

ORDER RECEIVED FOR FILING

DATE November 29, 1979
BY John E. Mudd, Esq.
Administrative Assistant

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the testimony of the Petitioner, indicating his desire to use the subject property for his business office only, the presumption of correctness of the D.R.16 zoning, and the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met the Special Exception for the use of the property for office use should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of November, 1979, that the herein Petition for Special Exception for the use of the property for office use should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. No other office or office space shall be leased, rented, or donated to any other business than that business of the owner of the property.
2. The office use shall be limited to the improvements presently existing, excluding porches which shall remain open.
3. The exterior shall be maintained in keeping with the residential character of the neighborhood.
4. The parking area shall be paved in the same manner as the driveway.
5. A revised site plan shall be submitted 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.

John E. Mudd, Esq.
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE November 29, 1979
BY John E. Mudd, Esq.
Administrative Assistant

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 Variance(s) 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 20th day of November, 1979, that the herein Petition for Variances to permit existing side yard setbacks of 6 feet and 12 feet in lieu of the required 25 feet, a front yard setback of 22 feet in lieu of the required 30 feet, and a front yard setback of 14 feet, for an open porch, in lieu of the required 22.5 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 Exception Order.

John E. Mudd, Esq.
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

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
NW/S of Irving Place, 179.75'
SW of Reisterstown Rd., 3rd District : OF BALTIMORE COUNTY

IRA ADLER, Petitioner : Case No. 80-85-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 John W. Hession, III
Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2183

I HEREBY CERTIFY that on this 5th day of September, 1979, a copy of the foregoing Order was mailed to John E. Mudd, Esquire, 401 Washington Avenue, Towson, Maryland 21204, Attorney for Petitioner.

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

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Road's Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

September 7, 1979

John E. Mudd, Esquire
401 Washington Avenue
Towson, Maryland 21204

RE: Item No. 224
Petitioner - Ira Adler
Special Exception and Variance Petitions

Dear Mr. Mudd:

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

Located on the north side of Irving Place approximately 179 feet southwest of Reisterstown Road in the 3rd Election District, the subject property is presently improved with a two-story frame dwelling and office. Adjacent properties immediately surrounding this site are improved with single-family dwellings to the east and west, while the Pikesville Armory exists to the north.

This combination hearing originated as a result of a complaint (C-79-528) filed with this office concerning the existing office in this structure. In order to legalize this situation, this hearing is required. In view of the fact that revised site plans were submitted that indicate the proposed widening of Irving Place and the open porch on the front of the existing building, the Variance forms were altered to reflect the applicable setbacks and the petition scheduled for a hearing.

Item No. 224
Page 2
September 7, 1979

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

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mr

Enclosures

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211
John D. Seyffert
DIRECTOR

July 13, 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 #224, Zoning Advisory Committee Meeting, May 1, 1979, are as follows:

Property Owner: Ira Adler
Location: NW/S Irving Place 179.75' SW Reisterstown Road
Existing Zoning: D.R.16
Proposed Zoning: Special Exception for offices (IDCA 79-17-X) and Variance to permit side setbacks of 6' and 12' in lieu of the required 25'.
Acres: 0.11
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.

The driveway width does not meet Baltimore County standards for a commercial type entrance. Therefore, the driveway should be made a common drive with the adjacent property.

Evergreen screening should be used wherever possible.

The porches should be indicated on the site plan as open or enclosed.

If the Special Exception is granted it is requested by this office that it be limited to the existing building.

Very truly yours,

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

John E. Mudd, Esquire
401 Washington Avenue
Towson, Maryland 21204

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

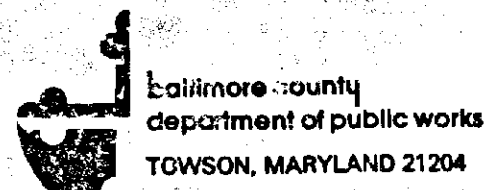
Your Petition has been received and accepted for filing this 19th day of July, 1979.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Ira Adler

Petitioner's Attorney John E. Mudd, Esq. Reviewed by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

FEB 11 1980



THORNTON M. MOURING, P.E.
DIRECTOR

June 12, 1979

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

Re: Item #224 (1978-1979)
Property Owner: Ira Adler
N/WS Irving Pl. 179.75' S/W Reisterstown Rd.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices (IDCA 79-17X) and Variance to permit side setbacks of 6' and 12' in lieu of the required 25'.
Acres: 0.11 District: 3rd

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 IDCA Project 79-17X.

Highways:

Irving Place, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary revertible easements for slopes, will be required in connection with any grading or building permit application or further development of this property.

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

Sediment Control:

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

Storm Drains:

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

Item #224 (1978-1979)
Property Owner: Ira Adler
Page 2
June 12, 1979

Storm Drains: (Cont'd)

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

Water and Sanitary Sewer:

There is a public 6-inch water main and 8-inch public sanitary sewerage in Irving Place.

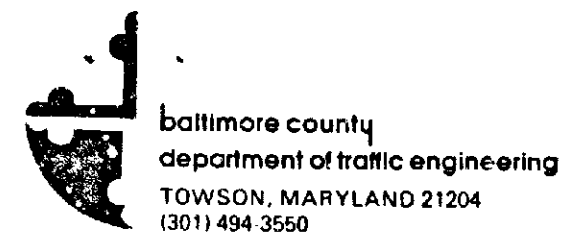
Very truly yours,

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

END:EAM:FWR:ss

cc: J. Somers

O-SW Key Sheet
27 NW 20 Pos. Sheet
NW 7 E Topo
78 Tax Map



STEPHEN E. COLLINS
DIRECTOR

July 11, 1979

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

Item No. 224 -ZAC- Meeting of May 1, 1979
Property Owner: Ira Adler
Location: NW/S Irving Pl. 179.75' SW Reisterstown Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 79-17-X) and Variance to permit side setbacks of 6' and 12' in lieu of the required 25'.
Acres: 0.11
District: 3rd

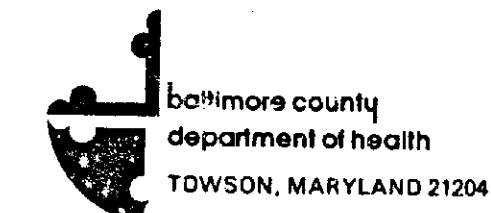
Dear Mr. Hammond:

The requested special exception for offices is not expected to have a major effect on traffic.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/mjm



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

June 22, 1979

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

Dear Mr. Hammond:

Comments on Item # 224, Zoning Advisory Committee meeting of May 1, 1979, are as follows:

Property Owner: Ira Adler
Location: NW/S Irving Pl. 179.75' SW Reisterstown Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 79-17-X) and Variance to permit side setbacks of 6' and 12' in lieu of the required 25'.
Acres: 0.11
District: 3

Metropolitan water and sewer exists, 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

June 14, 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: Ira Adler

Location: NW/S Irving Pl. 179.75' SW Reisterstown Rd.

Item No. 224 Zoning Agenda Meeting of 5/1/79

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.

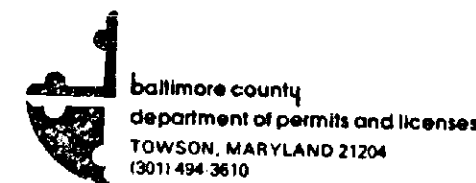
() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

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

REVIEWED BY *William Kelly* Noted and Approved: *George M. Weigand*
Planning Group/PA 11 Fire Prevention Bureau
Special Inspection Division



JOHN D. SEYFFERT
DIRECTOR

May 18, 1979

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

Dear Mr. DiNenna:

Comments on Item # 224 Zoning Advisory Committee Meeting, May 1, 1979 are as follows:

Property Owner: Ira Adler
Location: NWS Irving Place 179.75' SW Reisterstown Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 79-17-X) and Variance to permit side setbacks of 6' and 12' in lieu of the required 25'.
Acres: 0.11
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, or see Item "D".
- X.C. Additional Change of occupancy Permits shall be required unless property is already listed for business use on tax record.
- X.D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X.F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal MAY be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- X.J. Comment: If a change of occupancy is necessary compliance to the State Handicapped Code maybe required.

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 30, 1979

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

Z.A.C. Meeting of: May 1, 1979

RE: Item No: 224, 225, 226, 227, 228, 229
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH H. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. ROSENBERG

THOMAS H. BOYER
MRS. LOURAIN F. CHURCH
ROGER B. HAYDON
ROBERT F. JUBEL, REPRESENTATIVE

ALVIN LURECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACY, D.V.M.

FEB 11 1980

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 17 day of September 1977. Filing Fee \$. Received Check Cash Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Submitted by
Petitioner's Attorney Reviewed by

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

FETITION MAPPING PROGRESS SHEET

FUNCTION	Wall 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>DAH</u> Revised Plans: <u> </u> Change in outline or description <u> </u> Yes <u> </u> No <u> </u> Previous case: <u> </u> Map # <u> </u>										

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

No. 83187

DATE September 14, 1979 ACCOUNT 01-662

AMOUNT \$55.29

RECEIVED FROM Ira Adler

FOR Advertising and Posting for Case No. 80-85-XA

29625 17

5529

VALIDATION OR SIGNATURE OF CASHIER

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

No. 83130

DATE August 21, 1979 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED FROM Miles & Stockbridge - John E. Mudd, Esq.

FOR Filing Fee for Case No. 80-85-XA

57081 23

50.00

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL EXCEPTION AND VARIANCE 3rd DISTRICT

ZONING: Petition for Special Exception for offices and Variances for side and front yard setbacks.
LOCATION: Northwest side of Irving Place, 179.75 feet Southwest of Reisterstown Road.
DATE & TIME: Tuesday, September 18, 1979 at 10:30 A.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 Exception for offices and Variances to permit existing side yard setbacks of 5 feet and 12 feet in lieu of the required 25 feet, front yard setback of 22 feet in lieu of the required 30 feet and a front yard setback of 14 feet for an open porch in lieu of the required 22.5 feet.

The Zoning Regulations to be accepted as follows:
Section 1802.29 (V.B.II) - side yard setback
Section 301.1 - front yard setback

All that parcel of land in the Third District of Baltimore County Beginning for the same at a point on the northwest side of Irving Place distant 179.75 feet measured southwesterly along the northwest side of Irving Place from the southwest side of Reisterstown Road, thence running and binding on the northwest side of Irving Place, South 53 degrees West 45 feet, thence leaving said Place and binding on the property line of the petitioner herein, the three following courses and distances viz: North 82 degrees West 106 feet, North 53 degrees East 45 feet and South 38 degrees East 106 feet to the place of beginning.

Containing 0.11 of an Acre of land more or less.

Being the property of Ira Adler, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, September 18, 1979 at 10:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of

WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County

Aug. 30

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 30, 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.,

for one time before the 18th

day of September, 1979, the 1st publication

appearing on the 30th day of August

1979.

THE JEFFERSONIAN.

L. Frank Strickland
Manager.

Cost of Advertisement, \$

PETITION FOR SPECIAL EXCEPTION AND VARIANCE 3rd DISTRICT

ZONING: Petition for Special Exception for offices and Variances for side and front yard setbacks.
LOCATION: Northwest side of Irving Place, 179.75 feet Southwest of Reisterstown Road.
DATE & TIME: Tuesday, September 18, 1979 at 10:30 A.M.
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The Zoning Regulations to be accepted as follows:
Section 1802.29 (V.B.II) - side yard setback
Section 301.1 - front yard setback

All that parcel of land in the Third District of Baltimore County Beginning for the same at a point on the northwest side of Irving Place distant 179.75 feet measured southwesterly along the northwest side of Irving Place from the southwest side of Reisterstown Road, thence running and binding on the northwest side of Irving Place, South 53 degrees West 45 feet, thence leaving said Place and binding on the property line of the petitioner herein, the three following courses and distances viz: North 82 degrees West 106 feet, North 53 degrees East 45 feet and South 38 degrees East 106 feet to the place of beginning.

Containing 0.11 of an Acre of land more or less.

Being the property of Ira Adler, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, September 18, 1979 at 10:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of

WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County

Comm. Aug. 30 (1979)



TOWSON, MD. 21204 August 30 19 79

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Spec. Except. & Variance - Ira Adler was inserted in the following:

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

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 31st day of August 1979, that is to say, the same was inserted in the issues of August 30, 1979.

STROMBERG PUBLICATIONS, INC.

BY *Esther Burger*

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3RD Date of Posting SEPT. 1, 1979

Posted for: PETITION FOR SPECIAL EXCEPTION AND VARIANCES

Petitioner: IRA ADLER

Location of property: NW/4 IRVING PL., 179.75' SW REISTERSTOWN RD.

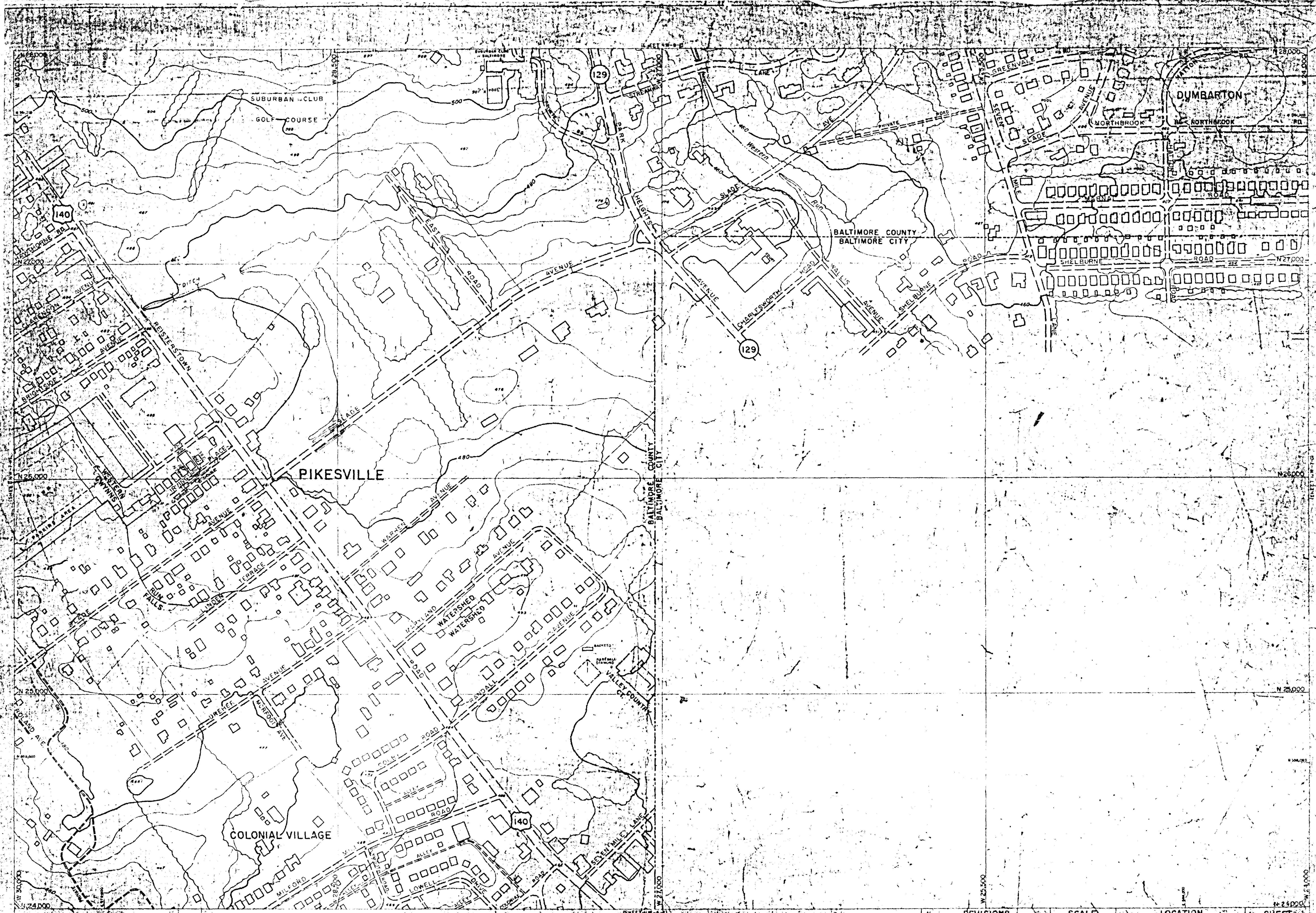
Location of Signs: FRONT #4 IRVING PLACE

Remarks:

Posted by *Thomas L. Roland* Date of return: SEPT. 7, 1979

Signature

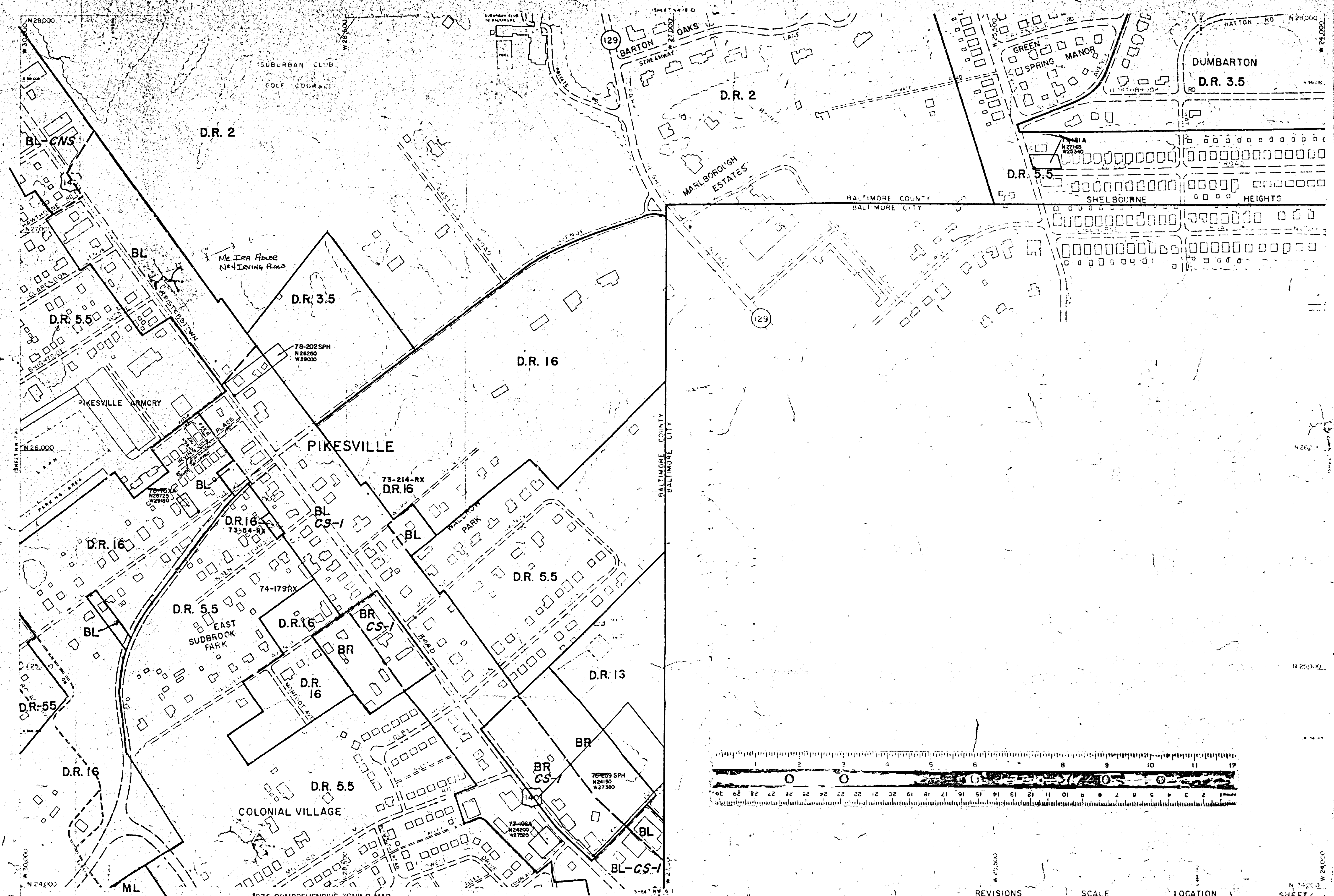
2-SIGNS



Mr. Ira Roper
1424 Loring Road
Towson, Md.
823-4470

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
		1" = 200'	PIKESVILLE	NW
		DATE OF PHOTOGRAPHY APRIL 1953		7E
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION PHILADELPHIA, PA.				

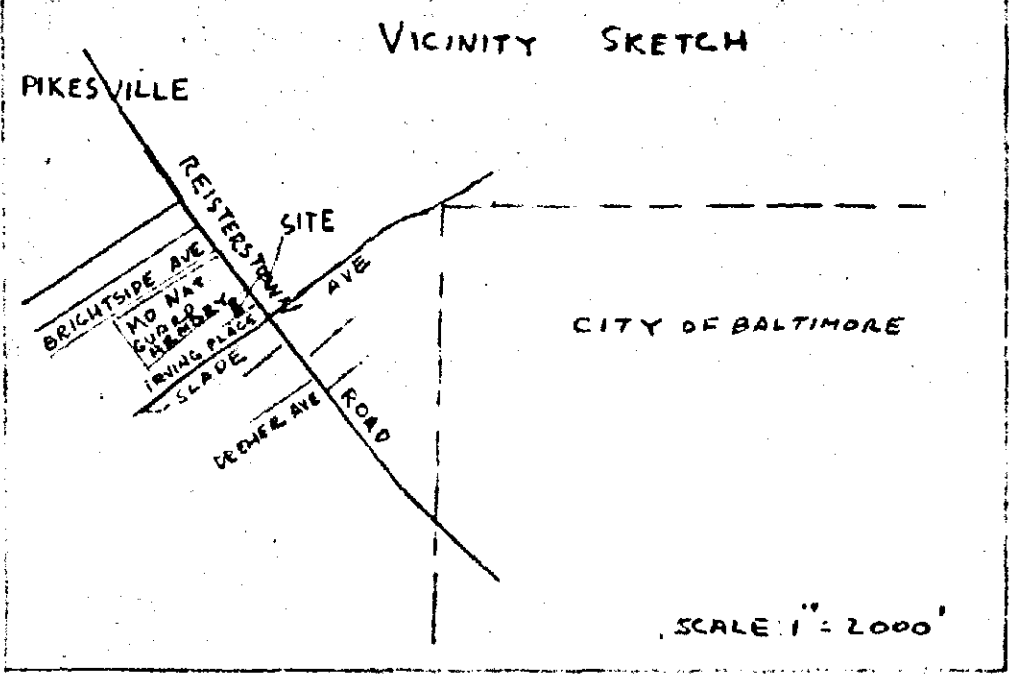


PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA OFFICIAL ZONING MAP

REVISIONS	SCALE	LOCATION	SHEET
BY DATE	1" = 200'	PIKESVILLE	NW
DATE OF PHOTOGRAPHY	APRIL 1953		7-E
Compiled By Photogrammetric Methods AERO-SERVICE CORPORATION-PHILADELPHIA, PA			

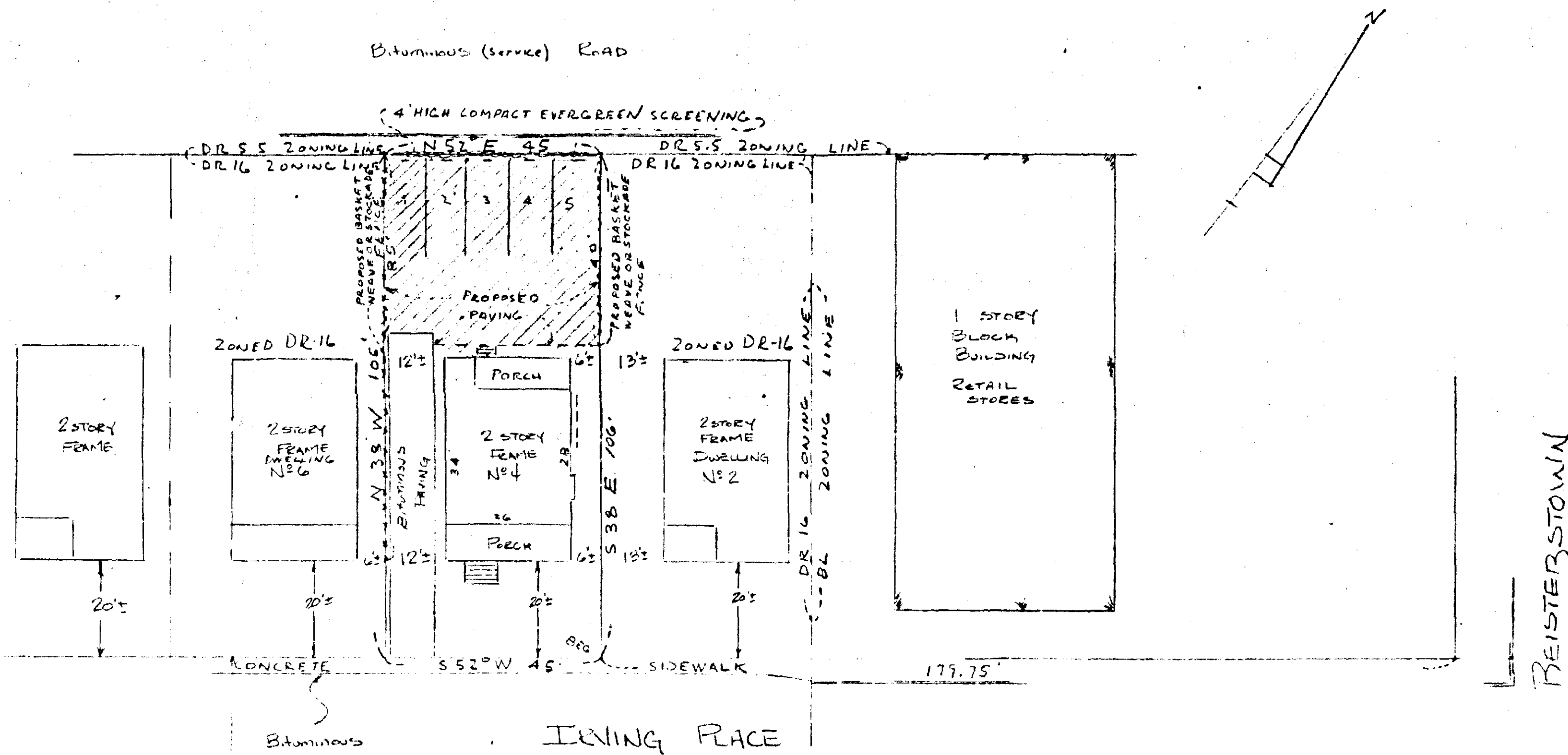
1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 7, 1976 & OCT. 8, 1976
BILL NOS. 108-76, 109-76, 110-76, 111-76,
112-76, 113-76, and 114-76

O-SW
GERALD, CROSS & ETZEL
REG. LAND SURVEYORS
412 DELAWARE AVE
823-4470



2 STORY FRAME
NCO CLUB

MARYLAND ARMY NATIONAL GUARD
Pikesville Armory
ZONED DR-5



IDCA No.

PRESENT ZONING - DR-16

PROPOSED ZONING - DR-16 WITH SPECIAL EXCEPTION FOR OFFICES

PRESENT USE - OFFICE, RESIDENCE

AREA OF SITE - 4770' - 0.11 AC

OFF-STREET PARKING DATA

EXISTING 2 STORY DWLG.

1ST FLOOR 764'

2ND FLOOR 728'

NO SPACES 1ST FLR 764' : 300 = 3 PARK SPACES

NO SPACES 2ND FLR 728' : 500 = 2 PARK SPACES

NO SPACES PROVIDED 5 REQUIRED

PARKING SPACE SIZE 9' X 18'

DEED REFERENCE - ENK IN 5983-670

OWNER - IRA ADLER

PROPOSED PAVING NOTED THUS

No. 4 IRVING PLACE
PLAN TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION FOR OFFICES
IN A DR-16 ZONE AND VARIANCES FROM
SECTION 1802.2B (504) OF ZONING REGULATIONS
TO PERMIT & VALIDATE EXISTING SIDE YARDS OF
OF 6' & 12' IN LIEU OF REQUIRED 25'

3RD DISTRICT BALTIMORE COUNTY, MD

SCALE: 1" = 20' APRIL 16, 1979

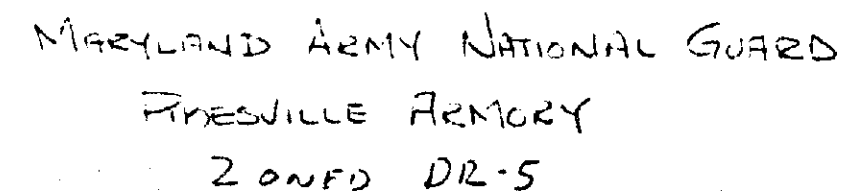
SCALE: 1" = 20' APRIL 16, 1979

GERHOLD, CROSS & ETZEL

Registered Land Surveyors

412 Duware Avenue

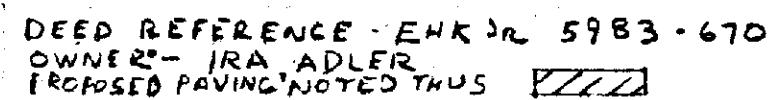
Towson, Maryland 21204



2 STORY FRAME
NCO CLUB

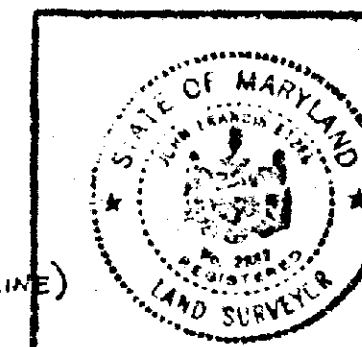
Bituminous (service) ROAD

(4' HIGH COMPACT EVERGREEN SCREENING -

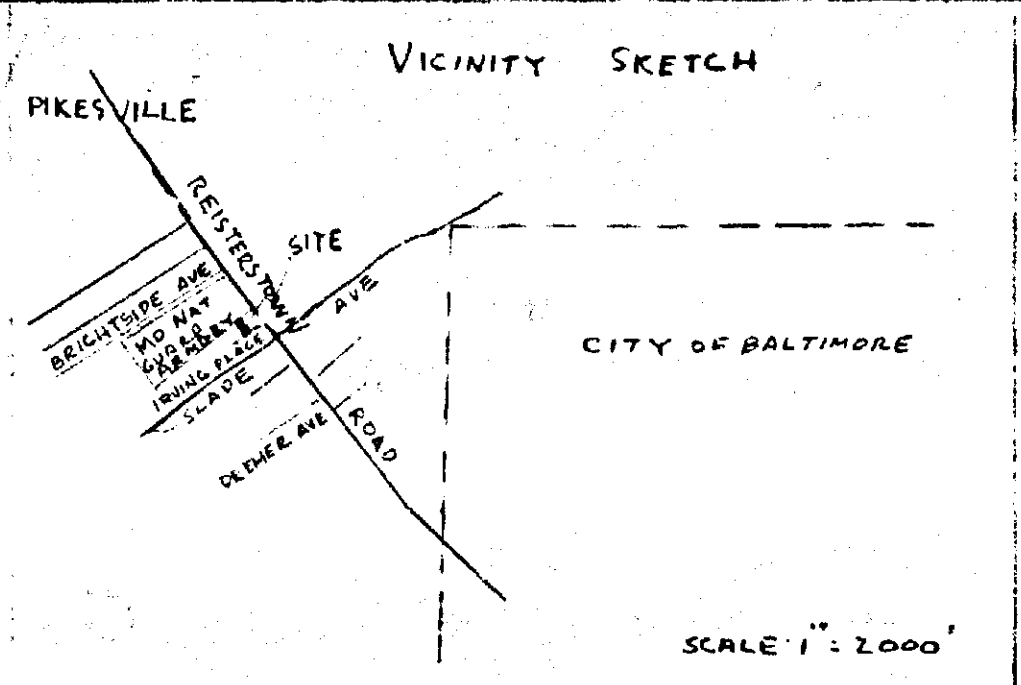


NO. 4 IRVING PLACE
PLAN TO ACCOMPANY PETITION
FOR

SPECIAL EXCEPTION FOR OFFICES
IN A D2-16 ZONE AND VARIANCES FROM
SECTION 1802.2B (504) (VB2) OF ZONING REGULATIONS
TO PERMIT & VALIDATE EXISTING SIDE YARDS OF
OF 6' & 12' IN LIEU OF REQUIRED 25'
& FRONT YARD OF 22' IN LIEU OF REQUIRED 30' (FROM PROP. R/W LINE)
3RD DISTRICT BALTIMORE COUNTY, MD
SCALE 1" = 20' APRIL 16, 1979

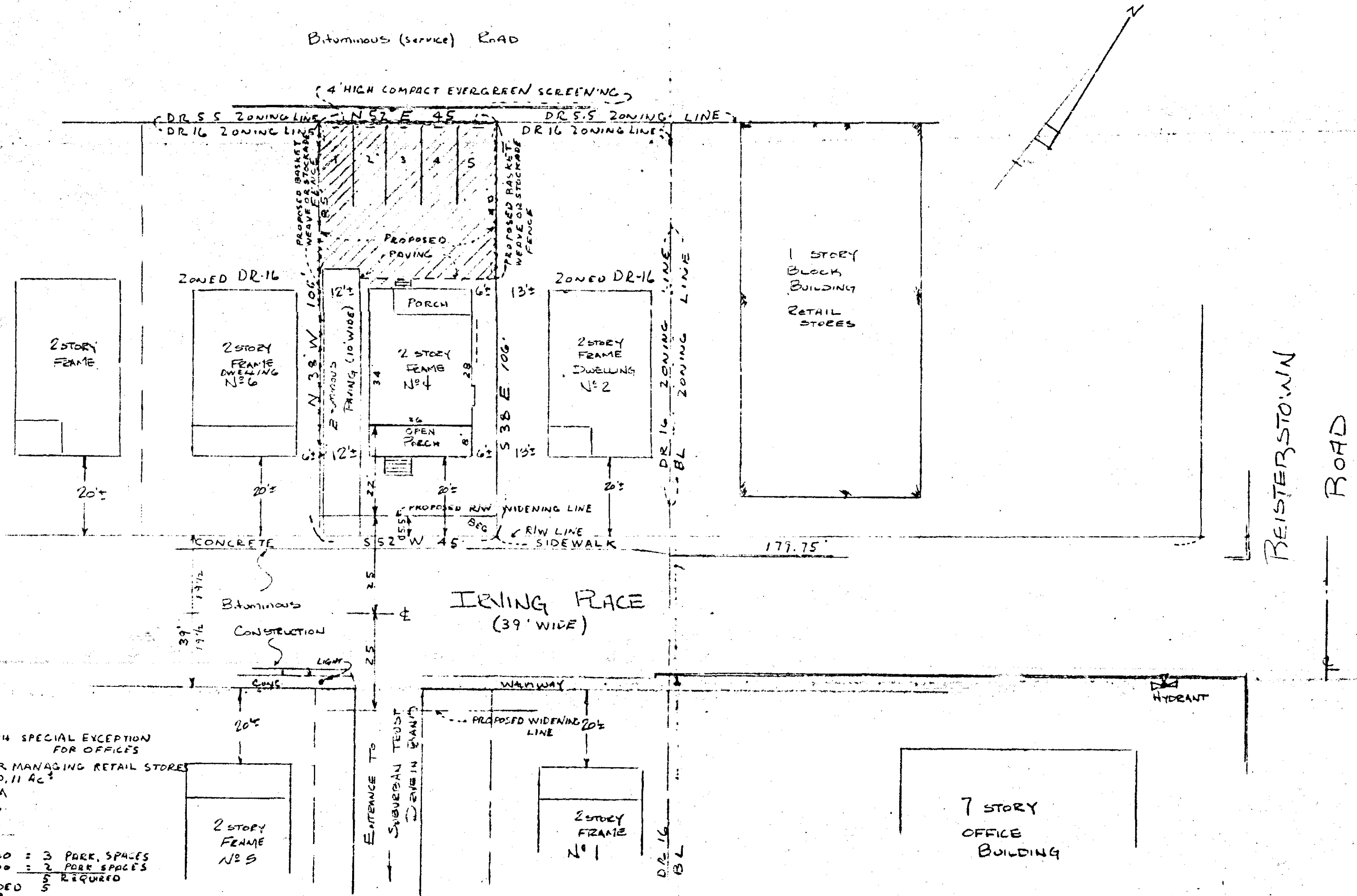


ADDITIONS JULY 11, 1979
SCALE: 1"=20' APRIL 16, 1979
GERHOLD, CROSS & STZEL
Registered Land Surveyors
412 Dismore Avenue
Towson, Maryland 21204



2 STORY FRAME
NCO CLUB

MARYLAND ARMY NATIONAL GUARD
Pikesville Armory
ZONED DR-5



IDCA No.
PRESENT ZONING - DR-16
PROPOSED ZONING - DR-16 WITH SPECIAL EXCEPTION FOR OFFICES

PRESENT USE - OFFICE FOR MANAGING RETAIL STORES

AREA OF SITE - 4770' - 0.11 AC

OFF-STREET PARKING DATA

EXISTING 2 STORY DWLG.

1ST FLOOR 764'

2ND FLOOR 728'

No. SPACES 1ST FLR 764 ÷ 300 = 3 PARK SPACES

No. SPACES 2ND FLR 728 ÷ 500 = 2 PARK SPACES

No. SPACES PROVIDED 5 REQUIRED

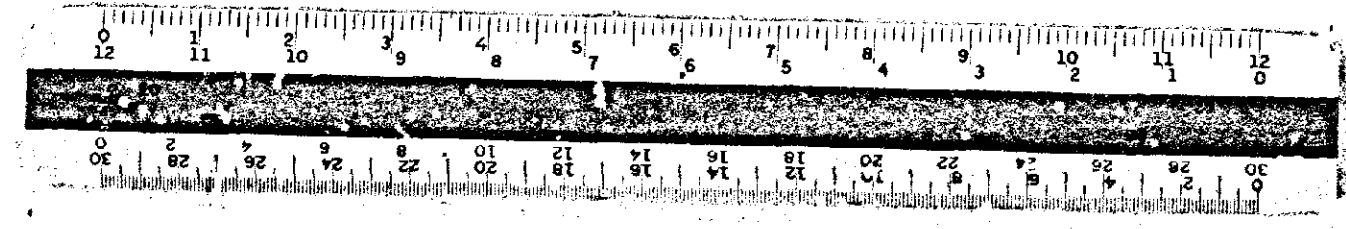
FARKING SPACE SIZE 9X18

DEED REFERENCE - EHK 12 5983-670

OWNER - IRA ADLER

PROPOSED PAVING NOTED THUS

No. 4 IRVING PLACE
PLAN TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION FOR OFFICES
IN A DR-16 ZONE AND VARIANCES FROM
SECTION 1802.2B (504) OF ZONING REGULATIONS
TO PERMIT & VALIDATE EXISTING SIDE YARDS OF
OF 6' & 12' IN LIEU OF REQUIRED 25'
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3RD DISTRICT BALTIMORE COUNTY, MD.
SCALE 1" = 20' APRIL 16, 1979



ADDITIONS JULY 11, 1979

SCALE: 1" = 20' APRIL 16, 1979

GERHOLD CROSS & ETZEL

Registered Land Surveyors

412 Duane Avenue

Towson, Maryland 21204