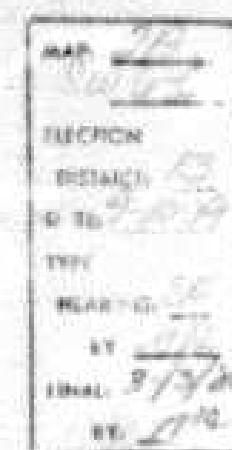


PETITION OR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Chateau Builders, 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 (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 _____ general office use.

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: Chateau Builders, Inc.
Richard Azrael, Legal Owner
Address: 9051 Baltimore National Pike
Office "A"
Ellicott City, MD 21043
Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of September, 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 18th day of December, 1979, at 1:30 o'clock P.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, Chateau Builders, Inc., legal owner of the property situated in Baltimore County, the property outline of which is drawn to scale, complete with bearings and distances, and 200 FT SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL

Exception _____ IN A DR-16 ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR Office Building Use

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

DR-16
GROSS SITE AREA 1.93 ACRES DEED REF. 54-5,082
Total Site Area 2.43 Acres
GRADING _____ % OF OVERALL SITE WILL REQUIRE GRADING.
BUILDING SIZE
GROUND FLOOR 50' x 500' AREA 25,000 Square Feet
NUMBER OF FLOORS 1 TOTAL HEIGHT 20'
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 0.30

BUILDING'S USE
GROUND FLOOR Offices OTHER FLOORS N/A

REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR 84 OTHER FLOORS TOTAL 84

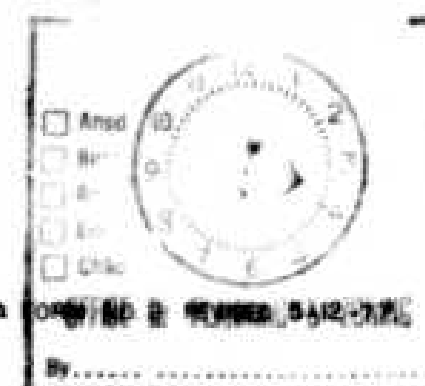
PAVING
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 16,800 square feet
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

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 BELIEF.

APPLICANT, LESSEE OR CONTRACT PURCHASER
ADDRESS: Richard Azrael, Legal Owner
9051 Baltimore National Pike
Office "A", Ellicott City, MD 21043

THE PLANNING BOARD HAS DETERMINED ON 12/26/79 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-A OF THE BALTIMORE COUNTY CODE, 1968, AS AMENDED, 26-79 P.M.



DATE _____
CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

KIDDE CONSULTANTS, INC.

Subsidiary of Water Kidde & Company, Inc.

Cable # GDENGP
Telex 87769
1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500
Direct Dial Number

DESCRIPTION

1.8 ACRE PARCEL SOUTH SIDE OF HOLLINS FERRY ROAD, 390 FEET WEST OF RYERSON CIRCLE, BALTIMORE COUNTY, MARYLAND.

This description is for Special Exception in a DR-16 Zone.

Beginning on the south side of Hollins Ferry Road at the division line between the areas zoned "DR 16" and "BL", said beginning being distant 390 feet more or less, as measured westerly along the south side of said Hollins Ferry Road, from the center line of Ryerson Circle, running thence binding on the south side of said Hollins Ferry Road (1) S 84° 32' 30" W 367 feet more or less, thence binding on the east outline of the land owned by Charles O. Harting (2) S 16° 31' 52" E 216.70 feet, thence binding on the outline of the land owned by Pamfilis, Corona & League, co-partners, as shown on Plat O.T.G. 35, page 44, and binding also on the existing "DR 16" zoning line (3) N 86° 55' 57" E 340 feet, more or less, thence binding on said first mentioned zoning line (4) N 09° W 223 feet more or less to the place of beginning.

Containing 1.8 acres of land, more or less.

RMB:lah

Our Job Order No. 1-78098
Our Work Order No. 24312-C

August 31, 1979



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: John D. Seyffert, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition No. 80-129-X - Item 59

Petition for Special Exception for general office use
South side of Hollins Ferry Road, 390 feet West of Ryerson Circle
Petitioner - Chateau Builders, Inc.

13th District

HEARING: Tuesday, December 18, 1979 (1:30 P.M.)

Office use would be appropriate here. If granted, it is requested that a detailed landscaping plan, submitted to and approved by the Division of Current Planning and Development, be required.

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:dne

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
S/S of Hollins Ferry Rd., 390'
W of Ryerson Circle, 13th District : OF BALTIMORE COUNTY
CHATEAU BUILDERS, INC., Petitioner : Case No. 80-129-X

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

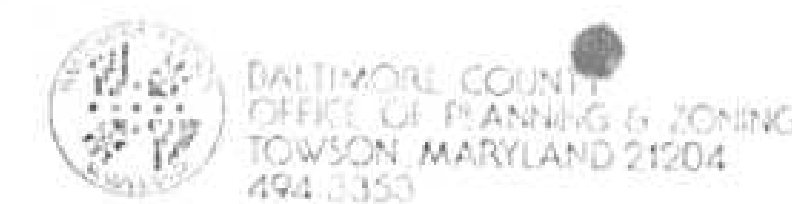
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in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

Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 28th day of November, 1979, a copy of the foregoing Order was mailed to Mr. Richard Azrael, Chateau Builders, Inc., 9051 Baltimore National Pike, Office "A", Ellicott City, Maryland 21043, Petitioner.

John W. Hessian, III



WILLIAM E. HAMMOND
Zoning Commissioner

January 4, 1980

Mr. Richard Azrael
Chateau Builders, Inc.
9051 Baltimore National Pike
Office "A"
Ellicott City, Maryland 21043

RE: Petition for Special Exception
S/S of Hollins Ferry Road, 390' W
of Ryerson Circle - 13th Election
District
Chateau Builders, Inc. - Petitioner
NO. 80-129-X (Item No. 59)

Dear Mr. Azrael:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Richard Azrael
Chateau Builders, Inc.
9051 Baltimore National Pike
Office "A"
Ellicott City, Maryland 21043

cc: Kidde Consultants, Inc.
1020 Cromwell Bridge Road
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 18th day of October, 1979.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Chateau Builders, Inc.

Petitioner's Attorney _____ Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

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 and the health, safety, and general welfare of the community not being adversely affected, the Special Exception for general office use should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of January, 1980, that the herein Petition for Special Exception for general office use, in accordance with the site plan prepared by Kidde Consultants, Inc., dated August 30, 1979, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. 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.
2. A revised site plan shall be submitted, incorporating the above applicable restriction, 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.

[Signature]
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 14, 1979

COUNTY OFFICE BLDG.
111 W. Chesaapeake 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
Social Administration
Industrial
Development

Mr. Richard Azrael
Chateau Builders, Inc.
9051 Baltimore National Pike
Office "A"
Ellicott City, Maryland 21043

RE: Item No. 59
Petitioner - Chateau Builders, Inc.
Special Exception Petition

Dear Mr. Azrael:

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

Because of your proposal to construct a one-story office building on the subject property, this Special Exception hearing is required. While the property is not proposed to be subdivided at this time, particular attention should be afforded to the comments of the Office of Current Planning and the Department of Permits & Licenses, concerning any possible subdivision of this property in the future.

A review of the growth management maps for the County indicate that the subject property is presently in a traffic and sewer deficient area. While this did not affect the scheduling of your hearing, I would like to point this out for your future reference.

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.

Item No. 59 - Chateau Builders, Inc.
Page Two
December 14, 1979

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf
Enclosures

cc: Kidde Consultants, Inc.
1020 Cromwell Bridge Rd.
Baltimore, Maryland 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

THORNTON M. MOURING
DIRECTOR

November 13, 1979

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

Re: Item #59 (1979-1980)
Property Owner: Chateau Builders, Inc.
S/S Hollins Ferry Rd. 390' W. Ryerson Circle
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices
(IDCA 79-30X)
Acres: 1.8 District: 13th

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 in connection with Item 40 Zoning Cycle IV, October 1972-April 1973, Project 5092, Hollins Ferry Retail Center, and Projects IDCA 78-81, IDCA 78-29 and FIP 79-30X. All of the above comments are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 59 (1979-1980).

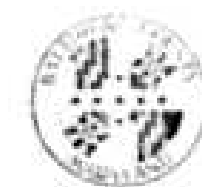
Very truly yours,

[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:es

cc: R. Morton, R. Covahey, J. Wimbley

C-NE Key Sheet
22 & 23 NE 9 Pos. Sheets
SW 6 C Topo
109 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

November 19, 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 # 59, Zoning Advisory Committee Meeting, September 25, 1979, are as follows:

Property Owner: Chateau Builders, Inc.
Location: S/S Hollins Ferry Road 390' W. Ryerson Circle
Proposed Zoning: Special Exception for offices (IDCA 79-30-X)
Existing Zoning: D.R. 16
Acres: 1.8
District: 13th

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 Baltimore County Subdivision Regulations must be complied with if a sale or lease of the land creating lots.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
301-494-3556

STEPHEN E. COLLINS
DIRECTOR

November 21, 1979

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

Item No. 59 - ZAC - Meeting of September 25, 1979
Property Owner: Chateau Builders, Inc.
Location: S/S Hollins Ferry Rd. 390' W. Ryerson Cir.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 79-30-X)

Acres: 1.8
District: 13th

Dear Mr. Hammond:

The existing D.R. 16 zoning can be expected to generate 240 trips per day. The proposed general offices can be expected to generate approximately 300 trips per day.

Sincerely yours,

[Signature]
Michael S. Flanigan
Traffic Engineering Associate II

MSF/mja

November 9, 1979

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

Dear Mr. Hammond:

Comments on Item #59, Zoning Advisory Committee Meeting of September 25, 1979, are as follows:

Property Owner: Chateau Builders, Inc.
Location: S/S Hollins Ferry Rd. 390' W. Ryerson Cir.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 79-30-X)
Acres: 1.8
District: 13th

Metropolitan water and sewer are available.

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

Very truly yours,

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JMB/elm

cc: W. L. Phillips



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

Paul H. Reincke
CHIEF

October 8, 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 Chateau Builders, Inc.

Location: S/S Hollins Ferry Rd. 390' W. Ryerson Cir.

Item No. 59

Zoning Agenda: Meeting of 9/25/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle 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.

REVIEWER: *[Signature]* 10-4-79 Noted and *[Signature]*
Planning Group Approved: Fire Prevention Bureau
Special Inspection Division

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

Dear Mr. Hammond:
Comments on Item # 59 Zoning Advisory Committee Meeting, September 25, 1979
are as follows:

Property Owner: Chateau Builders, Inc.
Location: S/S Hollins Ferry Road 290' W. Ryerson Circle
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 79-30-X)

Acres: 1.8
District: 13th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1979 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 Planning and Miscellaneous 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: If subdivision of lot is in future plans, the fire separation between two buildings shall be maintained.
- 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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 20, 1979

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

Z.A.C. Meeting of: September 25, 1979

RE: Item No: 59, 60, 61, 62, 63,
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

WNP/bp

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTTSBRIE

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

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, DVM

ROBERT T. DOBEL, SUPERINTENDENT

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 5th day of Sept., 1979.

Filing Fee \$ 50 Received: ☒ Check
☐ Cash
☐ Other

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner Chateau Bldg. Inc. Submitted by Kiddle

Petitioner's Attorney none Reviewed by G. J.

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

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: <u>WNP</u>	Revised Plans: Change in outline or description ☐ Yes ☐ No									
Previous case: _____	Map # _____									

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 13th Date of Posting Nov. 30, 1979
Posted for: PETITION FOR SPECIAL EXCEPTION
Petitioner: CHATEAU BUILDERS, INC.
Location of property: S/S of Hollins Ferry Rd. 290' W. of Ryerson Circle
Location of Signs: S/S of Hollins Ferry Rd. 400' +/- W. of Ryerson Circle
Remarks: _____
Posted by: Thomas E. Holland Date of return: Dec. 7, 1979
Signature _____

1 - SIGN

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 29, 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., ~~between 11/29/79 and 12/5/79~~ before the 19th day of December, 1979, the 1979 publication appearing on the 29th day of November, 1979.

THE JEFFERSONIAN,

L. Frank Strickland
Manager.

Cost of Advertisement, \$ _____

PETITION FOR SPECIAL EXCEPTION
ZONING: Petition for Special Exception for general office use
LOCATION: South side of Hollins Ferry Road, 290 feet West of Ryerson Circle
DATE & TIME: Tuesday, December 18, 1979 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
This description is for Special Exception in a DR-16 Zone.
Situated on the south side of Hollins Ferry Road at the division line between the areas zoned "DR-16" and "RL", and beginning being distant 50 feet more or less, as measured westerly along the south side of said Hollins Ferry Road, from the center line of Ryerson Circle, thence binding on the south side of said Hollins Ferry Road (1) S 84° 32' 30" W 307 feet more or less, thence binding on the east outline of the land owned by Charles O. Harting (2) S 14° 31' 10" E 214.75 feet, thence binding on the outline of the land owned by Pamfili, Coruna & League, co-partners, as shown on Plat O.T.G. 18 page 44 and binding also on the existing "DR 16" zoning line (3) S 40° 50' 07" E 340 feet more or less, thence binding on said first mentioned zoning line (4) N 00° W 23 feet more or less to the place of beginning.
Containing 1.8 acres of land, more or less.
Being the property of Chateau Builders, Inc., as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, December 18, 1979 at 1:30 P.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. 29

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

DATE: December 18, 1979 ACCOUNT: 01-562
AMOUNT: \$49.30

RECEIVED FROM: Hollins Ferry Center
FOR: Advertising and Posting for Case No. 80-129-X

493000 19 493000

VALIDATION OR SIGNATURE OF CASHIER

No. 83269

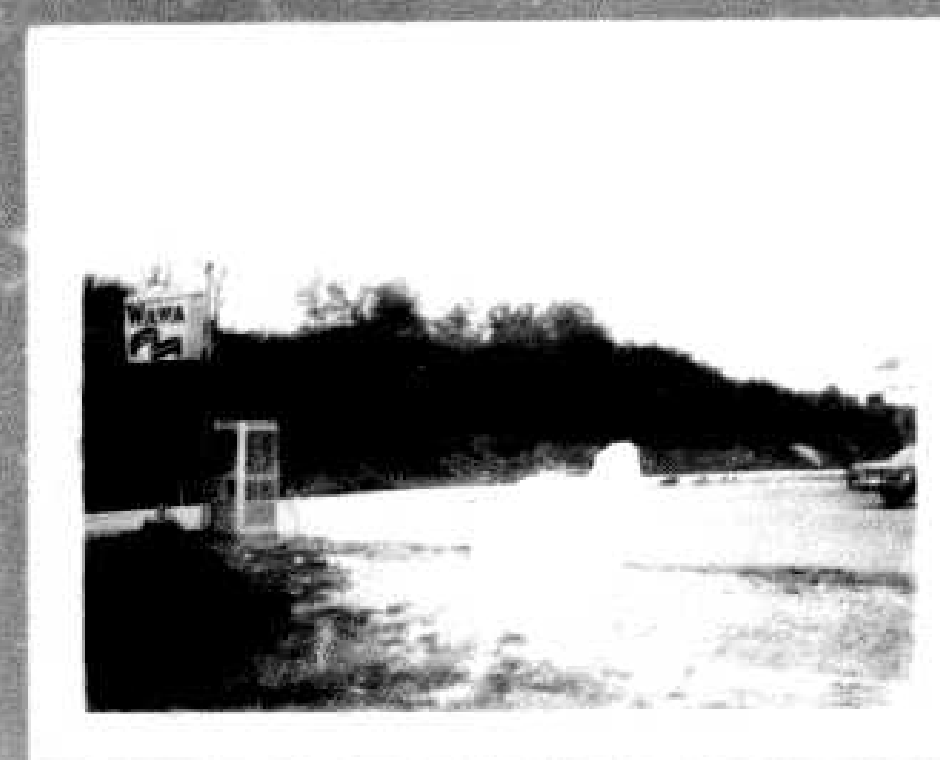
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

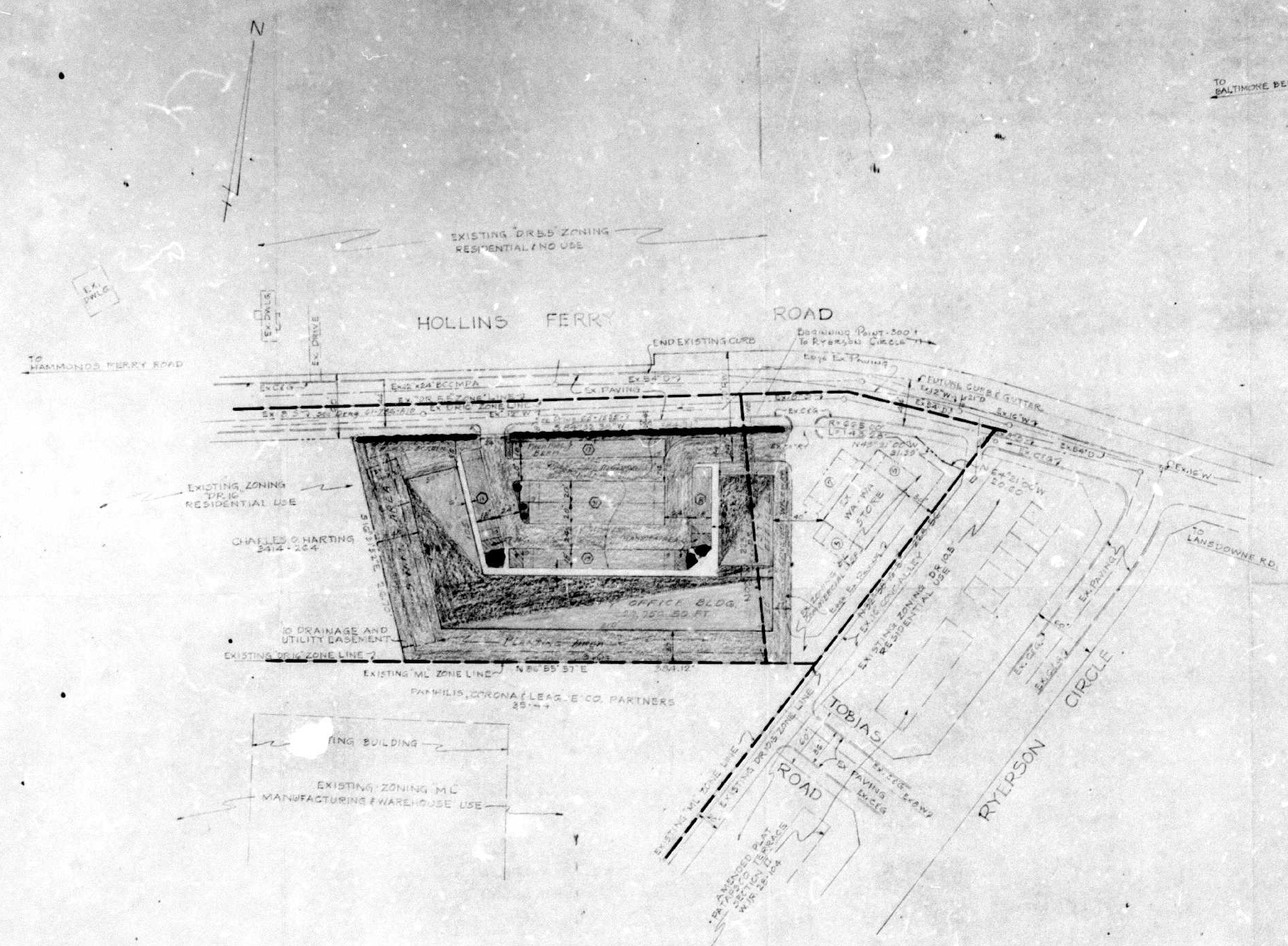
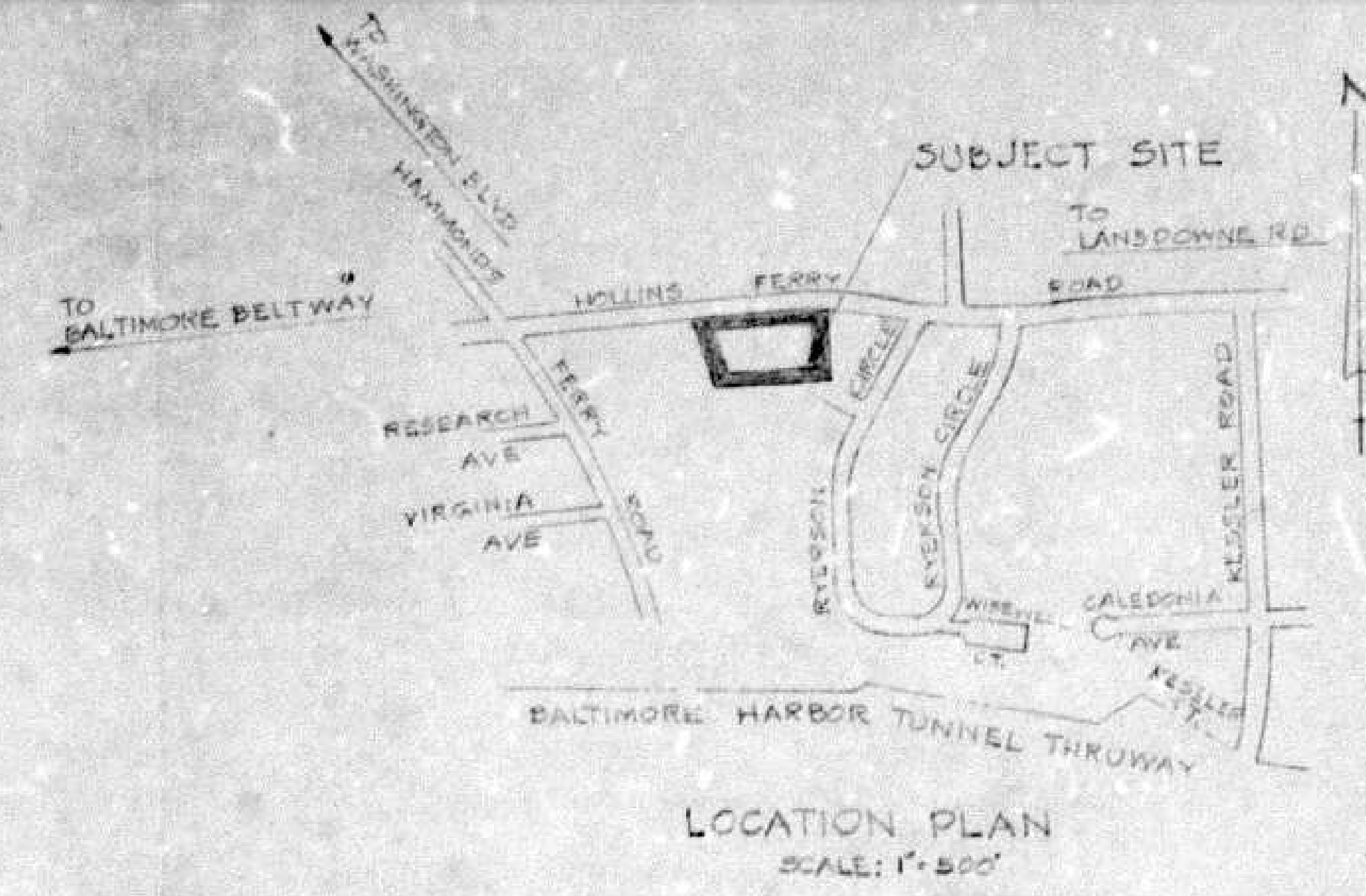
DATE: November 16, 1979 ACCOUNT: 01-662
AMOUNT: \$50.00

RECEIVED FROM: Kiddle Consultants, Inc.
FOR: Filing Fee for Case No. 80-129-X

493000 16 500000

VALIDATION OR SIGNATURE OF CASHIER





GENERAL NOTES

1. TOTAL ACREAGE OF SITE: 1.93 ACRES
2. EXISTING ZONING: DR16 (1.2 AC) & BL (0.7 AC)
3. EXISTING USE OF SITE: VACANT LAND & RESIDENTIAL USE
4. PROPOSED USE OF SITE: OFFICE USE (1.93 AC)
5. OFF STREET PARKING DATA:
 - A. AREA OF OFFICE BUILDING: 25,000 S.F.T.
 - B. REQUIRED PARKING: 83.3 SPACES = 84 (1/500th)
 - C. PROPOSED PARKING: 84
6. SITE IS LOCATED IN THE PATAPSCO DRAINAGE AREA
7. Δ INDICATES PROPOSED STREET LIGHTS
8. EXISTING DWELLING ON SITE TO BE DEMOLISHED

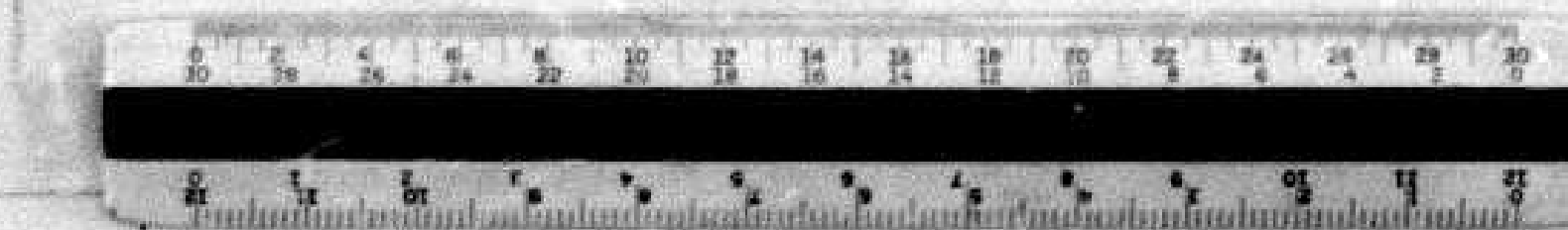
WA WA STORE PARKING

1. EXISTING FLOOR AREA: 3,510 SQ. FT.
2. REQUIRED PARKING: 17 SPACES
3. EXISTING PARKING: 17 SPACES
4. THE APPROVED SITE PLAN DEC. PERMIT NO. 76185

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION ON PROPERTY
VICINITY

4300 BLOCK HOLLINS FERRY ROAD
ELECTION DISTRICT NO. 13 BALTIMORE COUNTY, MD.
SCALE: 1"=50' AUGUST 30, 1979

PETITIONERS EXHIBIT No. 2





67 MC 7X3

ROAD

DRIVE

CHARLES O HARTING
384-264

EXISTING "ORIG" ZONE LINE ?

EXISTING "ML" ZONE LINE - N 8° 55' 57" E 384
PAMFILIS, CORONA & LEAGUE CO. PARTNERS
35-24

EXISTING BUILDING

EXISTING ZONING "ML"
- MANUFACTURING & WAREHOUSE USE

END EXISTING CURB

CEILING CURB & GUTTER
EX 12" W x 21" D
E 1/4" D 1/2"

EX-107

64° 21' 00"
20.0

IC 5

ENCLOSURE

Ex. 37

10

21.

ERSC

RY



1. TOTAL ACREAGE OF SITE: 1.139 ACRES
2. EXISTING ZONING: 1R-10 (1.8 AC) + BL (0.10 AC)
3. EXISTING USE OF SITE: VACANT LAND + Residential Use
4. PROPOSED USE OF SITE: OFFICE USE (1.139 AC)
5. OFF STREET PARKING SPACES: 84
6. AREA OF EXISTING BUILDING: 25,000 SQ FT
7. REQUIRED PARKING: 93.3 SPACES + 84 (1/500 FT²)
8. PROPOSED PARKING: 84
9. SITE IS LOCATED IN THE PATAPSCO DRAINAGE AREA
10. Δ INDICATES PROPOSED STREET LIGHTS
11. EXISTING DWELLING ON SITE TO BE DEMOLISHED

WA WA STORE PARKING

1. EXISTING FLOOR AREA = 2810 Sq. Ft.
2. REQUIRED PARKING = 17 SPACES
3. EXISTING PARKING = 17 SPACES
4. See Approved Site Plan See Permit N° 75181

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION ON PROPERTY
VICINITY

4900 BLOCK HOLLINS FERRY ROAD
ELECTION DISTRICT NO. 13
SCALE: 1"=50'

BALTIMORE COUNTY, MD
AUGUST 30, 1970



MAP: SAIT
 DIRECTION: 15
 DATE: 11/19
 TYPE: Y
 NUMBER: 10

February 27, 1984

Jonathan A. Azrael, Esquire
Suite 502, 401 Washington Avenue
Towson, Maryland 21204

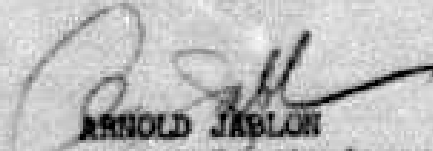
RE: Case No. 80-129-X
S/S of Hollins Ferry Road,
390' W of Myerson Circle -
13th Election District

Dear Mr. Azrael:

At the present time, I am not willing to grant any extension. Mr. Dieter's letter is not sufficient to meet the requirements of Section 502.3 of the Baltimore County Zoning Regulations (BCZR). Please read that section carefully as I am bound by the strictures contained therein.

Of course, if you disagree, you may formally request a public hearing, pursuant to Section 500.7, BCZR, and I will entertain any evidence you have to support your contentions at that time.

Sincerely,


ARNOLD JABLON
Zoning Commissioner

AJ/srl

EDWARD AZRAEL
JONATHAN A. AZRAEL
KEITH S. FRANZ
PAUL J. SCHWAB
HOWARD S. KLEN
E. GREGORY LINDEN

LAW OFFICES
AZRAEL GANN AND FRANZ
SUITE 502
401 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(301) 821-6800

February 23, 1984

Arnold Jablon
Zoning Commissioner, Zoning Administration
Office of Planning and Zoning
County Courts Building
Towson, Maryland 21204

2/23/84
9
FEB 27 1984
ZONING DEPARTMENT
Re: *Proposed Office Bldg. - 4367 Hollins Ferry Rd.*
S/S Hollins Ferry Rd, 390' W of
Myerson Circle - 13 Election District
Case No. 80-129X

Dear Mr. Jablon:

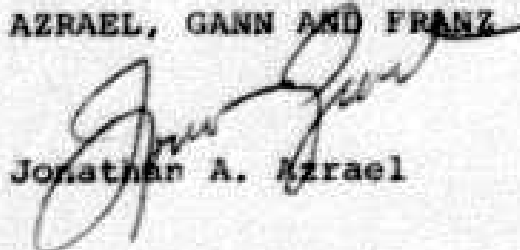
Please refer to my letters of November 4, 1982 and October 21, 1983, wherein I requested an order, pursuant to Section 502.3 of the County Zoning Law to extend the time within which the Special Exception must be utilized.

By letter to you dated January 24, 1984, Mr. Dieter of the County Bureau of Environmental Services ordered that sewer allocation for projects such as ours with Reserve Capacity Use Certificate were subject to a moratorium until "May-June 1983." A copy of Mr. Dieter's letter is enclosed.

I would appreciate your issuing an appropriate order so the owners of this property can take steps to begin development in a timely fashion.

Very truly yours,

AZRAEL, GANN AND FRANZ


Jonathan A. Azrael

JAA/jp
enc.

January 24, 1984

Mr. Arnold Jablon
Zoning Commissioner, Zoning Administration
Office of Planning and Zoning
County Courts Building
Towson, Maryland 21204

Re: Proposed Office Building
4367 Hollins Ferry Road

Dear Mr. Jablon:

At the request of Mr. Jonathan A. Azrael, the following summary of sewer restrictions in the Patapsco Drainage Area is provided for your information.

In the early 1970's, due to treatment problems at the Patapsco Wastewater Treatment Plant, a moratorium was established for the drainage area. This consisted of an allocation system for sewer development and prohibited any new sewer connections beyond the allocation.

This process continued until March 1983, when construction problems in the new pumping station located in Baltimore County required a complete moratorium which prohibited any sewer hook-ups. Since the plant had been upgraded and the pumping station was completed, a 600,000 gallon sewer allocation was granted in May-June 1983. Currently, the Basic Service Maps for Baltimore County indicate that, after the allocation had been divided between existing permits and projects with Reserve Capacity Use Certificates, 100,000 gallons remain.

Some additional information relative to development and Reserve Capacity Use Certificates may be secured by contacting Mr. Gene Guber of the Planning Office at 434-3335.

If additional clarification is necessary, please contact me.

Very truly yours,

J. James Dieter, Assistant Director
BUREAU OF ENVIRONMENTAL SERVICES

JJD:rs

Phyllis Cole Friedman, Esquire
People's Counsel for Baltimore County
Old Court House
Towson, Maryland 21204

RE: Case No. 80-129-X
Chateau Builders, Inc.,
Petitioner

Dear Mrs. Friedman:

The subject extension did not involve the particular portion of Section 502.3 of the Baltimore County Zoning Regulations (BCZR) that you refer to. The Zoning Commissioner can extend a special exception without a public hearing if the particular requisites defined on page 265 are met. Judge Raine did not deal with this aspect. Also, I discussed this with you some weeks ago. If you still are of the opinion that a hearing must be held under these circumstances, please advise.

Sincerely,


ARNOLD JABLON
Zoning Commissioner

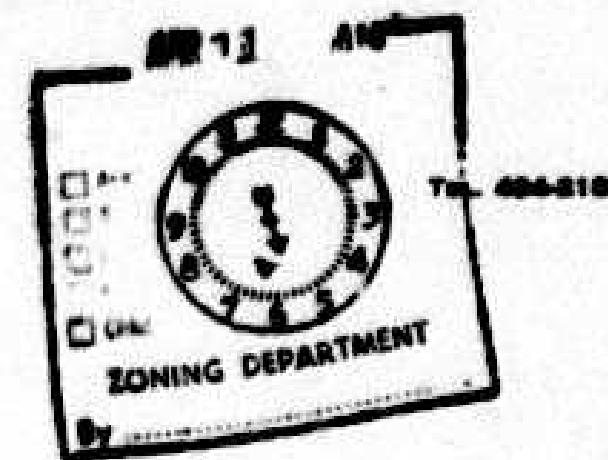
AJ/srl



84-796
PHYLLIS COLE FRIEDMAN
People's Counsel
PETER MAX ZIMMERMAN
Deputy People's Counsel

Baltimore County, Maryland

PEOPLE'S COUNSEL
OLD COURT HOUSE
TOWSON, MARYLAND 21204



April 6, 1984

Arnold Jablon, Esquire
Baltimore County Zoning
Commissioner
County Office Building
Towson, MD 21204

RE: PETITION FOR SPECIAL EXCEPTION
S/S of Hollins Ferry Rd., 390'
W of Ryerson Circle -
13th District, Chateau Builders,
Inc., Petitioner; Zoning Case No.
80-129-X

Dear Arnie:

Attached hereto is a copy of an Order extending a special exception passed on the 5th day of April, 1984. My file does not reflect any notice or hearing prior to this extension. When Judge Raine upheld Section 502.3 in the Sebco case, he specifically required notice and hearing prior to any such extension.

Please let me know if there was notice and hearing and if so, send me copies of the petition and any other documents so that I can complete my file. If not, in accordance with Judge Raine's oral opinion which is being transcribed, I will have to appeal this. Please call me if you have any questions.

Sincerely yours,


Phyllis Cole Friedman
People's Counsel for Baltimore County

Enclosure

PCF:sh

IN RE: PETITION SPECIAL EXCEPTION • BEFORE THE
S/S of Hollins Ferry Road, • ZONING COMMISSIONER
390' W of Ryerson Circle - • OF BALTIMORE COUNTY
13th Election District •
Chateau Builders, Inc., • Case No. 80-129-X
Petitioner •

• • • • •

ORDER

Pursuant to Section 502.3 of the Baltimore County Zoning Regulations (BCZR), it having been determined that the special exception granted herein on January 4, 1980 not having been utilized within the time permitted by law due to the inadequacy or unavailability of public sewer or water facilities and it having been determined that such public sewer or water facilities were in fact adequate and available to the Petitioner as of June 21, 1983, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of April, 1984, that the time for utilization of said special exception granted by Case No. 80-129-X be and is hereby EXTENDED to March 31, 1985.


Zoning Commissioner of
Baltimore County

AJ/srl

cc: Jonathan A. Azrael, Esquire
Director of Public Works
County Health Officer
Phyllis C. Friedman, Esquire✓

