PETITION FOR SPECIAL HEARING

80-151-XSPH

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Jose G. Valderas

I, or we, Margaret M. Valderas legal owners 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 an access drive for a proposed office building at 5153 Baltimore National Pike through a (D.R. 5.5) residential zone

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.

Dennis Pryor
James Thacker
Contract Purchaser
Address 1934 Lansdowne Road 21227
247-1196

Jose G. Valderas
Margaret M. Valderas
Legal Owner
Address 5776 Westview Mall
747-4244

Petitioner's Attorney

Protestant's Attorney

Address

ORDERED By the Zoning Commissioner of Baltimore County, this 3rd day of December, 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 12th day of February 1980, at 11:00 o'clock A. M.

Zoning Commissioner of Baltimore County

(over)

ORDER RECEIVED FOR FILING

DATE

BY

ADMINISTRATIVE ASSISTANT

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Jose G. Valderas

I, or we, Margaret M. Valderas 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 Offices in a D.R. 16 Zone.

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.

Dennis Pryor
James Thacker
Contract purchaser
Address 1934 Lansdowne Road 21227
247-1196

Jose G. Valderas
Margaret M. Valderas
Legal Owner
Address 5776 Westview Mall
747-4244

Petitioner's Attorney

Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of December, 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 12th day of February 1980, at 11:00 o'clock A. M.

Zoning Commissioner of Baltimore County

(over)

JOSE VALDERAS, et ux - 80-151-XSPH
SE/S Balto. Nat'l Pike & Charing Cross Rd. 1st

RECEIVED FOR FILING

DATE

BY

ADMINISTRATIVE ASSISTANT

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

IDCA NO. 79-44 X
IDCA NO. ____ SP

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Jose G. Valderas

I, OR WE, Margaret M. Valderas LEGAL OWNER OF THE PROPERTY SITUATED IN BALTIMORE COUNTY, THE PROPERTY OUTLINE OF WHICH IS DRAWN TO SCALE, COMPLETE WITH BEARINGS AND DISTANCES ON 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

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 1.8 ± DEED REF. 3735/626

GRADING None % OF OVERALL SITE WILL REQUIRE GRADING.

BUILDING SIZE

GROUND FLOOR 42 x 52 AREA 2200

NUMBER OF FLOORS 2 TOTAL HEIGHT 20

FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = $\frac{2200}{1.8 \times 43560'} = 0.03$

BUILDING USE

GROUND FLOOR Office OTHER FLOORS Office

REQUIRED NUMBER OF PARKING SPACES

GROUND FLOOR 7.3 OTHER FLOORS 4.4 TOTAL 12

PAVING

AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 4320
(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 9/25/79
BUREAU OF LAND DEVELOPMENT

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

Dennis Pryor
James Thacker
APPLICANT, LESSEE OR CONTRACT PURCHASER
ADDRESS 1934 Lansdowne Road 21227
247-1196

Jose G. Valderas
Margaret M. Valderas
LEGAL OWNER
ADDRESS 5776 Westview Mall
747-4244

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

DATE CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

SEP 28 '79 PM
Amt. Recd. Rctd. Chkd.
OFFICE OF PLANNING & ZONING

IDCA FORM NO. 2 REVISED

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR SPECIAL HEARING
SE/S of Baltimore National Pike and Charing Cross Road, 1st District
: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY

JOSE G. VALDERAS, et ux, Petitioners : Case No. 80-151-XSPH

:::::::

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 21st day of January, 1980, a copy of the aforegoing Order was mailed to Dr. and Mrs. Jose G. Valderas, 5776 Westview Mall, Baltimore, Maryland 21228; and Mr. Dennis Pryor and Mr. James Thacker, 1934 Lansdowne Road, Baltimore, Maryland 21227, Contract Purchasers.

John W. Hessian, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITIONER'S EXHIBIT a

PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Jose G. Valderas
5776 Westview Mall
Baltimore, Maryland

cc: Hudkins Assoc., Inc.
101 Shell Building
200 E. Joppa Rd.
Towson, Md. 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 3rd day of December, 1979.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Jose, G. Valderas, et ux

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

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

February 1, 1980

Mr. & Mrs. Jose G. Valderas
5776 Westview Mall
Baltimore, Maryland

RE: Item 74
Petitioners-Jose G. Valderas, et ux
Special Hearing and
Special Exception Petitions

Dear Mr. & Mrs. Valderas:

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.

Located on the southeast corner of Baltimore National Pike and Charing Cross Road in the 1st Election District, the subject property is presently improved with a two-story dwelling, which is proposed to be converted to office use. Adjacent properties are improved with dwellings to the west of this property along Charing Cross Road.

In view of the fact that the property has frontage on two roads and you propose to provide access through the D.R. 5.5 zoned portion of this property from Charing Cross Road, this Special Hearing is included with this request. It should be noted that Charing Cross Road at this point is a one-way street proceeding in a southerly direction and residences exist along said road.

As indicated in comments of the State Highway Administration, the site plans must be revised to indicate a permanent durable barrier along the existing driveway from Baltimore National Pike, and particular attention should be afforded to the comments of the Department of Permits and Licenses.

Item No. 74
Special Exception and
Special Hearing Petitions
February 1, 1980

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,

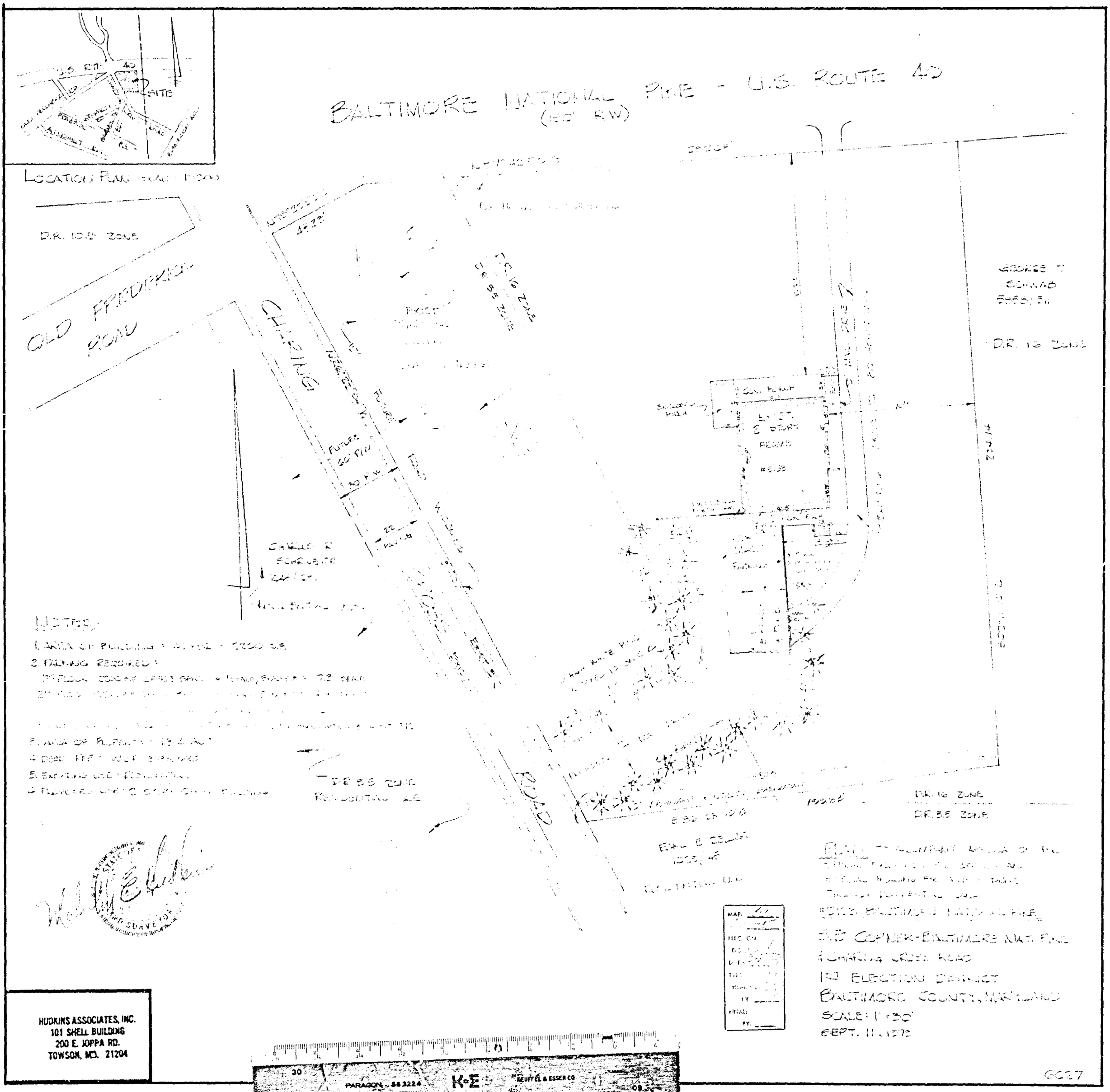
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

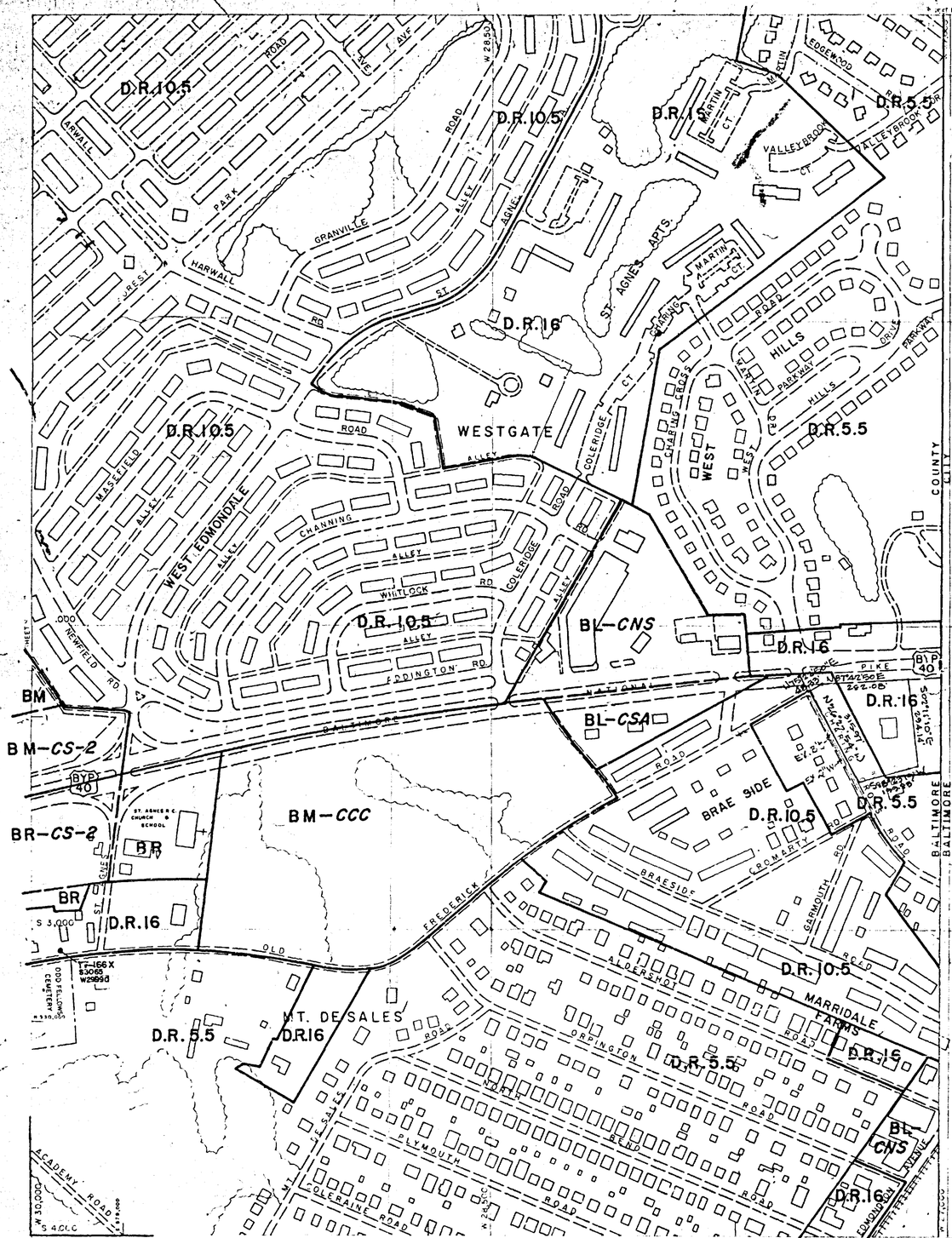
NBC:bk

Enclosures

cc: Hudkins Assoc., Inc.
101 Shell Building
200 E. Joppa Rd.
Towson, Md. 21204

Messrs. Dennis Pryor and
James Thacker
1934 Landsdowne Rd.
Balto., Md. 21227


BALTIMORE NATIONAL PIKE - U.S. ROUTE 40
(150' R/W)
LOCATION PLAN
SITE
D.R. 10.5 ZONE
OLD FREDERICK ROAD
CHERRY
ROAD
D.R. 16 ZONE
D.R. 5.5 ZONE
GEORGE T. SCHNAID
D.R. 16 ZONE
D.R. 5.5 ZONE
NOTES:
1. AREA OF PROPERTY
2. PARKING REQUIRED:
3. AREA OF PROPERTY
4. DESC. PROP. WILL BE SERVICED
5. EXISTING USE: RESIDENTIAL
6. PROPOSED USE: 2 STORY OFFICE BUILDING
MAP:
FILE CH
DR
DATE
TRC
FINAL
BY
NE CORNER-BALTIMORE NAT. PIKE
& CHERRY GROVE ROAD
1ST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30'
SEPT. 11, 1972
HUDKINS ASSOCIATES, INC.
101 SHELL BUILDING
200 E. JOPPA RD.
TOWSON, MD. 21204
PARAGON 56 3224
K+E
KEUFFEL & ESSER CO.
6027



L-SE K-SW
H-NE G-NW

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

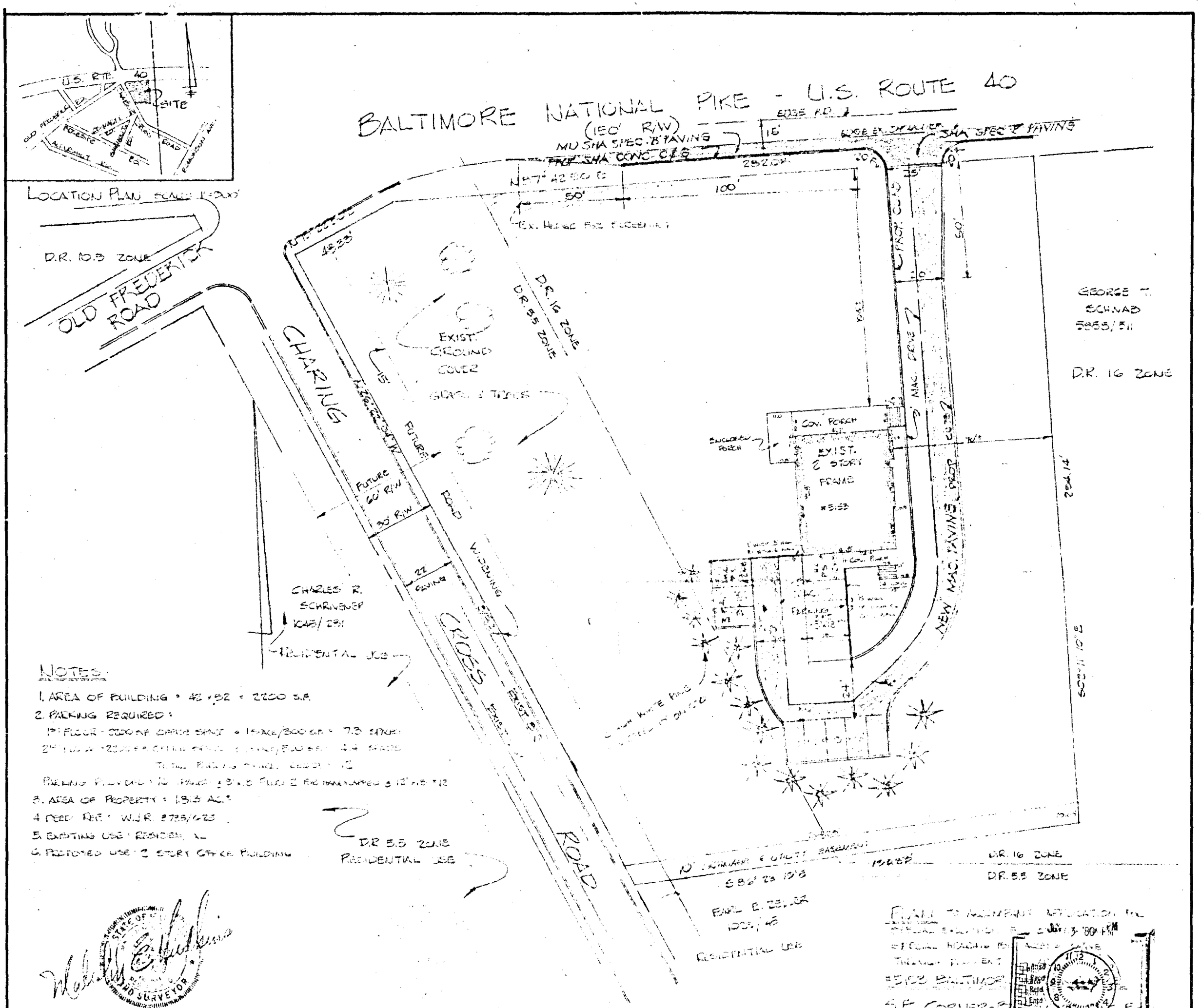
CHAIRMAN COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS			SCALE	LOCATION	SHEET
	BY	DATE	1" = 200'	CATONSVILLE	S.W.
Planimetric	MAPS INC.	4-11-70	DATE OF PHOTOGRAPHY APRIL 1953		1-E

Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION—PHILADELPHIA, PA.

Audubon Assoc.



NOTES:

1. AREA OF BUILDING = 42 x 52 = 2200 S.F.
2. PARKING REQUIRED:
   1st FLOOR - 2200 S.F. OFFICE SPACE @ 1 SPACE/300 S.F. = 7.3 SPACES
   2nd FLOOR - 2200 S.F. OFFICE SPACE @ 1 SPACE/300 S.F. = 7.3 SPACES
   TOTAL PARKING SPACES REQUIRED = 15
   PARKING PROVIDED: 10 SPACES @ 9' x 18' PLUS 2 FOR HANDICAPPED @ 12' x 18' = 12
3. AREA OF PROPERTY = 1.815 AC.±
4. DEED REF: W.J.R. 8725/625
5. EXISTING USE: RESIDENTIAL
6. PROPOSED USE: 2 STORY OFFICE BUILDING

PLAN TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION
SPECIAL HOUSING FOR
THEATRE PROPERTY
5103 BALTIMORE
S.E. CORNER-B
& CHARING CROSS
1st ELECTION
BALTIMORE COUNTY, MARYLAND

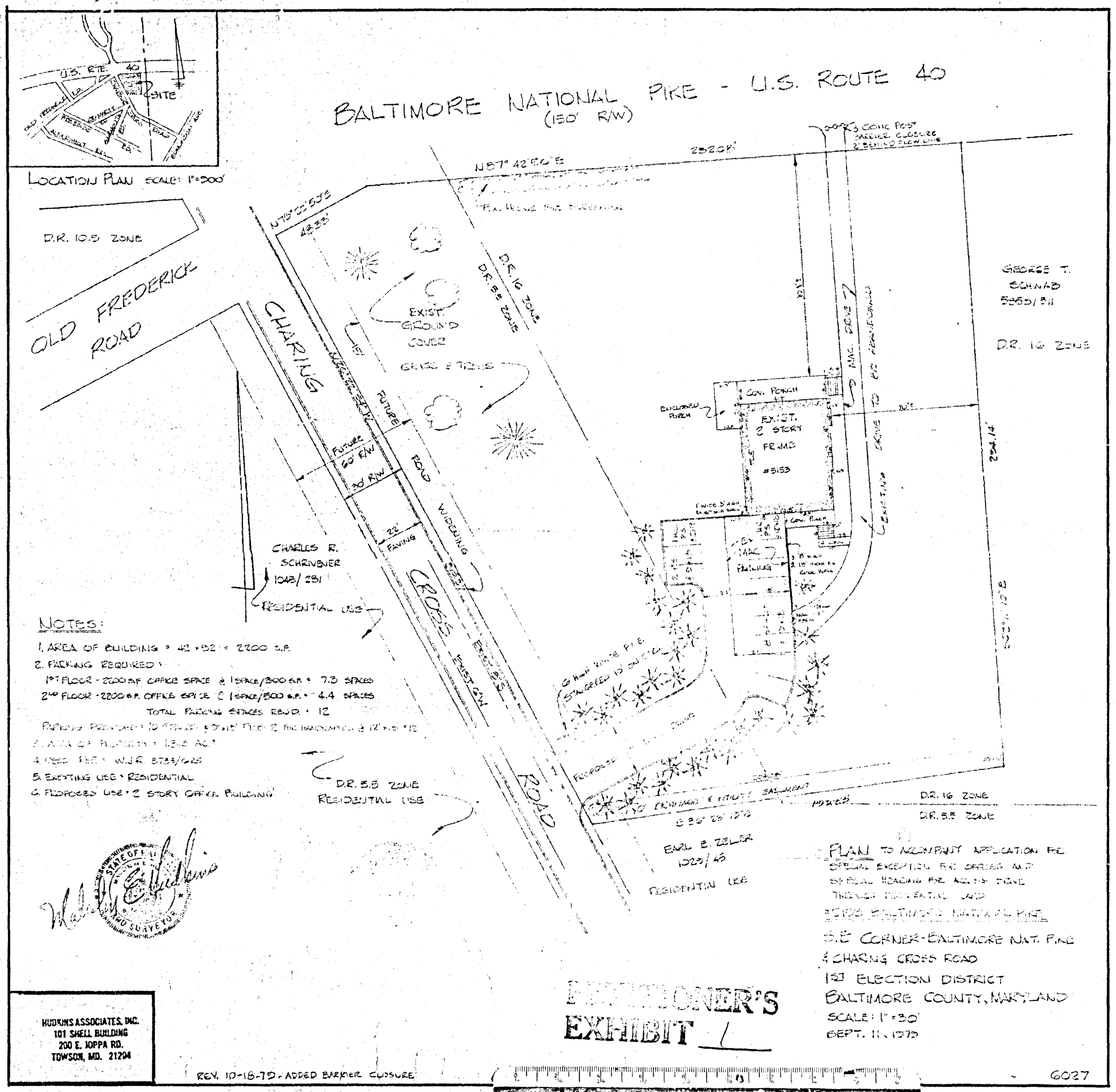
SCALE: 1" = 30'
SEPT. 11, 1979
REV 3-10-80
4-9-80

Item #74

6027

HUDKINS ASSOCIATES, INC.
101 SHELL BUILDING
200 E. JOPPA RD.
TOWSON, MD. 21204

REV. 10-18-79 - ADDED BARRIER CLOSURE



NOTES:

1. AREA OF BUILDING = 42 × 52 = 2200 S.F.
2. PARKING REQUIRED:
   1st FLOOR - 2200 S.F. OFFICE SPACE @ 1 SPACE/300 S.F. = 7.3 SPACES
   2nd FLOOR - 2200 S.F. OFFICE SPACE @ 1 SPACE/500 S.F. = 4.4 SPACES
   TOTAL PARKING SPACES REQ'D. = 12
   PARKING PROVIDED = 10 STANDARD @ 9'×18' PLUS 2 FOR HANDICAPPED @ 12'×18' = 12
3. AREA OF PROPERTY = 1.343 AC.±
4. DEED REF. = W.J.R. 8733/625
5. EXISTING USE = RESIDENTIAL
6. PROPOSED USE = 2 STORY OFFICE BUILDING

PLAN TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION FOR OFFICES AND SPECIAL HEARING FOR ACCESS ZONE THROUGH RESIDENTIAL LAND
5153 BALTIMORE NATIONAL PIKE
S.E. CORNER-BALTIMORE NAT. PIKE & CHARING CROSS ROAD
1st ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30'
SEPT. 11, 1979

HUDKINS ASSOCIATES, INC.
101 SHELL BUILDING
200 E. JOPPA RD.
TOWSON, MD. 21204

PETITIONER'S EXHIBIT 1

REV. 10-18-79 - ADDED BARRIER CLOSURE

6027

Pursuant to the advertisement, posting of property, and public hearing on the Petition, a motion was made and was granted that this Petition be withdrawn.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of June, 1980, that the herein Petition for Special Hearing to approve "an access drive for a proposed office building at 5153 Baltimore National Pike through a (D.R.5.5) residential zone" be and the same is hereby DISMISSED with prejudice.

Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE June 24, 1980
BY Neil P. Fancyck
ASSISTANT ZONING ASSISTANT

Pursuant to the advertisement, posting of property and public hearing on the above Petition and it appearing that by reason of_____

_____

_____

_____

_____

_____

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____day of_____, 19 __, that the herein Petition for the aforementioned Special Hearing be and the same is hereby DENIED.

_____
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, as Contract Purchasers, indicating their desire to use the subject property for their business office only, the presumption of correctness of the D.R.16 zoning, and the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, the special exception for offices should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of June, 1980, that the herein Petition for Special Exception for offices, in accordance with the site plan prepared by Malcolm E. Hudkins, revised April 9, 1980, and marked Petitioners' Exhibit 2, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. No other office or office space shall be leased, rented, or donated to any other business than that business of the owner of the property.
2. The office use shall be limited to the improvements presently existing; the exterior of which shall be compatible with the residential character of the neighborhood.
3. Baltimore National Pike (U.S. Route 40) shall be the only access to or from the subject property.
4. Approval of the aforesaid site plan 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

ORDER RECEIVED FOR FILING
DATE June 24, 1980
BY Neil P. Fancyck
ASSISTANT ZONING ASSISTANT

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

December 3, 1979

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

Re: Item #74 (1979-1980)
Property Owner: Jose G. & Margaret M. Valderas
S/ES Balto. Natioral Pike & Charing Cross Rd.
Existing Zoning: DR 16 and DR 5.5
Proposed Zoning: Special Exception for offices (IDCA 79-45X) and Special Hearing to allow an access drive for a proposed office building through a DR 5.5 zone.
Acres: 1.813 District: 1st

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 79-45X.

Highways:

Baltimore National Pike (U.S. 40) 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.

Old Frederick Road and Charing Cross Road are existing public roads. Old Frederick Road is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way at this location with a standard type cul-de-sac roadway termination west of Charing Cross Road.

Charing Cross Road is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including a fillet area for sight distance at the National Pike intersection and any necessary revertible easements for slopes, will be required in connection with any grading or building permit application.

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

Storm Drains:

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

Item #74 (1979-1980)
Property Owner: Jose G. & Margaret M. Valderas
Page 2
December 3, 1979

Storm Drains: (Cont'd)

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

Water and Sanitary Sewer:

There are 6 and 16-inch public water mains in Charing Cross Road and Baltimore National Pike, respectively.

There is 8-inch public sanitary sewerage in Charing Cross Road. It is anticipated that no sanitary sewer connection allocations will be available for projects within the Gwynns Falls drainage basin until the improvements at the Patapsco Waste Water Treatment Plant are completed, which is expected to be in June 1981. However, the sewer corrections are considered "constructively available".

Very truly yours,

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

END:EAM:FWR:ss

cc: J. Trenner, J. Somers, J. Wimbley

G-NW Key Sheet
3 SW 19 Pos. Sheet
SW 1 E Topo
95 Tax Map

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

JOHN D. SEYFFERT
DIRECTOR

January 24, 1980

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 #74, Zoning Advisory Committee Meeting, October 9, 1979, are as follows:

Property Owner: Jose G. and Maragret M. Valderas
Location: SE/S Baltimore National Pike & Charing Cross Road
Existing Zoning: D.R.16 and D.R.5.5
Proposed Zoning: Special Exception for offices (IDCA 79-45-X) and Special Hearing to allow an access drive for a proposed office building through a D.R.5.5. zone.
Acres: 1.813
District: 1st

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

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

November 23, 1979

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

Item No. 74 - ZAC - October 9, 1979
Property Owner: Jose G. & Margaret M. Valderas
Location: SE/S Balto. National Pike & Charing Cross Rd.
Existing Zoning: D.R. 16 & D.R. 5.5
Proposed Zoning: Special Exception for offices (IDCA 79-45-X) and Special Hearing to allow an access drive for a proposed office building through a D. R. 5.5 zone.

Acres: 1.813
District: 1st

Dear Mr. Hammond:

The requested special exception for offices is not expected to be a major traffic generator.

Sincerely yours,

Michael S. Flanigan
Engineer Associate II

MSF/cmw

Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary

M. S. Caltrider
Administrator

October 17, 1979

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Oct. 9, 1979
ITEM: 74.
Property Owner: Jose G. & Margaret Valderas
Location: SE/S Baltimore National Pike (Route 40) & Charing Cross Rd.
Existing Zoning: D.R. 16 & D.R. 5.5
Proposed Zoning: Special Exception for offices (IDCA 79-45-X) and Special Hearing to allow an access drive for a proposed office building through a D.R. 5.5 zone.
Acres: 1.813
District: 1st

Dear Mr. Hammond:

The plan indicates that the existing drive from Baltimore National Pike is to be abandoned. The plan must be revised to indicate a permanent durable barrier at the highway.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CL:JEM:vrd

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

November 29, 1979

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

Dear Mr. Hammond:

Comments on Item #74, Zoning Advisory Committee Meeting of October 9, 1979, are as follows:

Property Owner: Jose G. & Margaret M. Valderas
Location: SE/S Balto. National Pike & Charing Cross Rd.
Existing Zoning: D.R. 16 & D.R. 5.5
Proposed Zoning: Special Exception for offices (IDCA 79-45-X) and Special Hearing to allow an access drive for a proposed office building through a D.R. 5.5 zone.
Acres: 1.813
District: 1st

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

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/JRP/fth

baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

October 24, 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 Jose G. & Margaret M. Valderas

Location: SE/S Balto. National Pike & Charing Cross Rd.

Item No. 74 Zoning Agenda: Meeting of 10/9/79

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 Capt Joseph Kelly 10-24-79 Noted and Approved: George M Wegandt
Planning Group — Fire Prevention Bureau
Special Inspection Division

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. ROTHFERT
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 # 74 Zoning Advisory Committee Meeting, October 9, 1979 are as follows:

Property Owner: Jose G. & Margaret M. Valderas
Location: S/E/S Baltimore National Pike & Charing Cross Road
Existing Zoning: D.R. 16 & D.R. 5.5
Proposed Zoning: Special Exception for offices (IDCA 79-45-X) and Special Hearing to allow an access drive for a proposed office building through a D.R. 5.5 zone.
Acres: 1.813
District: 1st

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

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. Comment: Structure shall be made to conform to Handicapped Code, plan does not indicate access to structure.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 11, 1979 and October 16, 1979

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

Z.A.C. Meeting of: October 9, 1979

RE: Item No: 66, 73, 74, 75, 76, 77, 78
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH H. McGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTSARIS
THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER B. HAYDEN
ALVIN LORECK
MRS. MILTON N. SMITH, JR.
RICHARD W. TRACEY, D.V.M.
ROBERT Y. DUBEL, SUPERINTENDENT

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3350

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 5, 1980

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

RE: Petitions for Special Exception and Special Hearing
SE/S of Baltimore National Pike and Charing Cross Road - 1st Election District
Jose G. Valderas, et ux - Petitioners
NO. 80-151-XSPH (Item No. 74)

Dear Mr. Mudd:

According to my notes, the above-referenced hearing was continued on February 12, 1980 for purposes of ascertaining the feasibility and possibility of closing the Charing Cross Road entrance for access from Route 40. It was my understanding that you would advise me as to when this information had been ascertained so that a continued hearing date could be established. In this regard, I have been advised by Mr. Nicholas B. Commodari of this office that a new site plan has been submitted and reviewed.

Therefore, I would appreciate if you would advise me if Wednesday, June 11th, at 10:00 a.m., would be a suitable time for the continuation of this case, assuming that the Protestants have reviewed the new site plan and are available on this date.

Kindly advise me as soon as is possible so that I may arrange to conclude the hearing on that date.

Very truly yours,
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

cc: Jesse Spector, Esquire
612 Court Square Building
Lexington and Calvert Streets
Baltimore, Maryland 21202

Thomas G. Gray, Esquire
600 Charing Cross Road
Baltimore, Maryland 21229

Harry C. Knipp, M.D.
Department of Diagnostic Radiology
University of Maryland Hospital
22 South Greene Street
Baltimore, Maryland 21201

June 24, 1980

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

RE: Petitions for Special Exception and Special Hearing
SE/S of Baltimore National Pike and Charing Cross Road - 1st Election District
Jose G. Valderas, et ux - Petitioners
NO. 80-151-XSPH (Item No. 74)

Dear Mr. Mudd:

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

Very truly yours,
/S/
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: Mr. Scott Miller
Caton Realty Company
9339 Baltimore National Pike
Ellicott City, Maryland 21043

Jesse Spector, Esquire
612 Court Square Building
Lexington and Calvert Streets
Baltimore, Maryland 21202

Thomas G. Gray, Esquire
600 Charing Cross Road
Baltimore, Maryland 21229

Harry C. Knipp, M.D.
Department of Diagnostic Radiology
University of Maryland Hospital
22 South Greene Street
Baltimore, Maryland 21201

Mr. George H. Knipp
5230 Old Frederick Road
Baltimore, Maryland 21229

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

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

vs.

Defendant

CERTIFICATE OF PUBLICATION OF

Office of
COLUMBIA
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

January 24, 1980

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Special Exception and Special Hearing 1st District

was inserted in the following:

☑ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for one (1) successive weeks before the 24 day of January 1980, that is to say, the same was inserted in the issues of
January 24, 1980

COLUMBIA PUBLISHING CORP.
By Jane Neville

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3350

WILLIAM E. HAMMOND
ZONING COMMISSIONER

February 6, 1980

Mr. Dennis Pryor
Mr. James Thacker
1934 Lansdowne Road
Baltimore, Maryland 21227

RE: Petition for Special Exception and Special Hearing - SE/S Balto. Nat'l Pike and Charing Cross Road
Case No. 80-151-XSPH

Dear Sir:

This is to advise you that $55.18 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

Mr. & Mrs. Jose G. Valderas
5776 Westview Mall
Baltimore, Maryland 21228

NOTICE OF HEARING

RE: Petition for Special Exception and Special Hearing - SE/S Balto. Nat'l Pike & Charing Cross Road - Case No. 80-151-XSPH

TIME: 11:00 A.M.

DATE: Tuesday, February 12, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY

cc: Mr. Dennis Pryor
Mr. James Thacker
1934 Lansdowne Road
Baltimore, Maryland 21227

Eudkins Associates, Inc.
200 E. Joppa Road
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond, Zoning Commissioner

Date: January 22, 1980

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

SUBJECT: Petition No. 80-151-XSPH Item 74

Petition for Special Exception for offices and Special Hearing for an access drive
Southeast side of Baltimore National Pike and Charing Cross Road
Petitioner - Jose G. Valderas, et ux

1st District

HEARING: Tuesday, February 12, 1980 (11:00 A.M.)

Office use would be appropriate here. If granted, it is requested that the order be conditioned to the existing building, that the exterior of the building retain its residential character, and that a detailed landscaping plan, approved by the Division of Current Planning and Development, be required.

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:acb

1

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: October 25, 1979

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

PROJECT NAME:	Valderas Property	PIP PLAN	X
PROJECT NUMBER:	PIP 79-45X	PRELIMINARY PLAN	
LOCATION:	Baltimore National Pike at City Line	TENTATIVE PLAN	
DISTRICT:	1C1	DEVELOPMENT PLAN	
		FINAL PLAT	

This application for special exception (No. 79-45X) was received by the Developers Design Approval Section on October 19, 1979, and we comment as follows:

General: Urban Area

This property is the subject of Zoning Item #74 (1979-1980).

Water: (Western Third Zone of Water Service)

There are 6-inch and 16-inch public water mains in Charing Cross Road and Baltimore National Pike, respectively. There are no problems with water service reported in the area. This property is within the Urban-Rural Demarcation Line and in an area designed "Existing Service" on Baltimore County Water Plan W-22B, as amended. As the requested change in use will not adversely affect the system, this project is recommended for approval.

Sanitary Sewer: (Maidens Choice Interceptor - Gwynns Falls Interceptor - Back River Waste Water Treatment Plant)

There is 8-inch public sanitary sewerage in Charing Cross Road. No dry weather flow problems are reported in the area. This property is within the Urban-Rural Demarcation Line and in an area designated "Existing Service" on Baltimore County Sewerage Plan S-22B, as amended. The requested change in use will not adversely affect the system.

It is anticipated that no sanitary sewer connections will be available for projects within the Gwynns Falls drainage basin until the improvements at the Patapsco Waste Water Treatment Plant are completed, which is expected to be in June 1981.

However, since the sewer corrections are considered "constructively available" according to Bill 58-79, Sec. 1 (e) (1) a 2, this project may be approved for sewers.

PIP 79-45X
Valderas Property
Page 2
October 25, 1979

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

There are known flooding problems downstream. As the Petitioner indicates a proposed increase of onsite impervious area of less than 11,000 square feet, no appreciable increase of 100-year design storm runoff is anticipated; this project is recommended for approval. Estimated 100-year design storm runoff increase of 0.65 cfs.

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

END:EAM:FWR:ss

DEPARTMENT OF TRAFFIC ENGINEERING

PIP NO. 79-45X

LOCATION: BALTIMORE NATIONAL PIKE

PIP Analysis

1) Nearest Arterial Intersection BALTIMORE NAT'L PIKE & JOHNNYCAKE RD

a) a) Level of Service

C 3/1/78

2) Trip Generation from Site 4400 FT² X 12 TRIP/DAY / 1000 FT² = 53 TRIPS/DAY

a) Proposed Level of Service

C

3) Proposed Roads Improvements Programmed for Construction Within Next Two Years.

RECEIVED
OCT 24 1979
OFFICE OF PLANNING & ZONING

RECOMMENDATION:

Approval: C. R. Walk

Denial:

Remarks:

80-349
80-151-XSPH

DRS. VALDERAS AND GIANGRANDI, P.A.
THE WESTVIEW MALL
5776-5778 BALTIMORE NATIONAL PIKE
BALTIMORE, MARYLAND 21228
747-4244

January 31, 1980

Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

Attn: William E. Hammond
Zoning Commissioner

Dear Mr. Hammond:

In regard to the petition for special exception and special hearing for SE/S Balto. Nat'l. Pike and Charing Cross Road, Case No. 80-151-XSPH, this property was sold in October of 1977 and I was not the one who applied for the special hearing and zoning.

Sincerely,

Jose' G. Valderas

JGV
Enc.

FEB 4 '80 AM
ZONING DEPARTMENT

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

January 29, 1980

Mr. & Mrs. Jose G. Valderas
5776 Westview Mall
Baltimore, Maryland 21228

RE: Petition for Special Exception and Special Hearing - SE/S Balto. Nat'l Pike and Charing Cross Road
Case No. 80-151-XSPH

Dear Sir:

This is to advise you that $55.18 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond, Zoning Commissioner

Date: January 22, 1980

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

SUBJECT: Petition No. 80-151-XSPH Item 74

Petition for Special Exception for offices and Special Hearing for an access drive
Southeast side of Baltimore National Pike and Charing Cross Road
Petitioner - Jose G. Valderas, et ux

1st District

HEARING: Tuesday, February 12, 1980 (11:00 A.M.)

Office use would be appropriate here. If granted, it is requested that the order be conditioned to the existing building, that the exterior of the building retain its residential character, and that a detailed landscaping plan, approved by the Division of Current Planning and Development, be required.

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:acb

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-9060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 828-9060

BEL AIR OFFICE
L. GERALD WOLFF
Landscape Architect
PHONE 838-0889

August 8, 1979

ZONING DESCRIPTION - FOR SPECIAL EXCEPTION & SPECIAL HEARING:

Beginning for the same at the intersection formed by the east side of Charing Cross Road with the south side of Baltimore National Pike thence binding on the said south side of Baltimore National Pike two courses and distances viz: (1) North 75 degrees 22 minutes 50 seconds East 48.33 (2) North 87 degrees 42 minutes 50 seconds East 282.08 feet thence South 02 degrees 11 minutes 10 seconds East 294.14 feet (3) South 86 degrees 23 minutes 19 seconds West 199.83 feet to the said east side of Charing Cross Road thence binding thereon North 26 degrees 22 minutes 54 seconds West 315.37 feet to the place of beginning.

Containing 1.813 Acres of land more or less.

STATE OF MARYLAND
MALCOLM E. HUDKINS
No. 5095
PROFESSIONAL LAND SURVEYOR

Malcolm E. Hudkins
Registered Surveyor #5095

SPECIAL HEARING
The area for the Special Hearing includes all that portion of the above described property currently zoned D.R. 5.5.

SPECIAL EXCEPTION
The area for the Special Exception includes all that portion of the above described property zoned D.R. 16.

PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING

1st District

ZONING: Petition for Special Exception for offices and Special Hearing for an access drive

LOCATION: Southeast side of Baltimore National Pike and Charing Cross Road

DATE & TIME: Tuesday, February 12, 1980 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for offices in a D.R. 16 Zone and 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 an access drive for a proposed office building at 5153 Baltimore National Pike through a(D.R. 5.5) residential zone

All that parcel of land in the First District of Baltimore County

Being the property of Jose G. Valderas, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, February 12, 1980 at 11:00 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

80-406 XSPH

JOSE G. VALDERAS, et ux

George H. Knipp
5230 Old-Frederick Rd.
Balto., Md. 21229
2/11/80

William E. Hammond
Zoning Commissioner
111 west Chesapeake Ave.
Towson, Md. 21204

Dear Commissioner Hammond,

As a resident of the Westgate Community in the 5200 block of Old-Frederick Road, I would like to register my strong disapproval of the proposed zoning changes for the property on the southeast corner of Baltimore National Pike and Charing Cross Road, (RE: Case #80-151 XSPH). It is not only my feeling, but one shared by several of my neighbors, that the commercial development of this property will literally destroy the residential character of this community, as have many other business establishments.

It is not my wish to detail what harm this proposed zoning change and related business could do to our neighborhood. I just want it known that I don't want to see further alterations to this property.

Thank You,
George H. Knipp

FEB 12 '80 AM

80-407 XSPH

UNIVERSITY OF MARYLAND HOSPITAL
DEPARTMENT OF DIAGNOSTIC RADIOLOGY
JOSEPH E. WHITLEY, M. D.
Chairperson

5234 Old Frederick Road
Baltimore, Maryland 21229
February 8, 1980

William E. Hammond
Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Commissioner Hammond:

As a home owner in the 5200 block of Old Frederick Road, I would like to protest the zoning changes proposed for the property on the southeast corner of Baltimore National Pike and Charing Cross Road, (RE: Case #80-151 XSPH), and register my strong disapproval of its commercial development. I will not be able to attend the hearing February 12, 1980, and would like to make the following comments regarding the alteration of this residential property as well as the construction of an access drive to enter Charing Cross Road.

First, I have strong reservations regarding the construction of an access route to Charing Cross Road. As this presently is a one way street, southbound, any exiting traffic would be forced to traverse this narrow throughfare disturbing the tranquility of a residential area, increasing traffic congestion throughout the remainder of the adjacent neighborhood with vehicles returning to the Old Frederick Road/Baltimore National Pike corridor, and most importantly, creating a potential safety hazard at the site of a children's park to be constructed at the nearby intersection of Charing Cross and Cromarty Roads. Furthermore, traffic leaving Baltimore National Pike to enter Charing Cross Road and this driveway will further load the already dangerous Old Frederick/Charing Cross/Baltimore National Pike intersection, a problem spot which along with the increasing high speed traffic on the narrow 5200 block of Old Frederick Road has been of great concern to my neighbors and myself. If this property must be used commercially, why couldn't access be from Baltimore National Pike? Was the choice of Charing Cross Road made because of the cost of required improvements to the Route 40 frontage if access was directed there?

Secondly, in regard to the commercial use of this property I feel a number of points should be raised. Is further commercial development of this area necessary and desirable when the "track record" of many commercial ventures in the immediate vacinity has proven poor? Currently, the Charing Cross Shopping Center is half vacant, Korvettes Department Store has gone out of business and is vacant, the nearby Frederick Villa Professional Center is not at full occupancy and has had frequent turnovers in many of its offices and numerous service stations close by have proven unprofitable. Can this area support yet another establishment?

22 SOUTH GREENE STREET/BALTIMORE, MARYLAND 21201

Further, is the commercial development of this residential property in the best interest of community stability? Much of the nearby housing has the potential for rapid turnover and the inherent instability this brings to an area. Should we foster this degeneration by the alteration of an established residence or worse by the construction of additional nonresidential structures and access drives? One need live next to such commercial property as the Korvette shopping center only a short while to realize the related noise, litter, vandalism and neglect which results. Secondarily, these problems have led to a growing rodent population requiring Health Department intervention. Is this what is best for a presently unscarred section of the neighborhood? Is it fair to the taxpayers who own and live in the established and well kept homes adjacent to this property to alter its long standing residential character and allow the construction of unsightly nonresidential structures and access drives not to mention the attendant traffic and the undesirable side effects which invariably follow? For many neighborhood residents, their homes represent major life time investments which in this day of sky rocketing housing prices and interest rates are not easily altered. Is it right to reward their investment in residential property which may alter the character and stability of the neighborhood and thus reduce the pleasure of home ownership and quite possibly erode the future value of what is for most people their largest financial investment?

In summary, it is my strong concern that the commercial development of the property in question will not only lead to excessive traffic congestion in our community and more importantly to potential safety hazards in multiple locations but may eventually result in the erosion of neighborhood stability for the various reasons I have outlined above. I therefore oppose both of the zoning proposals under consideration. In the unhappy event that commercial use of this property is permitted, it is my hope that it be limited to private professional use such as has been done in the houses on the opposite of Baltimore National Pike and that any alteration of the residential appearance of the property be strictly forbidden. In this event, if a further access route is proven necessary, it should be limited to the Route 40 West frontage of this property. Thank you very much for your consideration in this matter.

Very truly yours,
Harry C. Knipp, M.D.

HCK:cjg

FEB 12 '80 AM

JOSE G. VALDERAS, et ux

90-301 XSPH

JESSE SPECTOR
ATTORNEY AT LAW
612 COURT SQUARE BUILDING
LEXINGTON & CALVERT STREETS
BALTIMORE, MARYLAND 21202

AREA CODE 301 — TELEPHONE 752-4610

April 3, 1980

Mr. William E. Hammond
Zoning Commissioner of Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception and Special Hearing - SE/S Baltimore National Pike and Charing Cross Road
Case No. 80-151-XSPH

Dear Mr. Hammond:

After receiving a copy of the letter dated March 24, 1980 from Attorney John E. Mudd addressed to your office, indicating that the plan would be revised, so that the access to Charing Cross Road would be eliminated, and that the access to the property would be limited to the Baltimore National Pike, I informed the representatives of the Westgate Community Association of this revised plan.

As indicated to you at the hearing on February 12, 1980, the Westgate Community Association will have no further objection, so long as the ingress and egress is limited to the Baltimore National Pike. I presume that you will now take further action in this matter as you may deem appropriate, and that I will be advised of your decision.

If you require anything additional, please let me know. Thanking you for your cooperation, I remain

Very truly yours,
Jesse Spector
Jesse Spector

JS:prs

CC: Mrs. Ann Minton
Chairman, Zoning Committee
Westgate Community Association
616 Aldershot Road
Baltimore, Maryland 21229

APR 4 '80 AM

JOSE G. VALDERAS, et ux
80-151-XSPH

90-771

NC: please advise when plans are made to see corrections made to site plan so we may be satisfied. DPH 4/3/80

Thomas G. Gray
ATTORNEY AT LAW
THREE EAST LEXINGTON STREET
BALTIMORE, MARYLAND 21202
600 CHARING CROSS ROAD
BALTIMORE, MARYLAND 21229

OFFICE PHONE MULBERRY 5-2657
RESIDENCE PHONE RIDGEWAY 7-8756

April 1, 1980

William E. Hammond,
Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception and Special Hearing - SE/S Balto, Nat'l
Case No: 80-151-XSPH

Dear Mr. Hammond:

Reference is made to the hearing conducted by you on February 12, 1980, relative to the above-entitled matter.

I received a copy of the letter dated March 24, 1980, addressed to you by John E. Mudd, Attorney for the Petitioner.

Pursuant thereto I discussed the revised plan with the owners of adjoining properties on Charing Cross Road whom I represented at said hearing.

You are advised that they have no objections so long as the access is limited to the Baltimore National Pike.

Very truly yours,
Thomas G. Gray
Thomas G. Gray - Attorney

CC TO John E. Mudd, Esquire
Jesse Spector, Esquire

APR 3 '80 AM

JOSE G. VALDERAS, et ux

80-151 XSPH

90-407

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-9060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE 828-9060

BEL AIR OFFICE
L. GERALD WOLFF
Landscape Architect
PHONE 838-0888

July 24, 1980

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

Dear Sir:

Due to the fact that a cursory site inspection did not reveal the extensive clearing of magnificent trees, we wish to amend the approved site plan placing the parking outside the clearing area therefore preserving the trees.

We would appreciate your prompt attention to this dilemma for the betterment of the entire job.

Very truly yours,
Malcolm E. Hudkins
Malcolm E. Hudkins

MEH:maw

JUL 24 '80 AM

90-406 XSPH

5234 Old Frederick Road
Baltimore, Maryland 21229
June 14, 1980

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

RE: No. 80-151-XSPH

Dear Commissioner Hammond,

In regard to the property located on the southeast corner of Baltimore National Pike and Charing Cross Road, I have been informed by our community association that the present structure on that property will not be removed nor will its exterior be significantly altered should it be used commercially. Further, I have been assured that no access road to Charing Cross Road will be constructed and that all access will be from Baltimore National Pike. If this is indeed the case, I have no further objection to the commercial use of the property provided that the grounds be properly maintained so as not to detract from the appearance of the surrounding residential area.

Very truly yours,
Harry C. Knipp, M.D.

JUN 16 '80 AM

CC-151-XSPH

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st Date of Posting JAN. 25-1980

Posted for: PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING

Petitioner: JOSE G. VALDERAS, ET UX

Location of property: SE/S BALTO NAT'L PIKE AND CHARING CROSS ROAD

Location of Signs: SE/S Balto. Nat'l Pike & Charing Cross Rd.

Remarks:

Posted by Thomas P. Poland (Signature) Date of return: FEB. 1, 1980

2-SIGNS

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: MBL

Revised Plans:
Change in outline or description ___Yes ___No

Previous case: ____

Map # ____

PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING—1st DISTRICT

ZONING: Petition for Special Exception for offices and Special Hearing for an access drive
LOCATION: Southeast side of Baltimore National Pike and Charing Cross Road
DATE & TIME: Tuesday, February 12, 1980 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for offices in a D.R. 16 Zone and 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 an access drive for a proposed office building at 5153 Baltimore National Pike through a (D.R. 5.5) residential zone.

All that parcel of land in the First District of Baltimore County

Beginning for the same at the intersection formed by the east side of Charing Cross Road with the south side of Baltimore National Pike thence binding on the said south side of Baltimore National Pike two courses and distances via: (1) North 75 degrees 22 minutes 50 seconds East 15.53 (2) North 87 degrees 42 minutes 50 seconds East 202.06 feet thence South 62 degrees 11 minutes 10 seconds East 294.14 feet (3) South 86 degrees 23 minut s 19 seconds West 199.93 feet to the said east side of Charing Cross Road thence binding thereon North 36 degrees 32 minutes 54 seconds West 315.97 feet to the place of beginning.

Containing 1.813 Acres of land more or less.

Being the property of Jose G. Valderas et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, February 12, 1980 at 11:00 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

Jan. 24.

DUPLICATE

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 21, 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., ~~once in each of one time~~ successive weeks before the 12th day of February, 1980, the first publication appearing on the 21th day of January 1980.

THE JEFFERSONIAN,
S. Frank Strickland
Manager.

Cost of Advertisement, $ 74.50

COLUMBIA Publishing Corp.

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

To: Balto. Co. Zoning Office
Courts Bldg.
Towson, Md. 21204
Attn: S.A. Jones

Date: 1-24-80

Invoice no.: 01017
Please return copy with your remittance

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

ISSUE DATES	DESCRIPTION-SIZE	DEBIT	CREDIT	BALANCE
1-24-80	LEGAL NOTICE LO 7960 CATONSVILLE TIMES	20.90		

PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING
ZONING: Petition for Special Exception for an access drive
LOCATION: Southeast side of Baltimore National Pike and Charing Cross Road
DATE & TIME: Tuesday, February 12, 1980 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for offices in a D.R. 16 Zone and 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 an access drive for a proposed office building at 5153 Baltimore National Pike through a (D.R. 5.5) residential zone.

All that parcel of land in the First District of Baltimore County

Beginning for the same at the intersection formed by the east side of Charing Cross Road with the south side of Baltimore National Pike thence binding on the said south side of Baltimore National Pike two courses and distances via: (1) North 75 degrees 22 minutes 50 seconds East 15.53 (2) North 87 degrees 42 minutes 50 seconds East 202.06 feet thence South 62 degrees 11 minutes 10 seconds East 294.14 feet (3) South 86 degrees 23 minut s 19 seconds West 199.93 feet to the said east side of Charing Cross Road thence binding thereon North 36 degrees 32 minutes 54 seconds West 315.97 feet to the place of beginning.

Containing 1.813 Acres of land more or less.

Being the property of Jose G. Valderas et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, February 12, 1980 at 11:00 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

Jan. 24.

10

20% DISCOUNT ON ALL PREPAID DISPLAY ADVERTISING

THANK YOU

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 26 day of [illegible], 19 .*

Filing Fee $ 50 Received: ___ Check ___ Cash ___ Other

#74

William E. Hammond, Zoning Commissioner

Petitioner Valderas Submitted by M. Hudkins

Petitioner's Attorney ____ Reviewed by MBL

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

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

No. 85580

DATE January 10, 1980 ACCOUNT 01-662

AMOUNT $50.00

RECEIVED FROM: Hudkins Associates, Inc.

FOR: Filing Fee for Case No. 80-151-XSPH

B 03 0220 11 50.00PA

VALIDATION OR SIGNATURE OF CASHIER

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

No. 85625

DATE February 12, 1980 ACCOUNT 01-662

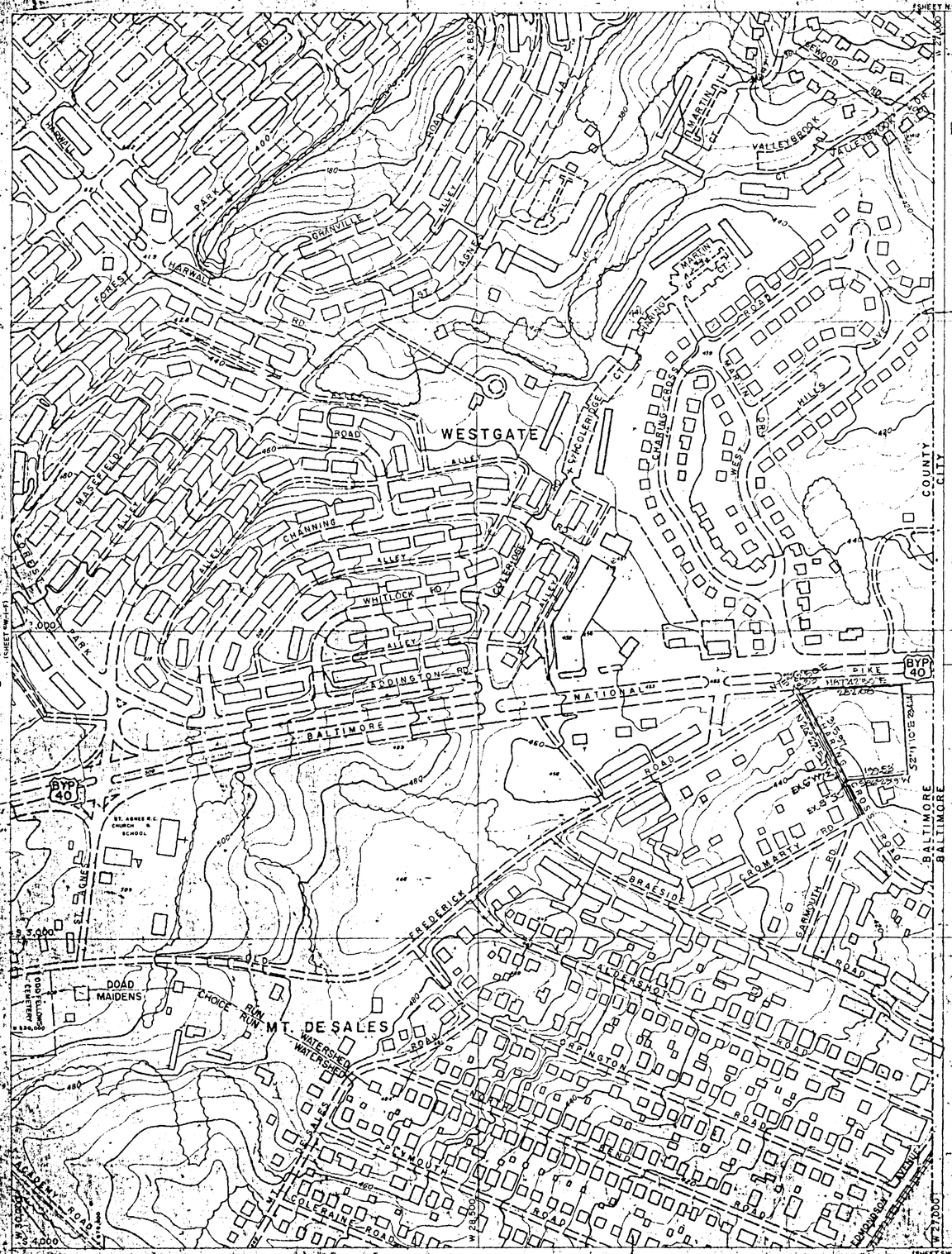
AMOUNT $55.18

RECEIVED FROM: Medical Management Sciences

FOR: Advertising and Posting for Case No. 80-151-XSPH

B 047[illegible] 12 55.18PA

VALIDATION OR SIGNATURE OF CASHIER



L-SE K-SW
H-NE G-NW

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		
	BY	DATE
Topographic	MAPS INC.	4-11-70

SCALE 1" = 200

DATE OF PHOTOGRAPHY APRIL 1953

LOCATION CATONSVILLE

SHEET S.W. K-E

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