

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, BERTHA RUBENSTEIN 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 N.A. zone to an N.A. 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 and Office Buildings in a-D-R 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.

Contract purchaser Bertha Rubenstein, Legal Owner
Address 11 Slade Ave., Apt. 103A
Pikesville, Maryland 21208

Contract purchaser Bertha Rubenstein, Legal Owner
Address 11 Slade Avenue, Apt. 103A
Pikesville, Md. 21208

James D. Nolan
Nolan, Plumhoff & Williams, Petitioner's Attorney
Address 204 W. Pennsylvania Avenue
Towson, Md. 21204
823-7800

James D. Nolan
Nolan, Plumhoff & Williams, Petitioner's Attorney
Address 204 W. Pennsylvania Avenue
Towson, Md. 21204
823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of January, 1980, 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 28th day of February, 1980, at 11:30 o'clock P.M.

William E. Hammond
Zoning Commissioner of Baltimore County.

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, BERTHA RUBENSTEIN legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1402.2B (V.B. 2) to permit a front set back of 35.5' in lieu of the required 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
1. That the requested variance is sought in connection with a proposed house conversion to offices, and the existing house cannot be moved back without great expense and difficulty and disruption of the attractive residential appearance of the property.
2. That without the requested variance the Petitioner will sustain practical difficulty and unreasonable hardship.
3. That the requested variance is in harmony with the spirit and intent of the Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser Bertha Rubenstein, Legal Owner
Address 11 Slade Avenue, Apt. 103A
Pikesville, Md. 21208

Contract purchaser Bertha Rubenstein, Legal Owner
Address 11 Slade Avenue, Apt. 103A
Pikesville, Md. 21208

James D. Nolan
Nolan, Plumhoff & Williams, Petitioner's Attorney
Address 204 N. Pennsylvania Avenue
Towson, Maryland 21204
823-7800

James D. Nolan
Nolan, Plumhoff & Williams, Petitioner's Attorney
Address 204 N. Pennsylvania Avenue
Towson, Maryland 21204
823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of January, 1980, 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 28th day of February, 1980, at 11:30 o'clock P.M.

William E. Hammond
Zoning Commissioner of Baltimore County.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
SE/S of Slade Ave., 742.92'
SW of Reisterstown Rd., 3rd District : OF BALTIMORE COUNTY

BERTHA RUBENSTEIN, Petitioner : Case No. 80-168-XA

ORDER TO ENTER APPEARANCE

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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 21st day of February, 1980, a copy of the foregoing Order was mailed to James D. Nolan, Esquire, Nolan, Plumhoff & Williams, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.

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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item No. 111 - Rubenstein
Page Two
February 21, 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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf
Enclosures

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Maryland 21236

January 16, 1980

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

Re: Item #111 (1979-1980)
Property Owner: Bertha Rubenstein
S/ES Slade Ave. 742.92' S/W Reisterstown Rd.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices (IDCA 78-23X) and Variance to permit a front setback of 25.5' in lieu of the required 30'.
Acre: 0.53 District: 3rd
Note: Previously submitted as Item 211, 1977-1978

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:

The Comments which were supplied for this property for Project IDCA No. 78-23X, and in connection with the Zoning Advisory Committee review for Item 211 (1977-1978) remain valid and applicable and are referred to for your consideration.

The submitted plan does not indicate the proposed 40-foot closed section roadway and 60-foot right-of-way for Slade Avenue as stated in the prior comments.

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.

Very truly yours,

Ellsworth N. Dwyer, P.E.
ELLSWORTH N. DWYER, P.E.
Chief, Bureau of Engineering

END: EAM: FWR: ss

cc: J. Somers

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

Attachment

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 21, 1980

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

ofo
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

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 111
Petitioner - Bertha Rubenstein
Special Exception and Variance
Petition

Dear Mr. Nolan:

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.

Located on the south side of Slade Avenue, west of Reisterstown Road, in the 3rd Election District, the subject property is presently improved with an existing two-story frame dwelling. Surrounding properties to the east and west are similarly improved, while dwellings also exist to the north across Slade Avenue. These latter properties are proposed to be razed and improved with a large office building. That hearing will be held immediately following this hearing.

Because of your client's proposal to convert the existing structure to offices, this Special Exception is required, while the Variance is included in order to legalize the front setback of the existing building. Since revised plans were submitted that reflect the comments of the State Highway Administration, I scheduled this petition for a hearing date. However, the attached comments from the Office of Current Planning, concerning the proposed lighting on this property, should be addressed at the scheduled hearing, as well as your proposed parking area situated in the right-of-way of relocated Slade Avenue

ORDER RECEIVED FOR FILING

DATE April 14, 1980

ORDER RECEIVED FOR FILING

DATE April 1, 1980

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 an office building and offices should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 1st day of April, 1980, that the herein Petition for Special Exception for an office building and offices, in accordance with the site plan prepared by Evans, Hagan & Holdefer, Inc., revised February 25, 1980, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1. Exterior improvements to the existing structure shall maintain the current residential character of the building.
2. All outdoor lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity, in order to minimize illumination beyond the subject property.
3. Compliance with the comments submitted by the Maryland Department of Transportation, dated December 18, 1979.
4. Approval of a site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

Signature of Jan M. H. Jung, Deputy Zoning Commissioner of Baltimore County

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this... day of... 197... that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a... zone; and/or the Special Exception for... be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above 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, the Variance should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 1st day of April, 1980, that the herein Petition for Variance to permit a front yard setback of 15.5 feet in lieu of the required 30 feet should be and the same is GRANTED, from and after the date of this Order, subject to the terms, provisions, and conditions of the accompanying Special Exception Order.

Signature of Jan M. H. Jung, Deputy Zoning Commissioner of Baltimore County

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this... day of... 197... that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE April 1, 1980

ORDER RECEIVED FOR FILING DATE April 1, 1980

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Eric DiMenna Date: June 15, 1972
ATTN: Oliver L. Myers
FROM: Ellsworth R. Dwyer, P.E.

SUBJECT: Item #206 (1971-1972)
Property Owner: Robert M. Henderson, et al
C/S Slade Avenue, 3001 1/2 of Military Avenue
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for office use in D.R. 16 zone
District: 3rd
Acres: 0.53

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

Highways

Slade Avenue and the proposed Slade Avenue Relocation are State Highway Administration projects; therefore, all improvements, intersections and entrances on these roads will be subject to State Highway Administration requirements. However, the existing Slade Avenue is being considered for acceptance by Baltimore County for maintenance. Therefore, in anticipation of County maintenance, highway right-of-way widening and highway improvements will be required in connection with any grading or building permit application, to provide for a 60-foot closed-type roadway cross-section on a 60-foot right-of-way.

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

The plan must be revised to incorporate the proposed widening of the existing Slade Avenue.

Sediment Control

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

Storm Drains

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

Item #206 (1971-1972)
Property Owner: Robert M. Henderson, et al
Page 2
June 15, 1972

Storm Drains (Cont'd)

Slade Avenue and the proposed Slade Avenue Relocation are State Highway Administration projects. Therefore, drainage requirements as they affect these roads come under the jurisdiction of the State Highway Administration.

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 Sewers

Public water supply and sanitary sewerage are available and serving this property.

Signature of Ellsworth R. Dwyer, P.E., Chief, Bureau of Engineering

END: EAM: PWR: ss

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

cc: John J. Trenner
John A. Somers

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

JOHN D. SEYFFERT DIRECTOR

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 #111, Zoning Advisory Committee Meeting, December 11, 1979, are as follows:

Property Owner: Bertha Rubenstein
Location: SE/S Slade Avenue 742.92' SW Reisterstown Road
Existing Zoning: D.R.16
Proposed Zoning: Special Exception for offices (IDCA 78-23-X) and Variance to permit a front setback of 25.5' in lieu of the required 30'.
Acres: 0.53
District: 3rd
Note: Previously submitted as Item 211, 1977-78

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. Proposed lighting must be shown and so arranged as to reflect the light away from residential sites.

Very truly yours,

Signature of John L. Wimbley, Planner III, Project and Development Planning

Item #211 (1977-1978)
Property Owner: Maryland National Bank, et al
Page 2
May 22, 1978

Sediment Control

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

Storm Drains

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

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 Sewers

Public water supply and sanitary sewerage are serving the present dwelling.

This property is tributary to the Gwynns Falls Sanitary Sewer System, subject to State Health Department requirements.

Very truly yours,

Signature of Ellsworth R. Dwyer, P.E., Chief, Bureau of Engineering

END: EAM: PWR: ss

cc: R. Morton
J. Trenner

Attachment

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

Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

December 18, 1979

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, 12-11-79
ITEM: 111.
Property Owner: Bertha Rubenstein
Location: SE/S Slade Ave. (Route 890) 742.92'SW Reisterstown Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-23-X) and Variance to permit a front setback of 25.5' in lieu of the required 30'.
Acres: 0.53
District: 3rd
Note: Previously submitted as Item 211, 1977-78

Dear Mr. Hammond:

The frontage of the property must be improved with paving, curbing and sidewalk. The curb is to be 15' from the centerline of Slade Ave. One point of access would be sufficient to serve the proposed development. Considering the proposed connection to relocated Slade Avenue, access should be restricted to the west side of the property. The entrance must have a minimum width of 25' however a 30' width is strongly recommended.

With five parking spaces being required, we fail to see the need for providing twenty-seven spaces especially with many of these spaces being within the area needed for relocated Slade Avenue.

It is our understanding that the right of way requirement for relocated Slade Avenue may not be as extensive as indicated on the plat. By way of a copy of this letter, we are sending a copy of the plat to Mr. Robert Hampton of the Mass Transit Administration at 108 E. Redwood Street, Baltimore, Md. 21202, for his review. We suggest that the petition's engineer contact Mr. Hampton directly to determine the proposed right of way.

My telephone number is (301)383-4320

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

JUL 21 1980

December 18, 1979

Mr. W.E. Hammond (Cont.'d.)

The plat must be revised prior to a hearing date being assigned.

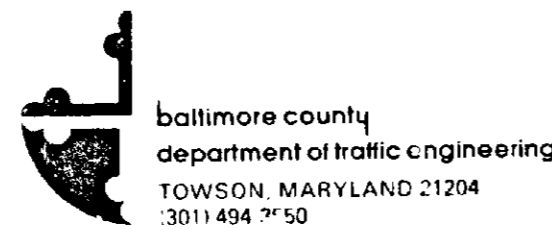
Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: *John E. Meyers*
John E. Meyers

CL:JEM:vrđ

cc: Mr. R. Hampton (w-plat)



STEPHEN E. COLLINS
DIRECTOR

February 12, 1980

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

Item No. 111 - ZAC - Meeting of December 11, 1979
Property Owner: Bertha Rubenstein
Location: SE/S Slade Ave. 742.92' SW Reisterstown Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-23-X) and variance to permit a front setback of 25.5' in lieu of the required 30'.

Acres: 0.53
District: 3rd
Note: Previously submitted as Item 211, 1977-78

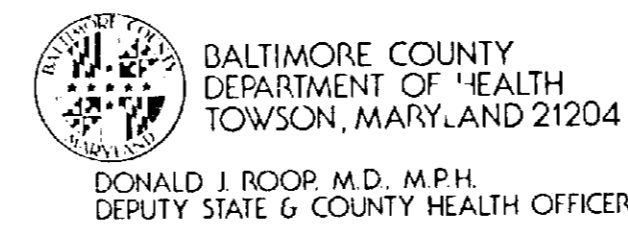
Dear Mr. Hammond:

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

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineering Associate II

MSF/mjm



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

January 23, 1980

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

Dear Mr. Hammond:

Comments on Item #111, Zoning Advisory Committee Meeting of December 11, 1979, are as follows:

Property Owner: Bertha Rubenstein
Location: SE/S Slade Ave. 742.92' SW Reisterstown Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-23-X) and Variance to permit a front setback of 25.5' in lieu of the required 30'.

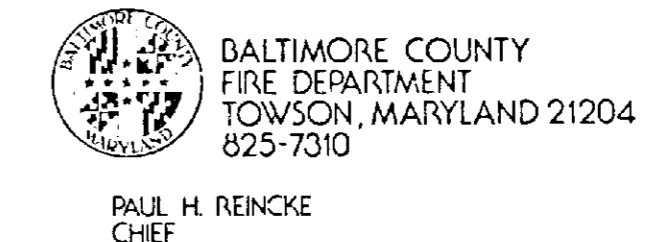
Acres: 0.53
District: 3rd
Note: Previously submitted as Item 211, 1977-78

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

Very truly yours,

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

LJF/rth



PAUL H. RENCKE
CHIEF

January 23, 1980

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Bertha Rubenstein

Location: SE/S Slade Avenue. 742.92' SW Reisterstown Road

Item No: 111 Zoning Agenda: Meeting of 12/11/80

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. Paul H. Rencke* Noted and Approved: *George M. Wagoner*
Planning Group Fire Prevention Bureau
Special Inspection Division

- 2 -

LAW OFFICES OF
NOLAN, PLUMHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

JAMES D. NOLAN
J. EARLE PLUMHOFF
NEWTON A. WILLIAMS
WILLIAM H. HESSIAN, III, Esq.
THOMAS J. RENNEE
HENRETH H. MASTERS
STEPHEN J. NOLAN
WILLIAM R. ENLECHART, JR.

AREA CODE 301
TELEPHONE
683 7800

February 27, 1980

Nicholas B. Commodari, Chairman
Zoning Plans Advisory Committee
County Office Building
Towson, Maryland 21204

Re: Submission of Further Revised Site Plan
for the Rubenstein Property, Case No.
80-168-XA, Item No. 1-11.

Dear Mr. Commodari:

As we have several times discussed, our client Mrs. Bertha Rubenstein wishes to maintain needed parking spaces on the rear portion of her property located at 125 Slade Avenue. She is well aware, from the Zoning Advisory Committee Comments, that there is a possibility that at some future time Relocated Slade Avenue/Milford Mill Road may cross the rear of her property and compel the removal of these spaces.

As the plans disclose, the required 5 spaces are easily accommodated within the area which is not affected by this planned new road, and thus both your office and Mr. Meyers' office are satisfied on this point.

Recently I attended a meeting of the Pikesville Community Growth Corporation, and I understand from my client that they have written a letter endorsing this special exception involving the conversion of the existing house. Furthermore, at the Pikesville Community Growth meeting concern was expressed for providing in excess of the legal number of required parking spaces on the site, and hence we are filing herewith 10 revised plats showing a total of 26 parking spaces on the property. At the request of your office and the State Highway Administration, we have eliminated the driveway on the east side of the property and one driveway 25 feet in width has been provided on the west side as directed.

We appreciate the support for this request from the Pikesville Community Growth Corporation, and these revised plats are being filed in an effort to comply with both the Zoning Advisory Committee Comments and the Community need for

Page two - Nicholas B. Commodari - February 27, 1980

adequate offstreet parking.

Finally, you will note that two sets of security spotlights are shown on the house and these will be directed away from adjoining properties in accordance with the note and Zoning Advisory Committee Comment from Mr. Wimbley in Current Planning.

Thanking you and your Staff for your attention to these revised plats, I am

Sincerely,

Newton A. Williams

NAW/hl
Enclosures
cc: Jack W. Hessian, III, Esq.
People's Counsel

Peter Max Zimmerman, Esq.
Deputy People's Counsel

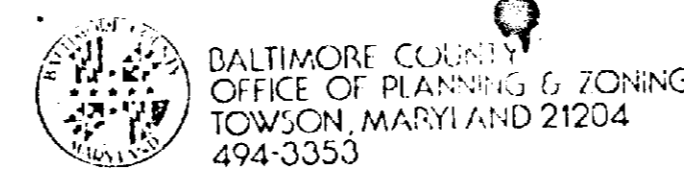
Mr. John E. Meyers
Bureau of Engineering Access Permits
Maryland Dept. of Transportation
State Highway Administration
P.O. Box 717, 300 W. Preston St.
Baltimore, Maryland 21203

Mr. Merrill Rief, Chairman
Zoning Committee
Pikesville Community Growth Corp.
1413 Reisterstown Road
Pikesville, Md. 21208

Mrs. Bertha Rubenstein
11 Slade Avenue, Apt. 103A
Pikesville, Md. 21208

L. Alan Evans
Evans, Hagan & Holdefer
8013 Belair Road
Baltimore, Md. 21236

Mr. Hugh E. Gelston



WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 1, 1980

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception
and Variance
SE/S of Slade Ave., 742.92' SW of
Reisterstown Road - 3rd Election District
Bertha Rubenstein - Petitioner
NO. 80-168-XA (Item No. 111)

Dear Mr. Nolan:

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

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

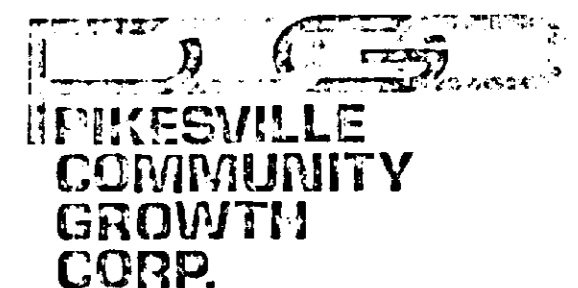
JMHJ/mc

Attachments

cc: Mr. Eugene N. Gogel
President
Pikesville Community Growth Corp.
1413 Reisterstown Road
Pikesville, Maryland 21208

Mr. Albert Lettre
206 Slade Avenue
Baltimore, Maryland 21208

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



February 14, 1980

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

Per Case No. IDCA 78-23-X
Bertha Rubenstein,
742.92' Slade Ave.

Dear Mr. Hammond,

The Pikesville Community Growth Corporation has reviewed and met with those representing the petition filed by Mrs. Bertha Rubenstein for a Special Exception for offices and Variance to permit a modified front setback of her property on Slade Avenue.

This proposed conversion is in conformance with the Pikesville Revitalization Growth Plan adopted by the Planning Board on May 17, 1979, which calls for new, expanded and even higher density office and residential development along existing and the proposed realigned Slade Avenue corridor west of Reisterstown Road.

The Pikesville Community Growth Corporation is in favor of this proposal and we hope you will rule in favor of the petitioner.

Sincerely,

Eugene N. Gogel
Eugene N. Gogel
President, PCCG

cc: James G. Hoswell
Mrs. Bertha Rubenstein

1413 Reisterstown Road • Pikesville, Maryland 21208 • (EO) 484-8210, 2397

JUL 21 1980

CITY OF BALTIMORE
WILLIAM DONALD SCHAEFER, Mayor



COMMISSION FOR HISTORICAL AND ARCHITECTURAL PRESERVATION
402 City Hall, Baltimore, Maryland 21202

August 6, 1974

Mrs. Bertha Rubenstein
123 Read Street
Baltimore, Maryland 21201

Dear Mrs. Rubenstein:

At their August 2, 1974, meeting the Commission reviewed the work done at 123 W. Read Street. They were most impressed with the work and wish to commend you on a job well done. Your house is certainly a fine addition to the Mt. Vernon District.

The Commission had only one suggestion to offer, and that was that you might look into the possibility of a tin cornice.

Once again we commend you on the excellent work that you have done on your house. If we can be of assistance to you in the future, do not hesitate to call.

Sincerely,

Deb Claiborne

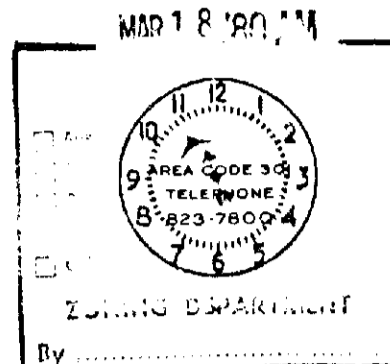
(Miss) Deborah Ann Claiborne
Executive Director

DAC/cst

cc: Mr. Joseph DiAngelo

70-677
file

LAW OFFICES OF
NOLAN, PLUMHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204



JAMES D. NOLAN
J. EARLE PLUMHOFF
NEWTON A. WILLIAMS
WILLIAM H. HESSON, JR.
THOMAS R. KENNER
KENNETH H. MASTERS
STEPHEN J. NOLAN
WILLIAM F. ENGLISH, JR.

March 17, 1980

The Hon. Jean M. H. Jung
Deputy Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Re: Rubenstein Special Exception for Offices
Case, 125 Slade Avenue. Further Information
Concerning Drainage Area. Case No. 80-168-XA.

Dear Commissioner Jung:

As we all will recall, at the hearing on February 28, 1980, concern was expressed by Mr. Albert Lettre, who resides on the north side of Slade Avenue a considerable distance to the west of this property at 125 Slade Avenue.

Mr. Maiste, our engineer, has prepared a plat exhibit showing the storm drainage and it would appear that only a very small portion of the paving, perhaps the first third of the driveway proposed to be relocated on the west side of the building and a portion of parking space number 1, drains northwesterly into Slade Avenue. As the enclosed copy of a portion of this exhibit shows, the great majority of the lot, from approximately the middle of the house to the rear, drains in a generally southeasterly or southerly direction toward the vacant land in the rear of this property.

Only a very small portion of the northeasterly corner drains into Slade Avenue and then drains eastward toward Reisterstown Road.

Thus, it would appear that only the shaded portion of the driveway and a part of parking space number 1 proposed to be paved and a small section of the sidewalk will contribute any drainage in the direction of Mr. Lettre's property, over 600 feet to the west, and Mr. Maiste is not even sure if this Slade Avenue eventually reaches the north side of Slade Avenue, 600 feet or more to the west.

Page two - Commissioner Jung

Trusting that this information will be helpful to you in this matter as well as reassuring to Mr. Lettre, I am

Respectfully,

Newton A. Williams

Newton A. Williams

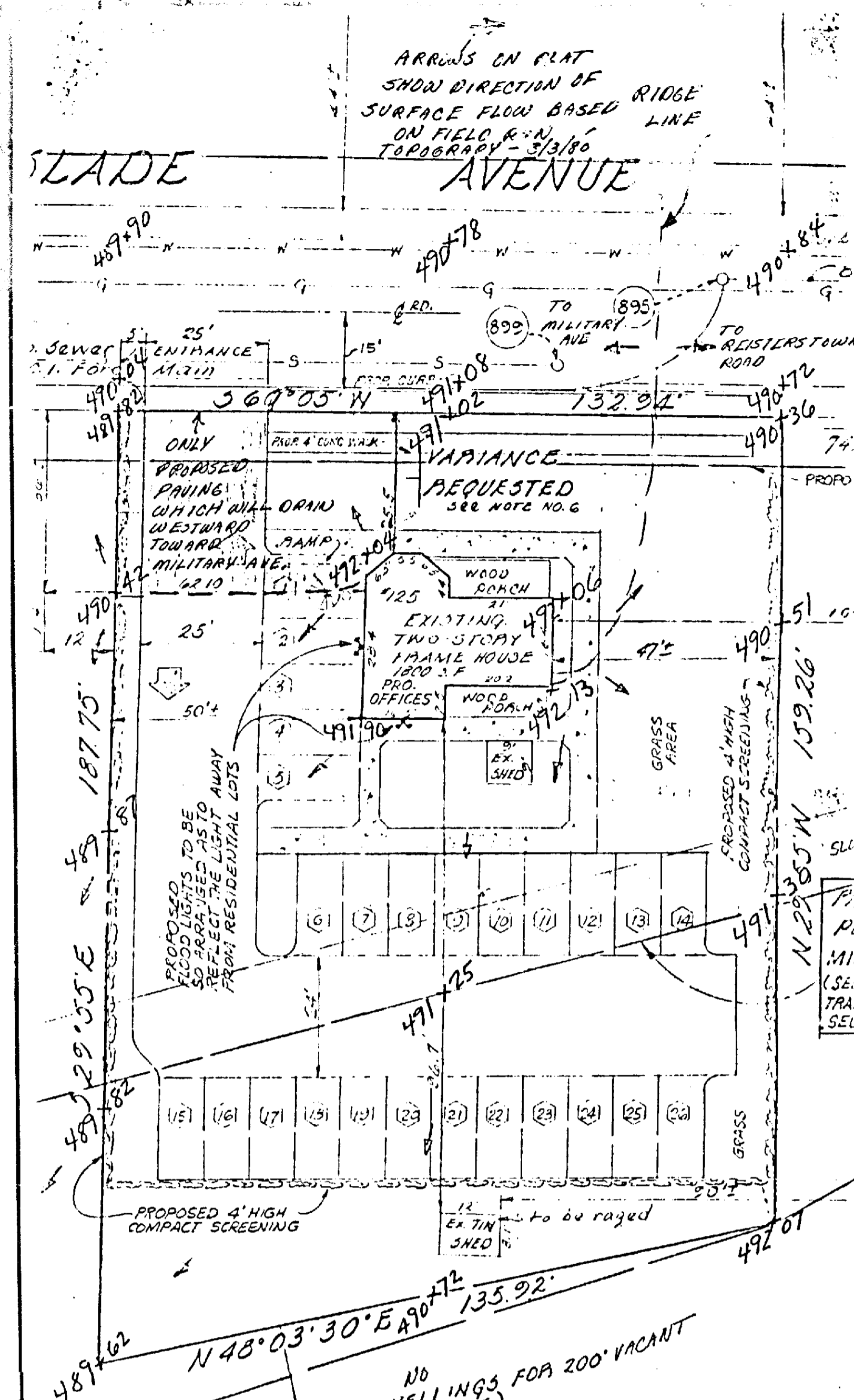
NAW/hl

Enclosure
cc: Mrs. Bertha Rubenstein
Eleven Slade Avenue, Apt. 103A
Pikesville, Md. 21208 (Encs.)

Mr. Juri Maiste
Evans, Hagan & Holdefer
8013 Belair Road
Baltimore, Md. 21236 (Encs.)

John W. Hessian, III, Esquire
People's Counsel
County Office Building
Towson, Md. 21204 (Encs.)

Mr. Albert Lettre
206 Slade Avenue
Pikesville, Maryland 21208



EVANS, HAGAN & HOLDEFER, INC.

ENGINEERS AND CIVIL ENGINEERS
8013 BELAIR ROAD / BALTIMORE, MD. 21236 (301) 668-1501
1111 MARKET STREET / BALTIMORE, MD. 21202 (301) 291-2000
1111 MARKET STREET / TOWSON, MD. 21286 (301) 648-1700
1111 WASHINGTON STREET / TOWSON, MD. 21286 (301) 822-5433

October 23, 1979

DESCRIPTION OF #125 SLADE AVENUE TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR OFFICES IN A DR-16 ZONE

BEGINNING FOR THE SAME on the southeast side of Slade Avenue, 40 feet wide, at a point distant 742.92 feet measured along said southeast side of Slade Avenue from its intersection with the southwest side of Reisterstown Road, thence leaving said place of beginning and running and binding on the southeast side of Slade Avenue (1) South 60 degrees 05 minutes West 132.94 feet, thence leaving Slade Avenue and running the three following courses and distances, viz: (2) South 29 degrees 55 minutes East 147.75 feet (3) North 43 degrees 03 minutes 30 seconds East 135.92 feet and (4) North 29 degrees 55 minutes West 159.26 feet to the place of beginning.

Containing 0.53 acres of land, more or less.

This description has been written for zoning purposes only and is not intended to be used for conveyance.

L. Alan Evans

L. Alan Evans, P.E., L.S.
President



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
Date: February 12, 1980

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

SUBJECT: Petition No. 80-158-XA Item III

Petition for Special Exception and Variance for front yard setback
Southeast side of Slade Avenue, 742.92 feet Southwest of Reisterstown Road
Petitioner- Bertha Rubenstein

Third District

HEARING: Thursday, February 28, 1980 (1:30P.M.)

The proposed office use would not be inappropriate here. If granted, it is requested that the order be conditioned to require a detailed landscaping plan, approved by the Division of Current Planning and Development, that the use be restricted to the existing structure, and that the exterior of the structure maintain its residential character.

JDS:JGH:ob

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



February 14, 1980

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

Re: Case No. IDCA 78-23-X
Bertha Rubenstein,
SE/S Slade Ave.

Dear Mr. Hammond,

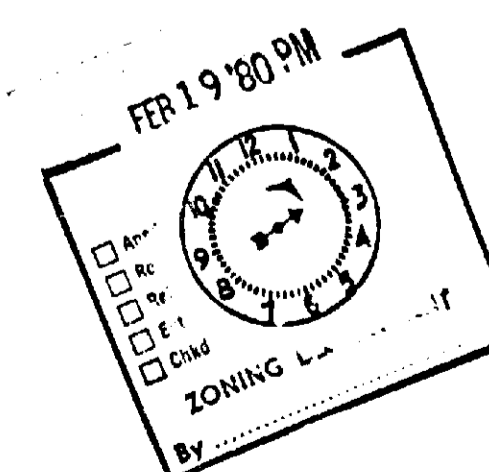
The Pikesville Community Growth Corporation has reviewed and met with those representing the petition filed by Mrs. Bertha Rubenstein for a Special Exception for offices and Variance to permit a modified front setback at her property on Slade Avenue.

This proposed conversion is in conformance with the Pikesville Revitalization Growth Plan adopted by the Planning Board on May 17, 1979, which calls for new, expanded and even higher density office and residential development along existing and the proposed realigned Slade Avenue corridor west of Reisterstown Road.

The Pikesville Community Growth Corporation is in favor of this proposal and we hope you will rule in favor of the petitioner.

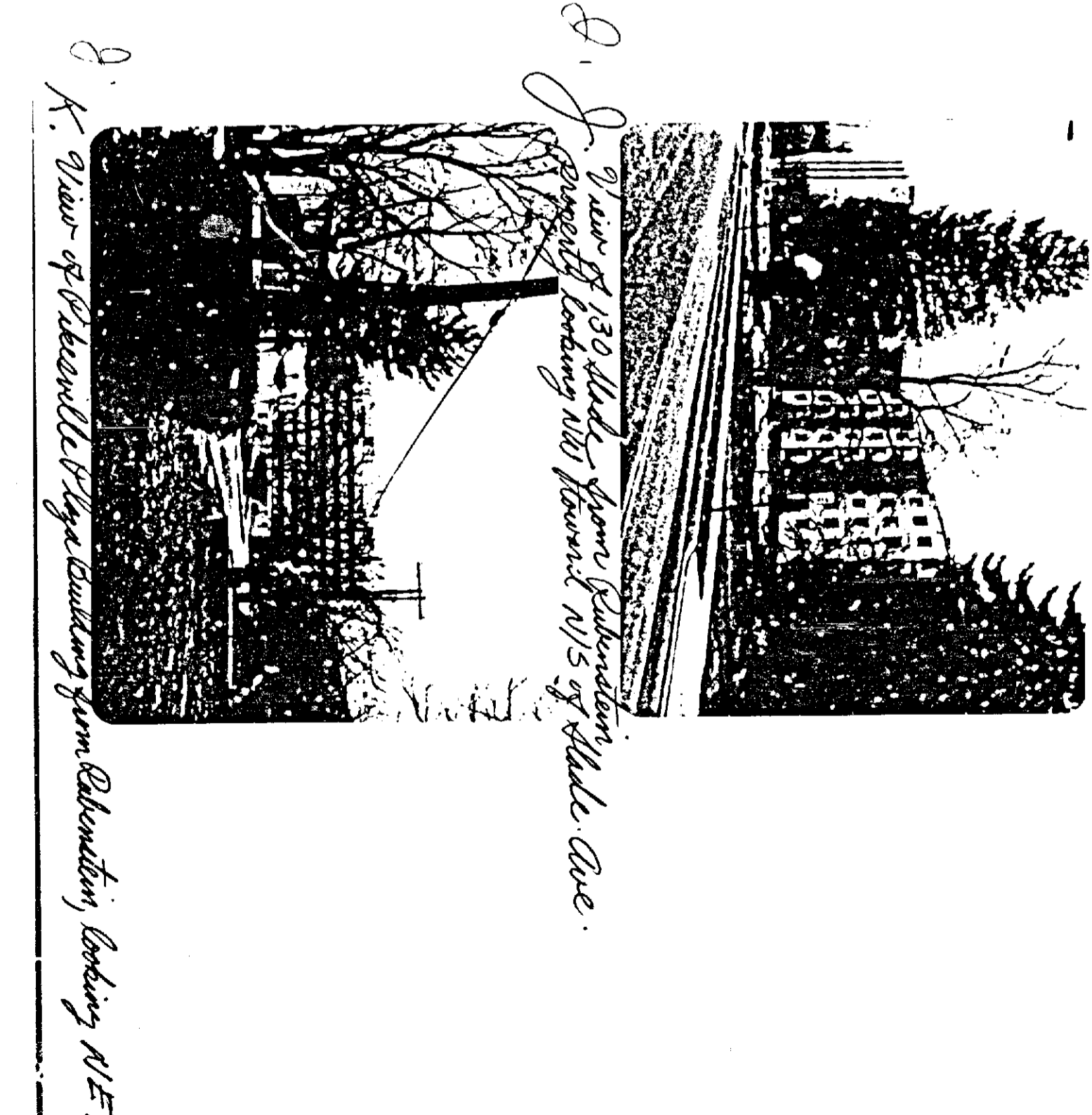
Sincerely,

Eugene N. Gogel
Eugene N. Gogel
President, PGC



cc: James G. Hoswell
Mrs. Bertha Rubenstein

1413 Reisterstown Road • Pikesville, Maryland 21208 • (301) 484-6246 2310





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

Your Petition has been received this 27 day of NOVEMBER, 1979

Filing Fee \$ 50 Received: Check
 Cash
 Other

#111

Petitioner B. RUBENSTEIN Submitted by WILLIAM E. HAMMOND
 William E. Hammond, Zoning Commissioner

Petitioner's Attorney HELEN R. ROBERTSON Reviewed by WILLIAM E. HAMMOND

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

80-168-XA

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 3rd Date of Posting FEB. 8, 1980
 Posted for: PETITION FOR SPECIAL EXCEPTION AND VARIANCE
 Petitioner: BERTHA RUBENSTEIN
 Location of property: SE/4 S. Slabe Ave., 742.92' SW of REISTERSTOWN RD
 Location of Signs: FRONT 125 Slabe Ave.

Remarks: ILLUSTRATIONS
 Posted by ILLUSTRATIONS Signature Date of return: FEB. 15, 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: <u>APL</u>	Revised Plans: Change in outline or description <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Previous case: <u>---</u>	Map # <u>---</u>									

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
 3rd DISTRICT

ZONING: Petition for Special Exception and Variance for front yard setback

LOCATION: Southeast side of Slabe Avenue, 742.92 feet Southwest of Reisterstown Road

DATE & TIME: Thursday, February 28, 1980 at 1:30 P.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 on the following:

Petition for Special Exception for lot area and Variance to permit a front yard setback of 12.5 feet in lieu of the required 30 feet. The zoning regulations to be excepted as follows:

Section 100.28 (b) (3) - front yard setback

All that parcel of land in the Third District of Baltimore County, Maryland, for the same on the southeast side of Slabe Avenue, 40 feet wide, at a point distant 742.92 feet measured along said southeast side of Slabe Avenue from the intersection with the southwest side of Reisterstown Road, thence leaving said place of beginning and running and ending on the southeast side of Slabe Avenue (1) South 80 degrees 00 minutes West 125.84 feet, thence leaving said place of beginning and running the three following courses and distances, viz: (2) South 29 degrees 00 minutes East 125.84 feet, thence leaving said place of beginning and running East 125.84 feet and (4) North 29 degrees 00 minutes West 125.84 feet to the place of beginning. Containing 0.83 acres of land, more or less.

Being the property of Bertha Rubenstein, as shown on plat filed with the Zoning Department. Hearing Date: Thursday, February 28, 1980 at 1:30 P.M.

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

WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 2, 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 the 23rd day of February, 1980, the next publication appearing on the 27th day of February, 1980.

THE JEFFERSONIAN
 Manager

Cost of Advertisement, \$ _____

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
 3rd District

ZONING: Petition for Special Exception and Variance for front yard setback

LOCATION: Southeast side of Slabe Avenue, 742.92 feet Southwest of Reisterstown Road

DATE & TIME: Thursday, February 28, 1980 at 1:30 P.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 on the following:

Petition for Special Exception for lot area and Variance to permit a front yard setback of 12.5 feet in lieu of the required 30 feet. The zoning regulations to be excepted as follows:

Section 100.28 (b) (3) - front yard setback

All that parcel of land in the Third District of Baltimore County, Maryland, for the same on the southeast side of Slabe Avenue, 40 feet wide, at a point distant 742.92 feet measured along said southeast side of Slabe Avenue from the intersection with the southwest side of Reisterstown Road, thence leaving said place of beginning and running and ending on the southeast side of Slabe Avenue (1) South 80 degrees 00 minutes West 125.84 feet, thence leaving said place of beginning and running the three following courses and distances, viz: (2) South 29 degrees 00 minutes East 125.84 feet, thence leaving said place of beginning and running East 125.84 feet and (4) North 29 degrees 00 minutes West 125.84 feet to the place of beginning. Containing 0.83 acres of land, more or less.

Being the property of Bertha Rubenstein, as shown on plat filed with the Zoning Department. Hearing Date: Thursday, February 28, 1980 at 1:30 P.M.

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

WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County

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

19

THIS IS TO CERTIFY, that the annexed advertisement of Special Hearing Petition for Special Exception and Variance was inserted in the following:

Catonsville Times
 Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for 02 successive weeks before the 8th day of February, 1980, that is to say, the same was inserted in the issues of

COLUMBIA PUBLISHING CORP.
 By Landra Edm

COLUMBIA Publishing Corp.

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

To: Baltimore County Office of Zoning Courts Bldg. Towson, Md. 21204 Special Hearing

Date: Feb. 14, 1980

Invoice no: 01512

Please return copy with your remittance

Phones: Columbia 730-3620, Wash. 596-5140, Balt. 955-0250

ISSUE DATES	DESCRIPTION/SIZE	DEBIT	CREDIT	BALANCE
2/14/80	Legal CT	18.04		
	1 week-2/7			
	COLUMBIA FLIER HOWARD COUNTY TIMES CATONSVILLE TIMES ARBUTUS TIMES			18.04

PLEASE PAY THIS AMOUNT THANK YOU

5% CASH DISCOUNT ON ALL PREPAID DISPLAY ADVERTISING



IN THE CIRCUIT COURT
 FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff
 vs.
 Defendant

CERTIFICATE OF PUBLICATION OF

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

No. 85508

DATE January 30, 1980 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED FROM: Bertha Rubenstein

FOR: Filing Fee for Case No. 80-168-74

8532431 50.00

VALIDATION OR SIGNATURE OF CASHIER

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

No. 86308

DATE February 28, 1980 ACCOUNT 01-662

AMOUNT \$54.30

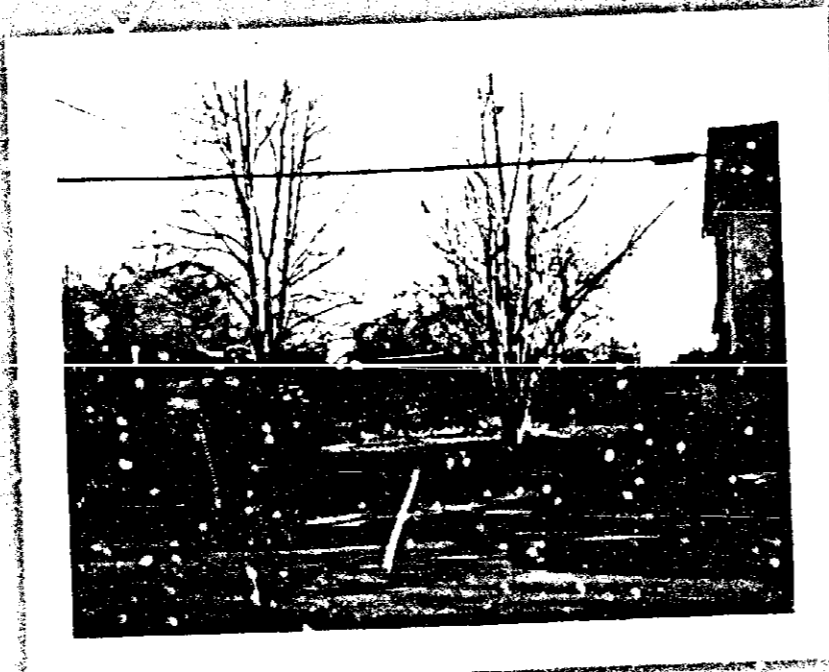
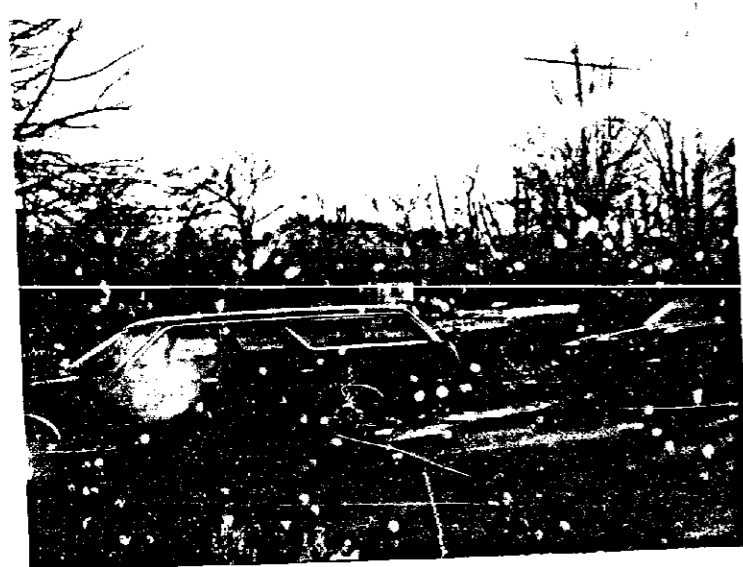
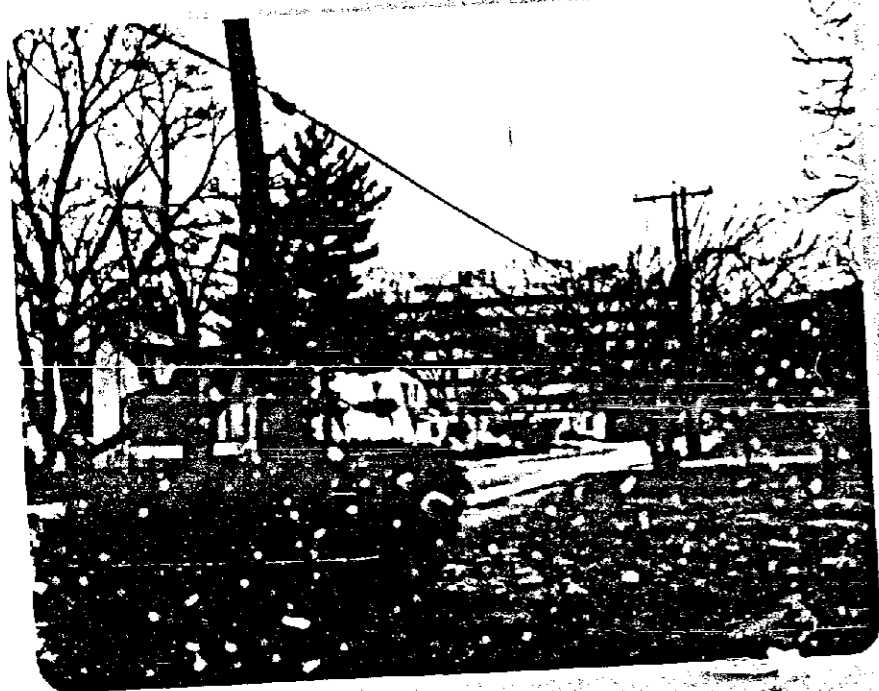
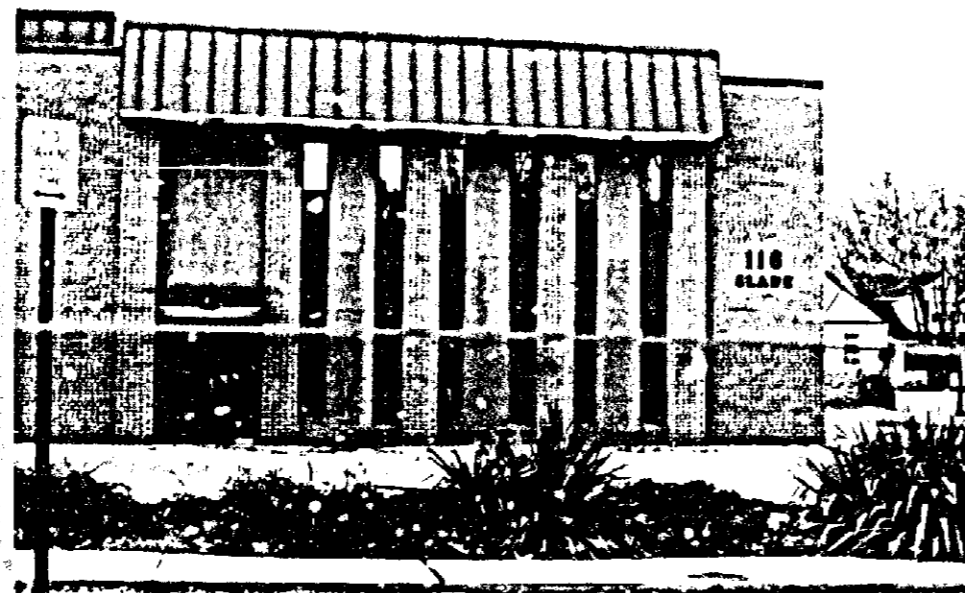
RECEIVED FROM: Bertha Rubenstein

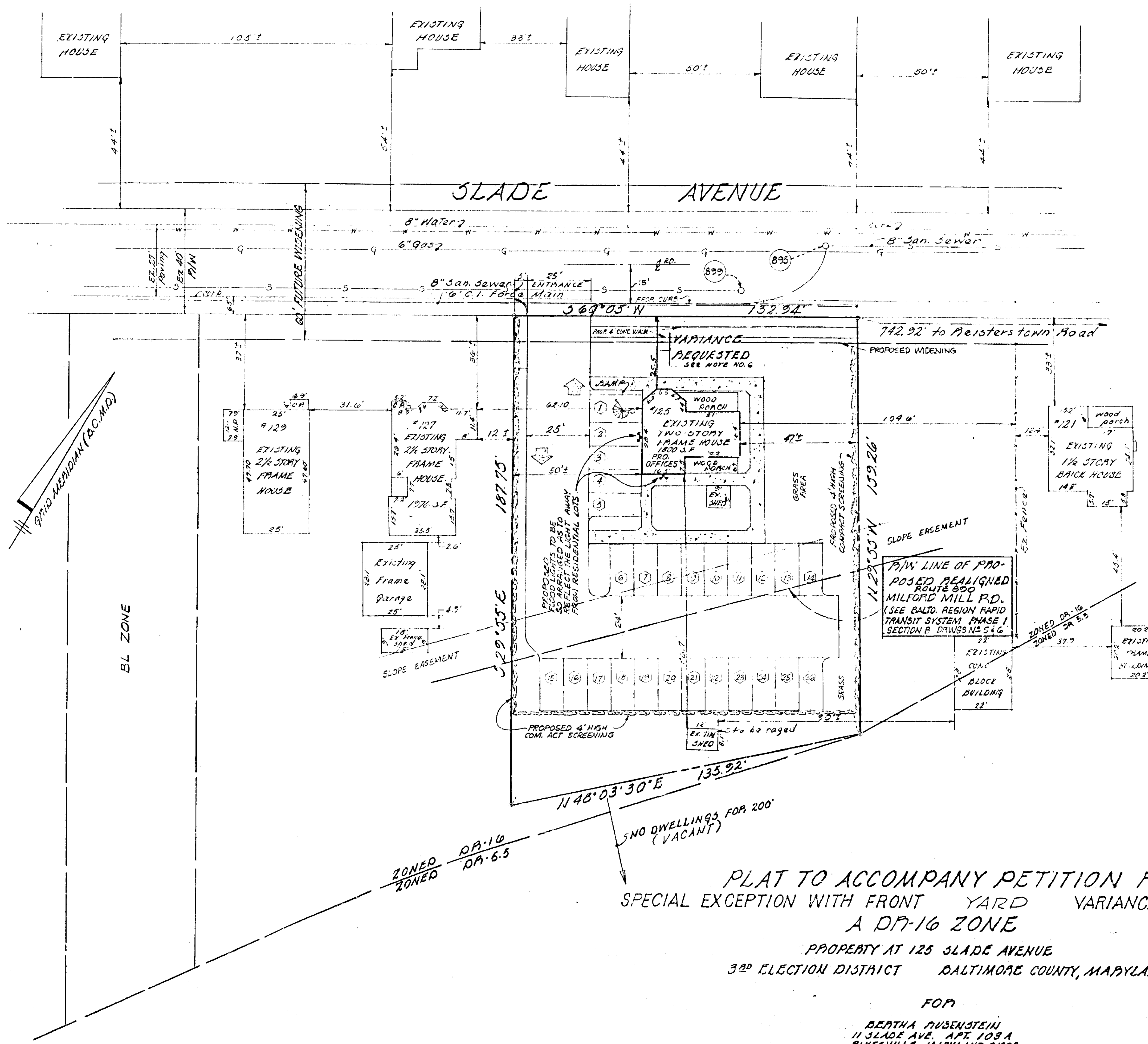
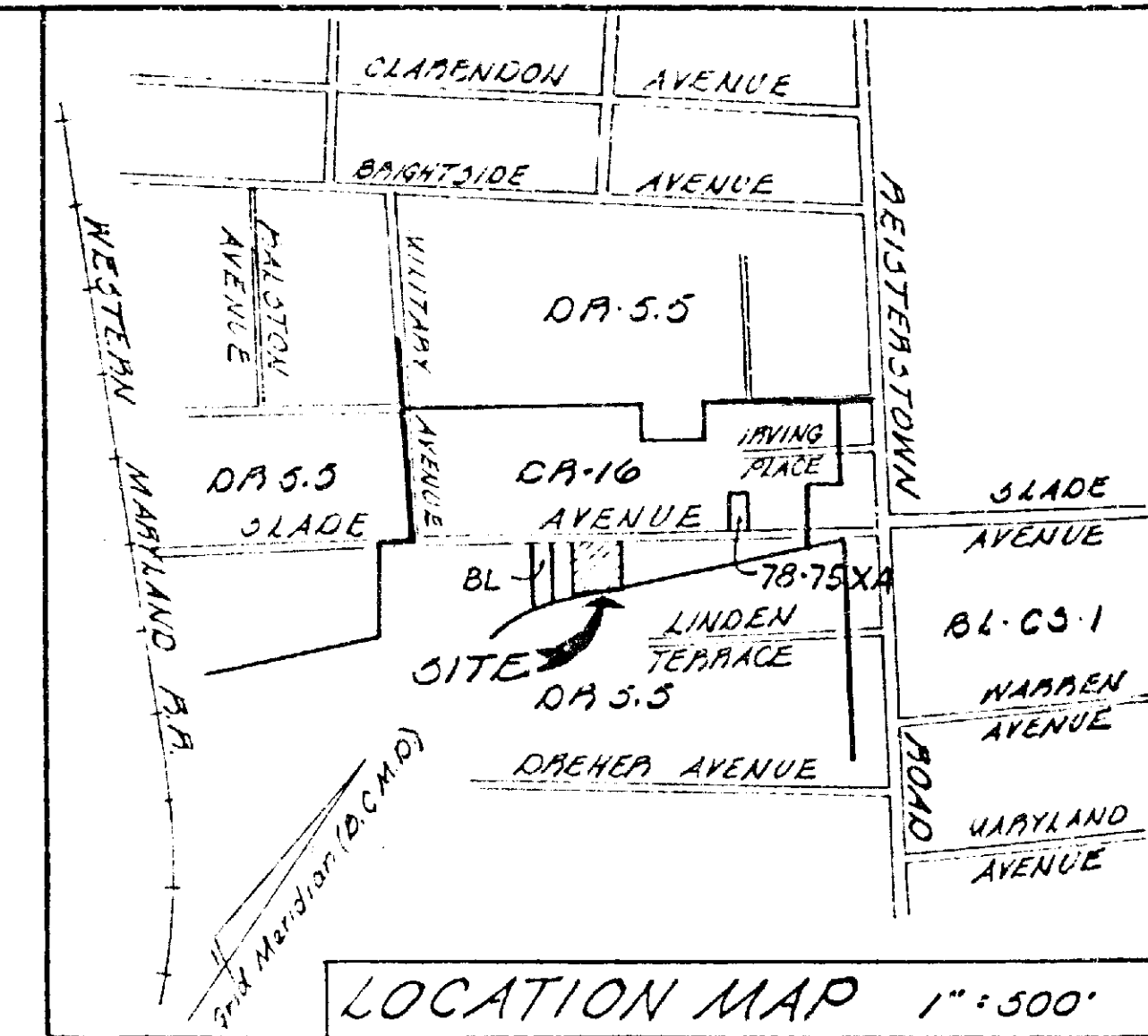
FOR: Advertising and Posting for Case No. 80-168-74

847241529 54.30

VALIDATION OR SIGNATURE OF CASHIER







GENERAL NOTES

1. Applicant & Owner Mrs. Bertha Rubenstein
11 Slade Ave. Apt 103A
Pikesville, Md. 21208
2. Area of Property = 0.530 Acres or 23081 Sq. Ft.
3. Existing Zoning - DA-16
4. Existing Use - Residential
5. Proposed Use - Offices
6. Proposed Zoning - DA-16 w/ Special Exception for Offices & Variance for Front Setback of 25' in Lieu of the reqd. 50' as per Zoning Regulations 1-202-2E, § 15.5 D.M.
7. Total Proposed Office Area - 1800 sq. ft.
8. Total First Floor Office Area - 900 sq. ft.
No. of Parking Spaces Required - $900 \div 300 = 3$ spaces
Total Second Floor Office Area - 900 sq. ft.
No. of Parking Spaces Required - $900 \div 500 = 1.8$ spaces
9. Total No. Parking Spaces Required - 5 spaces
10. No. Parking Spaces Provided - 26 spaces
11. Paving in Parking lot to be of Tar & Chip Macadam Surface.
12. Floor Area Ratio - $1800 \div 23081 = 0.08\%$
13. Estimated Paved Area - 10390 sq. ft.
14. Percent of Site to be Graded - 45%
15. IDCA No 78-23X Approved June 15, 1978.

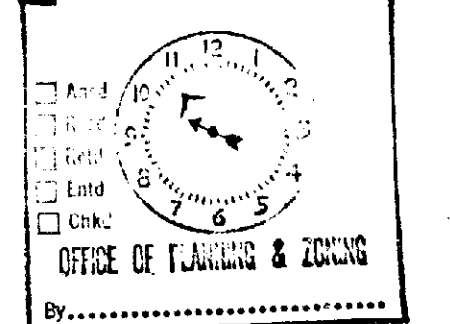
PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION WITH FRONT YARD VARIANCE FOR OFFICES A DA-16 ZONE

PROPERTY AT 125 SLADE AVENUE
3RD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

FOR

BERTHA RUBENSTEIN
11 SLADE AVE. APT. 103A
PIKESVILLE, MARYLAND 21208

Item III REVISIONS
FEB 27 '80 AM



REV 2-25-80 FRONT SETBACK FROM 15' TO 25'
REV 2-19-80 ADDITIONAL PARKING & LIGHTING ADDED.
REV 1-31-80 FOR COUNTY COMMENTS

EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR ROAD BALTIMORE, MD. 21286
(301) 668-1501

DATE 12/13/79 SCALE 1"=20'

5660