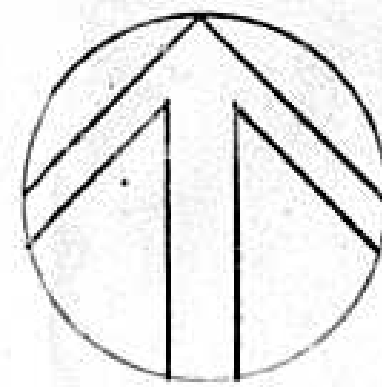


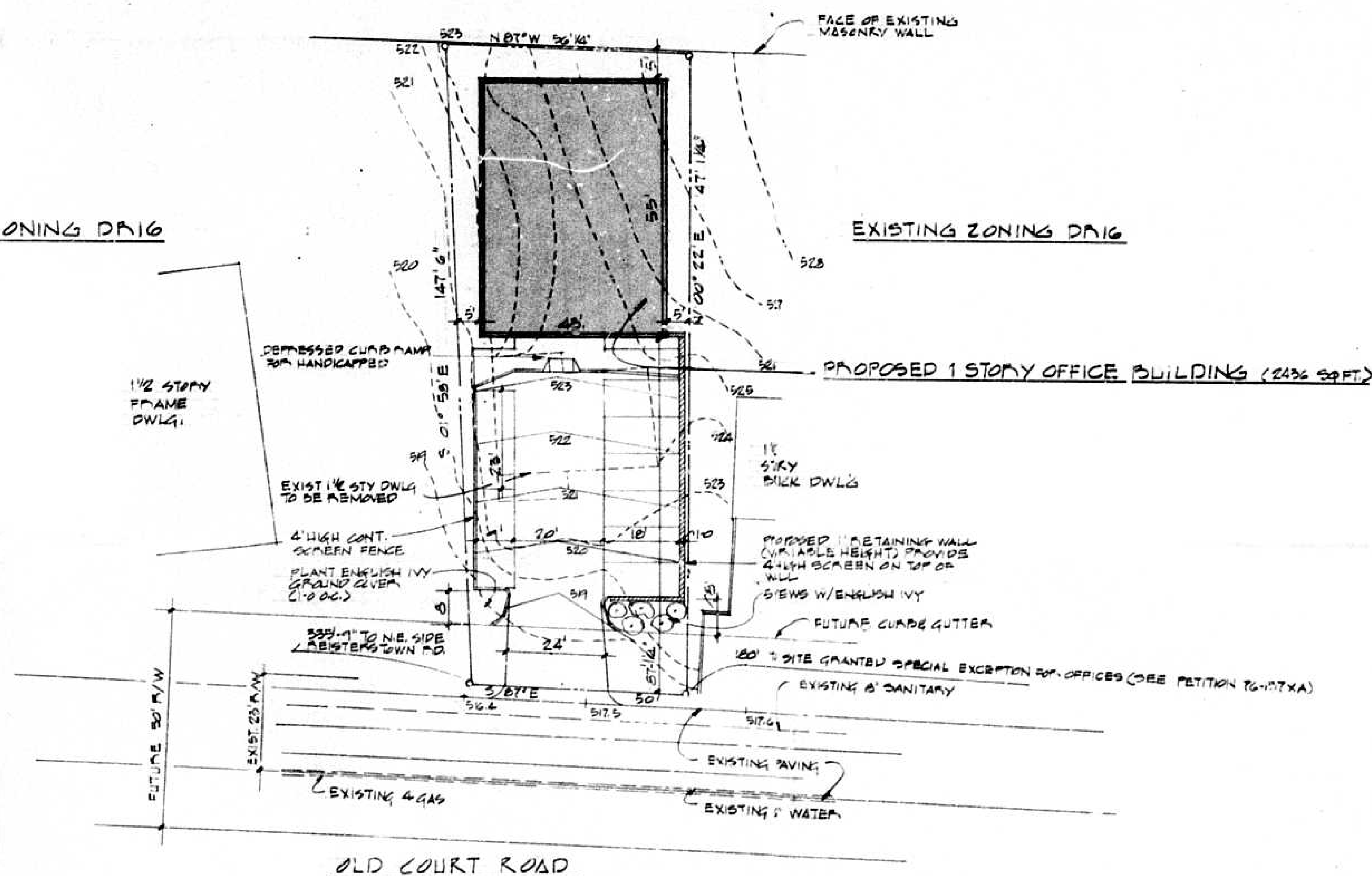


EXISTING ZONING PL

EXISTING ZONING DR1G

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John L. Hays
DATE 5/11/81
OF John L. Hays
ZONING COMMISSIONER
DATE 5/14/81

C-443-81
Case #80-119-XA



SCALE: 1"=20'

EXISTING ZONING DR1G

RESTRICTIONS REQUIRED BY THE ZONING COMMISSIONER OF
BALTIMORE COUNTY (AS OF 3 DAY OF APRIL, 1980.)

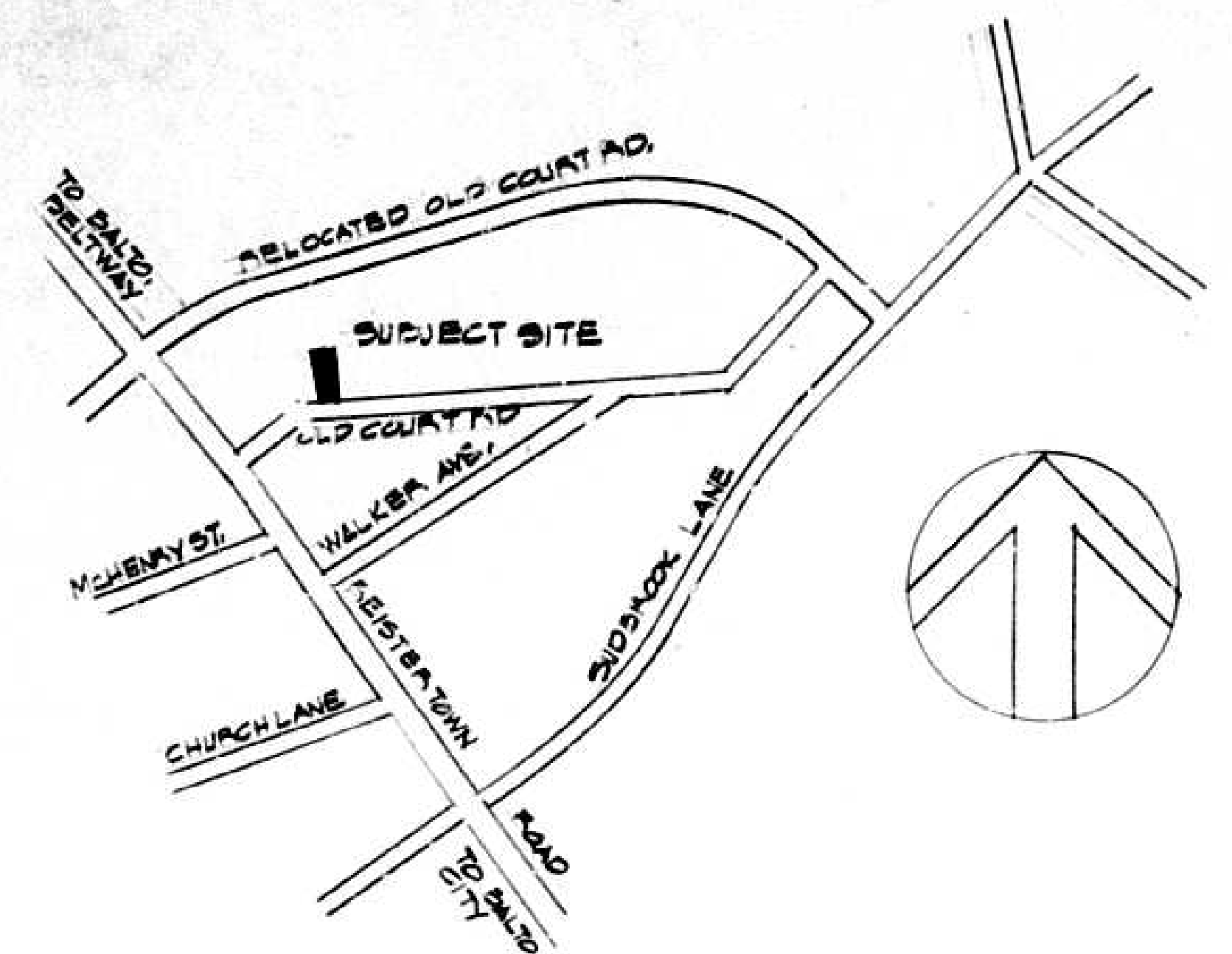
RESTRICTIONS:

1. NO OTHER OFFICE OR OFFICE SPACE SHALL BE LEASED, RENTED, OR OWNED TO ANY OTHER BUSINESS OTHER THAN THAT BUSINESS OF THE OWNER OF THE PROPERTY.
2. 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.

STEPHEN A. GLASSMAN
ART & ARCHITECTURAL DESIGN
216 E. 31TH STREET
BALTO, MD 21218

TIMBER RIDGE OFFICES
FOR
FRED GREENBERG

1 SITE LOCATION PLAN SCALE: 1"=500'



2. GENERAL NOTES

- A. TOTAL AREA OF PROPERTY: 1.194 ACRES
- B. EXISTING ZONING: DR1G
- C. PROPOSED ZONING: DR1G WITH SPECIAL EXCEPTION FOR OFFICES AND VARIANCES FOR BOTH SIDE YARDS FROM 25 FEET TO 5 FEET AND REAR YARD FROM 50 FEET TO 6 FEET.
- D. EXISTING USE: RESIDENTIAL
- E. PROPOSED USE: OFFICES.

3. PARKING SCHEDULE

- A. TOTAL AREA OF BUILDING: 2436 SQ. FT.
- B. TOTAL NUMBER OF PARKING SPACES REQUIRED: 8 SPACES (1 SPACE/300 SQ. FT.)
- C. TOTAL NUMBER OF PARKING SPACES PROVIDED: 8 SPACES
- D. SIZE OF TYPICAL SPACE: 3.5' X 8' 4.9' X 25'

4. LANDSCAPING

- A. ALL AREAS DISTURBED DURING CONSTRUCTION WILL BE LANDSCAPED WITH A PERMANENT LOW MAINTENANCE GROUND COVER SUCH AS JAPANESE HONEY SUCKLE OR ENGLISH IVY. SCREENING OF PARKING WILL BE PROVIDED AS NECESSARY.

5. STORM DRAINAGE

- A. THE TOTAL AREA OF THE SUBJECT SITE IS 1.194 ACRES WILL GENERATE APPROXIMATELY 1.5 CFS OF RUNOFF AT A MAXIMUM. THEREFORE THE STORM WATER RUNOFF CAN BE HANDLED AS SURFACE DRAINAGE AND WILL NOT REQUIRE ANY DRAINAGE FACILITIES.

6. GRADING

- A. THE GRADE DIFFERENCE THAT EXISTS FOR THIS SITE WILL BE ACCOMMODATED BY RETAINING WALL (AS INDICATED ON THE PLAN) AND BY THE ONE STORY BUILDING USING WALLS, WHERE NECESSARY, AS RETAINING WALLS.

7. LIGHTING

- A. SITE LIGHTING FOR THIS PROJECT WILL BE SURFACE MOUNTED LIGHT FIXTURES ON THE SOUTH WALL OF THE BUILDING

PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION & VARIANCES FOR SIDE & REAR YARDS

10 OLD COURT RD. BALTIMORE ELECTION DISTRICT #3

DATE: 7/10/80

443-81

SITE PLAN

JOOND
DATE: 7/10/80
SCALE: 1"=20'
REV. 2/4/80

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

FREDERICK I. GREENBERG and
EVELYN S. GREENBERG, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof.

hereby petition for a Variance from Section 1802.2B (VB2) to allow side yard setbacks of five (5) feet instead of the required twenty five (25) feet and a rear yard setback of five (5) feet instead of the required thirty (30) feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Due to the size of the subject property, a variance is necessary to allow for the construction of a one (1) story office building on the proposed site with side yards of five (5) feet and a rear yard of five (5) feet.

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
FREDERICK I. GREENBERG
EVELYN S. GREENBERG Legal Owner
Address: 2300 Walker Avenue
Baltimore, Maryland 21208
Protestant's Attorney
BY: JOHN W. HERSHBERGER, II
Address: 4001 Clarks Lane, Balto., Md.
21215 358-1830

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day

of October 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 27th day of November, 1979, at 10:30 o'clock

A.M.
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

FREDERICK I. GREENBERG and
EVELYN S. GREENBERG, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for: One (1) Story Office Building.

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
FREDERICK I. GREENBERG
EVELYN S. GREENBERG Legal Owner
Address: 2300 Walker Avenue
Baltimore, Maryland 21208
Protestant's Attorney
BY: JOHN W. HERSHBERGER, II
Address: 4001 Clarks Lane, Balto.
MD. 21215 358-1830

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day

of October 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 27th day of November, 1979, at 10:30 o'clock

A.M.
Zoning Commissioner of Baltimore County.

(over)

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, _____, LEGAL OWNER OF THE PROPERTY SITUATED IN BALTIMORE COUNTY, THE PROPERTY OUTLINE OF WHICH IS SHOWN TO SCALE, COMPLETE WITH DIMENSIONS AND 800 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE _____ OF _____ IN A _____ ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR _____

A one (1) Story Office Building.

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 0.134 Acres DEED REF. 5894/149

GRADING _____ % OF OVERALL SITE WILL REQUIRE GRADING.

BUILDING SIZE 43.5' x 55' AREA 2393 sq. feet

GROUND FLOOR _____ TOTAL HEIGHT 17.00 feet

NUMBER OF FLOORS _____ TOTAL HEIGHT 17.00 feet

FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 9.119

BUILDING USE _____

GROUND FLOOR _____ OTHER FLOORS _____

REQUIRED NUMBER OF PARKING SPACES

GROUND FLOOR _____ OTHER FLOORS _____ TOTAL 8

DRIVING

AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 2880 Square Feet

(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 _____

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND

BY: _____

APPLICANT, LESSOR OR CONTRACT PURCHASER

BY: JOHN W. HERSHBERGER, II

ADDRESS: 4001 Clarks Lane

Baltimore, Md. 21215

DATE _____

CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

THE PLANNING BOARD HAS DETERMINED ON 10-15-79 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 12-6.1(7) OF THE BALTIMORE COUNTY CODE, 1988.

DATE _____

CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

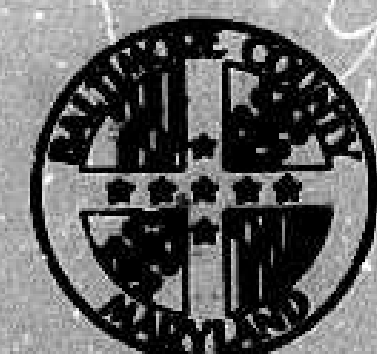
IDCA FORM NO. 2 REVISED 8-8-77

OFFICE OF PLANNING & ZONING

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

John W. Hershberger, II, Esquire
4001 Clarks Lane
Baltimore, Maryland 21215

cc: Mr. Peeter Kilk
2213 Rogene Drive
Baltimore, Maryland 21209

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 18th day of October, 1979

Petitioner Frederick I. Greenberg, et ux

Petitioner's Attorney John W. Hershberger, Esq. Reviewed by

WILLIAM E. HAMMOND
Zoning Commissioner

NICHOLAS B. COMMODARI
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 20, 1979

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

cc: 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

John W. Hershberger, II, Esquire
4001 Clarks Lane
Baltimore, Maryland 21215

RE: Item No. 34
Petitioners - Frederick I. Greenberg, et ux
Special Exception and Variance Petitions

Dear Mr. Hershberger:

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.

The subject of this petition is a narrow lot improved with a 1-1/2 story dwelling, which is proposed to be razed. The property is located on the north side of Old Court Road approximately 335 feet east of Reisterstown Road and is zoned DR 16. Adjacent properties are improved with a combination store and dwelling to the west, a single family dwelling to the east, a food store to the north and individual dwellings to the south across Old Court Road.

Because of your client's proposal to construct an office building on this site within 5 feet of the side and rear property line in lieu of the required 25 feet and 30 feet, respectively, this combination hearing is required. Similar requests have been granted for properties in the immediate area.

Particular attention should be afforded to the comments of the Department of Permits and Licenses concerning the type of construction and the requirements for handicapped parking. In accordance with our telephone conversation of October 19, 1979, you indicated that the plans could be revised to satisfy this requirement without altering your request.

Item No. 34
Special Exception and Variance Petitions
November 20, 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
Chairman
Zoning Plans Advisory Committee

NBC:ink

Enclosures

cc: Mr. Peeter Kilk
2213 Rogene Drive
Baltimore, Md. 21209

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 3rd day of April, 1980, that the herein Petition for Variances to permit side yard setbacks of five feet in lieu of the required twenty-five feet and a rear yard setback of five feet in lieu of the required thirty 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 accompany 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 1980, 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 Petition and it appearing that by reason of the testimony of the Petitioners, indicating their desire to raze the existing dwelling and construct a one-story office building in lieu thereof, 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 should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of April, 1980, that the herein Petition for Special Exception for a one-story office building, in accordance with the site plan prepared by Peter Kiik, dated May 4, 1979, and marked Petitioners' Exhibit 1, 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 other than that business of the owner of the property.
2. 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.
3. Approval of the aforementioned 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.

William E. Hammond
Zoning Commissioner of
Baltimore County



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

THORNTON M. MOURING
DIRECTOR

September 18, 1979

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

Re: Item #34 (1979-1980)
Property Owner: Frederick I. & Evelyn S. Greenberg
N/S Old Court Rd. 335.75' N/W Reisterstown Rd.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices
(IDCA 79-33X) and Variance to permit side and rear
setbacks of 5' in lieu of the required 25' and 30',
respectively.
Acres: 0.18 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.

Highways:

Old Court Road, an existing public road, is proposed to be improved in the future as a 36-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.

The construction and/or reconstruction of concrete sidewalk, curb and gutter, entrance, apron, etc. will be the full responsibility of the Petitioner.

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

Sediment Control:

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

Storm Drains:

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

Item #34 (1979-1980)
Property Owner: Frederick I. & Evelyn S. Greenberg
Page 2
September 18, 1979

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance 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 or drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving the present dwelling. The Petitioner is responsible for the cost of capping and plugging any existing water and sewer service connections not used to serve this site. Additional fire hydrant protection is required along Old Court Road.

Very truly yours,

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

LD:EAM:FWR:ss

cc: J. Trenner
J. Somers
W. Munchel

P-SE Key Sheet
30" x 21" Pgs. Sheet
NW 8 P Topo
78 Tax Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 434-3211
John D. Seyffert
DIRECTOR

October 4, 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 #34, Zoning Advisory Committee Meeting, August 14, 1979, are as follows:

Property Owner: Frederick I and Evelyn S. Greenberg
Location: N/S Old Court Road 335.75' NW Reisterstown Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 79-33-X) and Variance to permit side and rear setbacks of 5' in lieu of the required 25' and 30' respectively.

Acres: 0.18
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.

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

Very truly yours,

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

Baltimore County
Department of Health
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

October 8, 1979

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

Dear Mr. Hammond:

Comments on Item #34, Zoning Advisory Committee Meeting of August 14, 1979, are as follows:

Property Owner: Frederick I. & Evelyn S. Greenberg
Location: N/S Old Court Rd. 335.75' NW Reisterstown Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 79-33-X) and Variance to permit side and rear setbacks of 5' in lieu of the required 25' and 30' respectively.
Acres: 0.18
District: 3rd

Metropolitan water and sewer are available.

The parking area/s should be surfaced with a dustless, bonding material.

Very truly yours,

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

LJW/JRP/rhs

cc: W. L. Phillips

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 434-3610
Ted Zelenki
DIRECTOR

August 14, 1979

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

Dear Mr. Hammond:

Comments on Item #34 Zoning Advisory Committee Meeting, August 14, 1979 are as follows:

Property Owner: Frederick I & Evelyn N. Greenberg
Location: N/S Old Court Road - 335.75' NW Reisterstown Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 79-33-X) and Variance to permit side and rear setbacks of 5' in lieu of the required 25' and 30' respectively.
Acres: 0.18
District: 3rd

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (S.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.

X 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.

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.

X G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department in distance in between 3'0" and 6'0" of property line. At 5'0" a 3/4 hour rated wall is required.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

X J. Comment: Provide Handicapped parking space, 12'-0" wide.

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. Runka
Charles E. Runka, Chief
Plans Review

CEB:rrr

Baltimore County
Fire Department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

August 28, 1979

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

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner Frederick I & Evelyn S. Greenberg

Location: N/S Old Court Rd. 335.75' NW Reisterstown Rd.

Item No. 34

Zoning Agenda Meeting of 8/14/79

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

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: August 8, 1979

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

Z.A.C. Meeting of: August 14, 1979

RE: Item No: 32, 33, 34, 35, 36, 37, 38, 39, 40, 41
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. DAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTBARI

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

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

ROBERT Y. DUBEL, SUPERINTENDENT

Mr. Fred Greenberg
23 Walker Avenue
Baltimore, Maryland 21208

Dear Mr. Greenberg:

Pursuant to our conversation concerning the sale of my property at 5 Old Court Road, please be advised that I am not interested in selling my property to you.

Sincerely,

William E. Hammond Date 11/4/79

John D. Seyffert Date 11/4/79

John D. Seyffert Date 11/4/79

PETITIONER'S
EXHIBIT 2

H. MALMUD & ASSOCIATES, INC.
LAND PLANNERS - SURVEYORS - ENGINEERS

TELEPHONE
AREA CODE 301 853-0405

8815 MEADOW HEIGHTS ROAD
BANDLESTOWN, MD 21033

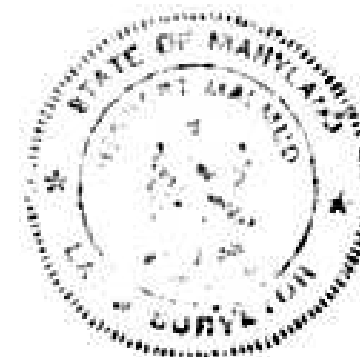
DESCRIPTION FOR SPECIAL EXCEPTION
110 OLD COURT ROAD
ELECTION DISTRICT 3
BALTIMORE COUNTY, MARYLAND

Beginning at a point on the north side of Old Court Road at a distance of 335.75 feet from the corner formed by the intersection of the northeast side of Old Court Road with the northeast side of Reisterstown Road and running thence on the north side of Old Court Road:

- (1) South 87° 00' 00" East 50 feet; thence leaving said road and running the three (3) following courses and distances:
- (2) North 00° 00' 00" East 147.1 feet;
- (3) North 87° 00' 00" West 50.0 feet;
- (4) South 01° 56' 00" East 147.5 feet, to the place of beginning.

Containing 0.16 Acres more or less.

Herbert Malsud
Herbert Malsud
Registered Land Surveyor
Maryland No. 7558
July 29, 1979



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
TO: Zoning Commissioner
FROM: John D. Seyffert, Director
Office of Planning and Zoning

Date: November 5, 1979

SUBJECT: Petition No. 80-119-XA - Item 34

Petition for Special Exception for Office Building and Variance for side yard and rear yard setbacks
North side of Old Court Road, 335.75 feet Northeast of Reisterstown Road
Petitioner - Frederick I. Greenberg, et ux

3rd District

HEARING: Tuesday, November 27, 1979 (10:30 A.M.)

Office use would be appropriate at this location; however, this office does not support the requested variances. It is this office's opinion that either the conversion of the existing structure or the assemblage of additional parcels of land would provide for a more appropriate development of the property that would not tend to overutilize the site.

It should also be noted that this property is within the Pikesville Revitalization area. If granted, it is requested that a detailed landscaping plan, approved by the Division of Current Planning and Development, be required.

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

JDS:JGH:dme

John W. Herschberger, II, Esquire
1401 Clarke Lane
Baltimore, Maryland 21215

November 6, 1979

RE: Petition for Special Exception and Variance - Frederick I. Greenberg, et ux
N/S Old Court Rd., 335.75' NE of Reisterstown Road
Case No. 80-119-XA

Dear Mr. Herschberger:

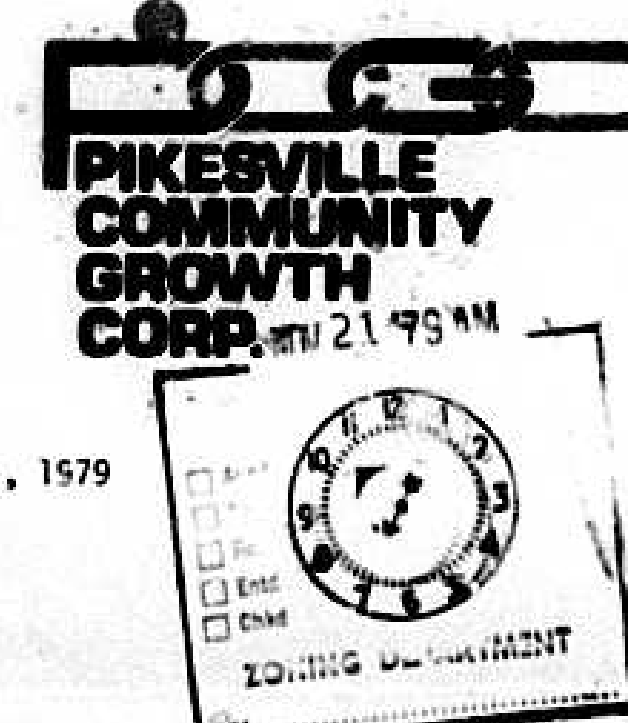
Please be advised that the above-captioned matter, scheduled for hearing on Thursday, November 27, 1979, must be postponed and re-scheduled for Tuesday, December 11, 1979 at 10:30 A.M. Said postponement is due to the fact that the Times Newspaper, we are informed, published their final editions on Thursday, November 8, 1979, but failed to notify this office. Therefore, it will be impossible to meet the 15 day requirement for advertising in another county newspaper.

I apologize for any inconvenience this may cause you.

Very truly yours,

William E. Hammond
Zoning Commissioner

WEH:sj



November 14, 1979

Mr. William E. Hammond
Zoning Commissioner
Room 106, County Office Building
Towson, Maryland 21204

Re: Case No. 119XA, Frederick and Evelyn Greenberg, 10 Old Court Road

Dear Mr. Hammond:

The Pikesville Community Growth Corporation has reviewed the petition for a special exception to construct a 2400 square foot office building and very the side and rear yard requirements at 10 Old Court Road (locally referred to as "Old Old Court Road").

The Pikesville Revitalization Growth Plan, adopted by the Planning Board on May 17, 1979, recommends this location for retail commercial use, and recommends a change in zoning from D.R. 16 to B.L. CCC. The Illustrative Plan for the Central Area shows a widened and relocated Old Old Court Road which would, if implemented as shown, remove much of the parking from the proposed site plan.

The Pikesville Community Growth Corporation recommends that the petition not be granted until the County Highway Engineering Division can determine the alignment of the improved Old Old Court Road and the extent of right-of-way required from this property. If this cannot be determined in a reasonably short period of time, we recommend that the petition be denied as it is in conflict with the Plan.

Sincerely,

Eugene M. Gogel
Eugene M. Gogel
President

ENG:dme

cc: James G. Howell, Community Planning Division, Office of Planning and Zoning
Frederick and Evelyn Greenberg, Pikesville, Maryland 21208

1413 Reisterstown Road • Pikesville, Maryland 21208 • (301) 484-3840 2/3/80

3
April 2, 1980

John W. Herschberger, II, Esquire
The Bristol House
4001 Clarke Lane
Baltimore, Maryland 21215

RE: Petitions for Special Exception and Variances
N/S of Old Court Road, 335.75' NE of Reisterstown Road - 3rd Election District
Frederick I. Greenberg, et ux - Petitioners
NO. 80-119-XA (Item No. 34)

Dear Mr. Herschberger:

I have this date passed my Orders in the above referenced matters in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: Mr. Mitchell Posner
Pikesville Community Growth Corporation
1413 Reisterstown Road
Pikesville, Maryland 21208

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

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 18 day
of 11/19/79.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: *Greenberg*
Petitioner's Attorney: *William E. Hammond*
Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITION 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: <i>ENG</i>	Revised Plans: Change in outline or description Yes No									
Previous case:	Map #									

34

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
ZONING: Petition for Special Exception for Office Building and Variance for side yard and rear yard setbacks.
LOCATION: North side of Old Court Road, 335.75 feet Northeast of Reisterstown Road.
DATE & TIME: Tuesday, December 11, 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 a one story Office Building and Variance to allow side yard setbacks of five feet instead of the required twenty-five feet and a rear yard setback of five feet instead of the required thirty feet.
The Zoning Regulation to be excepted as follows:
Section 1902.5 (VMS) - Side and rear yard setbacks.
All that parcel of land in the Third District of Baltimore County beginning at a point on the north side of Old Court Road at a distance of 335.75 feet from the corner formed by the intersection of the northwest side of Old Court Road with the northeast side of Reisterstown Road and running thence on the north side of Old Court Road:
(1) South 87° 00' 00" East 50 feet; thence leaving said road and running thence (2) following courses and distances:
(2) North 00° 22' 00" East 147.1 feet;
(3) North 87° 00' 00" West 56.0 feet;
(4) South 01° 26' 00" East 147.5 feet, to the place of beginning. Containing 0.19 Acres more or less.
Being the property of Frederick I. Greenberg, et ux, as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, December 11, 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
Nov. 15.

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 15, 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 in each~~ of one time ~~successive weeks~~ before the 11th day of December, 1979, the first publication appearing on the 15th day of November 1979.

THE JEFFERSONIAN.
B. Frank Stricker
Manager.

Cost of Advertisement, \$

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
ZONING: Petition for Special Exception for Office Building and Variance for side yard and rear yard setbacks.
LOCATION: North side of Old Court Road, 335.75 feet Northeast of Reisterstown Road.
DATE & TIME: Tuesday, December 11, 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 a one story Office Building and Variance to allow side yard setbacks of five feet instead of the required twenty-five feet and a rear yard setback of five feet instead of the required thirty feet.
The Zoning Regulation to be excepted as follows:
Section 1902.5 (VMS) - Side and rear yard setbacks.
All that parcel of land in the Third District of Baltimore County beginning at a point on the north side of Old Court Road at a distance of 335.75 feet from the corner formed by the intersection of the northwest side of Old Court Road with the northeast side of Reisterstown Road and running thence on the north side of Old Court Road:
(1) South 87° 00' 00" East 50 feet; thence leaving said road and running thence (2) following courses and distances:
(2) North 00° 22' 00" East 147.1 feet;
(3) North 87° 00' 00" West 56.0 feet;
(4) South 01° 26' 00" East 147.5 feet, to the place of beginning. Containing 0.19 Acres more or less.
Being the property of Frederick I. Greenberg, et ux, as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, December 11, 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

Nov. 22, 1979
THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the day of the first publication appearing on the 15th day of Nov. 1979 the second publication appearing on the day of the third publication appearing on the day of

THE NORTHWEST STAR
Jeffrey Pollack
Manager

Cost of advertisement, \$29.44 - 187.64

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 1 day of May, 1979.

Filing Fee \$ 50.00 Received: Check Cash Other

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner *Frederick I. Greenberg - et ux* Submitted by *H. H. H. H.*
Petitioner's Attorney *John W. H. H. H.* Reviewed by *John W. H. H. H.*

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District *3rd* Date of Posting *Nov. 25, 1979*
Posted for: *PETITION FOR SPECIAL EXCEPTION AND VARIANCE*
Petitioner: *FREDERICK I. GREENBERG, ET UX*
Location of property: *N/S (old) OLD COURT RD. 335.75' NE OF REISTERSTOWN ROAD*
Location of Signs: *FRONT H/C (old) OLD COURT RD*
Remarks: *Thomas E. Poland*
Posted by *Thomas E. Poland* Date of return: *Nov. 30, 1979*

2-SIGNS

BALTIMORE COUNTY, MARYLAND No. 83245
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE *October 23, 1979* ACCOUNT *01-662*
AMOUNT *\$50.00*
RECEIVED FROM *Blibaum & Kofek, P.A.*
FOR *Filing Fee for Case No. 80-119-XA*
83245001 24 50.00
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND No. 86353
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE *March 21, 1980* ACCOUNT *01-662*
AMOUNT *\$61.91*
RECEIVED FROM *Samuel Blibaum, Esquire*
FOR *Advertising and Posting for Case No. 80-119-XA*
86353001 24 61.94
VALIDATION OR SIGNATURE OF CASHIER





1953
TOWO

1970
TSPD

P-SE
P-NE

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS

	BY	DATE
Topographic	Map, Inc.	4-11-70

SCALE

1" = 200'

DATE OF
PHOTOGRAPHY
APRIL 1963

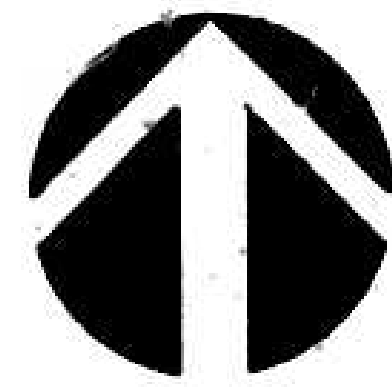
LOCATION

PIKESVILLE

SHEET

N. W.
8-F

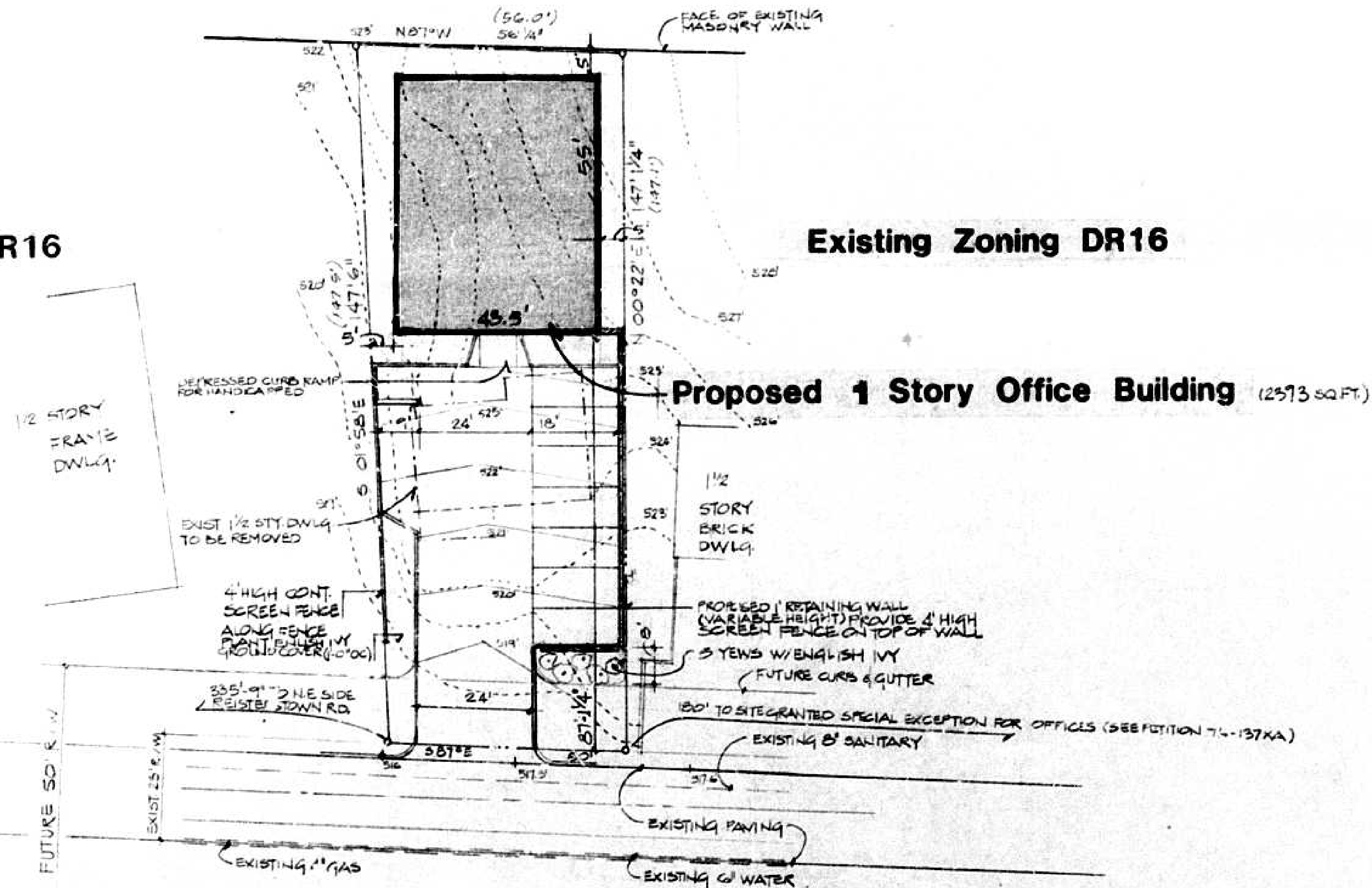
Topography Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION - PHILADELPHIA, PA.



1 STORY BRICK (Giant Food)

Existing Zoning BL

Existing Zoning DR16

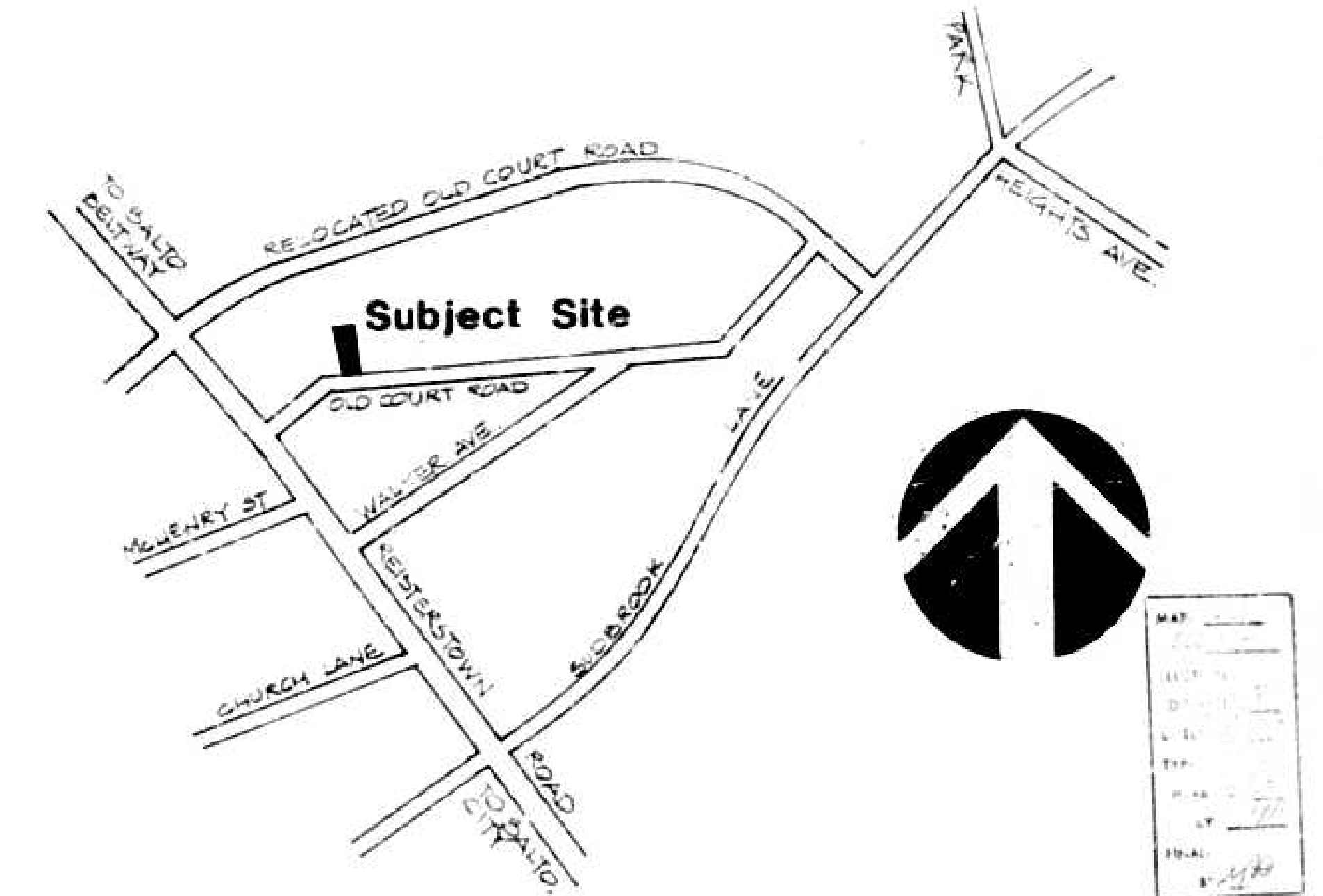


Existing Zoning DR16

SCALE 1"=20'

1

SITE LOCATION PLAN scale: 1"=500'



2

GENERAL NOTES

- TOTAL AREA OF PROPERTY : 0.18 ACRES ±
- EXISTING ZONING : D.R. 16
- PROPOSED ZONING : D.R. 16 WITH SPECIAL EXCEPTION FOR OFFICES AND VARIANCES FOR BOTH SIDE YARDS FROM 25 FEET TO 5 FEET AND REAR YARD FROM 30 FEET TO 5 FEET.
- EXISTING USE : RESIDENTIAL
- PROPOSED USE : OFFICES

3

PARKING SCHEDULE

- TOTAL AREA OF BUILDING : 2593 SQUARE FEET
- TOTAL NUMBER OF PARKING SPACES REQUIRED : 8 SPACES (1 SPACE/300 SQ. FT.)
- TOTAL NUMBER OF PARKING SPACES PROVIDED : 8 SPACES
- SIZE OF TYPICAL SPACE : 8.5' x 18' & 9' x 23'

4

LANDSCAPING

- ALL AREAS DISTURBED DURING CONSTRUCTION WILL BE LANDSCAPED WITH A PERMANENT LOW MAINTENANCE GROUND COVER SUCH AS JAPANESE MONYSUCKLE OR ENGLISH IVY. SCREENING OF PARKING WILL BE PROVIDED AS NECESSARY. (4' HIGH CONT. STORAGE FENCE AS NOTED ON PLAN)

5

STORM DRAINAGE

- THE TOTAL AREA OF THE SUBJECT SITE 0.18 ACRES ± WHICH WILL GENERATE APPROXIMATELY 1.3 CFS OF RUNOFF AT A MAXIMUM. THEREFORE THE STORM WATER RUNOFF CAN BE HANDLED AS SURFACE DRAINAGE AND WILL NOT REQUIRE ANY DRAINAGE FACILITIES.

6

GRADING

- THE GRADE DIFFERENCE THAT EXISTS FOR THIS SITE WILL BE ACCOMMODATED BY RETAINING WALL (AS INDICATED ON THE PLAN) AND BY THE ONE STORY BUILDING USING THE WALLS, WHERE NECESSARY, AS RETAINING WALLS.

7

LIGHTING

- SITE LIGHTING FOR THIS PROJECT WILL BE SURFACE MOUNTED LIGHT FIXTURES ON THE SOUTH WALL OF THE BUILDING.

Plat To Accompany Petition For

SPECIAL EXCEPTION & VARIANCES FOR SIDE & REAR YARDS

10 Old Court Rd. Balto.Co.Md. Election District #3 Date: 5/4/11



Peeter Klik Architect AIA

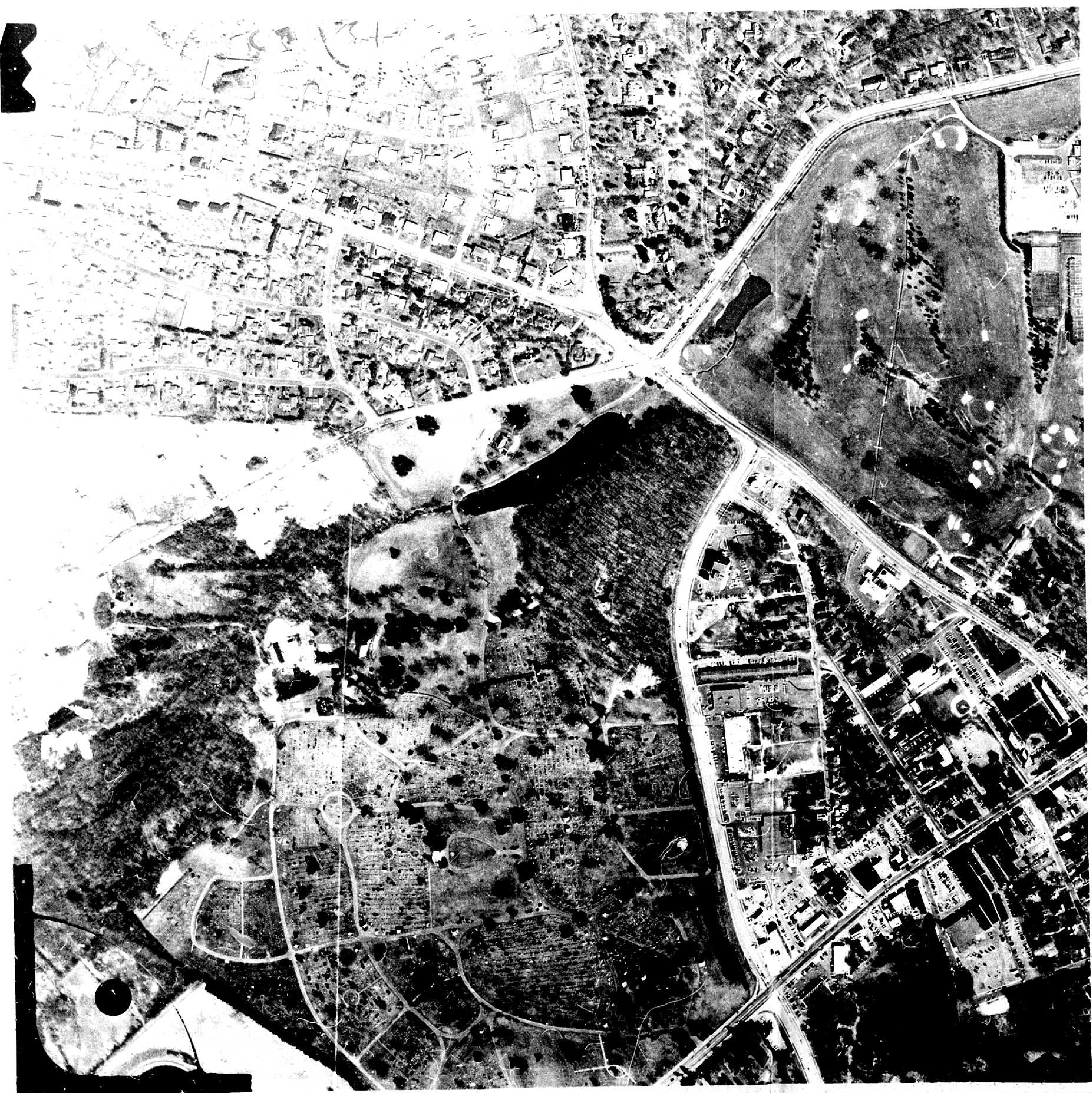
PREPARED BY
EXHIBIT 1



PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS			SCALE	LOCATION	SHEET
	BY	DATE	1" = 200'	PIKESVILLE	N. W. 8-F
Topographic	Map, Inc.	4-11-70			
			DATE OF PHOTOGRAPHY APRIL 1963		
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION - PHILADELPHIA, PA.					

P-SE
P-NE



NW 61-01

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, VFW of the U.S., Inc., legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a 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 amendment of special exception case No. 67-194X to allow the construction of an addition to the existing VFW one story building, including an open pavilion.

67-194X to allow the construction of an addition to the existing VFW one story building, including an open pavilion.

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

I, or we, 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.

Commander
Lt. Peter Zouck Post 521, VFW of the U.S.,
Legal Owner Inc.

Address 214 Tollgate Road
Owings Mills, Md. 21117

Lloyd J. Hammond
Petitioner's Attorney

Address 204 Courtland Ave., Towson, Md.
21204

ORDERED By the Zoning Commissioner of Baltimore County, this 18th day of October, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of November, 1979, at 10:00 o'clock A.M.

John W. Hession, III
Zoning Commissioner of Baltimore County

(over)

Resubmission - Previous application item 79-20X

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT RECEIVED

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, VFW of the U.S., Inc., legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a 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 amendment of special exception case No. 67-194X to allow the construction of an addition to the existing VFW one story building, including an open pavilion.

VFW Home with Canteen

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROUND SITE AREA 3.298 Acres DEED REF. 1899/337

GRADING 0 % OF OVERALL SITE WILL REQUIRE GRADING.

BUILDING SIZE 29 X 29 and

GROUND FLOOR 80' X 100' AREA 8665 sq. ft.

NUMBER OF FLOORS 1 TOTAL HEIGHT 14

FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 0.954

BUILDING USE Meetings

GROUND FLOOR Social Activities OTHER FLOORS The existing structure is a one story building containing approximately 5727 square feet. The special hearing is for the purpose of allowing for an addition to the existing building amounting to approximately 2,938 square feet.

REQUIRED NUMBER OF PARKING SPACES 173

GROUND FLOOR 173 OTHER FLOORS 0 TOTAL 173

PAVING

AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 36000 sq. ft. EX 76-100 to be added

(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

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Lloyd J. Hammond
APPLICANT, LESSEE OR CONTRACT PURCHASER

ADDRESS 204 Courtland Avenue
Towson, Maryland 21204

828-5004

THE PLANNING BOARD HAS DETERMINED ON 6-18-79 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 50-41(b) OF THE BALTIMORE COUNTY CODE, 1968.

AUG 6 79 PM

DATE

CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

IDCA FORM NO. 2 REVISED 8-1-77

OFFICE OF PLANNING & ZONING

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT RECEIVED

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, VFW of the U.S., Inc., legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a 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 amendment of special exception case No. 67-194X to allow the construction of an addition to the existing VFW one story building, including an open pavilion.

VFW Home with Canteen

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROUND SITE AREA 3.298 Acres DEED REF. 1899/337

GRADING 0 % OF OVERALL SITE WILL REQUIRE GRADING.

BUILDING SIZE 29 X 29 and

GROUND FLOOR 80' X 100' AREA 8665 sq. ft.

NUMBER OF FLOORS 1 TOTAL HEIGHT 14

FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 0.954

BUILDING USE Meetings

GROUND FLOOR Social Activities OTHER FLOORS The existing structure is a one story building containing approximately 5727 square feet. The special hearing is for the purpose of allowing for an addition to the existing building amounting to approximately 2,938 square feet.

REQUIRED NUMBER OF PARKING SPACES 173

GROUND FLOOR 173 OTHER FLOORS 0 TOTAL 173

PAVING

AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 36000 sq. ft. EX 76-100 to be added

(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

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Lloyd J. Hammond
APPLICANT, LESSEE OR CONTRACT PURCHASER

ADDRESS 204 Courtland Avenue
Towson, Maryland 21204

828-5004

THE PLANNING BOARD HAS DETERMINED ON 7-19-79 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 50-41(b) OF THE BALTIMORE COUNTY CODE, 1968.

MAY 1 79 PM

DATE

CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

IDCA FORM NO. 2 REVISED 8-1-77

OFFICE OF PLANNING & ZONING

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
N/S of Tollgate Rd., 235' : OF BALTIMORE COUNTY
W of Ritters Lane, 4th District

LT. PETER ZOUCK POST 521 VFW : Case No. 80-118-SPH
OF THE U.S., INC., Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioners
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, Esquire, 204 Courtland Avenue, Towson, Maryland 21204, 494-2188
John W. Hession, III, People's Counsel for Baltimore County, County Office Building, Towson, Maryland 21204, 494-2188

I HEREBY CERTIFY that on this 7th day of November, 1979, a copy of the foregoing Order was mailed to Lloyd J. Hammond, Esquire, 204 Courtland Avenue, Towson, Maryland 21204, Attorney for Petitioner.

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

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: June 15, 1979

FROM: Ellsworth N. Diver, P.E., Chief, Bureau of Engineering

PROJECT NAME:	VFW - Zouck Post	EDCA PLAN	X
PROJECT NUMBER:	PIP NO. 79-20SP	PRELIMINARY PLAN	
LOCATION:	Tollgate Road	TEMPERATURE PLAN	
DISTRICT:	4C3	DEVELOPMENT PLAN	
		FINAL PLAN	

This application for special exception (No. 79-20SP) was received by the Developers Design Approval Section on May 4, 1979, and we comment as follows:

General: Urban Area

This property is the subject of Zoning Item #230 (1978-1979).

Water: (Reisterstown Fifth Zone of Water Service)

There is a public 12-inch water main in Tollgate Road. There are no problems with water service reported in this area. This property is within the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line, and in an area designated "Existing Service" on Baltimore County Water Plan W-16A, as amended. As the requested additional use will not adversely affect the system, this project is recommended for approval.

Sanitary Sewer: (Gwynns Falls Interceptor - Main Outfall Sewer - Back River Waste Water Treatment Plant)

There is 8-inch public sanitary sewerage in Tollgate Road, terminating at Manhole 42673 (Drawing 870-0771, File 1). This property is utilizing a private on-site sewage pumping station with a connection to the public sanitary sewer at Manhole 42673 (approximately 10 feet east of this site).

This property is within the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line, and in an area designated "Planned Service in 6-10 Years" on Baltimore County Sewerage Plan S-16A, as amended. There are no weather flow problems reported in the area to which sewage from this property is presently directed. As the inclusion of this property within the area served by public sanitary sewerage in Baltimore County (as a result of its present private pumped-forc main connection to the public sanitary sewer in Tollgate Road) causes a deviation in the Sewer Map S-16A, as amended, this project must be denied. The State Health Department must be notified of this deviation, and the Petitioner shall initiate the action necessary through the Baltimore County Department of Public Works. Upon approval by the State Health Department, this project can be recommended for approval.

PIP NO. 79-20 SP
VFW - Zouck Post
Page 2
June 15, 1979

Storm Drains: (Red Run - Gwynns Falls - Patapsco River - Chesapeake Bay)

This property drains to Gwynns Falls. There are known flooding problems downstream. The Petitioner indicates a proposed increase of impervious area approximately 38,938 square feet. As this property, subject to Baltimore County Storm Water Management Policy, will present no additional impact downstream from the proposed further development/use of this property, this project is recommended for approval. Estimated 100-year design storm runoff increase of 4.08 cfs.

RECEIVED
ELLISWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

JUN 20 1979
OFFICE OF PLANNING & ZONING

END:FM:FW:iss

DEPARTMENT OF TRAFFIC ENGINEERING

PIP NO. 79-20SP

LOCATION: TOLLGATE ROAD

IDCA Analysis

- Nearest Arterial Intersection REISTERSTOWN RD & PLEASANT HILL RD
- a) Level of Service C
- Trip Generation from Site 984 ft² X 20 TRIPS/AC = 197 TRIPS/DAY
1000 FT²
- a) Proposed Level of Service C
- Proposed Road Improvements Programmed for Construction Within Next Two Years.

Recommendation C.P.D.
Approval: C.P.D.
Denial: _____
Remarks: _____
JUN 8 1979
OFFICE OF PLANNING & ZONING

Baltimore County Office of Planning and Zoning
July 19, 1979

RESOLUTION OF THE BALTIMORE COUNTY PLANNING BOARD

July 19, 1979

WHEREAS, Pursuant to Section 22-151 of the Baltimore County Code 1968 as amended by Bill No. 79, known as Plans in Progress, there has been submitted to the Baltimore County Planning Board an application, P.I.P. No. 79-20X for a special hearing to amend Special Exception Case 67-194X on property located on the north side of Tollgate Road, 235 feet west of Ritters Lane owned by Lt. Peter Zouck, Post 521, V.F.W. of the U.S., Inc., and The Department of Public Works has determined that public sewer facilities with adequate capacity would not be available to serve that property at the time of approval of the special-exception and that public sewer facilities are not scheduled for construction or extension to that property within the current Metropolitan District capital program or programmed within the first year of the Metropolitan District capital program, and

WHEREAS, The Department of Public Works has determined that public water facilities with adequate water pressure, flow or volume for consumption and fire protection are not available to serve that property and that such water facilities are not scheduled for construction or extension to that property within the current Metropolitan District capital budget or programmed within the first year of the Metropolitan District capital program, and