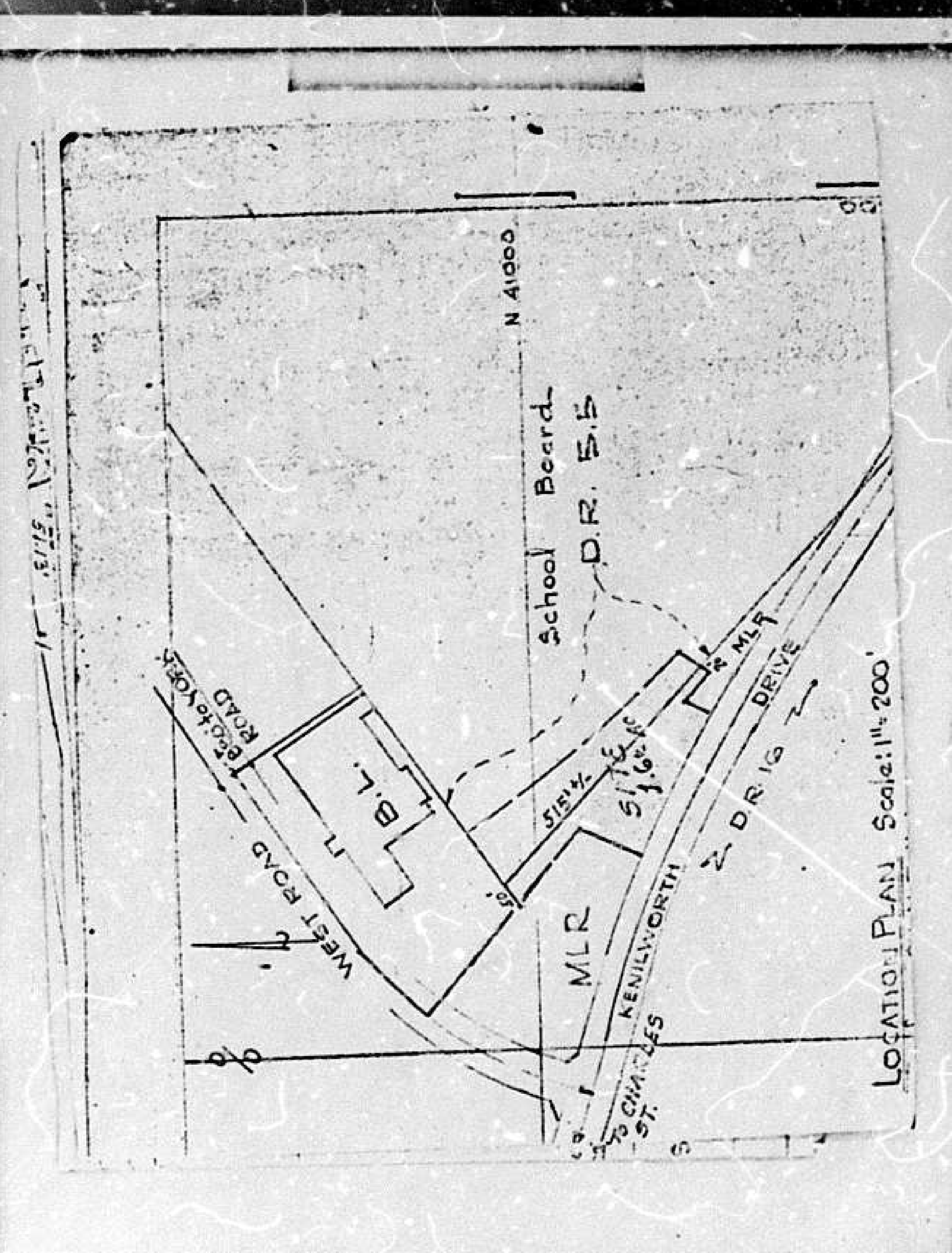
Dear Mr. Reiter:

No bearing on student population.

Very truly yours,

William T. Petrovich
W. Nick Petrovich
Assistant

WNP/bp



OFFICE OF


 TOWSON, MD. 21204 APRIL 12 1979

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR RECLASSIFICATION - George E.
Houck, et ux
was inserted in the following:

- ☐ Catonsville Times
- ☐ Dundalk Times
- ☐ Essex Times
- ☐ Suburban Times East
- ☐ Towson Times
- ☐ Arbutus Times
- ☐ Community Times
- ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 13th day of April 1979, that is to say, the same was inserted in the issues of April 12, 1979

STROMBERG PUBLICATIONS, INC.

BY Esiter B. Borge

NOTICE OF PUBLIC SALE
OF REAL ESTATE
IN BALTIMORE COUNTY
BY ORDER OF THE COURT

Attention: Following Real Estate
has been A.S.S.D. Sale to
B.L.R. Inc.

LOCATION: Northwest side of Knox
Branch Drive, 43.75 feet South
of West Road

DATE & TIME: Wednesday, May 2
1960

FORWARD SALE: Name B.L.R.
Corporation, Tyngs, Md.

The County Board of Appeals
for Baltimore County, by authority of
the Baltimore County Charter and
by a public vote,
do hereby certify that B.L.R.
Inc. is a public body.
Witness my hand and the Seal of
Baltimore County, Maryland
April 12, 1960

All that parcel or tract of land in
Baltimore County, Maryland, and excepting
that portion of the land now
owned by B.L.R. by Map W.B.-11-A,
1959 Commencement Book 10, Page
10, adopted by the Baltimore County
Council October 7, 1959 and Grabco
S. 1959.

Being a parcel or tract of land
situated in Baltimore County, Mary-
land.

Beginning for the same at a point
on the northwestern side of the
road line of West Road 27 feet
East 43.75 feet measured north-
west along the northwestern
side of Knottsville Drive from
the road line of West Road 27
feet East thence heading N. 60
degrees East 117.5 feet to the
southeastern side of Knottsville
Drive;

1. Southwesterly by the curve to
Go Rock with a radius of 100.0
feet for an arc distance of 210.25
feet the chord of said arc being
25.46 (P) 50 (S) East 27.24 feet
thence N. 10 North 50 (S) East
51.15 feet thence S. 60 West
50 (S) East 25.25 feet thence S. 70 West
50 (S) East 47.75 feet, thence
1. Northwesterly by a line bearing
to the north with a radius of 212.04
feet for an arc distance of 68.45
feet the chord of said arc being
N. 40 (S) W. 41 (W) East 40.75 feet,
thence S. 60 West 50 (S) West
130.75 feet, thence S. 60 West
50 (S) West 117.5 feet, thence
S. 30 West 117.5 feet to the
place of beginning

Containing 1.8 acres of land more
or less.

A description compiled from
deeds and plans and not an actual
survey.

Being the property of George E.
and Jeanne R. Houch, as shown on
said plan filed with the Filing
Department.

Issuing Date: Wednesday, May
5, 1960 at 9:28 A.M.

Public Hearing: Room 318, Court-
house, Tyngs, Md. 5:00 P.M.

By Order of
WALTER A. HEITER, JR., Chairman
County Board of Appeals of
Baltimore County

April 12,

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 12, 1939

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~~ of one time ~~successive weeks~~ before the 3rd day of May, 1972, the 1st publication appearing on the 12th day of April 1972.

THE JEFFERSONIAN,
S. Frank Stricker
Manager.

Cost of Advertisement, \$_____

PETITION MAPPING PROGRESS SHEET

PETITION MAPPING PROGRESS SHEET										
FUNCTION	1st Map		Original		Duplicate		Tracing		2nd Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: ML

Previous case: _____

Revised Plans:
Change in outline or description _____ Yes
_____ No

Map # _____

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9 Date of Posting: 4/7/79
 Posted for: Petition for Redclassification
 Petitioner: George F. Vossch
 Location of property: NE1/3 Hardworth Pr., 418.75' SE of
West Rd
 Location of Signs: front of property
 Remarks: _____
 Posted by: Gene Coleman Date of return: 4/12
 Signature

1 sept

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

No. 78513

DATE April 4, 1979 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED FROM Gary Gill, MacKenzie & Assoc., Inc. 10807 Falls Rd. Suite 301, Lutherville, Md. 21093. Filing fee for George E. Bonak, et ux, NE/S Lemilworth Dr., L18, '51 SE of West Rd., Set for hearing Wed. May 3, 1979 at 9:30 A.M.

288 678 1 4 50.00 MD

VALIDATION OR SIGNATURE OF CASHIER

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

No. 78653

DATE May 3, 1979 ACCOUNT 01-662

AMOUNT \$62.47

RECEIVED FROM Kenilwest Limited Partnership

FOR Cost of Advertising and Posting Case No. B-79-19

85822 MAY 3 1979 247

VALIDATION OR SIGNATURE OF CASHIER

ERODING: Site Erosion Control Features as required. Special slope stabilization. The contractor is referred to "Standards & Specs. for Soil Erosion & Sediment Control in Developing Areas". This job is subject to daily inspection from the County Dept. of Forests.

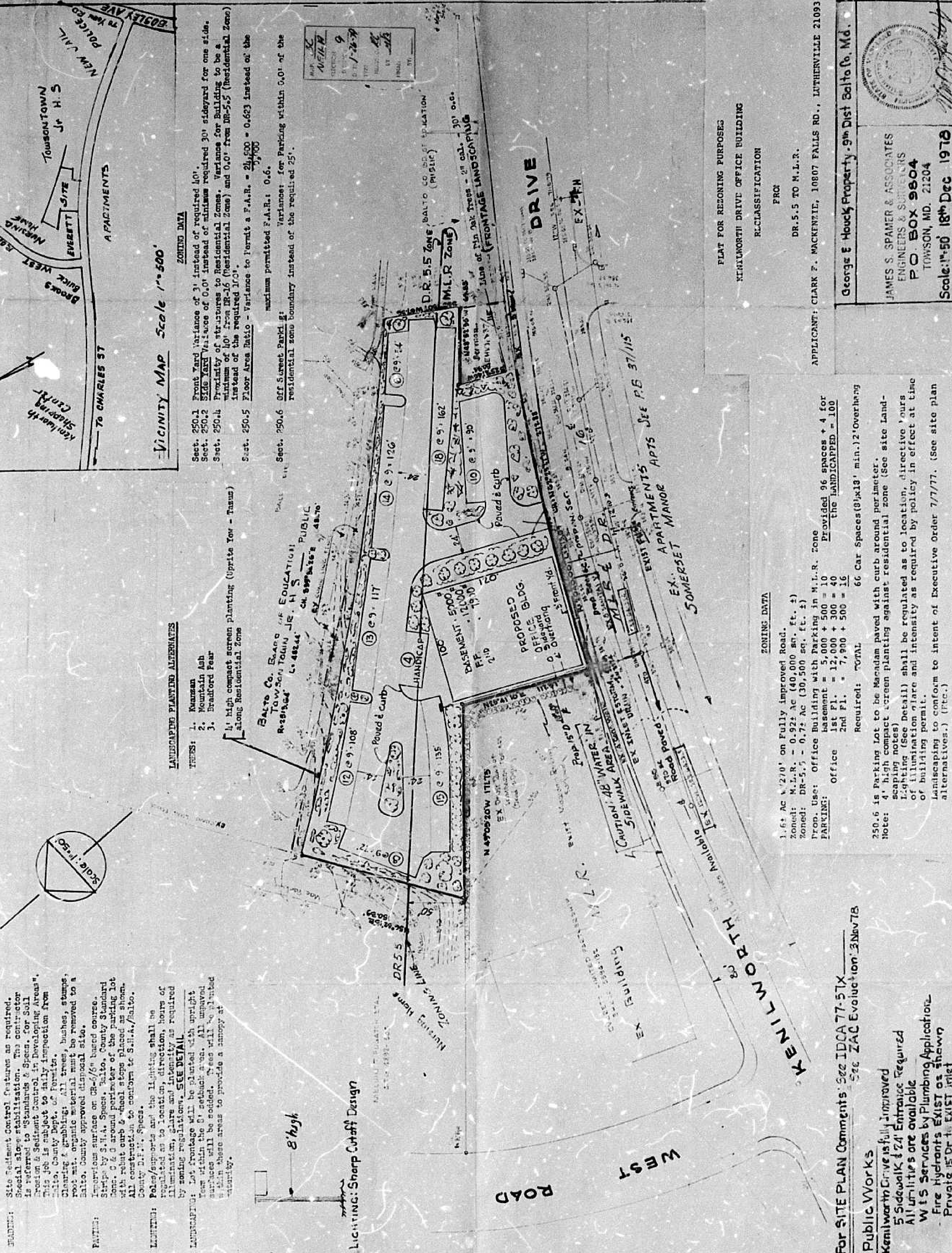
PLANTING: Clearing & grubbing: All trees, bushes, stumps, root mat, organic material must be removed to a root mat. County approved disposal site.

PAVING: Pavement surface on 24" x 6" based course. Strip by S.H.A. Specs. Baltimore County Standard 200. 2' x 6' around perimeter of the parking lot with curb & wheel stops placed as shown. County Dept. of Forests.

LIGHTING: Poles/supports and the lighting shall be regulated as to location, direction, hours of illumination, glare and intensity as required by zoning regulations. SEE DETAIL.

LANDSCAPING: Lot frontage will be planted with upright trees within the 5' setback area. All unpaved surfaces will be seeded. Trees will be planted in these areas to provide a canopy at maturity.

LIGHTING: Sharp Cutoff Design



ERODING: Site Erosion Control Features as required. Special slope stabilization. The contractor is referred to "Standards & Specs. for Soil Erosion & Sediment Control in Developing Areas". This job is subject to daily inspection from the County Dept. of Forests.

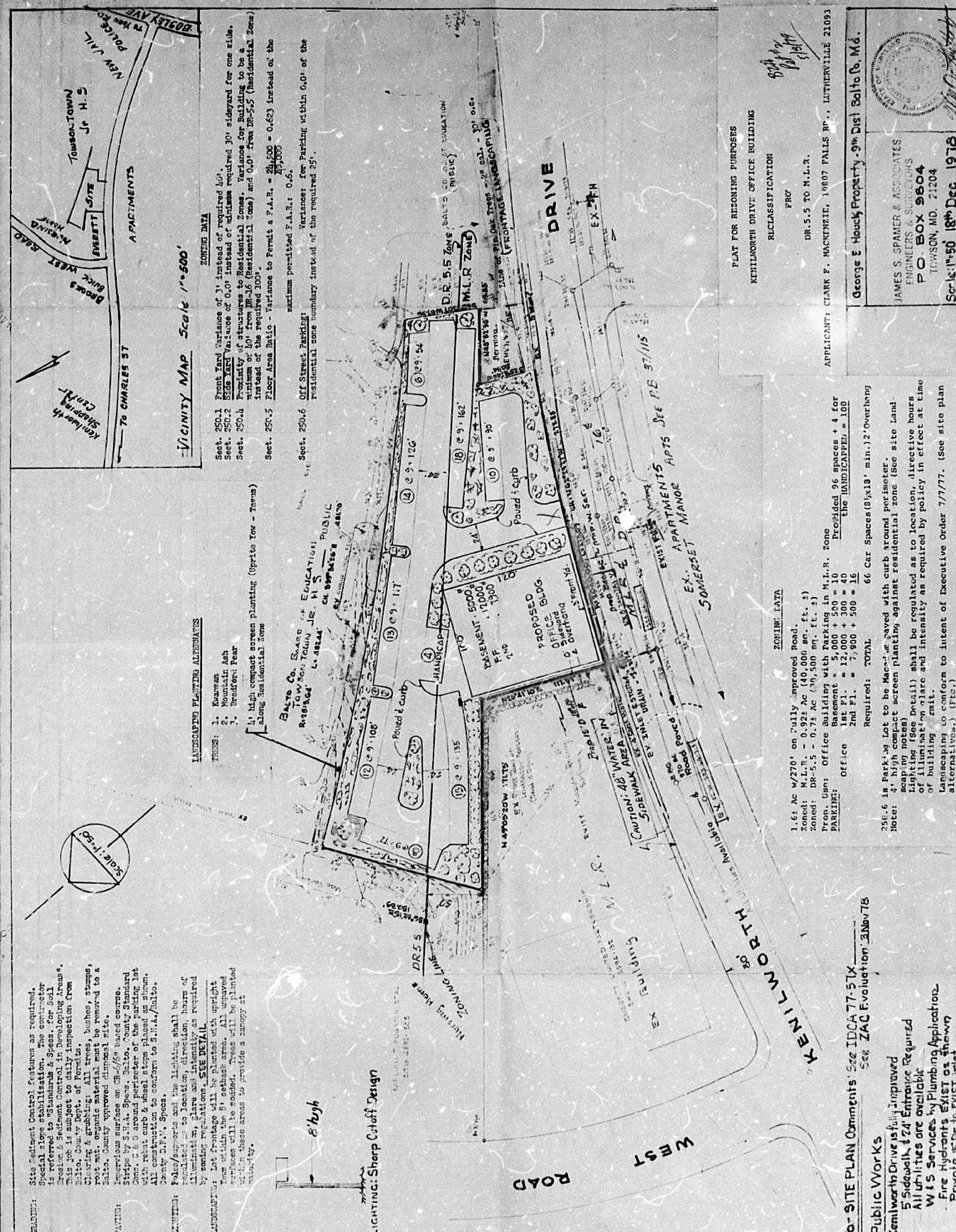
PLANTING: Clearing & grubbing: All trees, bushes, stumps, root mat, organic material must be removed to a root mat. County approved disposal site.

PAVING: Pavement surface on 24" x 6" based course. Strip by S.H.A. Specs. Baltimore County Standard 200. 2' x 6' around perimeter of the parking lot with curb & wheel stops placed as shown. County Dept. of Forests.

LIGHTING: Poles/supports and the lighting shall be regulated as to location, direction, hours of illumination, glare and intensity as required by zoning regulations. SEE DETAIL.

LANDSCAPING: Lot frontage will be planted with upright trees within the 5' setback area. All unpaved surfaces will be seeded. Trees will be planted in these areas to provide a canopy at maturity.

LIGHTING: Sharp Cutoff Design



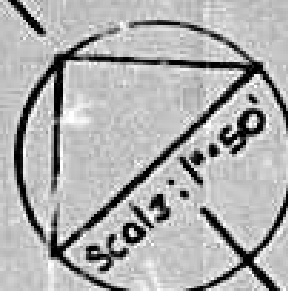
GRADING: Site Sediment Control features as required. Special slope stabilization. The contractor is referred to "Standards & Specs. for Soil Erosion & Sediment Control in Developing Areas". This job is subject to daily inspection from Balto. County Dept. of Permits.

Clearing & grubbing: All trees, bushes, stumps, root mat, organic material must be removed to a Balto. County approved disposal site.

PAVING: Impervious surface on CR-6/8" based course. Stripe by S.H.A. Specs. Balto. County Standard Gen. C & G around perimeter of the parking lot with rebut curb & wheel stops placed as shown. All construction to conform to S.H.A./Balto. County D.P.M. Specs.

LIGHTING: Poles/supports and the lighting shall be regulated as to location, direction, hours of illumination, glare and intensity as required by zoning regulations. SEE DETAIL

LANDSCAPING: Lot frontage will be planted with upright Yew within the 8' setback area. All unpaved surfaces will be sodded. Trees will be planted within these areas to provide a canopy at maturity.



LANDSCAPING PLANTING ALTERNATES

- TREES:**
1. Kwanan
 2. Mountain Ash
 3. Bradford Pear

4' high compact screen planting (Upright Yew - Taxus) along Residential Zone

BALTO. CO. BOARD OF EDUCATION
TOWSON TOWN JR. H.S. - PUBLIC
R-2815.64' L-48244'
CH. 599'54"26"E 431.70'
EX. CURB LINE STAKED

VICINITY MAP Scale 1"=500'

ZONING DATA

- Sect. 250.1 Front Yard Variance of 3' instead of required 40'.
Sect. 250.2 Side Yard Variance of 0.0' instead of minimum required 30' sideyard for one side.
Sect. 250.4 Proximity of structures to Residential Zones. Variance for Building to be a minimum of 40' from DR-16 (Residential Zone) and 0.0' from DR-5.5 (Residential Zone) instead of the required 100'.
Sect. 250.5 Floor Area Ratio - Variance to Permit a F.A.R. = $\frac{24,500}{3,000} = 0.623$ instead of the maximum permitted F.A.R.: 0.6.
Sect. 250.6 Off Street Parking: Variance: for Parking within 0.0' of the residential zone boundary instead of the required 25'.

8' high
LIGHTING: Sharp Cutoff Design

MELVIN T. PUGATCH ETAL
CITY 4-192-505

ROAD
WEST

KENILWORTH

ZONING DATA

1.61 Ac w/270' on Fully improved Road.
Zoned: M.L.R. - 0.921 Ac (40,000 sq. ft. ±)
Zoned: DR-5.5 - 0.71 Ac (30,500 sq. ft. ±)
Prop. Use: Office Building with Parking in M.L.R. Zone
PARKING:
Basement = 3,000 + 500 = 10
Office 1st Fl. = 12,000 + 300 = 40
2nd Fl. = 7,900 + 500 = 16
Required: TOTAL 66 Car Spaces (8'x13' min.) 12' Overhang
Provided 96 spaces + 4 for the HANDICAPPED = 100

250.6 is Parking Lot to be Macadam paved with curb around perimeter.
Note: 4' high compact screen planting against residential zone (See site Landscaping notes)
Lighting (See Detail) shall be regulated as to location, directive hours of illumination glare and intensity as required by policy in effect at time of building permit.
Landscaping to conform to intent of Executive Order 7/7/77. (See site plan alternatives.) (Etc.)

EXHIBIT C

PLAT FOR REZONING PURPOSES
KENILWORTH DRIVE OFFICE BUILDING
RECLASSIFICATION
FROM
DR-5.5 TO M.L.R.

APPLICANT: CLARK P. MACKENZIE, 10807 FALLS RD., LUTHERVILLE 21093

For SITE PLAN Comments: See IDCA 77-57X
See ZAC Evaluation 3 Nov 78

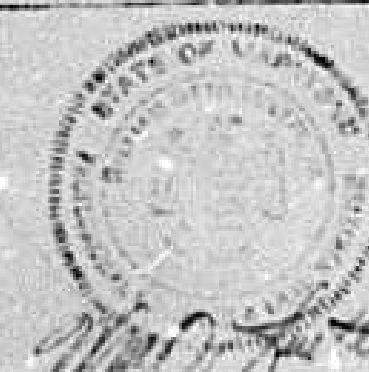
Public Works

Kenilworth Drive is fully improved
5' Sidewalk & 2' Entrance Required
All utilities are available
W & S Services by Plumbing Application
Fire Hydrants EXIST as shown
Private 15" Dr to EXIST inlet

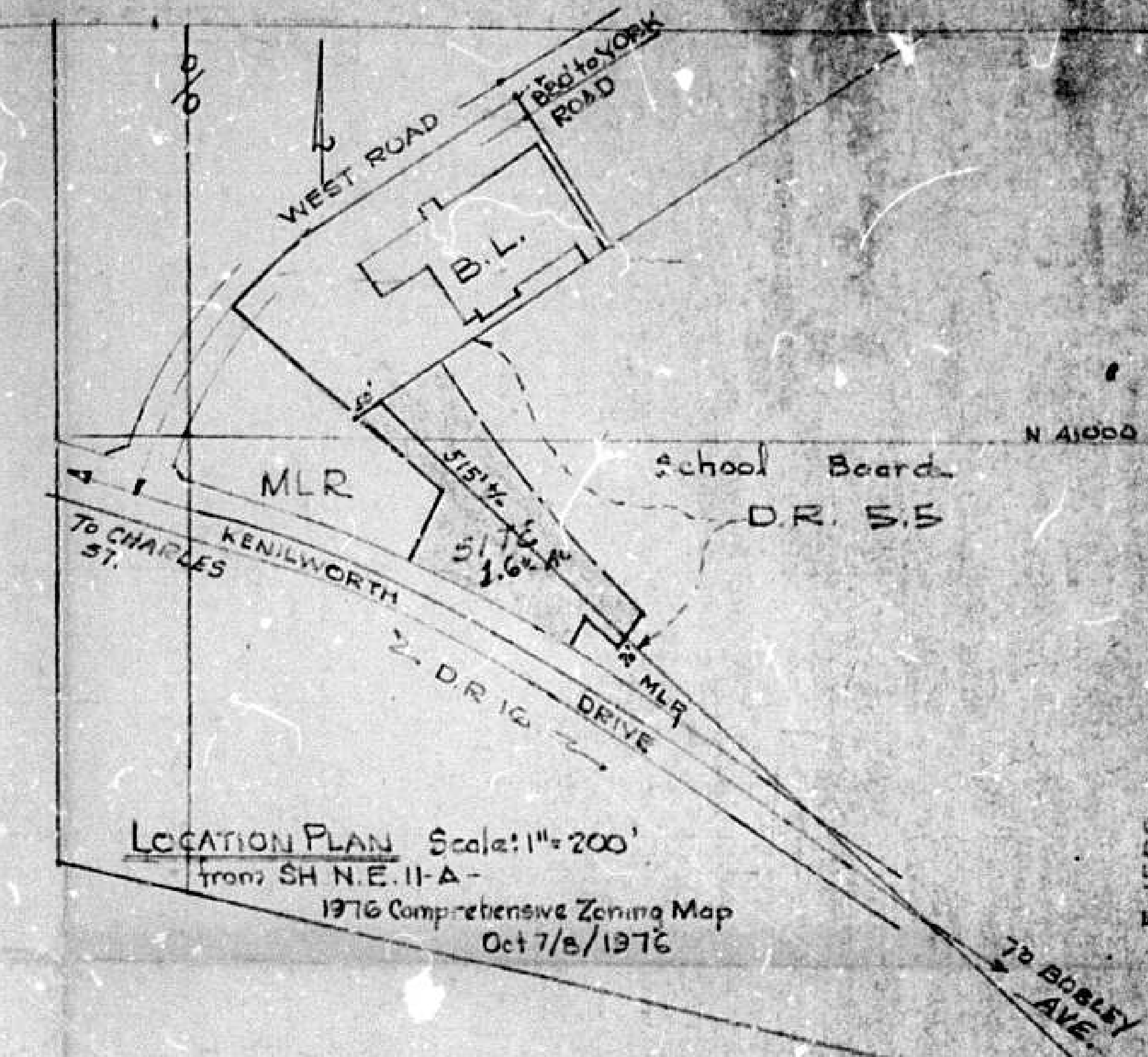
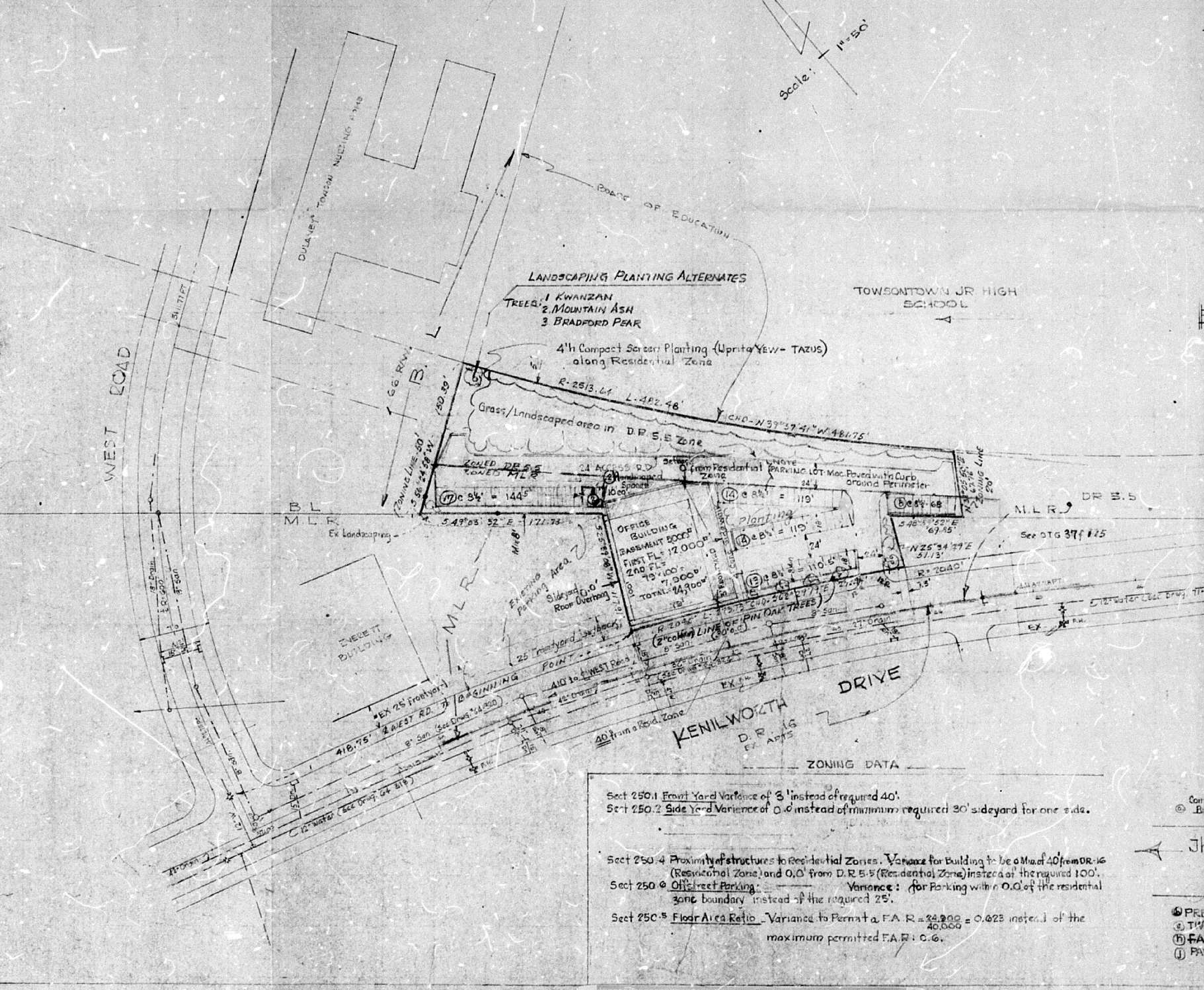
George E. Houck Property, 9th Dist Balto Co. Md.

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

Scale: 1"=50' 18th Dec 1978



Case # 79-110A



ZONING DATA

1.6 Ac w/270' or Fully Improved Road.
Zoned M.L.R. = 0.32% Ac (40,000 sq ft)
Zoned D.R. 5.5 = 0.7% Ac (30,000 sq ft)

Prop. Use: Office Building with Parking in M.L.R. Zone
PARKING: Office 12,000 - 300 = 40
Zonal 7,900 - 500 = 16
Required TOTAL 60 Car Spaces (30 min)

250.6 w Parking lot to be Macadam Paved with Curb & Gutter perimeter
4' h Compact Screen Planting along Residential Zone (See 3 to Landscaping Notes)

PUBLIC WORKS
KENILWORTH DRIVE is a fully improved Road (6' paved on 80' RW)
Water: Exits Connection by Plumbing Application
Sever: Exits Connection by Plumbing Application
Storm/Drains: Exits
Fire Hydrants: Exist as shown
250.6 Lighting (if used) shall be regulated as to location, direction, hours of illumination, glare and intensity as required by policy in effect at time of building permit.
Landscaping to conform to intent of Executive Order 77/17 (See Site Plan Alternatives) (etc)

ZONING DATA

Sect 250.1 Front Yard Variance of 3' instead of required 40'.
Sect 250.2 Side Yard Variance of 0' instead of minimum required 30' sideyard for one side.

Sect 250.4 Proximity of structures to Residential Zones. Variance for Building to be 0' instead of 40' from D.R. 16 (Residential Zone) and 0' from D.R. 5.5 (Residential Zone) instead of the required 100'.
Sect 250.6 Off-street Parking. Variance: for Parking within 0' of the residential zone boundary instead of the required 25'.
Sect 250.5 Floor Area Ratio. Variance to Permit a F.A.R. = $\frac{24,900}{40,000} = 0.623$ instead of the maximum permitted F.A.R. of 0.6.

EXHIBIT B
PLAT FOR ZONING PURPOSES

Contract
APPLICANT: CLARK F. MACKENZIE - 10807 Falls Rd, Lutherville, Md 21093
OWNER: GEORGE E. JEANNER HOUCK

This Application
ZONING DATA

① PRESENT LOT VACANT ② PROPOSED OFFICE BLDG. 12,000 sq ft ③ 24,900 sq ft ④ 24,900 sq ft ⑤ 24,900 sq ft
⑥ TWO FLOORS BASEMENT ⑦ 5,000 sq ft ⑧ AREA of Office 24,900 sq ft ⑨ Site 10,000 sq ft
⑩ F.A.R. = $\frac{24,900}{40,000} = 0.623$ ⑪ PARKING 66 cars ⑫ Provided
⑬ PAVED AREA 30,000 sq ft ⑭ 56% GRADED = 52%
9th DIST BALTO. CO. MD. PO BOX 9804
SCALE 1" = 50' OCT 12 1977 TOWSON, MD. 21204
Revised: Dec 5, 1977
Revised: JUNE 15, 1978