

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 offices should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of March, 1980, that the herein Petition for Special Exception for offices should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Exterior improvements shall be compatible with the residential character of the neighborhood.
2. Parking shall be provided and limited in accordance with the site plan entitled "Plan for Variance and Special Exception to Zoning", prepared by Landtech Associates, Inc., dated August 23, 1979.
3. 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.
4. The improvements existing, wholly or partially, in the D.R. 5.5 Zone shall not be used for parking or storage in connection with the office use of the improvements existing in the D.R. 16 Zone.
5. Any future sale of the property as individual lots shall conform to the then existing requirements for the subdivision of land.
6. A revised site plan, signed and sealed by an individual registered land surveyor, shall be submitted and approved by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of March, 1980, that Variances to permit existing side yard setbacks of 12 feet and 13 feet for 11424 Reisterstown Road in lieu of the required 25 feet, existing side yard setbacks of 21 feet and 17 feet for 11422 Reisterstown Road in lieu of the required 25 feet, and an existing side yard setback of 12 feet for 11422 Reisterstown Road in lieu of the required 18.75 feet, for the expressed purpose of an open porch, should be and the same are GRANTED, from and after the date of this Order, subject to the terms, provisions, and conditions of the accompanying Special Exception Order.

Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

THORNTON M. MOURING
DIRECTOR

November 16, 1979

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

Re: Item #29 (1979-1980)
Property Owner: Katherine Holt
S/NE Reisterstown Rd. 168' S/E Sunset Rd.
Existing Zoning: DR 16 and DR 5.5
Proposed Zoning: Special Exception for offices (IDCA 79-39X) and Variance to permit existing side setbacks of 21' and 17' for Lot 2 and 12' and 13' for Lot 1 in lieu of the required 25' and to permit a side setback of 12' for an open porch in lieu of the required 18.75' on Lot 1.
Acres: 0.72 District: 4th

Dear Mr. Hammond:

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

General:

Comments were supplied for this property for Project PIP 79-39X.

Reisterstown Road (U.S. 140) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Baltimore County highway and utility improvements are not directly involved.

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

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.

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

Item #29 (1979-1980)
Property Owner: Katherine Holt
Page 2
November 16, 1979

General: (Cont'd)

There is public 8-inch sanitary sewerage within a 10-foot utility easement through this property as indicated, see Drawing #70-0327, File 1. The Petitioner is cautioned that no encroachment by construction of any structure, including footings, is permitted within County rights-of-way and utility easements. During the course of future construction on this property, protection must be afforded by the contractor for this public sanitary sewerage. Any damage sustained would be the full responsibility of the Petitioner.

Very truly yours,

ELLSWORTH N. DIVEA, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: S. Bell-stri

T-MW Key Sheet
52 NW 36 Pos. Sheet
NW 13 I Topc
58 Tax Map



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

JOHN D. SEYFERT
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 #29, Zoning Advisory Committee Meeting, October 2, 1979, are as follows:

Property Owner: Katherine Holt
Location: SW/S Reisterstown Road 168' SE Sunset Road
Existing Zoning: D.R. 16 and D.R. 5.5
Proposed Zoning: Special Exception for offices (IDCA 79-39-X) and Variance to permit existing side setbacks of 21' and 17' for Lot 2 and 12' and 13' for Lot 1 in lieu of the required 25' and to permit a side setback of 12' for an open porch in lieu of the required 18.75' on Lot 1.
Acres: 0.72
District: 4th

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
Planner III
Current Planning and Development



baltime county
department of traffic & transit
TOWSON, MARYLAND
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

November 21, 1979

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

Item No. 29 - ZAC - Meeting of October 2, 1979
Property Owner: Katherine Holt
Location: SW/S Reisterstown Rd. 168' SE Sunset Rd.
Existing Zoning: D.R. 16 & D.R. 5.5
Proposed Zoning: Special Exception for offices (IDCA 79-39-X) and Variance to permit existing side setbacks of 21' and 17' for Lot 2 and 12' and 13' for Lot 1 in lieu of the required 25' and to permit a side setback of 12' for an open porch in lieu of the required 18.75' on Lot 1.
Acres: 0.72
District: 4th

Dear Mr. Hammond:

The proposed special exception for offices is not expected to be a major traffic generator. Reisterstown Road is a state road and all entrances shall be subject to State Highway Administration approval.

Sincerely yours,

Michael S. Flanagan
Traffic Engineering Associate II

MSF/mjm



Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
Z. S. Caldwell
Administrator

October 16, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Oct. 2, 1979
ITEM: 29.
Property Owner: Katherine Holt
Location: SW/S Reisterstown Rd. (Route 140) 168' SE Sunset Rd.
Existing Zoning: D.R. 16 & D.R. 5.5
Proposed Zoning: Special Exception for offices (IDCA 79-39-X) and variance to permit existing side setbacks of 21' and 17' for Lot 2 and 12' and 13' for Lot 1 in lieu of the required 25' and to permit a setback of 12' for an open porch in lieu of the required 18.75' on Lot 1.
Acres: 0.72
District: 4th

Dear Mr. Hammond:

The plan indicates entrance improvements that are acceptable to the State Highway Administration, however, due to the vertical alignment of Reisterstown Road, stopping sight distance is poor and may be inadequate for safe ingress and egress.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Myers

CL:JEN:vrd

My telephone number is (301) 383-6320

P.O. Box 717 / 200 West Preston Street, Baltimore, Maryland 21201



baltime county
department of health
TOWSON, MARYLAND 21204

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

November 15, 1979

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

Dear Mr. Hammond:

Comments on Item #29, Zoning Advisory Committee Meeting of October 2, 1979, are as follows:

Property Owner: Katherine Holt
Location: SW/S Reisterstown Rd. 168' SE Sunset Rd.
Existing Zoning: D.R. 16 & D.R. 5.5
Proposed Zoning: Special Exception for offices (IDCA 79-39-X) and Variance to permit existing side setbacks of 21' and 17' for Lot 2 and 12' and 13' for Lot 1 in lieu of the required 25' and to permit a side setback of 12' for an open porch in lieu of the required 18.75' on Lot 1.
Acres: 0.72
District: 4th

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

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JED/ethg



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 Katherine Holt

Location: SW/S Reisterstown Rd. 168' SE Sunset Rd.

Item No. 29 Zoning Agenda: Meeting of 10/2/79

Gentlemen:

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

- () 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.

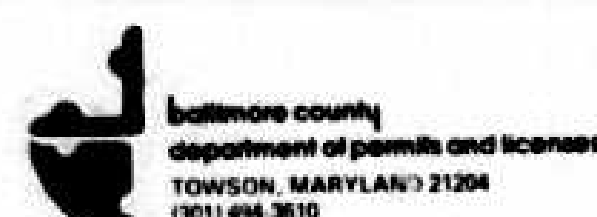
REVIEWED: John W. Hess, III 12-9-79 Noted and Approved: George M. Hagan
Planning Group Fire Prevention Bureau
Special Inspection Division

LANDSCAPE ASSOCIATES, INC.
1511 Hollings Road
Westminster, Maryland 21157

DESCRIPTION FOR SPECIAL EXCEPTION AND SIDEYARD VARIANCES TO ZONING,
HOS. 11422 AND 11424 REISTERSTOWN ROAD, 4th DISTRICT, BALTIMORE,
COUNTY, MARYLAND.

Beginning for the same at a point on the south side of
Reisterstown Road, 66 feet wide, at the distance of 168 feet more
or less, measured southeasterly along the south side of Reisterstown
Road from Sunset Road running thence and binding on the south side
of Reisterstown Road S 44°36'35" W - 125.00 feet thence leaving the
south side of Reisterstown Road and running S 44°33'25" W - 250.00
feet; N 44°36'35" W - 125.00 feet and N 44°33'25" E - 250.00 feet
to the place of beginning. Containing 0.72 acres of land, more or
less. Saving and Excepting all that parcel of land zoned D.R.-5.5.

September 11, 1979



JOHN D. SEYFERT
DIRECTOR

October 25, 1979

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

Dear Mr. Hammond:

Comments on Item #29 Zoning Advisory Committee Meeting, October 2, 1979
are as follows:

Property Owner: Katherine Holt
Location: SW/S Reisterstown Road 168' SE Sunset Road
Existing Zoning: D.R. 16 & D.R. 5.5
Proposed Zoning: Special Exception for offices (IDCA 79-29-X) and Variance to permit
existing side setbacks of 21' and 17' for Lot 2 and 12' and 13' for Lot 1 in lieu
of the required 25' and to permit a side setback of 12' for an open porch in lieu of
the required 15' on Lot 1.
Acres: 0.72
District: 4th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.)
1970 Edition and the 1971 Supplement, State of Maryland Code for the
Handicapped and aged and other applicable codes.
- B. A building permit shall be required before construction can begin.
- X C. Additional miscellaneous permits shall be required.
- 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 will be required to file an
application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line.
Contact Building Department if distance is between 3'0" and 6'0"
of property line.
- H. Requested setback variance conflicts with the Baltimore County
Building Code. See Section _____.
- I. No Comment.
- X J. Comments: Any new uses of garages or accessory buildings will require separate
permits. Parking they may remain as they now exist for individuals.
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. Burman
Charles E. Burman, Chief
Plans Review

CEB:rej

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 25, 1979

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

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

RE: Item No: 29, 65, 66, 67, 68, 69, 70, 71, 72

Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no adverse effect on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

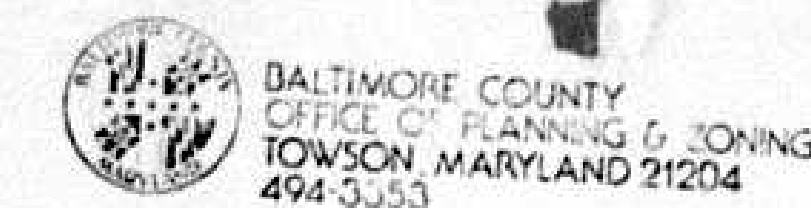
MNP/bp

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

THOMAS H. BOYER
MRS. LOREANE F. CHIRCUS
ROGER S. HAYDEN

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

ROBERT T. DUBEL, SUPERINTENDENT



WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 10, 1980

George T. Canaras, Esquire
1700 Charmuth Road
Lutherville, Maryland 21093

RE: Petitions for Special Exception
and Variances
SW/S of Reisterstown Road, 168'
SE of Sunset Road - 4th Election
District
Katherine Holt - Petitioner
NO. 80-135-XA (Item No. 29)

Dear Mr. Canaras:

I have this date passed my Orders in the above referenced matter in ac-
cordance with the attached.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/erl

Attachments

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner

Date: December 19, 1979

TO: Jeffert, Director
FROM: Planning and Zoning

SUBJECT: Petition No. 80-135-XA - Item 29

Petition for Special Exception for offices and Variance for side yard setbacks
Southwest side of Reisterstown Road, 168 feet Southeast of Sunset Road
Petitioner - Katherine Holt

4th District

HEARING: Tuesday, January 8, 1980 (10:30 A.M.)

Office use would be appropriate here. If granted, it is requested that
the petitioner be required to submit a landscaping plan to the Division
of Current Planning and Development for their approval.

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

JDS:JGH:dm

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 19 day of Sept, 1979.

Filing Fee \$ 7.00 Received: ✓ Check ✓
Cash ✓
Other ✓

Petitioner: Katherine Holt

Submitted by: William E. Hammond, Zoning Commissioner

Petitioner's Attorney: _____

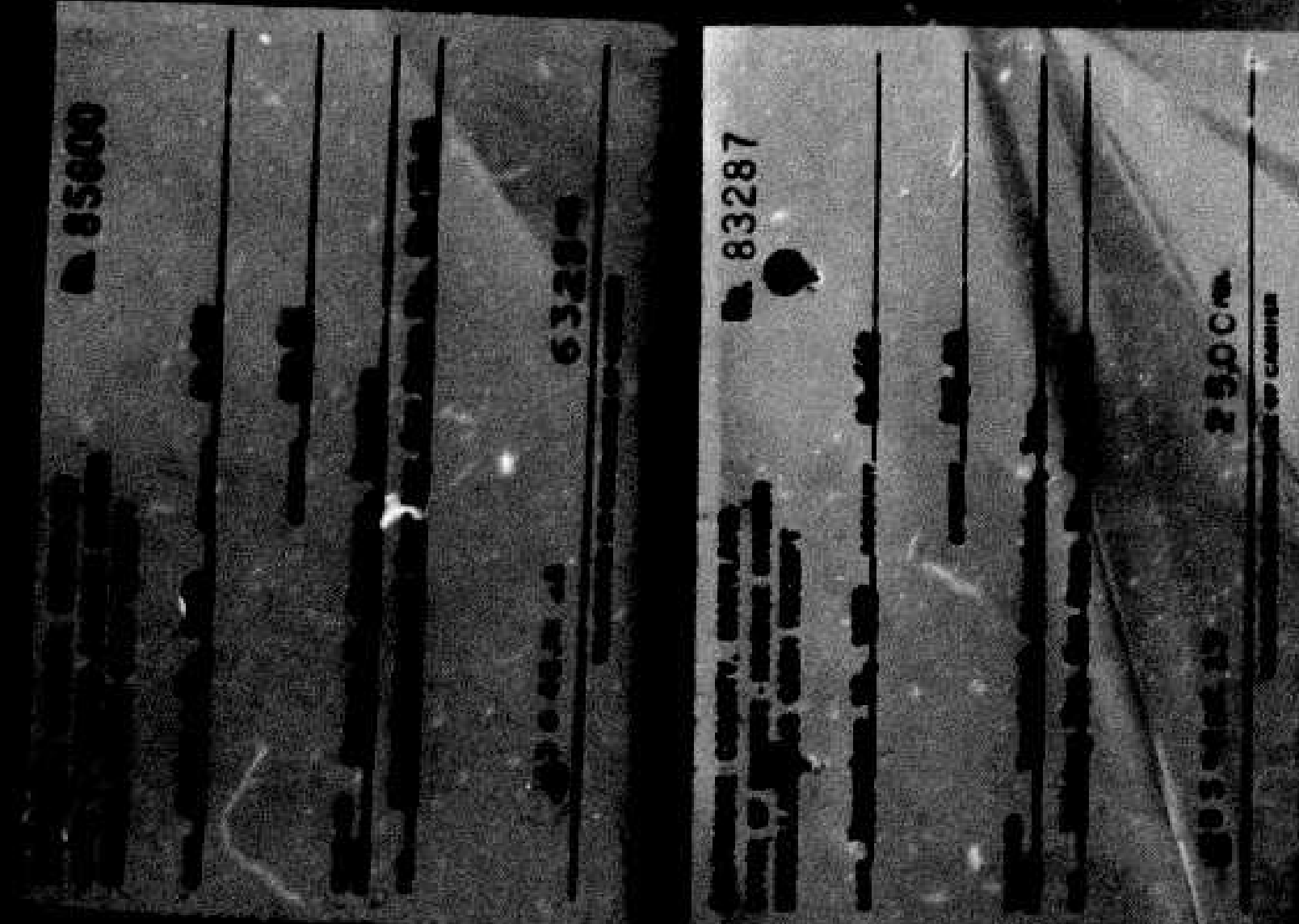
Reviewed by: _____

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

CERTIFICATE OF PAVING SECOND DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Paving: JAN. 7, 1980
Petition for: PETITION FOR SPECIAL EXCEPTION AND VARIANCES
Petitioner: KATHERINE HOLT
Location of property: SW/S REISTERSTOWN RD, 168' SE SUNSET ROAD
Location of Sign: SPECIAL EXCEPTION AND VARIANCE FRONT 11424 REISTERSTOWN RD
VARIANCE FRONT 11422 REISTERSTOWN RD
Remarks: Therese E. Roland
Filed by: Therese E. Roland Date of return: JAN. 11, 1980

3-SIGNS



[illegible]

TOWSON, MD. January 10 _____, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~on~~^{at} ~~a~~^{the} time ~~of~~^{on} ~~the~~^{the} ~~last~~^{last} before the _____ day of January _____, 1980, the last publication appearing on the _____ day of January _____, 1980.

THE JEFFERSONIAN.

Cost of Advertisement, \$

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

No. 83288

DATE December 10, 1979 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM: Landtech Associates, Inc.

FOR Filing Fee for Case No. 80-135-XA

886 0270 13

25000

VALIDATION OR SIGNATURE OF CASHIER

COLUMBIA
Publishing since 1894

The Columbia Flier Building 10750 Little Patuxent Parkway Columbia, Maryland 21044

To Baltimore County Office of Zoning
Court Bldg.
Bosley Ave.
Towson, Md.

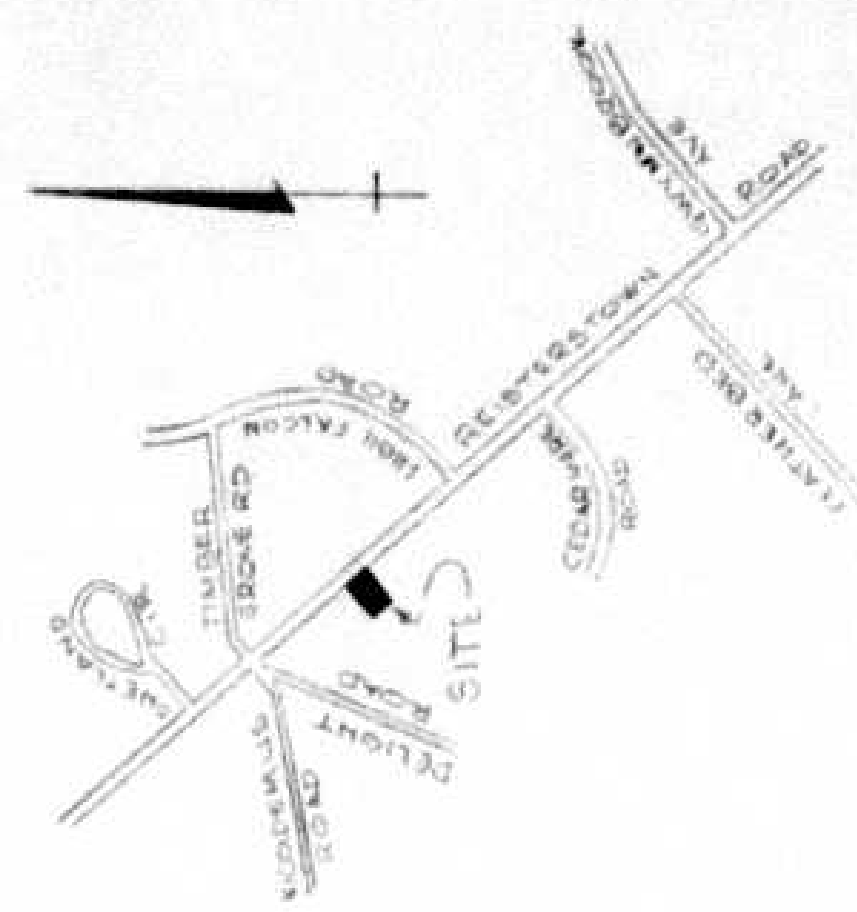
Date **Jan. 10, 1980**

Invoice no. 00467
Please return copy with your remittance

Phones: Columbia 730-3620, Wash. 596-5140, Balt. 995-0250

[illegible]

OWNER:
KATHERINE I. HOLT
111422 REISTERSTOWN ROAD
REISTERSTOWN, MD 21126
DEED REF LIBR 1061 FOLD 340



VICINITY MAP

SCALE 1 1/4"=1'00"

GENERAL NOTES

AREA OF SITE = 0.72A-1
EXISTING ZONING DR-16
PROPOSED ZONING DR-16 WITH A
SPECIAL EXCEPTION FOR OFFICES
WATER SERVICE EXISTING PUBLIC
SEWER SERVICE EXISTING PUBLIC
HOUSEHOLD NO. FLOOR AREA PARKING REQ.
104424 1st FL 22'x24' 5676' 578'x300' 2
104424 2nd FL 22'x24' 528' 528'x300' 2
104462 1st FL 40'x30' 1200' 1200'x300' 4
104462 2nd FL 40'x30' 1200' 1200'x300' 4
TOTAL PARKING REQUIRED = 12 SPACES
TOTAL PARKING PROVIDED = 12 SPACES
VARIANCE TO SIDL YARD REDUCTION B
= DISTANCES SHOWN INSTEAD OF
THE REQUIRED 25 FEET
NUMBER OF LOTS PROPOSED = 2
AREA OF LOT 1 = 0.36A-1 17 acres
AREA OF LOT 2 = 0.36A-1 17 acres

PLAT FOR VARIANCE AND SPECIAL EXCEPTION

TO ZONING
KATHERINE I. HOLT PROPERTY
BALTO. CO. DIST. BALTO. CO. MD.
AUGUST 23 1979
SCALE 1"=30'

LEWIS

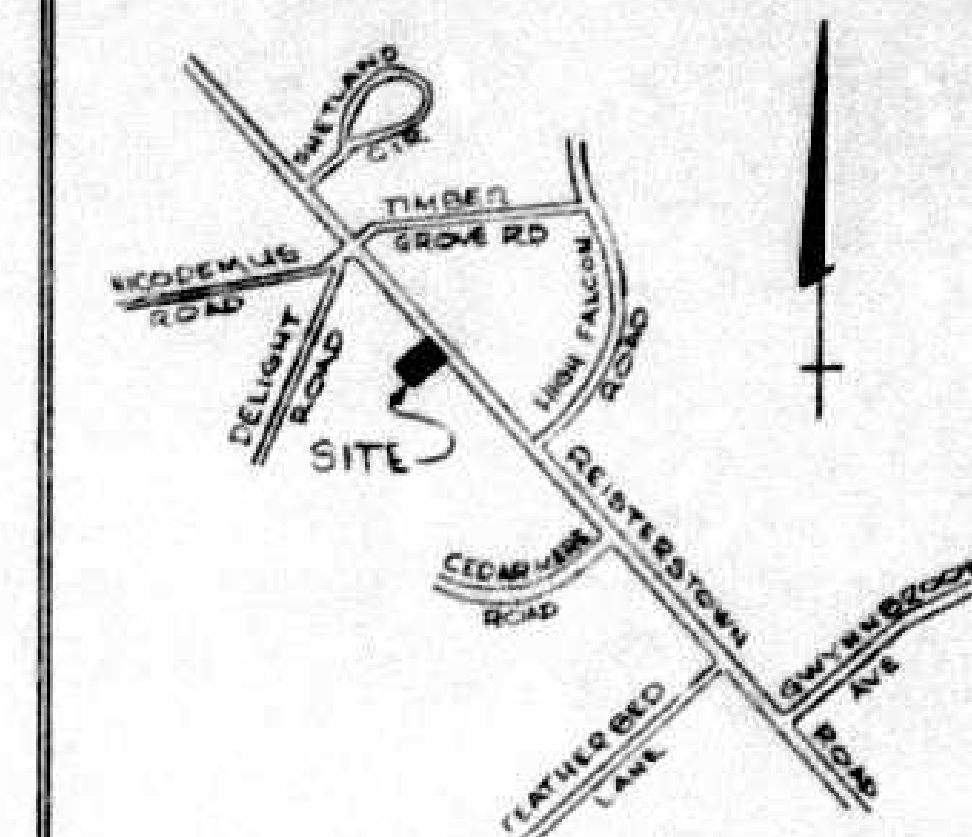
LANDTECH

Associates, Inc.

Associates, Inc.
1811 BOLLINGER ROAD
WESTMINSTER, MARYLAND 21157



OWNER:
KATHERINE N. HOLT
11422 REISTERSTOWN ROAD
REISTERSTOWN, MD 21136
DEED REF LIBER 1051 FOLIO 340

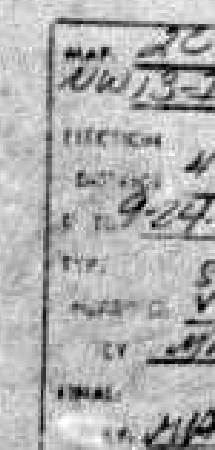


VICINITY MAP SCALE 1"=1000'

GENERAL NOTES

AREA OF SITE = 0.72 AC.
EXISTING ZONING DR-16
PROPOSED ZONING DR-16 WITH A
SPECIAL EXCEPTION FOR OFFICES
WATER SERVICE EXISTING PUBLIC
SEWER SERVICE EXISTING PUBLIC
HOUSE NO. FLOOR AREA PARKING REQ
11424 1ST FL 22'x24' = 528' 528 ÷ 300 = 2
11424 2ND FL 22'x24' = 528' 528 ÷ 300 = 2
11422 1ST FL 40'x30' = 1200' 1200 ÷ 300 = 4
11422 2ND FL 40'x30' = 1200' 1200 ÷ 300 = 4
TOTAL PARKING REQUIRED = 12 SPACES
TOTAL PARKING PROPOSED = 12 SPACES
VARIANCE TO SIDE YARD RESTRICTIONS
TO DISTANCES SHOWN INSTEAD OF
THE REQUIRED 25 FEET
NUMBER OF LOTS PROPOSED = 2
AREA OF LOT 1 = 7268 sq. ft. = 0.17 acres
AREA OF LOT 2 = 23982 sq. ft. = 0.55 acres

PLAT FOR
VARIANCE
AND
SPECIAL EXCEPTION
TO ZONING
KATHERINE N. HOLT PROPERTY
4TH ELECTION DIST. BALTO, CO, MD
SCALE 1"=30' AUGUST 23, 1979

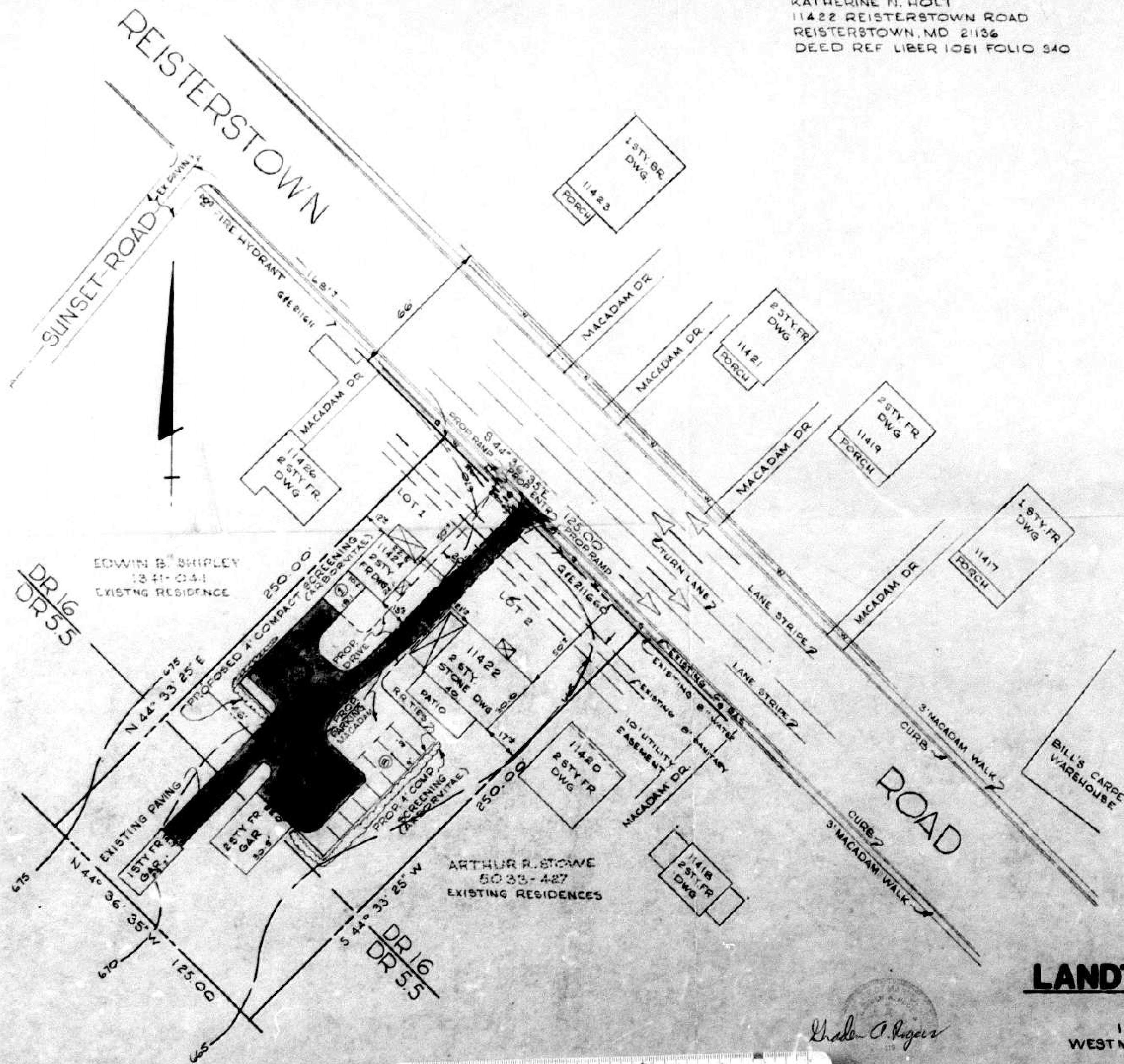


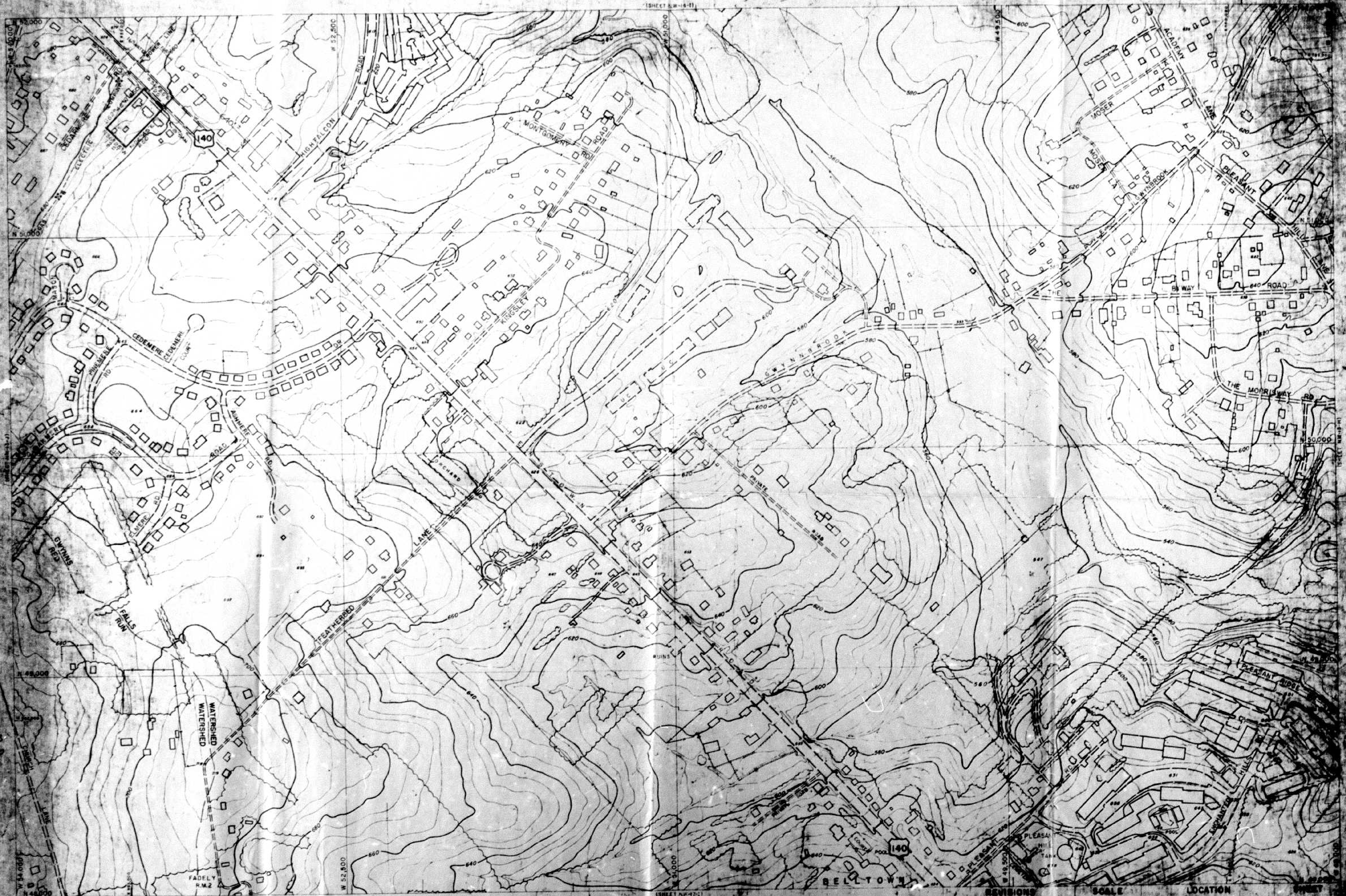
LANDTECH

Associates, Inc.

1811 BOLLINGER ROAD
WESTMINSTER, MARYLAND 21157

Sharon A. Rogers





PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA



REVISIONS		DATE	SCALE	LOCATION
1	Planimetric	8-20-67	1" = 200'	BELTOWN
2	Topographic	4-11-70	DATE OF PHOTOGRAPHY APR 11 1970	



4

5-16 NE

