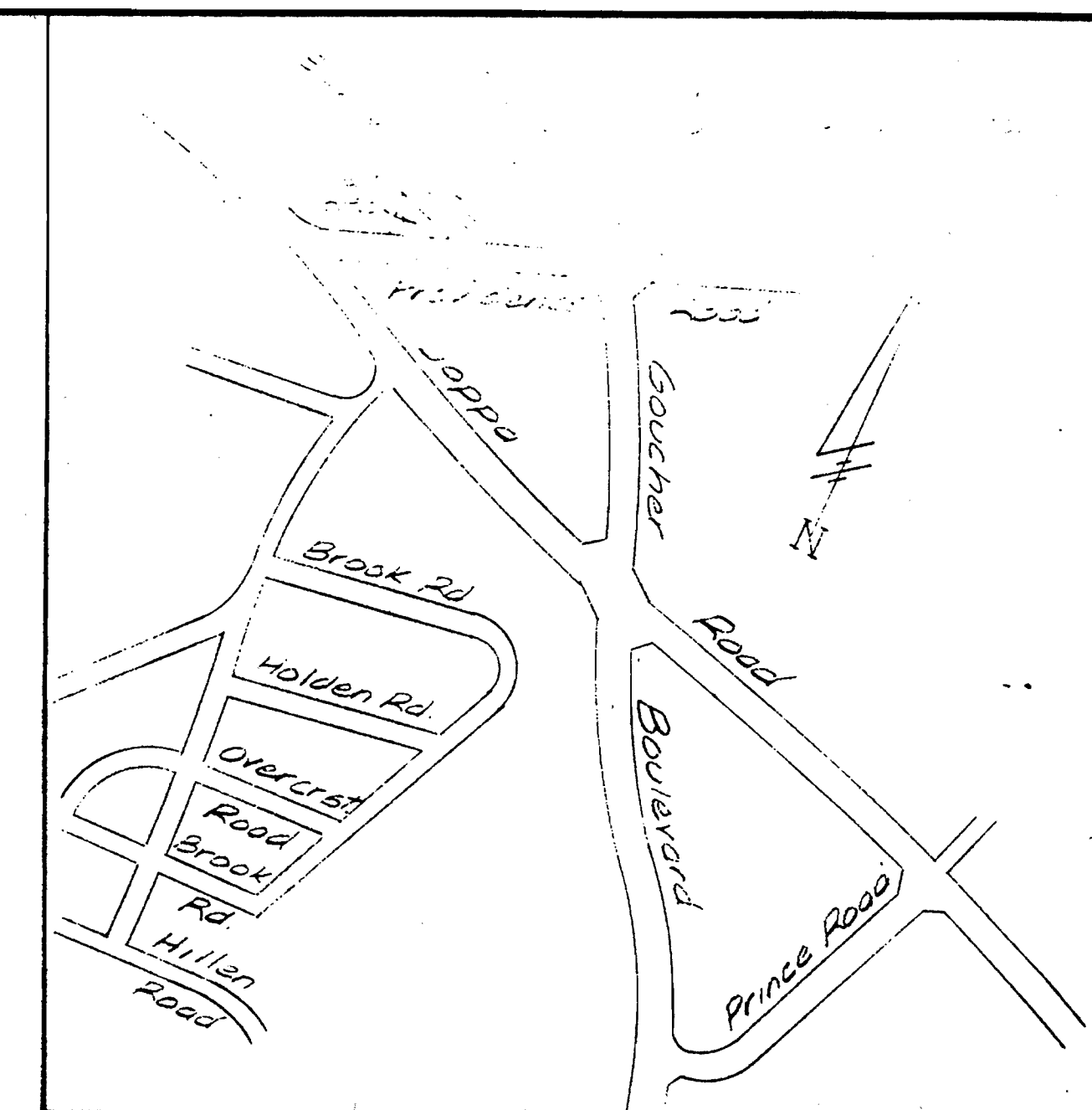
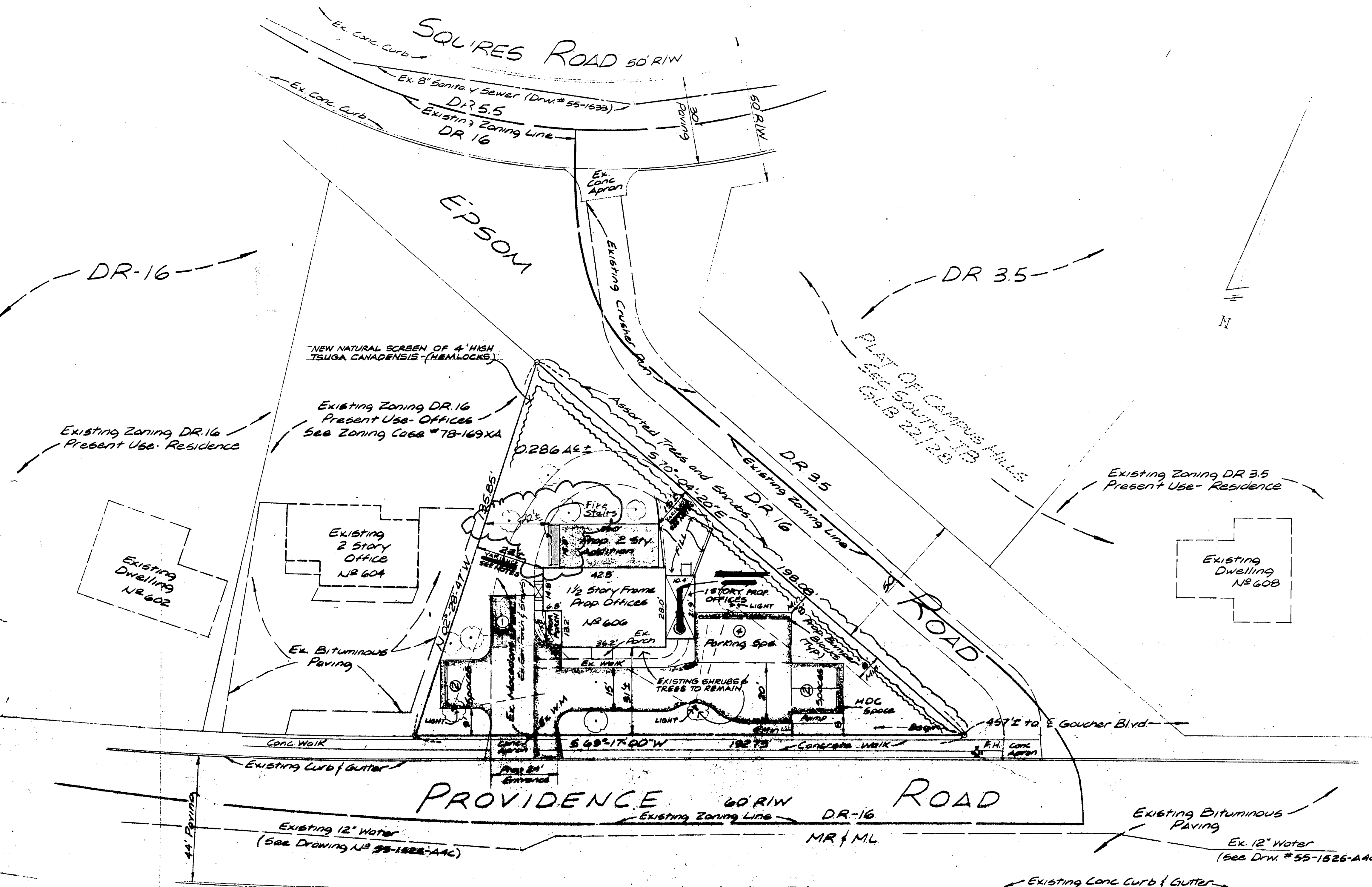




LOCATION MAP SCALE: 1" = 500'



GENERAL NOTES CONTINUED:

- 11 Access to the subject property from Providence Road only.
- 12 Exterior improvements and any addition to the existing improvement shall be compatible with the residential character of the neighborhood.
- 13 The roof line of any addition to the existing improvement shall not exceed the existing roof line in height of the existing improvement and shall be compatible therewith.
- 14 All outdoor lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity, in order to minimize illumination beyond the subject property.

PARKING TABULATION

First Floor (incl. addition)	1852 - 300	=	6.2 spaces
Second Floor (incl. addition)	1126 - 500	=	2.2 spaces
Total parking required			8.4 - 9 spaces
Total parking provided			9 spaces

Note: Parking spaces 8 1/2' x 18' typical

GENERAL NOTES

- 1 Area of Tract = 0.286 Acres ±
- 2 Present Zoning - DR-16 with variances as noted.
- 3 ~~FORMER~~ Use - Residential
- 4 Proposed Use - Offices, with two story addition shown shaded hereon.
- 5 Utilities - Existing water service from Providence Road. Existing sewer ties to Squires Road.
- 6 Paving - Proposed bituminous paving with sufficient crusher run base bordered by shading shown hereon. Existing paving to remain.
- 7 Screening - Utilization of natural barrier of trees and shrubs along north property line.
- 8 Landscaping - Existing trees shown thus () to remain. Additional (low planting) landscaping is contemplated.
- 9 Lighting shall be erected as not to reflect rays into residential area.
- 10 Variances Granted 10/22/79 case 80-81-XA
← notes continued

PLAN TO ACCOMPANY DRC APPLICATION PROPOSED OFFICE RENOVATION AND ADDITIONS CLARKE LANGRALL INC.

PLAN APPROVED FOR SPUR AND INTENT
CASE # 80-81-XA SEE LTR.
FROM GWS DATED JAN. 23, 1980 ZONING RESPONSE
DR. Lewis 1/30/80
PLANNER III

MICRO THEN TO
ARCHIVE.
80-81-XA

606 PROVIDENCE ROAD

BALDWIN 1/1/80
SCALE 1" = 20'

ELECT. LTR. #9

S-1

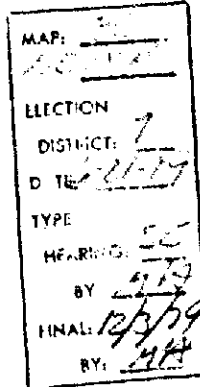


PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Clarke Langrall, legal owner of the property situated 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:

1. DC A 79-5-X



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

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 Clarke Langrall Legal Owner
Address 204 E. Joppa Road
Penthouse No. 4
Towson, Md. 21204
Petitioner's Attorney Wallace Dann Esquire
Protestant's Attorney John W. Hession, III
Address Suite 517 Chesapeake Bldg.
305 West Chesapeake Avenue
Towson, Maryland 21204
ORDERED By the Zoning Commissioner of Baltimore County, this _____ day of _____, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1979, at _____ o'clock _____ P. _____ M.

John W. Hession, III
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Clarke Langrall, legal owner of the property situated 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-B (VA.2) to permit a side yard setback of 22' in lieu of the required 25' and a side and/or rear yard setback of 15' in lieu of the required 25' and/or 30', respectively.

The property was purchased for office space for the owner's insurance agency. Because of the erection of a needed addition to the building, and the existing building lines, a variance is urgently needed. Without it the building cannot be put to its natural use, considering the change in character of the neighborhood. Moreover, even a new structure could not be erected on the lot considering the configuration of the shape of the lot without a variance being obtained.

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 Clarke Langrall Legal Owner
Address 204 East Joppa Rd.
Penthouse No. 4
Towson, Md. 21204
Petitioner's Attorney Wallace Dann
Protestant's Attorney John W. Hession, III
Address 517 Chesapeake Building
305 West Chesapeake Avenue
Towson, Md. 21204
ORDERED By the Zoning Commissioner of Baltimore County, this _____ day of _____, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1979, at _____ o'clock _____ P. _____ M.

(over)

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERM

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Mrs. Doris B. Gakenheimer, legal owner of the property situated in Baltimore County, the property outline of which is drawn to scale, complete with bearings and distances, on a 500 FT. SCALE MAP, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR PLANNING & ZONING _____ IN A _____ ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR _____ OFFICE.

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 0.286 AC. DEED REF. 1121-376 & 4156-463
GRADING _____ % OF OVERALL SITE WILL REQUIRE GRADING.

BUILDING SIZE
GROUND FLOOR 431 X 431 Avg. AREA 1850 Sq. Ft.
NUMBER OF FLOORS 2 TOTAL HEIGHT 241
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 0.23

BUILDING USE
GROUND FLOOR Offices OTHER FLOORS Offices

REQUIRED NUMBER OF PARKING SPACES

GROUND FLOOR 6.2 OTHER FLOORS 2 TOTAL 8
PAVING
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 3240 Sq. Ft.
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

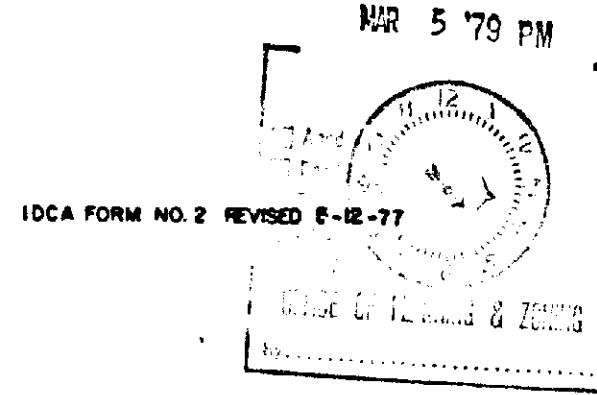
UTILITIES
WATER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM _____
SEWER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM _____

UTILITIES SECURITY APPROVAL _____
BUREAU OF LAND DEVELOPMENT
I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPROVED BY CONTRACT PURCHASER
Clarke Langrall
ADDRESS 204 East Joppa Road
Penthouse 4, Towson, Md. 21204
Phone 296-2000
Mrs. Doris B. Gakenheimer
LEGAL OWNER
ADDRESS 606 Providence Road
Towson, Maryland 21204
Phone 823-5289

THE PLANNING BOARD HAS DETERMINED ON 5-12-79 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-15.1(F) OF THE BALTIMORE COUNTY CODE 1968.

Signed: John W. Hession, III
DATE 5-18-79 CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
N/S of Providence Rd., 457' : OF BALTIMORE COUNTY
W of Goucher Blvd., 9th District

CLARKE LANGRALL, Petitioner : Case No. 80-81-XA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 4th day of September, 1979, a copy of the foregoing Order was mailed to Wallace Dann, Esquire, Suite 517 Chesapeake Building, 305 W. Chesapeake Avenue, Towson, Maryland 21204, Attorney for Petitioner.

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

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

December 3, 1979

Ms. Barbara Hill
Zoning Chairperson
Campus Hills Community Association
707 Sawyer Court
Towson, Maryland 21204

RE: Case No. 80-81-XA (Item No. 2)
N/S of Providence Road, 457' W
of Goucher Boulevard - 9th Election
District
Clark Langrall - Petitioner

Dear Ms. Hill:

With reference to your letter of November 21, 1979, this is to advise that I have no authority under the law to extend any appeal period. It is unfortunate that the letter to your Mr. Harrison, which contained a copy of my Order, was misdirected, but it is significant to note that it was not returned to this office showing that the addressee was unknown.

A review of Mr. Harrison's testimony, together with his letter marked "Protestant's Exhibit #1, indicates my consideration of the association's concerns and are reflected in my Order in the following manner:

1. No parking in the rear of the present structure. The Order refers to the plat, dated May 25, 1979, which indicates parking in the front and sides of the present structure; however, on November 21st, a representative of your association visited me and indicated that the garage faced the rear of the property. To the extent that a car could be parked in the garage, my Order did not take this into consideration, but the garage area was not indicated as a parking space on the referred to site plan.
2. Exterior lighting directed downward so as not to "spill over". The Order provides for regulation of outdoor lighting so as to minimize illumination beyond the subject property.
3. Additional landscaping of an evergreen nature to "screen proposed parking areas and expand such plan". In response, my Order refers to "additional screening and

Ms. Barbara Hill
Page 2
December 3, 1979

landscaping of an evergreen nature... along the north-east property line, parallel to Epsom Road, to provide screening during those periods of time when the natural growth does not provide such screening". Since the parking spaces, as indicated on the site plan, were, in the main, located in the area of the property closest to Epsom Road, it was my feeling that the association's objection was recognized and answered.

4. As to the variance, it appeared to me that compatibility with the residential character of the neighborhood was the main thrust of your objection since the proposed addition was not clearly discernable because of lack of plans. It was, and still is, my opinion that I gave credence to your objection by limiting the roof line of the addition to no greater height than the roof line of the existing structure and also by restricting the exterior improvements and any addition to compatibility with the residential character of the neighborhood.

In addition, irrespective of the absence of any written objection to access to Epsom Road, I limited access to only Providence Road.

I trust that this response adequately conveys to your association my earnest effort in attempting to give recognition to the expressed concerns, but, if not, or if I can be of further service, please so advise.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

cc: Mrs. Jean M.H. Jung
Deputy Zoning Commissioner

Mr. James E. Dyer
Zoning Supervisor

80-81 KA
Jung 12-20-79
79-2618

707 Sawyer Ct.
Towson, Md. 21204
Nov. 21, 1979

Dear Sir:

I am writing in reference to a Special Exception granted on October 25, 1979 to Clark Langrall, owner of the property at 204 East Joppa Road.

The Campus Hills Community Association was represented at the hearing on this exception, and our representative voiced several concerns. I am writing to you to let you know that we have had a meeting with the association and they have agreed to the proposed exception.

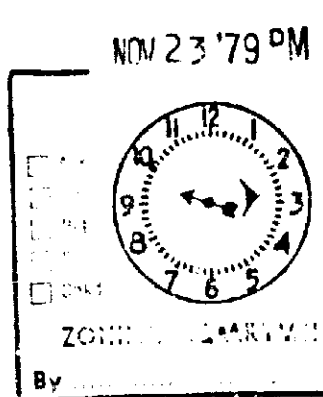
These concerns were not addressed in the Special Exception ruling. However, our association was not notified of the ruling, so notice of the ruling was sent to our representative at the address of the property in question rather than to the address of the association. For this reason, the association was unable to present any additional information at the hearing.

The association also has questions regarding the variance for which application was filed.

As a result of the failure of the Zoning Office to notify our representative, the association requests an extension of the time period in which an appeal may be filed.

Sincerely,
Barbara Hill

Barbara Hill
Zoning Chairperson
Campus Hills Community Association



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-2188

October 22, 1979

Wallace Dann, Esquire
Suite 517, Chesapeake Building
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception
and Variances
N/S of Providence Road, 457' W
of Goucher Boulevard - 9th Elec-
tion District
Clarke Langrall - Petitioner
NO. 80-81-XA (Item No. 2)

Dear Mr. Dann:

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: Mr. Richard W. Harrison
Campus Hills Community Association
606 Providence Road
Towson, Maryland 21204

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

APR 21 1980

ORDER RECEIVED FOR FILING

DATE October 20, 1979

BY John P. Langrall
ADMINISTRATIVE ASSISTANT

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 offices, excluding medical or dental offices, should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of October, 1979, that the herein Petition for Special Exception for offices, excluding medical or dental offices, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Access to the subject property from Providence Road only.
2. Exterior improvements and any addition to the existing improvement shall be compatible with the residential character of the neighborhood.
3. The roof line of any addition to the existing improvement shall not exceed the existing roof line in height of the existing improvement and shall be compatible therewith.
4. Additional screening and landscaping of an evergreen nature shall be provided and shown on the revised site plan along the northeast property line, parallel to Epsom Road, to provide screening during those periods of time when the natural growth does not provide such screening.
5. Parking shall be provided as shown and indicated on the plat entitled "Plat to Accompany Zoning Petition", dated May 25, 1979, and prepared by George William Stephens, Jr.
6. All outdoor lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity, in order to minimize illumination beyond the subject property.
7. A revised site plan shall be submitted, incorporating all of the above applicable restrictions, and approved 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.

William E. Hammond
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 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 22nd day of October, 1979, that the herein Petition for Variances to permit a side yard setback of 22 feet in lieu of the required 25 feet and a side and/or rear yard setback of 15 feet in lieu of the required 25 feet and/or 30 feet, respectively, 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 Exception Order.

William E. Hammond
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

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany Zoning Petition
For Special Exception for Offices in a DR 16 Zone
No. 606 Providence Road

Beginning for the same at a point on the northerly side of Providence
60 Feet wide, said point being distant 457 feet more or less in a southwesterly
direction along said northerly side of Providence Road
from the center of Goucher Boulevard, running thence binding on said
northerly side (1) South 69°17'00" West 192.73 feet, thence leaving
said road (2) North 2°28'47" West 135.85 feet and (3) South 70°04'20"
East 198.08 feet to the place of beginning.
Containing 0.286 acres of land more or less.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
John D. Seyffert, Director
FROM: Office of Planning and Zoning
Petition #80-81A, Item 2

Date: August 30, 1979

Petition for Special Exception for offices and Variance for side and/or rear yard setbacks
North side of Providence Road, 457 feet West of Goucher Boulevard
Petitioner - Clarke Langrall

9th District

HEARING: Thursday, September 13, 1979 (1:00 P.M.)

Office use would be appropriate here. If granted, a detailed landscaping plan should be submitted for approval to the Division of Current Planning and Development.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:rw

OFFICE OF PLANNING AND ZONING
BALTIMORE COUNTY, MARYLAND 21204

December 3, 1979

Ms. Barbara Hill
Zoning Chairperson
Campus Hills Community Association
707 Sawyer Court
Towson, Maryland 21204

RE: Case No. 80-81-XA (Item No. 2)
N/S of Providence Road, 457' W
of Goucher Boulevard - 9th Election
District
Clark Langrall - Petitioner

Dear Ms. Hill:

With reference to your letter of November 21, 1979, this is to advise that I have no authority under the law to extend any appeal period. It is unfortunate that the letter to your Mr. Harrison, which contained a copy of my Order, was misdirected, but it is significant to note that it was not returned to this office showing that the addressee was unknown.

A review of Mr. Harrison's testimony, together with his letter marked "Protestant's Exhibit #1, indicates my consideration of the association's concerns and are reflected in my Order in the following manner:

1. No parking in the rear of the present structure. The Order refers to the plat, dated May 25, 1979, which indicates parking in the front and sides of the present structure; however, on November 21st, a representative of your association visited me and indicated that the garage faced the rear of the property. To the extent that a car could be parked in the garage, my Order did not take this into consideration, but the garage area was not indicated as a parking space on the referred to site plan.
2. Exterior lighting directed downward so as not to "spill-over". The Order provides for regulation of outdoor lighting so as to minimize illumination beyond the subject property.
3. Additional landscaping of an evergreen nature to "screen" proposed parking areas and expand such plan. In response, my Order refers to "additional screening and

Ms. Barbara Hill
Page 2
December 3, 1979

landscaping of an evergreen nature... along the northeast property line, parallel to Epsom Road, to provide screening during those periods of time when the natural growth does not provide such screening". Since the parking spaces, as indicated on the site plan, were, in the main, located in the area of the property closest to Epsom Road, it was my feeling that the association's objection was recognized and answered.

4. As to the variance, it appeared to me that compatibility with the residential character of the neighborhood was the main thrust of your objection since the proposed addition was not clearly discernable because of lack of plans. It was, and still is, my opinion that I gave credence to your objection by limiting the roof line of the addition to no greater height than the roof line of the existing structure and also by restricting the exterior improvements and any addition to compatibility with the residential character of the neighborhood.

In addition, irrespective of the absence of any written objection to access to Epsom Road, I limited access to only Providence Road.

I trust that this response adequately conveys to your association my earnest effort in attempting to give recognition to the expressed concerns, but, if not, or if I can be of further service, please so advise.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

cc: Mrs. Jean M. H. Jung
Deputy Zoning Commissioner

Mr. James E. Dyer
Zoning Supervisor

Mr. Wm E Hammond
Zoning Commissioner

80-81 XA
606 Providence Rd

The Campus Hills Community Association has been in contact with Mr. Clarke Langrall, owner of subject property and appellant in subject case.

The Campus Hills Community directly abuts the subject property. We have been in contact with Mr. Langrall on several occasions to express the concerns of his future neighbors and he has always expressed his interest in maintaining the integrity of the neighborhood.

While the Community Association does not wish to file any formal protest, we offer the following comments which we feel should be considered by you as possible restrictions to a positive order. You desire to issue same.

- 1) We feel there should be no automobile parking to the rear of the present structure
- 2) Any exterior lighting shall be directed vertically downward and not be allowed to "spill-over" on to adjacent property
- 3) Additional landscaping of an evergreen nature should be provided to screen the proposed parking areas.

(cont)

-2-

Landscaping plan dated 9/10/79 should be expanded
We feel that prior to the granting of a set-back variance of 15' to the proposed addition, detail plans of the addition should be available for examination. Any addition should be required to conform to the architecture of the existing building, i.e., the current house is a 1 1/2 story house and a full two story addition would hardly conform

Yours truly
Richard W. Hammond
Zoning Committee
Campus Hills Comm Ass'n

APR 21 1980

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 31, 1979

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

Wallace Dann, Esquire
Suite 517 Chesapeake Building
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 2
Petitioner - Clarke Langrall
Special Exception and
Variance Petitions

Dear Mr. Dann:

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.

Because of your client's proposal to convert the existing dwelling located at 606 Providence Road to offices and construct a two story addition to the rear of said structure, this Special Exception/Variance hearing is required. Immediately contiguous properties are improved with single family dwellings to the northeast, the offices of Blue Cross and Blue Shield to the south, across Providence Road, and an existing office use, which was granted a Special Exception as a result of Case No. 78-169-XA, located to the west. Similar requests have been granted for properties in the vicinity and fronting on Joppa Road.

As indicated in our previous telephone conversation and due to the fact that the property is triangular in shape, there is some question as to whether the setback of the proposed addition to the property line along Epsom Road should be considered as a rear yard or side yard setback. Because of this uncertainty, it was decided that the Variance would be advertised as a request for a side yard and/or rear yard Variance. If this is granted, it will avoid any future questions that may have arisen concerning the correct advertisement of this petition.

Wallace Dann, Esquire
Suite 517 Chesapeake Building
305 West Chesapeake Avenue
Towson, Maryland 21204

cc: George Williams Stephens, Jr.
and Associates, Inc.
303 Allegheny Avenue
Baltimore, Maryland 21204

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 25th day of July, 1979.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Clarke Langrall

Petitioner's Attorney Wallace Dann, Esq.

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

Item No. 2
Special Exception and
Variance Petitions
August 31, 1979

In addition to the above, and as indicated in the comments of the Office of Current Planning, the existing and future status of Epsom Road should be fully discussed at the scheduled hearing.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date of 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:hk

Enclosures

cc: George William Stephens, Jr.
and Associates, Inc.
303 Allegheny Avenue
Baltimore, Maryland 21204

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

July 25, 1979

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

Re: Item #2 (1979-1980)
Property Owner: Clarke Langrall
N/S Providence Rd. 457' W. Goucher Blvd.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices (IDCA 79-5X) and Variance to permit side setbacks of 15' and 22' in lieu of the required 25'.
Acres: 0.286 District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied for this property for Project IDCA 79-5X.

Highways:

Providence Road and the Epsom-Squires Roads are improved County roads and no further improvements are proposed at this time.

It is the responsibility of the Petitioner to ascertain and clarify his rights in and to the unimproved portion of Epsom Road, between Providence Road and Squires Road, which is indicated as a road right-of-way (50 feet in width) on the plats of "Campus Hills", Section South 1-A and South 1-B, recorded G.L.B. 22 Folios 30 and 28.

The construction and/or reconstruction of concrete sidewalks, curbs and gutters, 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.

Storm Drains:

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

Item #2 (1979-1980)
Property Owner: Clarke Langrall
Page 2
July 25, 1979

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

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.

Water and Sanitary Sewer:

There are public 6 and 12-inch water mains in Epsom-Squires Road and Providence Road, respectively. There is 8-inch public sanitary sewerage in Epsom-Squires Road.

Very truly yours,

Elsworth N. Diver, P.E.
ELSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley
J. Somers

N-NW Key Sheet
38 NE 5 Pos. Sheet
NE 10 B Topo
70 Tax Map

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 #2, Zoning Advisory Committee Meeting, July 2, 1979, are as follows:

Property Owner: Clarke Langrall
Location: N/S Providence Road 457' W. Goucher Blvd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 79-5-X) and Variance to permit side setbacks of 15' and 22' in lieu of the required 25'.
Acres: 0.286
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.

Landscaping should be provided along the frontage of the property if the petition is granted, at the time of building permit (C.O.) application. It is suggested that the petitioner check into the closing of Epsom Road.

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 27, 1979

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

Item No. 2 - ZAC - July 2, 1979
Property Owner: Clarke Langrall
Location: N/S Providence Rd. 457' W Goucher Blvd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 79-5-X) and Variance to permit side setbacks of 15' and 22' in lieu of the required 25'.

Acres: 0.286
District: 9th

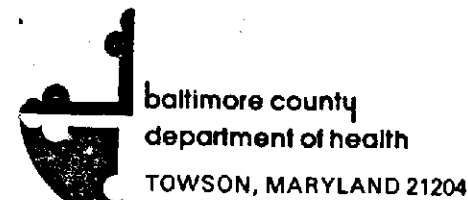
Dear Mr. Hammond:

The requested Special Exception for offices is not expected to be a major effect on traffic.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Associate Engineer II

MSF/hmd



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

August 27, 1979

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

Dear Mr. Hammond:

Comments on Item #2, Zoning Advisory Committee meeting of
July 2, 1979, are as follows:

Property Owner: Clarke Langrall
Location: N/S Providence Rd. 457' W Goucher Blvd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 79-5-X)
and Variance to permit side setbacks of 15'
and 22' in lieu of the required 25'
Acres: 0.286
District: 9

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

Very truly yours,

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

LJF/JRP:phc



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: Clarke Langrall

Location: N/S Providence Rd. 457' W Goucher Blvd.

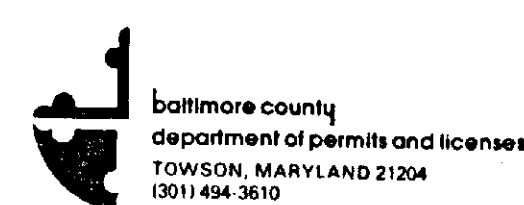
Item No. 2 Zoning Agenda Meeting of 7/2/79

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 or 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 Pro-
tection Association Standard No. 101 "Life Safety Code", 1976
Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *Capt. Joseph Kelly 8/2/79* Noted and Approved: *George M. Wiegandt*
Planning Group Fire Prevention Bureau
Special Inspection Division



JOHN D. SEYFFERT
DIRECTOR

July 10, 1979

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

Dear Mr. Hammond:

Comments on Item # 2 Zoning Advisory Committee Meeting, July 2, 1979
are as follows:

Property Owner: Clarke Langrall
Location: NS Providence Road 457' W Goucher Blvd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 79-5-X) and Variance to
permit side setbacks of 15' and 22' in lieu of the required 25'.

Acres: 0.286
District: 9th

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 - requires alteration permit.
- E. Three sets of construction drawings will be required to file an
application for a building permit.
- X F. Three sets of construction drawings with a registered Maryland
Architect or Engineer's original seal will be required to file
an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line.
Contact Building Department if distance is between 3'0" and 6'0"
of property line.
- H. Requested setback variance conflicts with the Baltimore County
Building Code. See Section _____.
- I. No Comment.
- X J. Comment: Entire building must meet the height and area limitations of the
Building Code as well as egress requirements.
NOTE: 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: July 9, 1979

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

Z.A.C. Meeting of: July 2, 1979

RE: Item No: 1, 2, 3, 4, 5, 6, 7
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNE/bp

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICEPRESIDENT
MARCUS M. ROYCE, JR.

THOMAS H. BOYER
MRS. LORRAINE F. CHURCH
ROGER B. HAYDEN

ROBERT V. BUEHL, SECRETARY

ALVIN LORICK
MRS. MERION B. SMITH, JR.
RICHARD W. TRACY, C.M.

SEPTEMBER 14, 1976

SUMMARY OF QUALIFICATIONS

JOHN STRONG SMITH

EDUCATION

ANTIOCH COLLEGE, B.S. IN CIVIL ENGINEERING UNIVERSITY OF ILLINOIS

QUALIFICATIONS

PROFESSIONAL ENGINEERING REGISTRATION IN MARYLAND AND VIRGINIA

EXPERIENCE

WHITMAN, REQUARDT AND ASSOCIATES, 4 YEARS DESIGNER OF MUNICIPAL UTILITIES PREPARATION OF BALTIMORE COUNTY DESIGN STANDARDS.

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS CHIEF, DIVISION OF RESEARCH AND STANDARDS, 2 YEARS PREPARATION OF CAPITAL PROGRAM AND MAJOR SEWERAGE REPORTS.

MATZ, CHILDS AND ASSOCIATES OF ROCKVILLE ASSOCIATES ENGINEER, 2 YEARS SUPERVISION OF DEVELOPMENT PLANNING AND ENGINEERING PROJECTS (HIGHWAY AND STORM DRAINAGE).

J. STRONG SMITH AND ASSOCIATES CONSULTING ENGINEER, 8 YEARS RESIDENTIAL, INDUSTRIAL AND COMMERCIAL LAND DEVELOPMENT PROJECTS. HIGHWAY AND UTILITY DESIGN.

SMITH, TEACHER & ASSOCIATES PLANNERS, ENGINEERS AND SURVEYORS, 7 YEARS COMMUNITY PLANNING AND ENGINEERING GRADING AND SEDIMENT CONTROL DESIGN, SURVEYS.

GEORGE WM. STEPHENS, JR. & ASSOCIATES, INC.
CHIEF ENGINEER

MEMBER

NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

HAVE MADE NUMEROUS APPEARANCES BEFORE THE BOARD OF ZONING APPEALS IN BALTIMORE, ANNE ARUNDEL AND MONTGOMERY COUNTIES.

Pub. Ex. 2

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9 Date of Posting 9/14/79
Posted for: Clarke Langrall, Inc.
Petitioner: Clarke Langrall, Inc.
Location of property: 111 W. Chesapeake Ave., Towson, Md.
Location of Signs: Front Property, 111 W. Chesapeake Ave.
Remarks: See Coleman
Posted by: Sean Coleman Date of return: 9/17/79
Signature

2 signs

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

No. 83184

DATE September 13, 1979 ACCOUNT 01-662

AMOUNT \$16.23

RECEIVED FROM: Clarke Langrall, Inc.

FOR: Advertising and Posting for Case No. 80-81-XA

17080 14 4623

VALIDATION OR SIGNATURE OF CASHIER

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

No. 83112

DATE August 14, 1979 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED FROM: Wallace Dunn, Esquire

FOR: Filing Fee for Case No. 80-81-XA

3095005 15 5000

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 21 day of June, 1978.

Filing Fee \$ 40 Received: ☒ Check
☐ Cash
☐ Other

Petitioner Clarke Langrall Submitted by Dunn
Petitioner's Attorney Wallace Dunn Reviewed by W.E.H.
William E. Hammond, Zoning Commissioner

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

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
No. 80-81-XA
ZONING: Petition for Special Exception for office and Variance for side and/or rear yard setbacks.
LOCATION: North side of Providence Road, 407 feet West of Goucher Boulevard.
DATE & TIME: Thursday, September 13, 1978 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 Baltimore County Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Special Exception for office and Variance to permit a side yard setback of 25 feet in lieu of the required 35 feet and a side yard setback of 15 feet in lieu of the required 25 feet and/or 30 feet, respectively.
The Zoning Regulation to be excepted as follows:
Section 1802.2.B (v)(2) - side and rear yard setbacks.
All that parcel of land in the Ninth District of Baltimore County, beginning for the same at a point on the northern side of Providence Road 60 feet wide, said point being distant 407 feet more or less in a southeasterly direction along said northern side of Providence Road from the center of Goucher Boulevard, running thence bearing 17° 00' West 192.73 feet, thence bearing 135° 48' East 135.85 feet, thence bearing 28° 47' East 135.85 feet to the place of beginning.
Containing 0.286 acres of land more or less.
Being the property of Clarke Langrall, as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, September 13, 1978 at 1:00 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Aug. 23.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 23, 1979

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~on one time~~ before the 13th day of September, 1979, the last publication appearing on the 23rd day of August, 1979.

THE JEFFERSONIAN,
D. Frank Smith
Manager.

Cost of Advertisement, \$

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
No. 80-81-XA

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By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Towson, Md.
Aug. 23.

OFFICE OF THE TIMES
NEWSPAPERS

TOWSON, MD. 21204

August 23, 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION & VARIANCE was inserted in the following: Clarke Langrall

- ☐ 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 24 day of August, 1979, that is to say, the same was inserted in the issues of August 23, 1979.

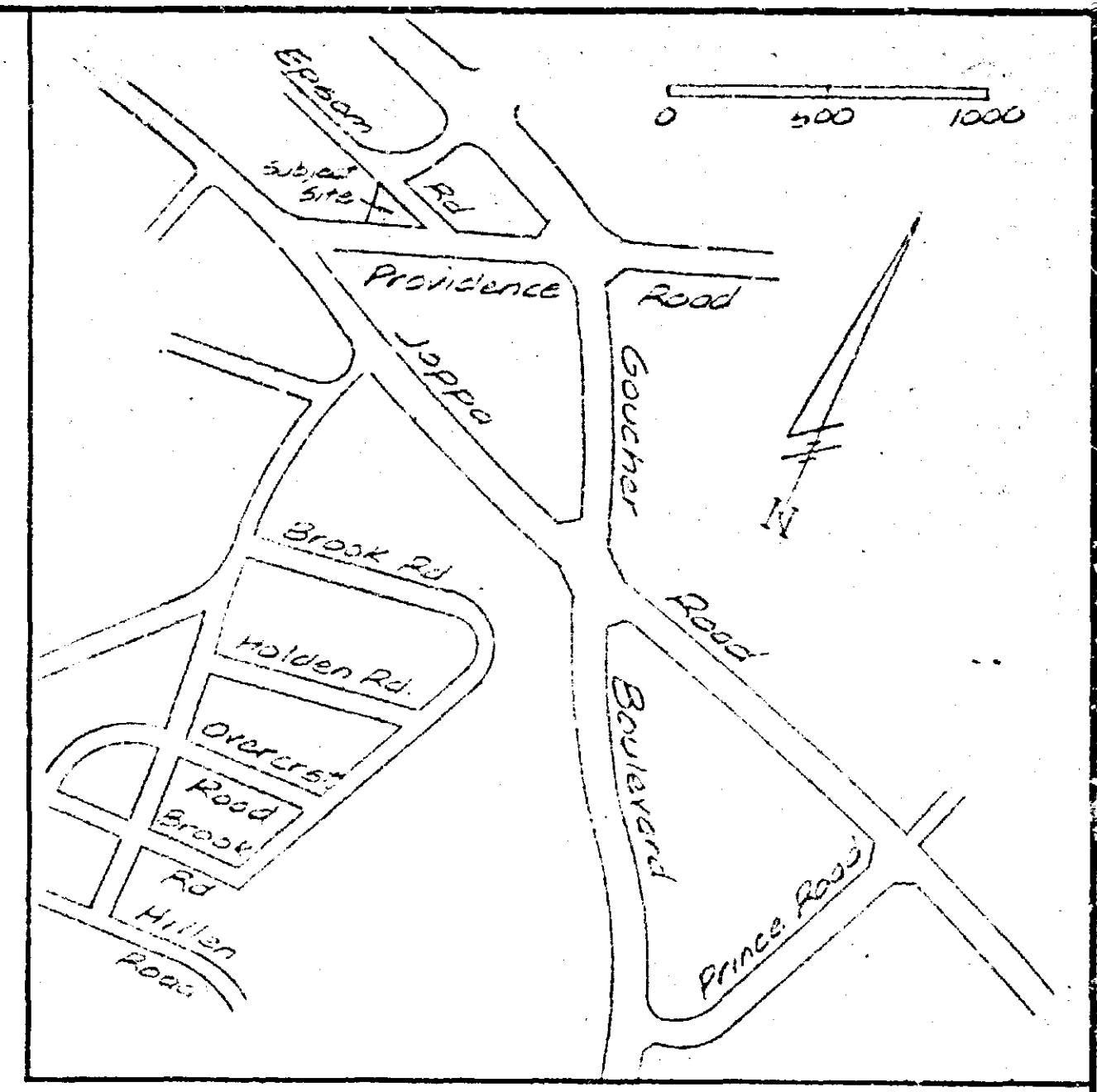
STROMBERG PUBLICATIONS, INC.

By Barbara Munson

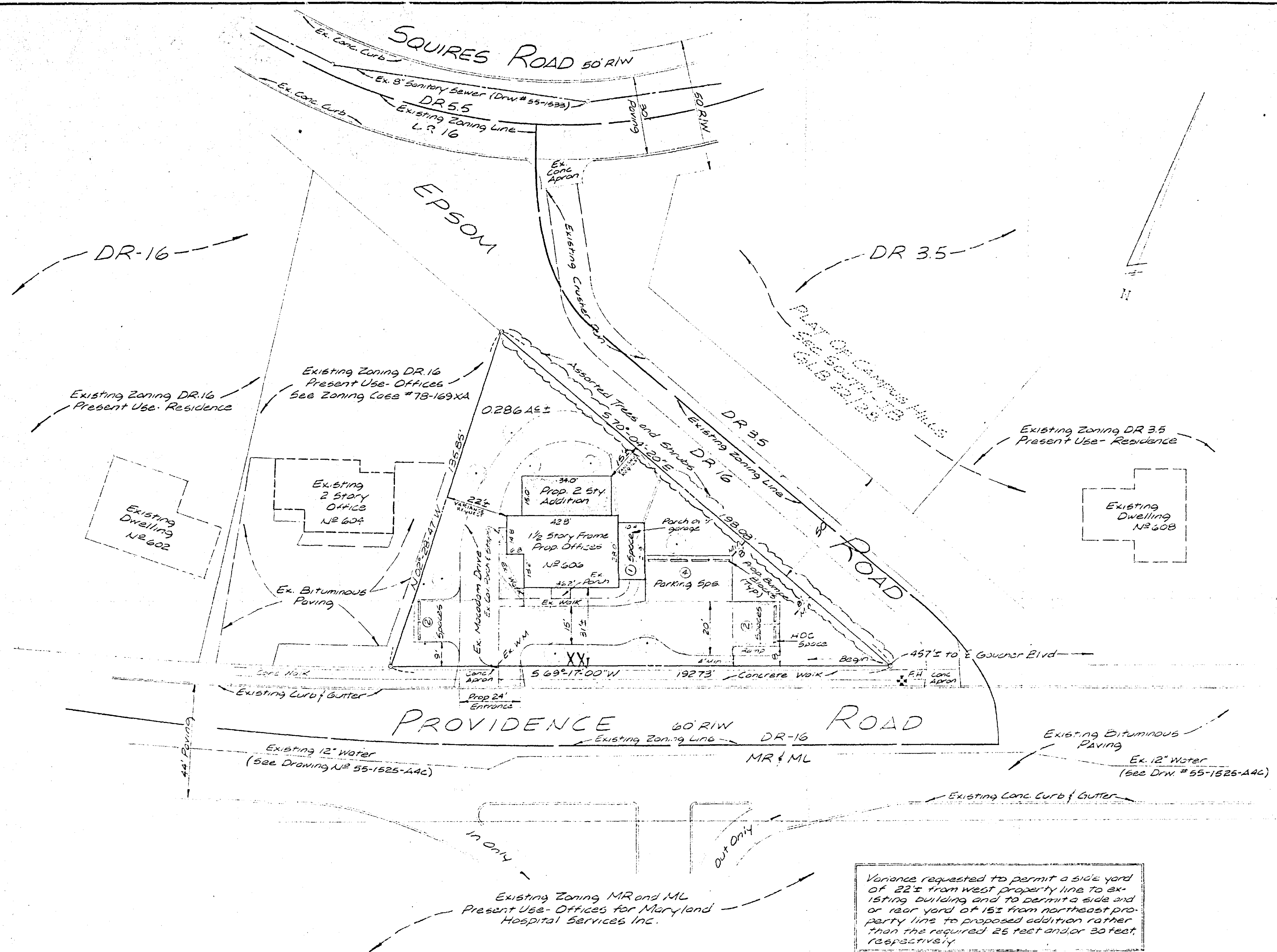
PETITION MAPPING PROGRESS SHEET

FUNCTION	Will Map		Original		Duplicate		Tracing		200 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: <u>OTS</u>	Revised Plans: Change in outline or description <u>Yes</u> Map # <u> </u>									
Previous case: <u> </u>										





LOCATION MAP SCALE: 1" = 500'



GENERAL NOTES

- ① Area of Tract = 0.286 Acres ±
- ② Present Zoning - DR-16
- ③ Present Use - Residential
- ④ Proposed Use - Offices, with two story addition shown & added hereon.
- ⑤ Utilities - Existing water service from Providence Road. Existing sewer ties to Squires Road.
- ⑥ Paving - Proposed bituminous paving with sufficient crusher run base bordered by shading shown hereon. Existing paving to remain.
- ⑦ Screening - Utilization of natural barrier of trees and shrubs along north property line.
- ⑧ Landscaping - Existing trees shown thus to remain. Additional (low planting) landscaping is contemplated.
- ⑨ Lighting shall be erected as not to reflect rays into residential area.

Variance requested to permit a side yard of 22'± from west property line to existing building and to permit a side and or rear yard of 15'± from northeast property line to proposed addition rather than the required 25 feet and/or 30 feet, respectively.

PARKING TABULATION

First Floor (incl. addition)	1852 ÷ 300	= 6.2 spaces
Second Floor (incl. addition)	1126 ÷ 500	= 2.2 spaces
Total parking required		8.4 - 9 spaces
Total parking provided		9 spaces

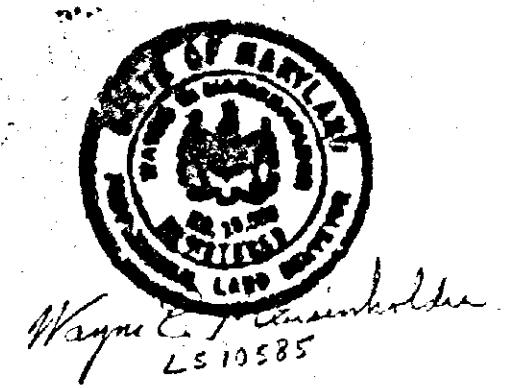
Note: Parking spaces 8 1/2' x 18' typical

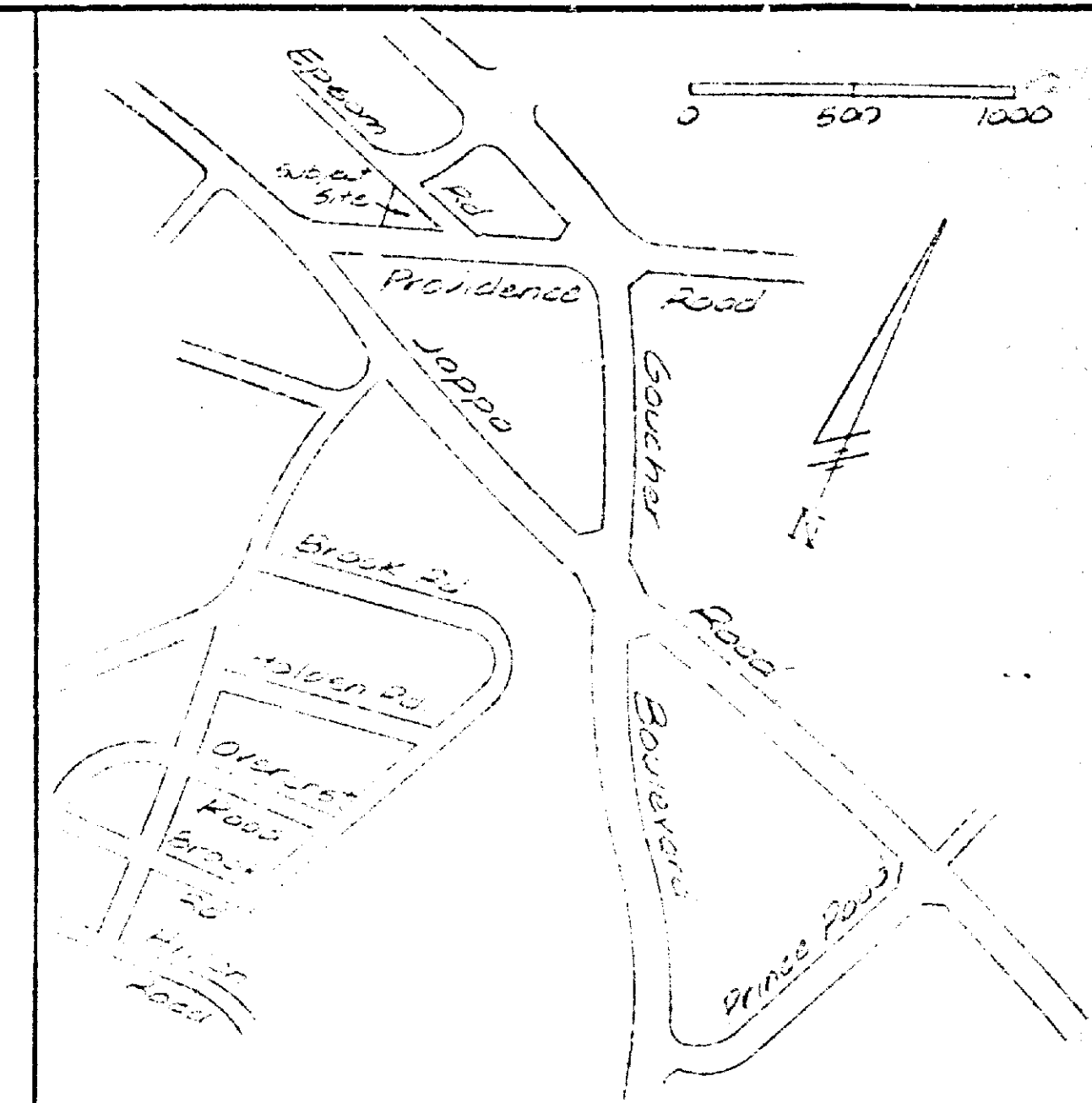
Reference is directed to approved I.D.C.A. case no. 79-5-X

PLAT TO ACCOMPANY ZONING PETITION

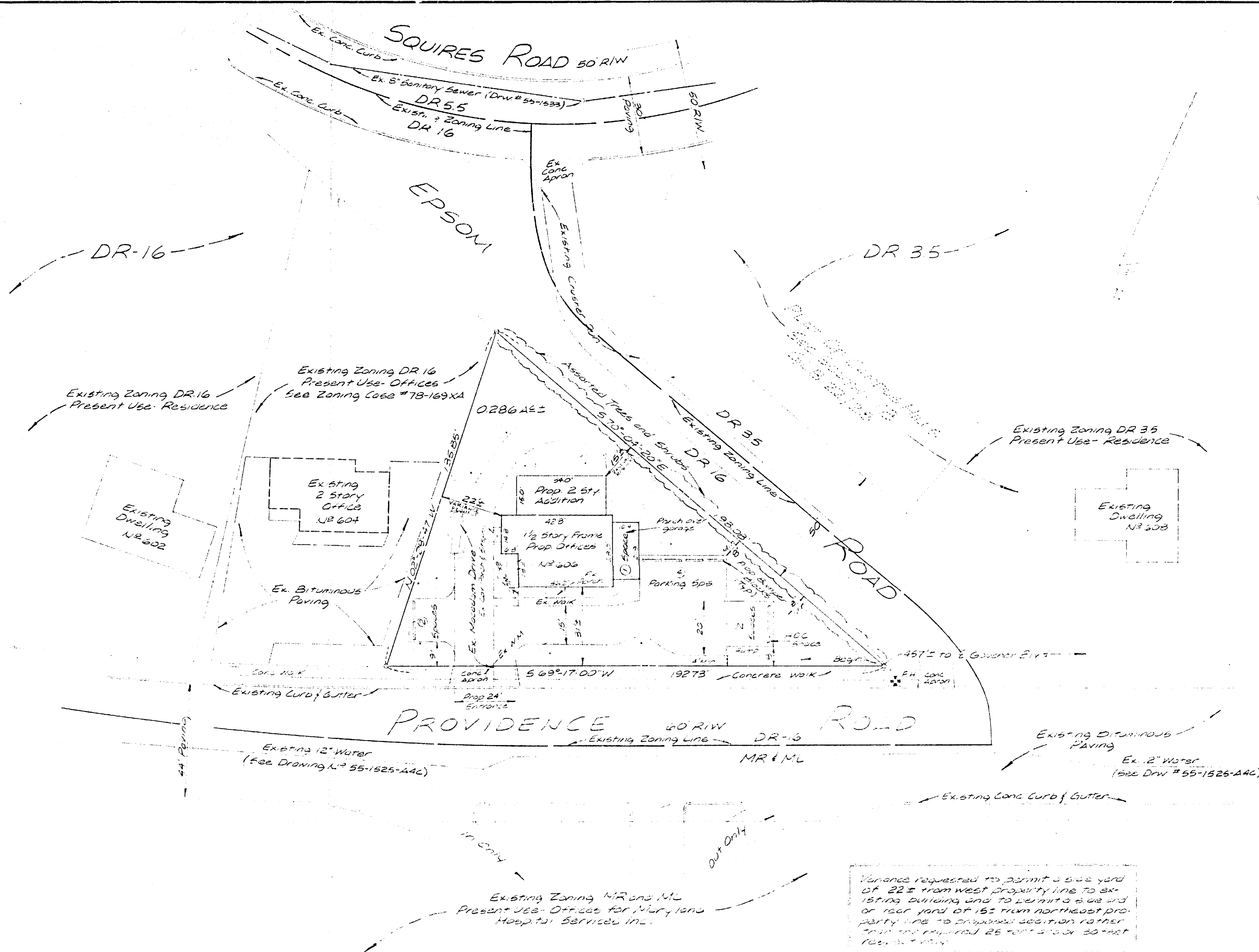
FOR
SPECIAL EXCEPTION FOR OFFICES IN AN
EXISTING DR-16 ZONE
WITH REQUEST FOR SIDE YARD VARIANCES
606 PROVIDENCE ROAD
BALTO CO., MD ELECT DIST #9
SCALE: 1" = 20' MAY 25, 1979
Revised 6/20/79 to show new side yards per survey

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVE.
TOWSON, MARYLAND 21204





LOCATION MAP SCALE: 1" = 500'



GENERAL NOTES

1. Area of Tract = 0.286 Acres ±
2. Present Zoning - DR-16
3. Present Use - Residential
4. Proposed Use - Offices, with two story addition shown shaded hereon.
5. Utilities - Existing water service from Providence Road. Existing sewer ties to Squires Road.
6. Paving - Proposed bituminous paving with sufficient crusher run base bordered by shading shown hereon. Existing paving to remain.
7. Screening - Utilization of natural barrier of trees and shrubs along north property line.
8. Landscaping - Existing trees shown thus to remain. Additional (low planting) landscaping is contemplated.
9. Lighting shall be erected as not to reflect rays into residential area.

PARKING TABULATION

First Floor (incl. addition)	1852 - 300	=	62 spaces
Second Floor (incl. addition)	1126 - 500	=	22 spaces
Total parking required			84 - 9 spaces
Total parking provided			9 spaces

Note: Parking spaces 8' 1/2' x 18' typical

Variance requested to permit a side yard of 22' ± from west property line to existing building and to permit a side and/or rear yard of 15' from northeast property line to proposed addition rather than the required 25' rear and/or 30' side rear yard.

Reference is directed to approved I.D.C.A. Case no. 79-5-X

PLAT TO ACCOMPANY ZONING PETITION

FOR SPECIAL EXCEPTION FOR OFFICES IN AN EXISTING DR-16 ZONE

WITH REQUEST FOR SIDE YARD VARIANCES

606 PROVIDENCE ROAD

BALTO CO, MD ELECT DIST #9

SCALE: 1" = 20' MAY 25, 1979

Revised 6/20/79 to show new sideyard per survey

Pet. Ex. 1

DN 04130

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVE.
TOWSON, MARYLAND 21204





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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 14, 1980

Mr. J. Strong Smith
George William Stephens, Jr.
and Associates, Inc.
303 Allegheny Avenue
P.O. Box 6828
Towson, Maryland 21204

RE: Case No. 80-81-XA (Item No. 2)
606 Providence Road -
9th Election District
Clarke Langrall - Petitioner

Dear Mr. Smith:

Reference is made to your letter of January 28, 1980, in which you indicate that the enclosure of and modifications to the attached 10.4' x 20.9' porch, located on the east side of the existing structure, were included on the site plan which accompanied the subject Petition for Special Exception.

Based upon the information contained in your letter, relative to the parking tabulations and, specifically, the number of square feet upon which the parking is based, I am now convinced that the enclosure of the porch was part of the hearing and can be approved along with the other additions and modifications indicated on the site plan.

If you have any questions regarding the above, please contact this office.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/JED/sf

cc: Mrs. Jean M. H. Jung, Deputy Zoning Commissioner

Mr. James E. Dyer, Zoning Supervisor

Case No. 80-81-XA ✓