

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Barry S. Lever, et al., Trustees U/A 12-11-72
Legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section .B02.2.B. (V.B.2), to permit a side...

yard setback of 10 feet in lieu of the required 20 feet and Section .B02.2.C. (1) to permit parking within 20' of a street property line in lieu of the required 60'...

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) This setback is requested so an addition may be built on to the present structure of an already existing business office and waiting room facilities. These areas must be sited as shown, as this is the only place which will place them adjacent to such already existing facilities and the appropriate entrances to these areas. This expansion can not be achieved in any other part of the 1st floor. The remaining space is essentially dental operating areas and these already have specialized electrical, plumbing, x-ray and medical gas facilities in position, as well as being fully equipped with the appropriate dental and laboratory support facilities.

ORDER RECEIVED FOR FILING

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

At sale is involved

Contract purchaser

Address

Baltimore, MD. 21203

Protestant's Attorney

Address

Baltimore, MD. 21203

ORDERED By The Zoning Commissioner of Baltimore County, this...

of August, 1972, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the...

County, on the...

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PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Barry S. Lever ET AL., Trustees U/A 12-11-72 of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an Amendment to the Special Exception, Item No. 70-213-EX by the removal of restrictions and allow the enlargement of the existing front porch and the building of an addition to the side of the present structure.

Property is to be posted and advertised as prescribed by Zoning Regulations. The undersigned agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

At sale is involved

Contract purchaser

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Protestant's Attorney

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IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Barry S. Lever ET AL., Trustees U/A 12-11-72 of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an Amendment to the Special Exception, Item No. 70-213-EX by the removal of restrictions and allow the enlargement of the existing front porch and the building of an addition to the side of the present structure.

Property is to be posted and advertised as prescribed by Zoning Regulations. The undersigned agree to pay expenses of above 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.

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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,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of October, 1979, that the herein Petition for Variances to permit side yard setbacks of two feet and twelve feet in lieu of the required twenty-five feet and parking within three feet of a street property/right of way line in lieu of the required eight feet should be and the same is GRANTED, from and after the date of this Order, subject to the terms, provisions, and conditions of the Special Hearing Order.


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 following finding of facts that to amend the Order granting the Special Exception (Case No. 72-213-RX), to allow the existing front porch to be enclosed and the construction of an addition to the east side of the existing building not to exceed eleven and one-half feet in width by thirty-eight feet in length, will not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of October, that the Order granting the Special Exception (Case No. 72-213-RX), to allow the existing front porch to be enclosed and the construction of an addition to the east side of the existing building not to exceed eleven and one-half feet in width by thirty-eight feet in length, as requested in the herein Petition or Special Hearing, should be amended and the same is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Medical or dental office(s) being limited to use of the first floor only.
2. Improvements to the exterior being compatible with the residential character of the neighborhood.
3. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

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

the above Special Hearing should NOT BE GRANTED.

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

Zoning Commissioner of Baltimore County

DEPARTMENT OF TRAFFIC ENGINEERING

P.P.
IDOA NO. 77-74X

LOCATION: Sudbrook Lane

IDOA Analysis

- 1) Nearest Arterial Intersection REISTERSTOWN RD & OLD COURT A
a) a) Level of Service
D 9/11/78
- 2) Trip Generation from Site 2675 A.P.X. 65 TRIPS/HY 174
a) Proposed Level of Service 2150 A.P.X. 12 TRIPS/HY 26
D 200 TRIPS/HY
- 3) Proposed Roads Improvements Programmed for Construction Within Next Two Years.

Recommendation

Approval: _____

Denial: _____

Remarks: _____

RECEIVED

JUL 17 1979

OFFICE OF
PLANNING & ZONING

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner

TO: John D. Seyffert, Director
FROM: Office of Planning and Zoning

Date: August 30, 1979

SUBJECT: Petition #80-635PHA, ITEM #256

Petition for Special Hearing for an Amendment and Variances for side yard setbacks and off-street parking
Southeast side of Sudbrook Lane, 644 feet Southwest of Reisterstown Road
Petitioner - Barry S. Lever, et al, Trustees

3rd District

HEARING: Thursday, September 6, 1979 (1:00 P.M.)

If granted, details of landscaping should be submitted to the Division of Current Planning and Development for their approval.


John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:rw

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 15, 1979

Mr. Barry S. Lever
3206 Woodvalley Drive
Baltimore, Maryland 21208

RE: Petitions for Special Hearing and
Variances
SE/S of Sudbrook Lane, 644' SW of
Reisterstown Road - 3rd Election
District
Barry S. Lever, et al - Petitioners
NO. 80-63-SPHA (Item No. 256)

Dear Mr. Lever:

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

Very truly yours,


WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

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

Mrs. Catherine Reilly
15 Sudbrook Lane
Baltimore, Maryland 21208

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Barry S. Lever
3206 Woodvalley Drive
Baltimore, Maryland 21208

cc: Morris H. Steinhorn
P. O. Box 381
Randallstown, Maryland 21133

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 3rd day of August, 1979.


WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Barry S. Lever, et al

Petitioner's Attorney

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 24, 1979

Mr. Barry S. Lever
3206 Woodvalley Drive
Baltimore, Maryland 21208

Re: No. 256
Petitioners - Barry S. Lever, et al
Special Hearing and Variance

Dear Mr. Lever:

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

Located on the south side of Sudbrook Lane west of Reisterstown Road in the 3rd Election District, the subject property is presently improved with an office building, which was granted a Special Exception as a result of Case No. 72-213-RX. One of the restrictions in this case was that the present structure could be expanded only by construction on the rear. Since this has already been done, this Special Hearing is now being requested in order to remove said restriction and construct an addition on the east side of the existing building within zero feet of the side property line in lieu of the required 25 feet and by enclosing the existing front porch and asking for a setback of 12 feet from the west property line in lieu of the required 25 feet.

In view of the fact that revised site plans were submitted that show the proposed 70 foot right of way of Sudbrook Lane, the location of the existing dwellings on either side of the subject property and a request for a parking setback Variance from the proposed widening line, this petition has been scheduled for a hearing date. Particular attention should be afforded to the comments of the Department of Permits and Licenses concerning the type of construction of the proposed structure and as the comment that the entire building must conform to the height and area regulations of the Baltimore County Building Code. It is suggested that your architect contact Mr. Charles Durham, at 494-3985 in order to discuss these comments.



baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

John D. Seyffert
DIRECTOR

August 28, 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 #256. Zoning Advisory Committee Meeting, June 29, 1979, are as follows:

Property Owner: Barry S. Lever, et al Trustee
Location: SE/S Sudbrook Lane 644' SW Reisterstown Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to amend Case No. 72-213-RX to allow expansion (IDCA 79-24-X) and Variance to permit side setbacks of 0' and 12' in lieu of the required 25'.
Acres: 0.325
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

All plant screening must be of an evergreen type.

The proposed addition should be kept in a residential character compatible with the neighborhood.

Very truly yours,

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



baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

August 23, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 256 - ZAC - June 29, 1979
Property Owner: Barry S. Lever, et al, Trustees
Location: SE/S Sudbrook La. 644' SW Reisterstown Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to amend Case No. 72-213-RX to allow expansion (IDCA 79-24-X) and Variance to permit side setbacks of 0' and 12' in lieu of the required 25'.
Acres: 0.325
District: 3rd

Dear Mr. Hammond:

The requested amendment to Case No. 72-213RX and the proposed Variances to the setbacks are not expected to cause any major traffic problems.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/hmd



baltimore county
department of health
TOWSON, MARYLAND 21204

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

August 9, 1979

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

Dear Mr. Hammond:

Comments on Item #256, Zoning Advisory Committee meeting of June 29, 1979, are as follows:

Property Owner: Barry S. Lever, et al, Trustees
Location: SE/S Sudbrook La. 644' Reisterstown Rd.

Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to amend Case No. 72-213-RX to allow expansion (IDCA 79-24-X) and Variance to permit side setbacks of 0' and 12' in lieu of the required 25'.
Acres: 0.325
District: 3rd

Metropolitan water and sewer exist. Therefore, no health hazards are anticipated.

Very truly yours,

John J. Forrest
John J. Forrest
BUREAU OF ENVIRONMENTAL SERVICES

LJP/JRM:mg



baltimore county
department of public works
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

August 9, 1979

William E. Hammond
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Barry S. Lever, et al, Trustees

Location: SE/S Sudbrook La. 644' SW Reisterstown Rd.

Item No. 256 Zoning Agenda Meeting of 6/29/79

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.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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", 1974 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *John J. Forrest* 8/9/79
Planning Bureau
Special Inspection Division

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



baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3510

JOHN D. SEYFFERT
DIRECTOR

July 9, 1979

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

Dear Mr. Hammond:

Comments on Item #256 Zoning Advisory Committee Meeting, June 29, 1979 are as follows:

Property Owner: Barry S. Lever, et al Trustees
Location: SE/S Sudbrook Lane 644' SW Reisterstown Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to amend Case No. 72-213-RX to allow expansion (IDCA 79-24-X) and Variance to permit side setbacks of 0' and 12' in lieu of the required 25'.
Acres: 0.325
District: 3rd

The items checked below are applicable:

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

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

C. Additional _____ Permits shall be required.

D. Building shall be upgraded to new use - require alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 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: Masonry fire wall is required at property line. Entire building must conform to height and area limitations, as well as exitway requirements. Additional comment: Maryland Handicapped Code.

These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 21, 1979

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

Z.A.C. Meeting of: June 29, 1979

RE: Item No: 256, 257, 258
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH M. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE PRESIDENT
MARCUS M. ELLISMAN

THOMAS H. BOYER
MRS. LINDA L. R. GIBSON
ROGER B. HATHEN

ALVIN CREEK
MRS. NIKON R. SMITH, JR.
RICHARD W. TRACY, D.V.M.

CLARENCE E. BROWN, SECRETARY

PETITION FOR SPECIAL HEARING
AND VARIANCE
3rd District
ZONING: Petition for Special Hearing for an Amendment and Variance for side yard setbacks and off-street parking.
LOCATION: Southeast side of Sudbrook Lane, 644' East of Reisterstown Road.
DATE & TIME: Thursday, September 6, 1979 at 1:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Special Hearing to approve an Amendment to the Zoning Act and Regulations, Case No. 72-213-RX by the removal of the setbacks of the existing front, side and rear yards of the building of an addition to the side of the present structure and Variance to permit side yard setbacks of 0' and 12' in lieu of the required 25' feet, and parking within 3 feet of a street property line in lieu of the required 8 feet.
The Zoning Regulation to be excepted as follows:
Section 1802.2 (B)(2) - side yard setbacks
Section 409.2 (4) - Off-street parking.
All that parcel of land in the Third District of Baltimore County, beginning for the same at a point on the southeast side of Sudbrook Lane, 60 feet wide, at the intersection of said side of Sudbrook Lane and Reisterstown Road, and said point also bears at the beginning of the road described in the deed from The Realty Company to William F. O'Mara and wife and recorded among the Land Records of Baltimore County in Liber R.J.S. 1367 page 88, running thence bearing on the southeast side of said Sudbrook Lane, 111 S. 61 S. 38 W. 66 feet to the northeast outline of the land conveyed to Frank W. Flanagan and wife as recorded among said Land Records in Liber R.J.S. 408 page 584, thence bearing on said northeast outline, (2) S. 89° 19' E. 114 feet to a point on the third line of said land conveyed to William F. O'Mara and wife, thence bearing on the third line thereof, two courses: (1) S. 89° 19' E. 66 feet, more or less, and (4) N. 78° 19' W. 214.88 feet to the place of beginning.
Containing 0.325 of an acre of land.
Being the property of Barry S. Lever, et al, Trustees, as shown on plat filed with the Zoning Department.
Issued Date: Thursday, September 6, 1979 at 1:00 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner
Baltimore County



TOWSON, MD. 21204 August 16, 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION - Pikesville was inserted in the following: Partnership

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

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 17 day of August, 1979, that is to say, the same was inserted in the issues of August 16, 1979.

STROMBERG PUBLICATIONS, INC.

BY *Barbara Danner*

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

No. 83101

DATE August 7, 1979 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Barry S. Lever

FOR Filing Fee for Case No. 80-63-SPMA

34578-6 25.00

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL HEARING
AND VARIANCE
3rd District
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Containing 0.325 of an acre of land.
Being the property of Barry S. Lever, et al, Trustees, as shown on plat filed with the Zoning Department.
Issued Date: Thursday, September 6, 1979 at 1:00 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner
Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 16, 1979

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once a week~~ ~~one time~~ ~~successive weeks~~ before the 16th day of August, 1979, the first publication appearing on the 16th day of August, 1979.

L. Frank Shuster
THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$ _____

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

No. 83162

DATE September 6, 1979 ACCOUNT 01-662

AMOUNT \$68.45

RECEIVED FROM Barry S. Lever

FOR Advertising and Posting for Case No. 80-63-SPMA

34578-6 68.45

VALIDATION OR SIGNATURE OF CASHIER

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

Filing Fee \$ 25.00

Received: _____ Check _____
_____ Cash _____
_____ Other _____

William E. Hammond, Zoning Commissioner

Petitioner Blenny Laver Submitted by Blenny Laver
Petitioner's Attorney _____ Reviewed by _____

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

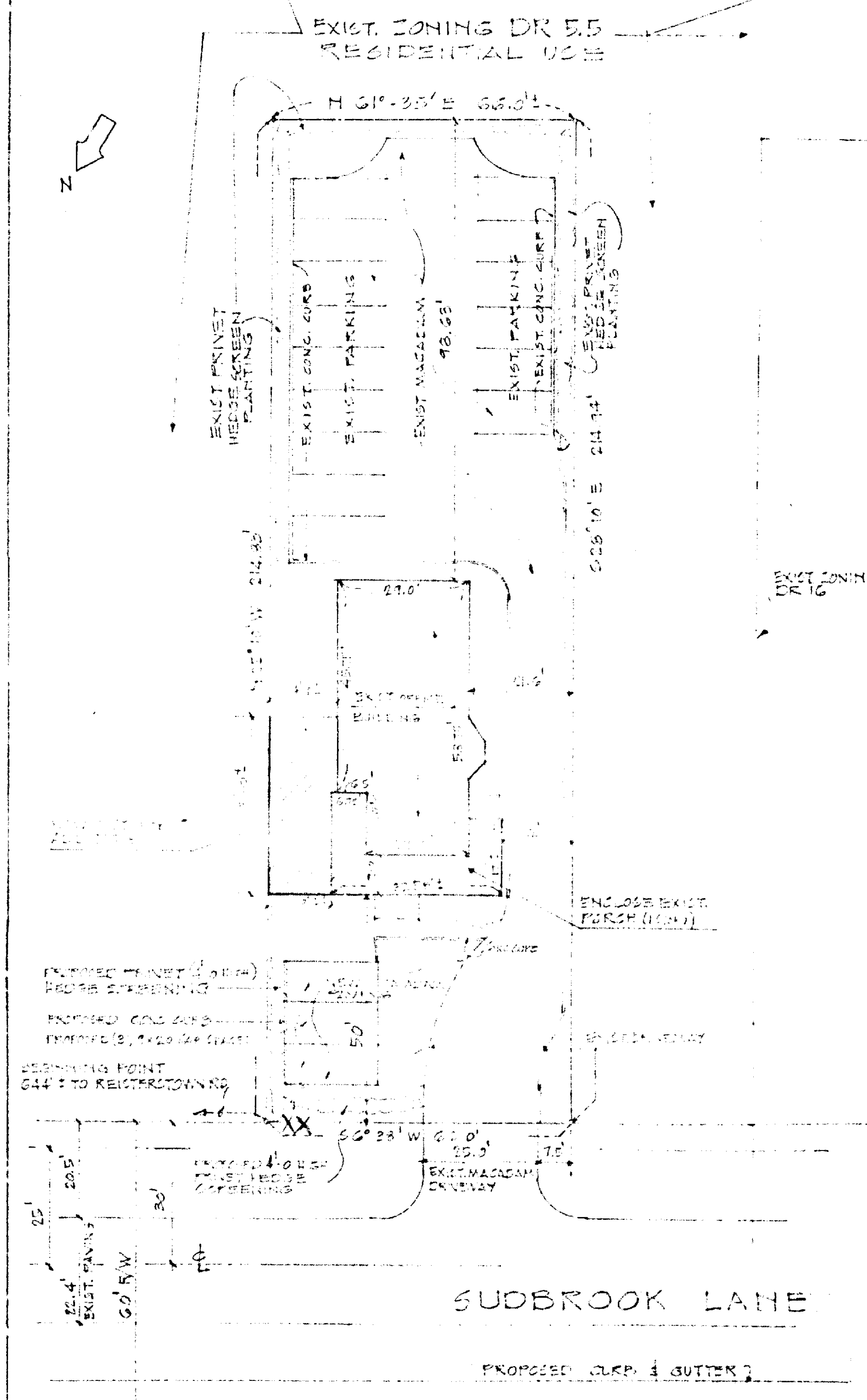
80-63-SPHA

District 3rd Date of Posting August 17, 1979
Posted for: PETITION FOR SPECIAL HEARING AND VARIANCES

Petitioner: BARRY S. LEVER, ET AL
Location of property: SE/5 SADBROOK LANE, 644' SW REISTERSTOWN RD

Location of Signs: FRONT 103 SUDBROOK LANE

Remarks: _____
Posted by Thomas D. Roland Date of return: August 24, 1979
Signature



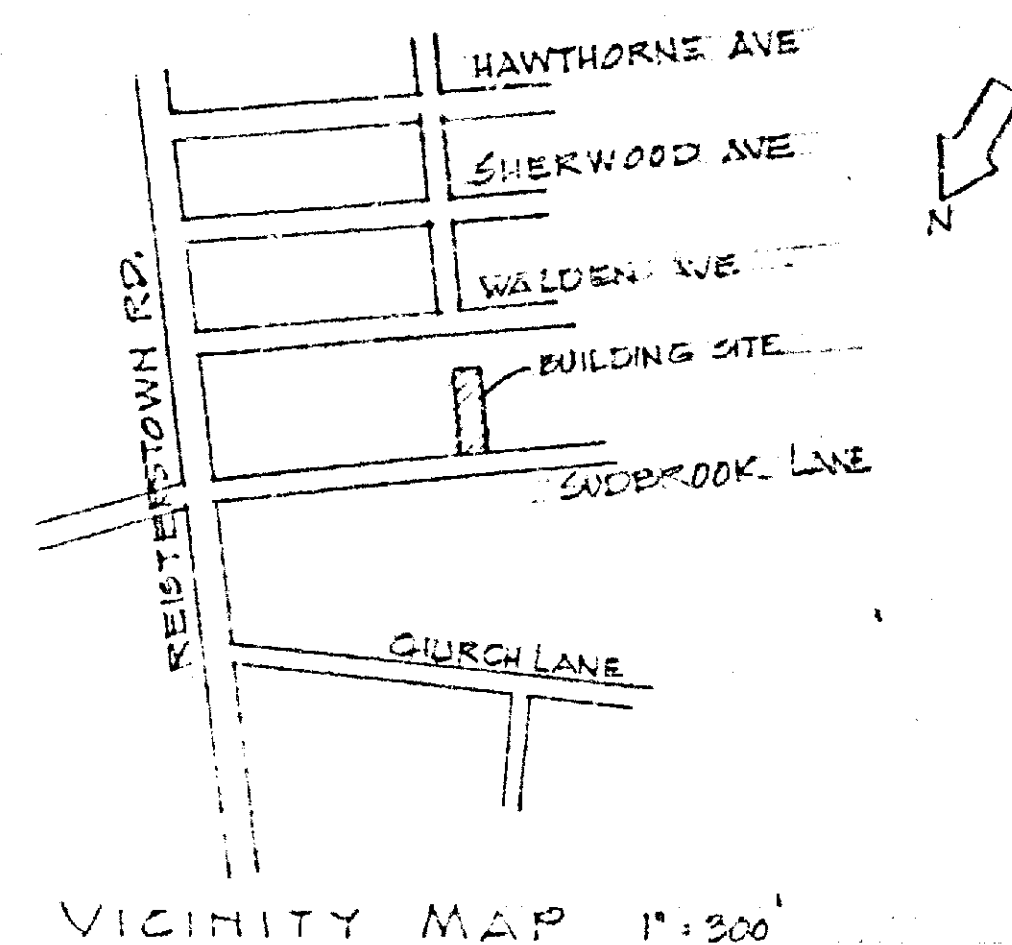
SITE PLAN

NOTE
THIS SITE PLAN WAS PREPARED FROM INFORMATION
SUPPLIED BY OWNER. & SITE PLAN PREPARED BY
GEORGE KABINEK, ARCHITECT, DATED 6/6/73 &
CERTIFIED CORRECT BY KENNEDY-BORDE ENGR. CO.
INC. ON 3/13/74.

NOTE:
THIS DRAWING IS A TRUE TRACING OF AN
ORIGINAL DRAWING CERTIFIED CORRECT
ON 3/13/74.

PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING FOR EXPANSION &
SIDE YARD VARIANCES

103 SUDBROOK LANE
ELECT. DIST. 3RD BALTIMORE COUNTY, MD.



VICINITY MAP 1"=300'

GENERAL NOTES

1. AREA OF PROPERTY 0.25 ACRES
2. EXIST. ZONING OF PROPERTY OR LG WITH SPECIAL EXCEPTION.
(CASE 72-213 RX 11/10/72)
- ITEM # 43
3. BUILDING IS CONNECTED TO EXIST. WATER & SEWER
IN SUDEROOK LANE.
4. PETITIONER IS REQUESTING A SPECIAL HEARING
FOR A SPECIAL EXCEPTION (CASE 72-213 RX 11/10/72) FOR EXPANSION.
5. PETITIONER IS REQUESTING A VARIANCE TO
SECTION 1802.22.(VB2) (TABLE) OF THE ZONING REGULATIONS
TO PERMIT A SIDE YARD OF 0' INSTEAD OF THE REQUIRED
25' (A VARIANCE OF 25') ON ONE SIDE AND ENCLOSE PORCH
AND TO PERMIT A SIDE YARD OF 12' (A VARIANCE OF 13')
INSTEAD OF THE REQUIRED 25' ON THE OTHER SIDE.
6. EXIST. USE OF BUILDING - DENTAL OFFICES ON 1ST FLOOR
OFFICE ON 2ND FLOOR
7. PROPOSED USE OF ADDITION - DENTAL OFFICES.
8. EXIST. BUILDING AREA - 1670 SQ. FT. (PERMITS/ST & STD)
PROP. ADDITION AREA - 1005 SQ. FT.
(NO ENCLOSE PORCH) TOTAL - 2675 SQ. FT.
9. PARKING DATA
FIRST FLOOR 4 CAR SPACES FOR 300 SQ. FT.
1000/300 = 3 CAR SPACES
SECOND FLOOR 4 CAR SPACES FOR 500 SQ. FT.
1000/500 = 2 CAR SPACES
PARKING SPACES REQUIRED - 13
PARKING SPACES PROVIDED (EXIST) - 13
PROPOSED SPACES PROVIDED (NEW) - 2
TOTAL SPACES PROVIDED - 15
10. TIME OF HEARING - 1:00 P.M. TO 2:00 P.M.

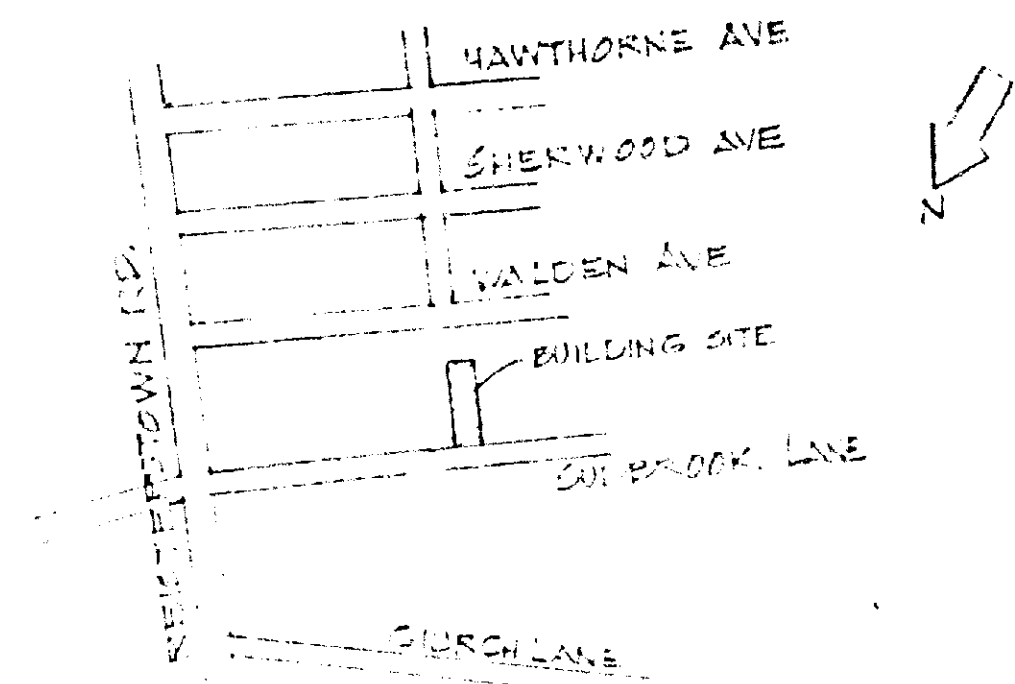
STATE OF MARYLAND
Hanging 2 State

100-36
 U. P. F.
 3
 6-21-37
 54
 46
 100-36
 U. P. F.
 3
 6-21-37
 54
 46
 100-36
 U. P. F.
 3
 6-21-37
 54
 46

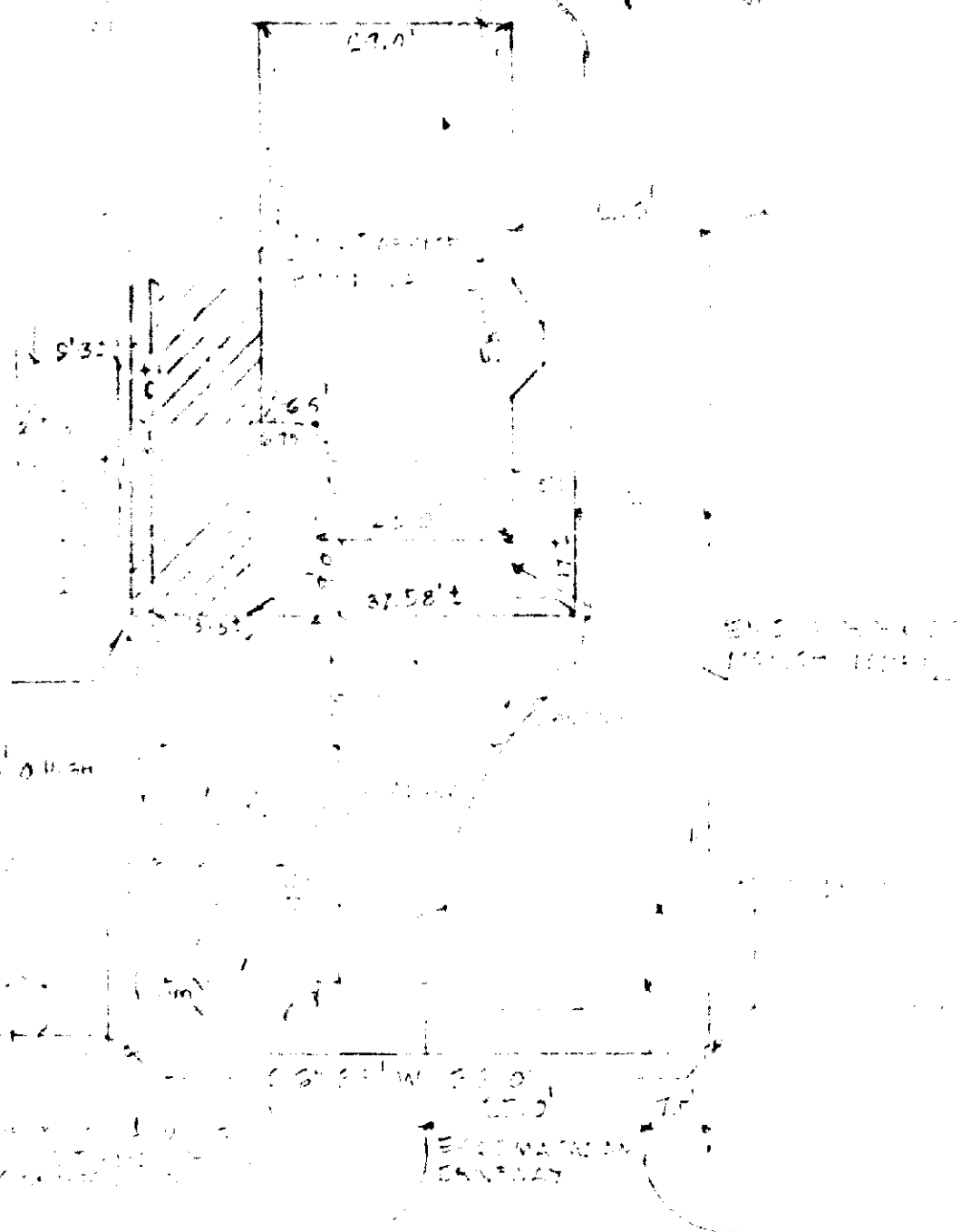
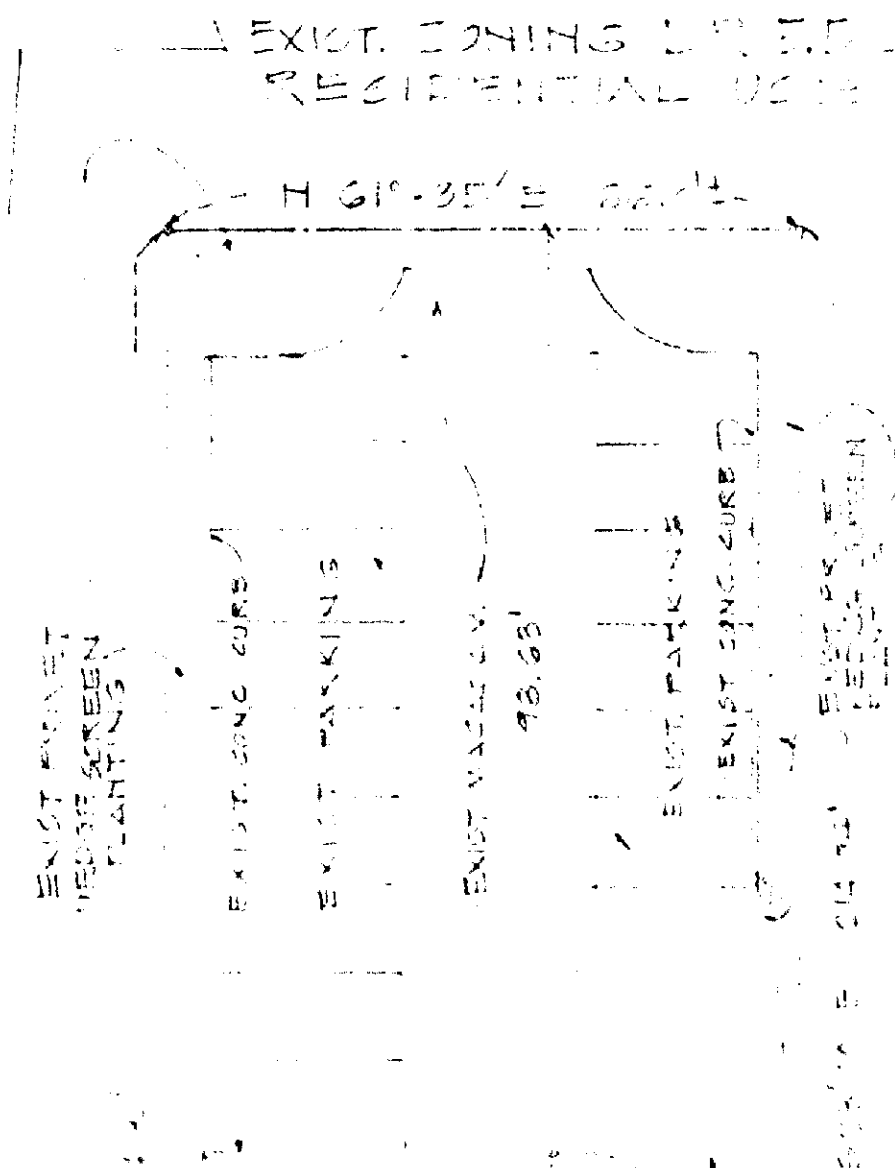
MORRIS H. STEINHORN
ARCHITECT

P. O. BOX 263
RANDELLSTOWN, MD. 21130
PHONE 202-834-0000

6/7/77
4/24/77



VICINITY MAP 1"=200'



EXIST. BLDG. OR 16

GENERAL NOTES:
1. AREA OF PROPERTY 0.301 ACRES.
2. EXIST. ZONING OF PROPERTY: DR 16, WITH SPECIAL EXCEPTION.
(CASE 72-213 EX. 11/1/72)
ITL 11-42
3. BUILDING IS CONNECTED TO EXISTING 16' CEMENT
IN SUDBROOK LANE
4. PETITIONER IS REQUESTING A SPECIAL HEARING
FOR A SPECIAL EXCEPTION (CASE 72-213 EX. 11/1/72) FOR EXPANSION.

5. PETITIONER IS REQUESTING A VARIANCE TO
SECTION 18.02(4)(a) (TABLE) OF THE ZONING REGULATIONS
TO PERMIT A SIDE YARD OF 0' INSTEAD OF THE REQUIRED
25' (A VARIANCE OF 25' ON THE SIDE AND ENCLOSED PORCH
AND TO PERMIT A SIDE YARD OF 12' (A VARIANCE OF 13')
INSTEAD OF THE REQUIRED 25' ON THE OTHER SIDE.

6. PETITIONER IS REQUESTING A VARIANCE OF
25' INSTEAD OF 12' ON THE OTHER SIDE.

7. EXIST. BUILDING AREA: 1020 SQ. FT. OF EXIST. BLDG.
PROPOSED ADDITION: 1020 SQ. FT.
TOTAL: 2040 SQ. FT.

8. EXIST. BUILDING AREA: 1020 SQ. FT. OF EXIST. BLDG.
PROPOSED ADDITION: 1020 SQ. FT.
TOTAL: 2040 SQ. FT.

9. EXIST. BUILDING AREA: 1020 SQ. FT. OF EXIST. BLDG.
PROPOSED ADDITION: 1020 SQ. FT.
TOTAL: 2040 SQ. FT.

10. EXIST. BUILDING AREA: 1020 SQ. FT. OF EXIST. BLDG.
PROPOSED ADDITION: 1020 SQ. FT.
TOTAL: 2040 SQ. FT.

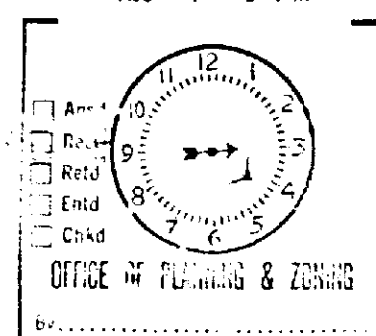
NOTE:
THIS SITE PLAN WAS PREPARED FROM INFORMATION
SUPPLIED BY OWNER. SITE PLAN PREPARED BY
GEORGE KASINEK, ARCHITECT DATED 6/2/74.
CERTIFIED CORRECT BY KENNEDY-ROSE ENGR. CO.
ON 6/13/74.

NOTE:
THIS DRAWING IS A TRUE REPRODUCTION OF AN
ORIGINAL DRAWING DATED 6/13/74.

PLAN TO ACCOMPANY PETITION FOR
SPECIAL HEARING FOR EXPANSION & PARKING SET BACK
SIDE YARD VARIANCES.

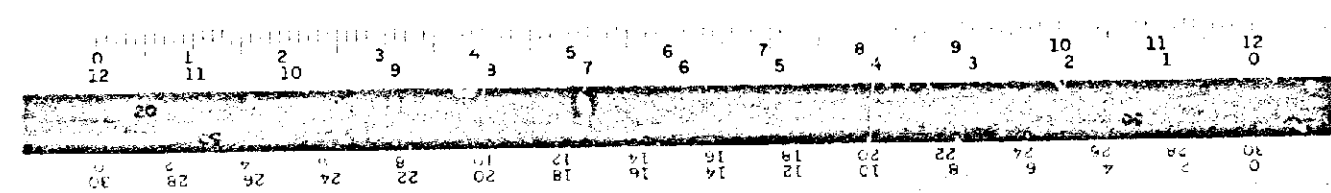
103 SUDBROOK LANE
ELECT. DIST. 3RD WARD, WATKINS COUNTY, WYO.

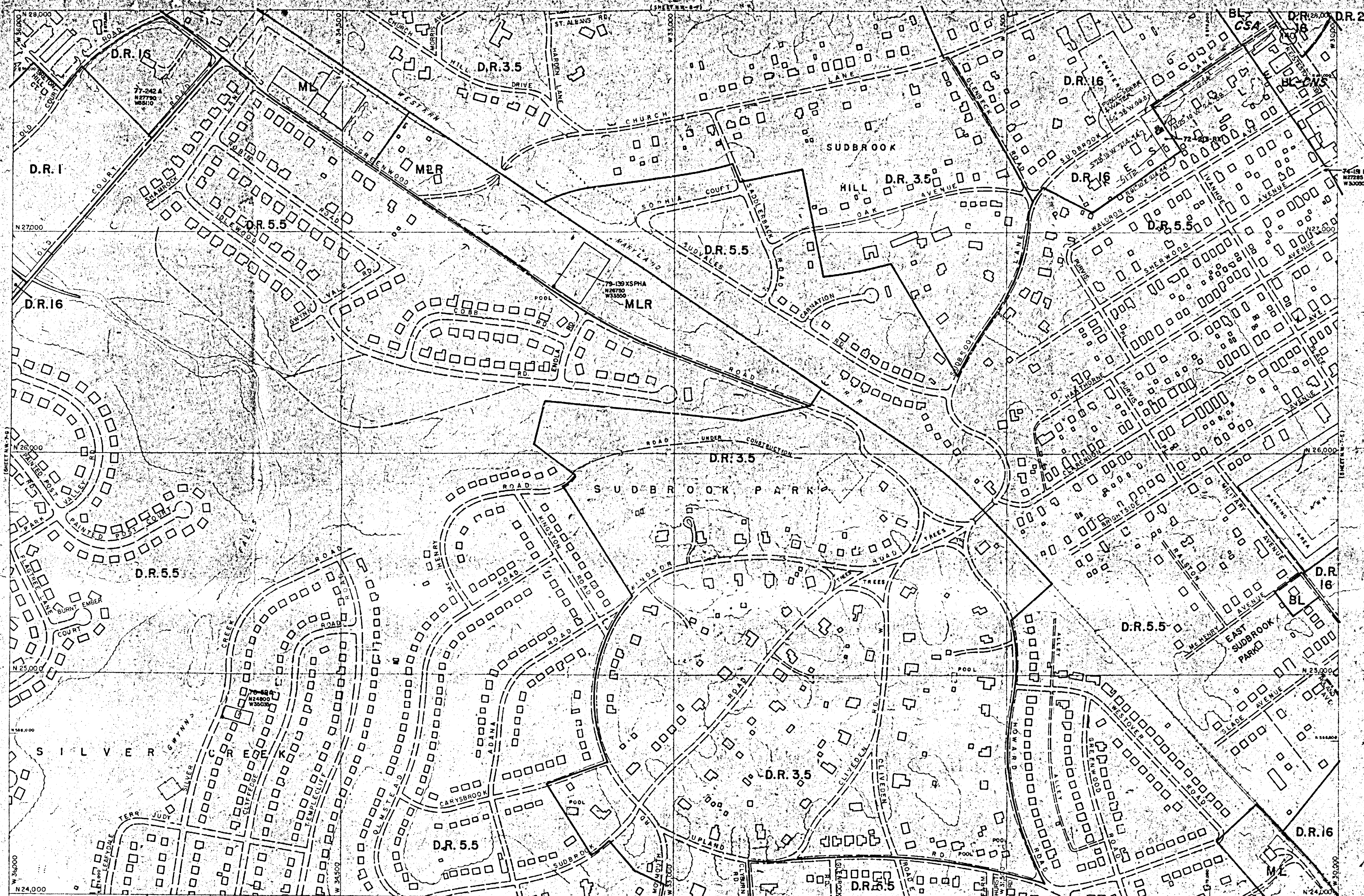
REVISED PLANS
AUG 9 79 PM



MORRIS H. STEINHORN
ARCHITECT

6/1/74
4/24/77





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

CHAIRMAN COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
Planimetric	BY Maps, Inc.	DATE 4-11-70	BIKESVILLE	NW
		DATE OF PHOTOGRAPHY APRIL 1953		7-F
Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA				

Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA

11-28-72

